

# THORPE ST ANDREW CONSERVATION AREA

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## CHARACTER STATEMENT BROADLAND DISTRICT COUNCIL

Designated by Broadland District Council 17<sup>th</sup> December 2007



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# THORPE ST ANDREW CONSERVATION AREA

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## INTRODUCTION

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the historic environment can enhance the quality of life of those who live or work in the area and, by attracting visitors, can benefit the local economy. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

The District Council is committed to the protection and enhancement of the historic environment of Broadland. Part of Thorpe St. Andrew was designated a Conservation Area in 1976. In 1977 this was extended westwards to include a small area which, though east of Harvey Lane, is under the jurisdiction of Norwich City Council. [For an explanation of this anomaly see *Historical Background*]. Two further extensions, to the east, were made in December 2007.

This statement identifies and reaffirms the special architectural and historic character of the area already designated, and adds an assessment of the two areas which were added to the conservation area in 2007.

Factors which contribute to the special quality of a Conservation Area may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting in the landscape
- the character of the spaces between buildings, including walls, hedges, trees and ground surface materials
- views both within the area and from outside



In Thorpe St. Andrew there are many buildings of significance in their own right, some Listed, some not. Other factors contributing to its unique character are: its setting between the river Yare on one side and a steep wooded slope on the other, the views across the valley towards Whitlingham and the strongly linear form of the settlement, emphasised by buildings and walls tightly abutting the road.



This character has been eroded in the past by redevelopment and, more particularly, by road widening (*above*). But the building of the Norwich Southern Bypass (since the designation of the Conservation Area) has reduced the pressure for further widening.

The Conservation Area includes the following distinct parts:

- the linear settlement and river frontage along the Yarmouth Road, stretching from Harvey Lane in the west to past Thunder Lane in the east
- the island between the river Yare and the New Cut
- School Lane and the wooded slopes on either side
- Bishop's Close and its adjacent wooded slopes
- Chapel Lane and the adjoining woods

two groups of early twentieth century houses at the bottom of Thunder Lane and Hillside Road, each group united in architectural style and quality, and the former chalk pit between Western Avenue and Hillcrest Road.,

## HISTORICAL BACKGROUND

The word *Thorpe* (or *Torp* in the Domesday survey of 1086) is of Scandinavian origin and means a farmstead – probably an outlying one, related to, and dependent on, a manor. Later it would have come to apply to the settlement which grew up around the farm. The suffix *St Andrew* is from the dedication of the church, although before 1954 the village was known as *Thorpe next Norwich* and before 1536, as *Thorpe Episcopi* (i.e. *Bishop's Thorpe*, owing to the ownership of the manor by the Bishops of Norwich until the Reformation).

Archaeological finds indicate Roman settlement in the area. The original Saxon settlement is thought to have been situated near Hilly Plantation, where archaeological remains of a church, burials and domestic occupation have been found. The village was moved to its present site some time between 1461 and 1556. At the same time the road from Norwich to Yarmouth was re-routed. The road had run, from the river crossing at Bishopgate, up Gas Hill and then south-east towards Postwick. Now it was to run, from Bishopgate, along Rosary Road and thence along the Yare valley. Landowning interests probably dictated both moves.

Thorpe Hall is the most important historic building in the village. What survives is only part of a much larger house re-modelled by Edward



Paston in the late sixteenth century. The original house on the site may have been a courtyard house of the fourteenth century. It was protected by a wall and ditch on three sides and by the river on the fourth. Remains of the original bank and flint boundary wall survive west of Thorpe Hall Close and along the main road. In the Middle Ages the property was owned by the Bishops of Norwich, for whom it was managed as the centre of a large agricultural estate. At the Reformation the estate was seized by the Crown.

In the mid-seventeenth century Thomas Vere, Lord of the Manor, moved out of the by then old-fashioned Hall into the fine new Manor House (12 Yarmouth Road). Walpole House (16 Yarmouth Road) was added to it in the eighteenth century. Its principal façade faces the garden where there is a charming gazebo overlooking the river. The Town House originated as another elegant early eighteenth century house facing the river.

From the seventeenth century to the nineteenth Thorpe St Andrew became a fashionable place of residence for the wealthier citizens of Norwich. Armstrong wrote in 1781 that *the village of Thorpe is sometimes called the Richmond of Norfolk and may vie with the proudest and most admired summer retreats in all England . . . it is delightfully situated on a hanging hill . . . [and has] . . . become of late the residence of opulent manufacturers, several of*

*whom have erected extensive buildings in it and laid out spacious gardens.*



Several of these houses survive, though altered. Those on the south side of the road are best seen from the river. Many appear in the early nineteenth century paintings of the *Norwich School*, such as John Sell Cotman's *From my Father's House at Thorpe* (the present No. 18 Yarmouth Road), Joseph Stannard's *Thorpe Water Frolic: Afternoon* (the gables of No 16 Yarmouth Road is visible in the background), John Crome's *View from the King's Head Gardens* (now the Rivergarden) and John Thirtle's *Cottages by the River at Thorpe* (on the site of Santa Lucia Court).

One of the earliest large houses by the river is the present Rushcutters, which dates from about 1600. In the early nineteenth century (when it was called the Tuns) its owner, a Mr Cattermole ran the Thorpe regatta from here. He added the west range: the *splendid new room* which impressed visitors from the City who resorted to this pleasant spot. By the late nineteenth century

it had been renamed “Thorpe Gardens” to reflect its new status.

In the late eighteenth century John Harvey, banker and Mayor of Norwich in 1792, built Thorpe Lodge. To extend his estate westwards he moved the road which was subsequently named Harvey Lane. This extension crossed over the City boundary, which to this day continues to run through the property. The *crinkle crankle* boundary wall is his creation, as also is the *gazebo* on the Yarmouth Road boundary, in which he installed a *camera obscura*.



He started the annual Water Frolics on the river, pictured so vividly by the Norwich artist Stannard. His son Kerrison, built two terraces of cottages in Chapel Lane: Nos. 16 to 22 and 24 to 44.

In the late nineteenth century several wealthy Norwich citizens built large houses in the wooded slopes overlooking the valley: a member of the Gurney banking family at Beech Hill, William Clabburn, famous for the manufacture of the *Norwich shawl*, at Sunny Hill and, still higher up the slope, John Taylor at Pine Banks, complete with a look out tower (“Taylor’s Folly”).

From at least the eighteenth century and well into the nineteenth, chalk and marl was extracted from the steep escarpment north of the village. Deep depressions among the trees between School Lane and Tower Hill and above Chapel Lane mark the pit sites and some of the cottages here may have been built to house the pit workers. A chapel, in the lane named after it, was built as a Congregational mission church to minister to the workers. It closed in 1897 and was demolished in the 1980s. Other industries and trades in the village at one time included boat building, a foundry (east of the Rivergarden) and brewing.

The new railway brought with it noise and soot. At the same time the re-routing of the river through the New Cut (to avoid the need for two swing bridges) meant that Thorpe became

literally a back water, bypassed by commercial river traffic. In the twentieth century increasing road traffic made Thorpe a less attractive place to live in, while increasing mobility encouraged wealthier people to move further out into the country.

Road widening schemes destroyed parts of the village: old photographs are reminders of what has gone.



The building of the Norwich Southern Bypass in the late twentieth century has relieved Thorpe of much heavy through traffic, but it remains a major artery.

Several of the large houses became institutions: Beech Hill is now Langley Preparatory School, Sunny Hill (since largely re-built) has become Thorpe House School, Pine Banks is the Norwich Union sports and social club and Thorpe Lodge has been converted and extended as offices for Broadland District Council. Others, like Town House and Oaklands, have become hotels, while others, like Santa Lucia and The Gables (No. 25), have been converted to flats.



## LOCATION AND SETTING

Historically the City of Norwich and Thorpe St. Andrew were always separate and their administration remains separate. But, with the modern expansion of Norwich, Thorpe St. Andrew is now effectively a suburb of the City. The civil parish boundary runs north along - or just east of - Harvey Lane, then east along Plumstead Road, north long Woodside Road and then again eastwards to include Racecourse Plantation. It then runs roughly south a little to the west of Thorpe End to meet the river Yare just east of the former St. Andrew's Hospital. The southern boundary is the river itself.

The historic village is the linear settlement along Yarmouth Road, hemmed in between the river to the south and a steeply wooded slope to the north. The rest of the parish to the north was originally part of the then much more extensive, Mousehold Heath. Today the eastern part of this area, either side of Plumstead Road, remains as open space, though wooded rather than heathland. The rest has been developed for residential use since the Second World War, most recently at Dussindale.

The Conservation Area is confined to the historic settlement together with the wooded slopes immediately to the north.



The importance of the river to the setting of Thorpe St. Andrew cannot be overestimated. This is obvious where road and river run close together at the Green. But west of the Green the historically significant buildings face the river and are best seen from the river. The steep wooded slopes to the north of the historic settlement are the setting of School Lane and Chapel Lane and of a number of large houses (now in institutional use). They are also the essential backdrop to the settlement as a whole: again this can best be appreciated from the river.

The building of the railway and the digging of the New Cut had a major impact on the setting of the village.

## FORM AND CHARACTER

The form and character of the area can best be described first by taking a walk along Yarmouth Road, then by diverting to cover School Lane and Chapel Lane and finally by taking a trip along the river to look at the “backs”.

### Yarmouth Road (from west to east)

#### (i) From Harvey Lane to School Lane

Approaching from Norwich, the view is of a mass of trees: only the roof of the Council Offices is visible. The original gates of Thorpe Lodge (sadly redundant) and John Harvey’s *crinkle-crankle* wall mark the beginning of the village. From the new entrance further east the view of what remains of the original house is dominated by cars. A continuous high brick wall and trees define the north side of the road. It is broken by the entrance to a relatively modern house (whose design takes full advantage of the sloping ground), but is then re-established by Harvey’s octagonal *gazebo*.

Looking south, by the almost hidden pumping station, is the first of many good views over the valley to Whitlingham, but Windsor House presents a bleak rear aspect dominated by tarmac and dustbins. Continuous walls and trees now mark both sides of the road. The wall on the south side is the historic boundary of Thorpe

Hall. A grand gateway in the wall leads to Thorpe House, a substantial early twentieth century house. On the north side No 5 Yarmouth Road, an attractive Victorian house, is largely hidden by trees and a high fence. An entrance drive then leads up through wooded slopes to Thorpe House School and Langley Preparatory School, the latter a large fine late Victorian house. Inglehurst (No 15), Victorian and much extended, is pleasingly covered in wisteria. Nos 19 to 23 are a modern terrace of “town houses”. While in themselves of pleasant design, they are too close to the road and break the line of boundary wall and trees. Opposite are the fine historic gate piers to Thorpe Hall.

Now follows, on the south side, one of the most important groups of historic buildings in the Conservation Area. Buildings and boundary walls form a continuous frontage hard on to the road: Nos 10, 10A, 14, 12 and 16. These are closely followed by Nos. 18 and 20 (a pair of Georgian houses of the early nineteenth century, their front railings still intact) and the Town House Hotel. Only Nos 18 and 20 face the road. The others are all typical of the older buildings on this side of the road, in that they both hug the road and turn their backs on it, while their principal frontages face the river (See *below under “From the River”*). No 12 is the seventeenth century Manor House. No 16, with shaped gables, is Walpole House of about 1700.

No 25, on the north side, is a large late Victorian house with elaborate chimneys and terra cotta decoration. Note the fleurs de lys and griffins of the Paston family of Thorpe Hall. It incorporates part of an older house (see the flint and stone gable end). Mostly empty and neglected and standing very close to the road, it is important as townscape because it maintains the street frontage at this point.



Eastwards from here to School Lane, until its demolition in the 1950s, the frontage formerly came hard up to the pavement, and this picturesque stretch of the village street was, not surprisingly, known as “Thorpe Narrows”. Offices, flats, an electricity sub-station and a garage have since been built further back: they are of little architectural or townscape merit.

On the south side, past the Town House, there is another fine view over the marshes to Whitlingham. Ferryman’s Court is a pleasing modern terrace of “town houses”. The creation of a slip road as a result of road widening has provided the opportunity for frontage planting.

Buildings then again come forward to the (former) road line. Here they are a mixture of new (an ungainly block of flats) and old (grand late Victorian and earlier).

*(ii) From School Lane to Chapel Lane (including Bishop’s Close)*

Following a tarmac forecourt and an industrial shed, the Rivergarden (formerly the King’s Head), comes forward to the road and is then set back behind a generous forecourt. The buildings are a picturesque mixture of roofs and chimneys and different levels. Next come Santa Lucia Court and Point House, with buildings or walls hard on to the road, and then Horse Water, leading - as its name suggests - down to the river.

On the north side the terrace of pebble flint cottages facing School Lane has a plaque dated 1867. Its southern end and an adjoining frontage were demolished for road widening. It is closely followed by the entrance to Bishops Close. This extensive modern residential development takes full advantage of the rising contours, the views across the valley and the back ground of the trees of Weston Wood. The houses are attractively grouped and the whole benefits from the open front gardens with garages set forward.

No 47 Yarmouth Road, Old Thorpe House, is a fine early eighteenth century house with Dutch gables. Unfortunately much of its setting was

lost when Earnshaw Court, in itself an attractive close of modern houses (Broadland Design Award 1998), was built immediately behind and it has lost its original front garden wall to road widening.

On the south side only the narrow Green separates road and river, although towards its western end it has been enclosed by fencing. The open Green itself is most attractive and well looked after. The grass, trees, post-and-rail barriers, compacted gravel footpath and quay heading have all been carefully considered. Towards its eastern end the Green widens out and the War Memorial is a focal point. Public toilets are conveniently and discretely located here. The Green and the river with its boats are an attractive foreground to the Church of St Andrew, the Buck public house and other traditional buildings.

The buildings on the north side of the road merit a closer look. No. 51 (The Guild House) is a fine large rambling Georgian house with bow windows: it is now offices. No 53. is a large Victorian house, formerly the Rectory but now much extended and converted to flats. The large late Victorian church, in a quirky and heavy gothic style, dates from 1866.



It replaced the much smaller late Medieval church (*above*), whose deliberately dilapidated ruins remain in front of the new building. The tall tower of the new church of 1882 (missing its spire since the 1950s) dwarfs the old tower which survives intact as a gateway to the new church. The churchyard in front is well cared for but behind the church it is neglected and a steep path to the higher ground beyond is overgrown.



The Buck Inn, like several other older buildings in the village, is set at right angles to the road. A picturesque building, it comprises four sections,



each stepping higher than the one in front and the furthest crowned with lucams. It is let down by a very basic tarmacadamed car park. To the north of the car park a pair of semi-detached “town houses” (just built) help to enclose the space. Lucams, echoing those of the pub, light the top floor, but the raised mansard roof just makes the building out of scale with the pub. A pair of Victorian semis (date plaque 1883) completes this side of the space. The east side is the backs of Nos. 63 (The Homestead) and 63A, at right angles to the road. Its earliest part dates from the sixteenth century, but its “half timbering” is sham. It has an attractive Victorian oriel window facing the river. No. 67 (Idle Hour) is a fine example of late Victorian “Tudor”, with real half timbering on the upper floor.

### *(iii) From Chapel Lane to Thunder Lane*

A traditional built-up street frontage continues to the corner of South Avenue. Nos. 69 to 73 are interesting old cottages, spoilt by shop front extensions. Elm Cottages are at right angles to the road. No 77 is probably an early nineteenth century re-face of an earlier house. It is L-shaped with a classical pediment and pilasters to the forward gable. The “L” has been filled in with a later shop front. Eastwards from here the traditional walled street frontage was radically altered in the 1930s by the formation of the entrance to South Avenue (in place of the private drive to High House) and the building of

Richmond Court flats (in place of a house called Dunollie).

Beyond Richmond Court traditional walls maintain a firm road frontage. Behind the walls are modern suburban houses interspersed with a few older houses. No. 87 (The Dell, now offices) is a typical good Georgian house of white brick. Formerly a private house in large grounds, Oaklands Hotel has been greatly altered and only its internal core survives, together with its garden house (now in the garden of one of the modern houses facing the road) and its attractive Arts and Crafts style gate lodge. No. 97 is a nineteenth century cottage: though unpleasantly close to the busy road, it has townscape. No 99 is of interest.

As elsewhere in Thorpe, trees are important in this part of the Conservation Area. In Barber Place, a private unmetalled road, Thorpehurst is a particularly well designed large house in the Arts and Crafts style of the early twentieth century. No.103 (The Old Rectory Hotel) is a fine early eighteenth house set back behind a well-treed garden. No. 105 (The White House), on the corner of Thunder Lane is an important early nineteenth century house with earlier parts at the back.



Beyond Thunder Lane, Nos. 107 to 113 form an interesting group of older, rural vernacular houses of brick and flint, with original steep roof and low eaves (except No.113).

Reverting to the south side of the road, the Rushcutters public house and No.48 (Monks barn) form an attractive group of buildings set around three sides of a wide forecourt. Roadside walls characterise the south side of the road from the Green to Whitlingham Lane. Girlings Lane leads south past a garden centre to a level crossing. Behind the boundary wall the garden centre car park looks unkempt and the meadow appears neglected.



### **School Lane**

The former school, now offices, is a remarkably unspoilt and typical example of a Victorian village school. It was built in 1841 and later extended. It is in red brick in a free “secular gothic” style, with large windows, pointed arches and plate tracery. Attractive new houses have been built beyond it. The ground rises with trees on both sides and the road very soon becomes a footpath. A steep ravine on the west side marks the site of earlier chalk workings. Beyond the ravine Tower Hill ascends amongst trees to where –unexpectedly – there is a small group of nineteenth century terraced cottages. The lane continues up to the far side of Pinebanks, a grand red brick and flint building with substantial modern additions. It enjoys extensive grounds with many fine trees and views across the valley. Its tall lookout tower is a well-known landmark



### Chapel Lane

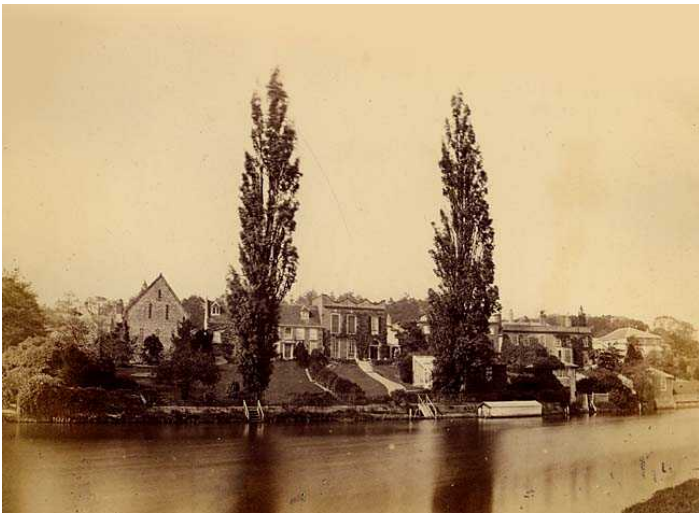
Starting opposite the Green, Chapel Lane climbs gently up the hill. It is charming and informal, without kerbs or rigid building lines. The first part is lined with a variety of cottages on either side. They mostly date from the nineteenth century. Nos. 6 and 8 are of three storeys and built of pebble flints. Nos. 3 and 5 are reached by steps. Nos. 8a to 8d are modern terraced “town houses” which fit in successfully. They are on the site of the former Congregational chapel. Swiss Cottage (No. 15) is most intriguing. Built above a high retaining wall, into which a one-up, one-down cottage has been inserted, the house looks out over the valley from a first floor arched

*loggia*. Further up the hill is an attractive terrace of eleven cottages with large front gardens. To the east and north Chapel Lane Woods (managed as a Conservation Area) provide a fine backdrop to the houses lower down.

### View from the River (going downstream from Thorpe Hall)

The south bank of the river is now an island sandwiched between the New Cut and the railway on one side and the old river on the other. It is uncultivated but it has many trees which form an attractive back cloth to the views from the north bank. At its western end a marina has been dug but never used. A footbridge to it from Thorpe Hall is not accessible. Opposite the Rivergarden there is a brick boat house belonging to the Yare Boat Club.

On the north bank Thorpe Hall can be glimpsed through willow trees. Next to it a modern bungalow nestles among the trees. Manor Moorings is a former industrial building or barn converted to flats, with a balcony overlooking the river. Nos. 12 (The Manor House) and 16 (Walpole House) have fine, albeit modified, Georgian facades and beautiful riverside gardens. There is a fine cedar tree in the garden of No. 12 and No 16 has an attractive *gazebo* with an oriel window by the water's edge.



The Town House Hotel and Nos. 16 and 18 retain much of their Georgian facades, though they are compromised by modern ground floor extensions. Attractive gardens with fine trees come down to the river. The modern houses of Ferryman's Court have well sited balconies and small gardens overlooking the river. Modern flats (No. 22) hardly do justice to such a location, but they benefit from the view. The adjoining older houses (Nos. 24 to 30) are attractive from this side, though their gardens are neglected. No 34 is an industrial shed extending to the river. At the time of survey it needed repair, but its retention should be encouraged. It is the only survivor from the days when the river bank had many different uses.

The back of Rivergarden is an attractive mix of buildings. Santa Lucia Court has a Victorian gabled façade of flint and brick. There is a charming view downstream, framed by trees, looking towards the Rushcutters.



## EXTENSIONS TO CONSERVATION AREA Designated in December 2007

### Thunder Lane and Hillside Road



On the east side of Thunder Lane Nos. 12 to 22 are an early twentieth century red brick terrace with half-timbered gables. No.10 is in the same style. Despite some inappropriate (but reversible) window replacements, they remain a good group of their period.

Around the bottom of Hillside Road there is a group of impressive early twentieth century houses. They comprise Nos.115 and 117 Yarmouth Road and Nos.1 to 5 and 2 to 8 Hillside Road. They are of red brick with some half-timbering and feature Dutch gables of varied design. No.117 Yarmouth Road, which was one of this group, was empty and boarded up at the time of survey and has since been demolished

and replaced by a block of flats which mirrors some of the features of this group.



South Avenue, Western Avenue and Stanmore Road form an attractive modern suburban extension to Thorpe St. Andrew, developed in stages from the 1930s onwards. The particular qualities of this area arise from its location on a slope overlooking the Yare Valley, from the surrounding woods which are a constant backdrop to the houses and from the considerable number of large private gardens with mature trees and hedges.

### South Avenue

South Avenue rises steeply from the Green. It follows the line of the former driveway to a large fine early nineteenth century house, High House, occupying a magnificent site at the top of the hill. This house is now divided into Nos. 28 to 36 South Avenue (even numbers) and still enjoys extensive grounds with many trees. These trees

also enhance the modern houses built to the south and west.

The lower part of the road is straight. On the east side the houses at first are fairly close together (River Green Court and Nos. 2 to 8), but further up (Nos. 10 to 14) the layout is spacious and there are many fine trees and long uninterrupted hedges.



No.14 is half timbered and has unusually steep gables. On the west side the houses are all close together, but they benefit from the trees and hedges opposite. No 3 (South Lodge) is a good example of the late nineteenth century “Tudor” style, with a half-timbered first floor: it was presumably the lodge to the big house at the top and is probably by the architect Thomas Jekyll.

The upper part of the road twists and turns between the trees, until it finally reaches the big house at the top. On either side are several

modern houses, attractively set amongst the trees. Nos.16 (Edgewood) and 18 (Squirrel Hill) have split levels, taking advantage of the slope.



High House, at the top of the road, is now divided into five properties. It is a large nineteenth century villa of some architectural distinction, with additions of c.1875 by Thomas Jekyll. Alongside Thunder Lane to the east is a former pump house, now used as an electricity substation, which is also the work of Jekyll and is in an attractive Arts and Crafts style. It stands among trees that form an important visual break between the built up areas along Thunder Lane.

## **Western Avenue**

Western Avenue is a private road. The south side is a continuation of the relatively dense development along the west side of South Avenue. On the north side are four houses only, spaced widely apart: three are largely hidden by trees; the design of the fourth, open to the road, hardly does justice to such a fine setting. It is separated from Weston Wood beyond by an un-made up lane. Beyond this, and set back, are nos. 1 and 3, two good 1930s thatched bungalows on a "sun-trap" plan. The houses on the south side are varied examples of inter-war private houses.

At the top of Western Avenue is the former chalk and gravel pit which links the avenue to Hillcrest Road to the north. This is an important area of open space, which continues the belt of woodland along the top of the ridge from Weston Wood to the grounds of High House.

## **Stanmore Road**

A dense hedge on the north side is the side boundary of the large garden of No.14 South Avenue. On the south side, No. 4 dates from the 1930s and shows the influence of the architect Edwin Lutyens. The road then sweeps round in a circle, where the houses have long back gardens set against a fine backdrop of trees. But this development perhaps lacks the architectural unity which its layout calls for, and

the tree planting on the central green could be more effective. The road then continues southwards to a similar but smaller development grouped round a hammer-head.



# LANDSCAPE CHARACTER ASSESSMENT 2007 extension

## Introduction

There are two areas under consideration in this assessment which lie to the east of, and form the 2007 extension to, the Thorpe St Andrew conservation area. The conservation area is an attractive landscape of high amenity value local area. It offers considerable tree cover and green belt for the outskirts of Norwich.

## Site description and location

The larger of the two areas under consideration runs from the top of the Yare valley ridge at its northern edge, and meets the existing conservation area boundary on its southern edge. To the east it is defined by the rear boundaries of properties along Thunder Lane, and to the north by the woodland edge to the rear of Hill Crest Road. Its western side is met by Weston Wood and the dell.

The smaller of the two areas straddles the southern end of Hillside Road, to the east of Thunder Lane down to Yarmouth Road.

The whole area has been carved out by glaciations and river erosion to form a steep slope, rising from the valley floor in the south to the top of the ridge to the north. It is this gradient and sloping valley side which defines the overall landscape character. Both areas consist largely of residential dwellings of varied styles. Many of these have wooded gardens which contain numerous significant specimen trees. Additionally, there are three large blocks of wooded land, two of which are in private ownership and the third, which lies along the northern perimeter, is open for recreational access by the general public. The area is widely visible, especially from the south beyond the river. The principle road which runs through the larger of the two areas, South Avenue, runs from

north to south and offers views which are enhanced by the tree cover which dominates throughout.

## Land cover and Vegetation

Whilst the area is predominantly occupied by residential development, the large gardens and the volume of tree cover do give the area a green and at times almost rural feel. This is added to by the three wooded areas within the site.

This tree cover is mostly made up of mixed broadleaved trees, there are some fine specimen conifers in several of the gardens. Many of the gardens also have smaller amenity trees, shrubs and mature hedging which all add to the quality of the green environment in this area.

There are numerous mature, and possibly some veteran, trees throughout the area, which pre-date most, if not all, of the residential development that has taken place within it. This gives the feel of a far older landscape.

The housing development has therefore been fitted around landscape features which were already established. The sloping nature of the site dominates this landscape and has not changed significantly for millennia. The existing tree cover is also indicative of the enduring nature of what would have been a heavily wooded valley side from the earliest times. The conservation and amenity value of this remaining tree cover is a landscape feature well worthy of protection.

The smaller of the two areas, centred on Hillside Road, offers less in terms of tree cover when viewed from the road, but there are some trees within the rear gardens of these properties.

## Biodiversity

The amount of tree cover in gardens and woodland currently provides green corridors for wildlife movement. This creates significant benefits for biodiversity and habitats for birds,



mammals and invertebrates. Conservation area status will protect these features for the long term.

The size of gardens, volume of tree cover within them and the three heavily wooded areas do help to mitigate the impact of the development which has taken place in this area.

## Views

The sloping nature of the site and its north south orientation define views both into and out of the site. When viewed from the south, the tree cover towards the top or north of the valley, serves to define and emphasise the steeply sloping nature of the site.



Conversely when looking south from higher up the slope, larger trees become much smaller in relative terms and help to give some sense of scale and proportion to the overall landscape. The character of views in and around the landscape varies from long expansive views across the valley to the south, to short intimate views within the landscape on a smaller scale. These are invariably framed or contained by the tree cover.

## TRADITIONAL MATERIALS

The character of Thorpe St. Andrew owes much to the traditional use of a limited “palette” of building materials. Some of these are indigenous to the area (e.g. red brick, red pantiles, timber frame, sand-lime render and flint); some have been come form other parts of Norfolk (e.g. gault brick) while still others have come from further afield (e.g. stone and slate).

As one would expect, the materials brought from elsewhere tend to be confined to the more prestigious buildings. So stone was used on both the Medieval and the Victorian church. Interestingly there are pieces of stone used in the east gable of No. 25 Yarmouth Road: these may come from a demolished building belonging to Thorpe Hall. Gault bricks (probably from Costessey), combined with low-pitched slate roofs, were much used for larger houses in the late Georgian period as well as by the Victorians: examples include Nos. 87 and 105 Yarmouth Road (The Dell and The White House). Pebble flints would have had to be imported from the coast: their use here on a number of cottages is unusual.

Ground surfacing materials effect the character of a place. Here and there stone steps or areas of cobbles or flints enhance the character of a pavement or an entrance. These should be retained wherever possible.

## THINGS WHICH DETRACT FROM THE CHARACTER OF THE AREA

### *(i) The demolition of traditional buildings and walls*

Road widening and re-alignment caused a significant stretch of the north side of the historic village street to be demolished in the 1950s – from east of No.25 to School Lane and on to Dales Loke. The building of Richmond Court, not a bad building in its own right, in the 1930s was at the cost of demolishing an attractive house and traditional garden wall.

### *(ii) The design of some modern buildings*

A number of modern buildings in the village relate poorly to their surroundings. This may be due to their materials, their scale, their proportions or their siting. Little effort has been made to knit them in to the existing built fabric of the area. Examples include the extensions to Thorpe Lodge, all the buildings erected after the road widening west of School Lane, and the flats at No. 22 Yarmouth Road. By contrast, a number of modern houses sit happily alongside their older neighbours because traditional boundary walls and trees have been retained.

### *(iii) Inappropriate extensions and alterations to old buildings*

A number of older buildings have been disfigured by inappropriate changes. Examples include the demolition of parts of Thorpe Lodge in the 1920s and the subsequent new parapet, the rear extensions to the Town House and shop front extensions at Nos. 69 to 73 Yarmouth Road and at the Chinese restaurant. Inappropriate replacement window have been inserted at Santa Lucia (mock “sash windows”), at No. 117 Yarmouth Road, in terraced houses on Chapel Lane and Thunder Lane and on individual houses elsewhere.

### *(iv) Derelict or neglected buildings*

These include Nos. 25, 97, and 34 Yarmouth Road, the footbridge by Thorpe Hall and the former Hart’s Boatyard on the island opposite Richmond Court.

### *(v) Buildings at risk*

Of the neglected buildings identified above, Nos. 25, 97 and 117 Yarmouth Road are all buildings of townscape or group value which appear to be at risk from neglect.

# APPENDIX A

## THE EFFECT OF DESIGNATION

### **DESIGNATION**

Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to identify Conservation Areas and to designate them after consultation with the Parish Councils concerned, statutory undertakers and with other interested bodies.

### **PUBLIC PARTICIPATION**

Any application for permission to carry out development which affects the character or appearance of the Conservation Area must be publicly advertised on site and in the local press not less than 21 days before it is determined by the Local Planning Authority. This may in some cases apply to developments on the fringe or margins of the Conservation Area where it is considered the proposed development may affect the character or appearance of the Conservation Area.

### **DEVELOPMENT CONTROL**

#### **New Development**

The local planning authority, as a general rule, will require that all planning applications for building works are accompanied by detailed plans and drawings. These drawings should illustrate proposed elevations in relation to existing and adjoining buildings or their immediate surroundings.

The local planning authority must pay particular regard to the character of the Conservation Area and the possible effect any proposed development may have. Factors taken into consideration will be layout of buildings, scale, shape and form. A high standard of design and materials will also be expected. Peripheral elements such as design of walls, fences, planting and the visual effects of providing for vehicular traffic, e.g. access, parking areas, vision splays will similarly be considered.

It is desirable, therefore, that details of proposals should be discussed with Planning Control Officers or Conservation Officers at an early stage, preferably before submission of formal planning applications.

#### **Alterations and Extensions/ Permitted Development**

The form of control relating to alterations and extensions differs between Listed and unlisted buildings within Conservation Areas. The Town & Country (General Permitted Development) Order 1995 permits, within certain limits, alterations or extensions to any building\* without the need to obtain specific planning consent. However, any proposal to alter or extend a Listed Building, within the limits of permitted development, requires Listed Building Consent if, in the opinion of the local planning authority, this would affect its character. Beyond the limits laid down in the Town & Country (General Permitted Development) Order 1995 both planning permission and Listed Building Consent will be required.

Owners of unlisted buildings can extend or alter their properties within the limits of permitted development without the need to obtain Listed Building Consent. In some situations such



alterations or extensions can have a detrimental effect upon the visual amenity of the street scene and character of the Conservation Area.

The local authority would therefore encourage owners who wish to alter or extend their houses, to do so in a sympathetic manner. The authorities' Conservation Officers will be pleased to give advice on matters of design and use of materials.

Specific attention is drawn to the amendment of permitted development rights introduced by the Town and Country (General Permitted Development) Order 1995.

"In Conservation Areas, roof extensions and external cladding to a dwellinghouse, are **no longer** classed as permitted development. Planning consent must therefore be obtained".

If the local authority is satisfied that in the interests of conservation it is necessary and expedient to bring under control any particular class or classes of 'permitted development', application may be made to the Department of the Environment, Transport and the Regions for a Direction under Article 4 of the Town and Country (General Permitted Development) Order 1995, for that purpose (see Section 5). In Thorpe St Andrew in order to protect the character and appearance of the Broads landscape directions may be made which relate to waterways or the built environment.

\*building means in this case, a dwellinghouse Town and Country (General Permitted Development) Order 1995.

### **Demolition**

With minor exceptions, no building within a Conservation Area may be demolished without the consent of the local planning authority. Additionally, demolition of a 'Listed Building' requires Listed Building Consent and the approval of the Secretary of State.

Where a building which is of particular importance in maintaining the character of a Conservation Area has been allowed to decay, the Secretary of State may direct a local authority to ensure that repairs necessary to make the building weatherproof are carried out.

### **Tree Preservation**

It is an offence to fell, lop, top, cause wilful damage, destroy or remove a tree in a Conservation Area without first giving the local planning authority at least 6 weeks notice in writing. In that period, the authority may either seek to preserve the tree by serving a Tree Preservation Order in which case express consent then be obtained for any remedial work. If no such Order is served then work can proceed.

For trees which are already the subject of Tree Preservation Orders express consent of the local planning authority must be obtained before any remedial work is undertaken.

## **DESIGN GUIDANCE / HEDGEROW LEGISLATION**

### **Window Replacements**

Window replacements are often the most serious threat to the appearance of our conservation areas and may even affect the value of properties.

The replacement of timber windows with PVCu is likely to result in several problems

- The material cannot reproduce profiles and detailing of traditional joinery
- The variety can destroy the visual harmony of the streetscene
- The material is not as easy and economic to repair as timber
- It does not have the biodegradable qualities of timber when redundant, creating an environmental land fill hazard.

NB: All complete window replacements are now required to achieve minimum insulation values – please consult the Building Control Section at Broadland District Council.

In the interests of conservation, local authorities are also empowered to relax the requirements under Building Control Regulations when considering proposals for the restoration or conversion of historic buildings.

Other repairs that can have a detrimental impact include:

- Alterations to roofing materials
- Inappropriate repointing techniques
- Inappropriate repointing materials
- Painting, rendering or cladding brickwork
- Removal of decorative architectural features such as stone or window surrounds
- Installing modern plastic rainwater gutters and downpipes

Careful repairs are as important as major alterations and extensions.

### **Important Hedgerows**

Under the Hedgerow Regulations 1997 (S1 No. 1160):

- It is against the law to remove most countryside hedgerows without permission.
- To get permission to remove a hedgerow you must notify your local planning authority.
- If the authority decide to prohibit removal of an important hedgerow, it must let you know within 6 weeks.
- If you remove a hedgerow without permission (whether it is important or not) you may face an unlimited fine, you may also have to replace the hedgerow.
- For further information regarding the hedgerow legislation see D.O.E. leaflet 'The Hedgerow Regulations – Your Questions Answered'.

### **Broads Authority**

Within the area of the Broads more specific policies which relate to safeguarding the quality and character of the Broadland landscape, particularly the Broads and waterways, are contained in the Broads Local Plan.

### **GRANTS**

Grant assistance may be available for both listed and unlisted buildings or structures which are of amenity value to the conservation area, both for repair and enhancement. Grants may also be available for tree work / planting. Contact the Conservation Section at Broadland District Council

## APPENDIX B : LISTED BUILDINGS

The following buildings in the Conservation Area are included in the current statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State for the Environment in 1985. Detailed descriptions of these buildings can be found in the Department for Culture, Media and Sport's published list, which may be viewed at the Council's offices.

<i>Ref. No.</i>	<i>Grade</i>	<i>Building</i>
10/71	II	47 Yarmouth Road (Old Thorpe House) [Listed as "1 Dale Loke"]
10/72	II	Thorpe Lodge (part of Broadland District Council Offices)
10/73	II	Gazebo in grounds 1a Yarmouth Road [Listed as " SE of Thorpe Lodge"]
10/74	II	13 Yarmouth Road (Ivy Cottage)
10/75	II	51 Yarmouth Road (The Guild House)
10/76	II*	Ruin of church of St. Andrew
11/77	II	Church of St. Andrew
11/78	II	55 Yarmouth Road (Buck Inn)
11/79	II	63 Yarmouth Road (The Homestead) <b>[N.B. also includes 63a]</b>
11/80	II	87 Yarmouth Road (The Dell)
11/81	II	103 Yarmouth Road (The Old Rectory Hotel) [Listed as "Old Rectory"]
11/82	II	105 Yarmouth Road (The White House)
11/83	II	107, 109, 111 and 113 Yarmouth Road
10/84	II*	Thorpe Hall
10/85	II	Boundary wall to road extending from 2 to 10 Yarmouth Road
10/86	II	10 Yarmouth Road
10/87	II	12 Yarmouth Road (The Manor House)
10/88	II	14 Yarmouth Road (Manor Cottage)
10/89	II*	16 Yarmouth Road (Walpole House)
10/90	II	Garden House in grounds of 16 Yarmouth Road
10/91	II	18 and 20 Yarmouth Road
10/92	II	22 Yarmouth Road (Town House Hotel)
10/93	II	36 Yarmouth Road (The Rivergarden) [Listed as "King's Head Inn"]
11/94	II	The Rushcutters [Listed as "The Boat and Bottle"]
11/95	II	48 Yarmouth Road (Monks Barn)
	II	Thorpe Tower (in the grounds of Pinebanks)

## APPENDIX C : BUILDINGS OF INTEREST BUT NOT LISTED

The following buildings, boundary walls and railings within the present Conservation Area and in the proposed extension to it, though not included in the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State, are nevertheless considered by the District Council to be of sufficient interest to warrant every effort being made to maintain their special character.

Some may merit being added to the statutory List: suggested additions are marked with an asterisk (\*).

### *Yarmouth Road, north side*

Nos. 5,15, 25, 53

Nos. 3 and 3a Buck Yard

\* No. 67

Nos. 69,71,73

Elm Cottages

Nos. 77

The Cottage (adjoining No. 85)

Nos. 91, 97, 99

\* Thorpehurst, Barber Place

\* Stables to No. 103 (main building, The Old Rectory Hotel, already Listed: see Appendix 1)

No. 115,

### *Boundary Walls to:*

Thorpe Lodge, Resthaven, Nos. 5, 13, 15, 47, 49, 51, 53, 63, 63a(facing Buck Yard), 79 (including west boundary), 81, 83, The Cottage adjoining No. 85, 87, 87a, 87b, 91, 99, 103, 105, 109, 111, 113, 115,

### *Yarmouth Road, south side*

Manor Moorings (south of No.14)

Nos. 24, 26, 28, 30, 32

Nos. 5 and 6 Santa Lucia Court

Nos. 1 to 4 Santa Lucia Court

\* No. 42

Nos. 60 to 66 (Roxley House)



*Boundary walls to:*

Nos. 10a, 12, The Rushcutters, Nos. 48, 50 and 54 (in Girling's Lane), Garden Centre car park, meadow west of Whitlingham Lane

*Railings to:*

Nos. 18 and 20

*School Lane and adjoining area*

Nos. 2 to 6, and 7

No. 8 (former School)

Nos. 1 to 10 Tower Hill

Outbuilding behind Nos. 6 to 8 Tower Hill

\* Langley Preparatory School (Beach Hill)

*Boundary Walls to:*

Rear of Nos. 2 to 6 (facing Bishop's Close)

*Chapel Lane*

Nos. 1, 6, 7, 8, Hill Cottage, 10 to 22 (even numbers), 9 to 13 (odd numbers), 15 (including "cottage" incorporated into wall), 24 to 44 (even numbers)

*Boundary Wall to:*

No. 15 and extending north to near No. 24

*Hillside Road*

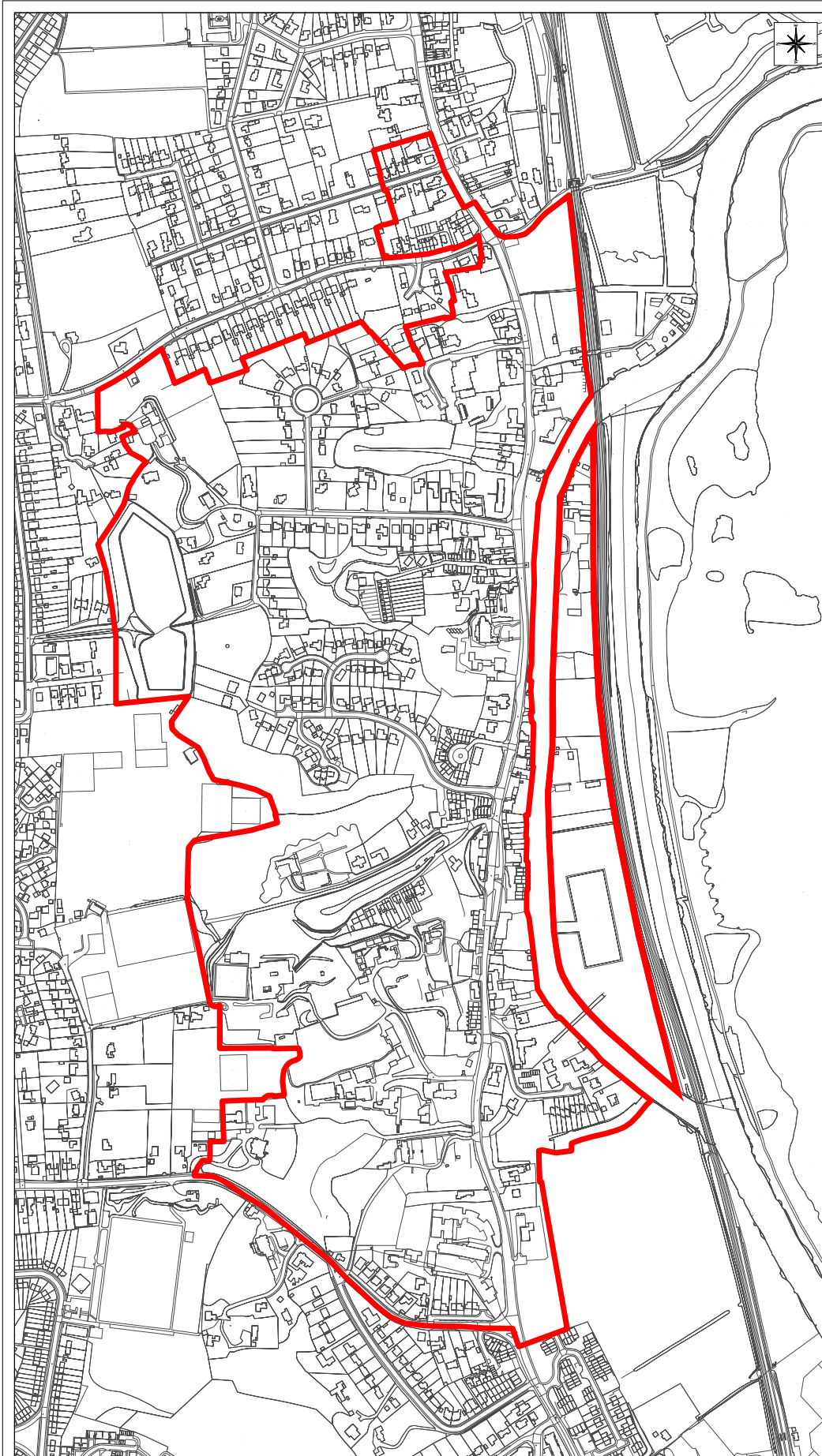
1, 3, 5 and 2, 4, 6, 8

*South Avenue*

High House, now divided into Nos. 28, 30, 32, 34 and 36 South Avenue.

Former pump house to High House, Thunder Lane

## APPENDIX D : CONSERVATION AREA BOUNDARY








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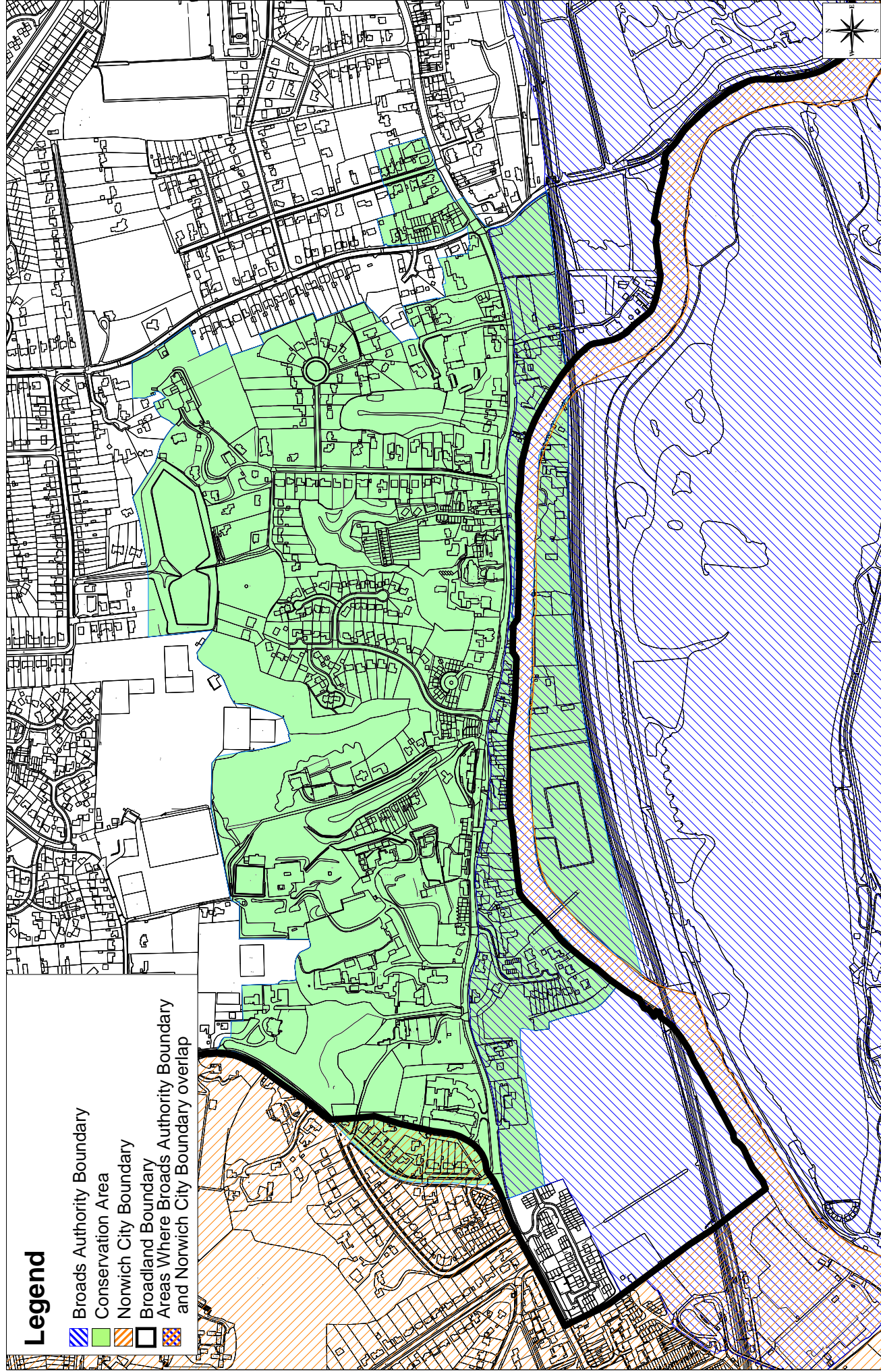
Thorpe St Andrew Conservation Area

## APPENDIX E : BOUNDARY PLAN



# Legend

-  Broads Authority Boundary
-  Conservation Area
-  Norwich City Boundary
-  Broadland Boundary
-  Areas Where Broads Authority Boundary and Norwich City Boundary overlap



Thorpe St Andrew Conservation area showing the District and Broads Authority Boundaries

SCALE : NOT TO SCALE