



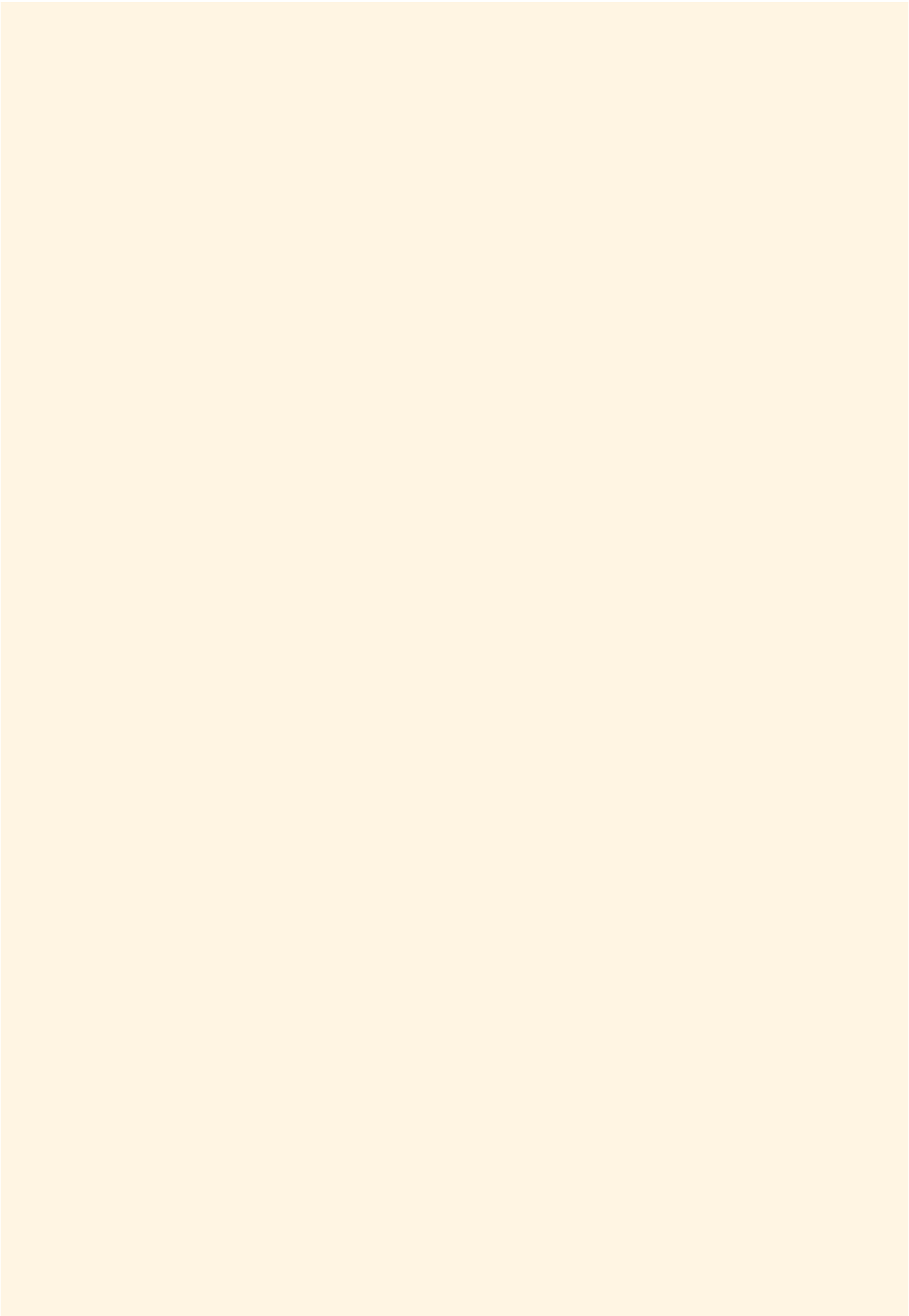
Trowse with Newton

Conservation Area Character Appraisal and Management Plan

September 2012



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Introduction

Under the terms of Planning (Listed Buildings and Conservation areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a Conservation area.

The 1990 Act also requires local authorities to prepare policy statements for conservation areas. These statements are to be more explicit and detailed than would be possible as part of a Local Plan, and seek to identify the components that give the conservation area its special character. This analysis will provide the context within which the particular problems of the area can be considered. The policies of the Council, and others, are noted, and it is hoped that the assessment will help to guide any future change.

The history and development of Trowse with Newton is closely associated with the Colman family, and the way they shaped the growth of the village was largely responsible for the designation of the conservation area in 1978.

This review of Trowse Conservation Area in 2010 is being carried out in response to new guidance issued by English Heritage, which requires that conservation area character appraisals also include management proposals.

Value of the appraisal

The publication of this appraisal aims to improve the understanding of the value of the built heritage, and provide property owners and potential developers within the conservation area with clearer guidance on planning matters and the types of development likely to be encouraged. It will enable South Norfolk Council to improve its strategies, policies and attitude towards the conservation and development opportunities and priorities within the designated area. It will also support the effective determination of planning and listed building applications, and inform relevant evidence in planning particularly relating to the demolition of unlisted buildings.

While the Council has prepared this appraisal, it cannot successfully deal with all the issues without the support of the Parish Council, other groups and individuals. Once approved, this appraisal will help shape the future of Trowse, and with the co-operation of all concerned, it could have a positive effect on the development of the village.

Public consultation

The appraisal has been subject to public consultation and has been approved by the Design Champion and local member. It should be read in conjunction with the adopted SNDC Local Plan and detailed guidance and site-specific development briefs as appropriate.



Meadow left of Whitlingham Lane



Looking towards the southern by-pass from the Conservation area



Flood Plain west of St Andrew's Church

Historical development

The village of Trowse is situated approximately 2 kilometres south east of the City of Norwich, and is in the South Norfolk local government district. The parish has an area of 450 hectares and includes the outlying parts of the Whitlingham and Bixley areas. The parish is bordered to the west by the River Yare across which is the City of Norwich. The southern tip of the parish contains the A146/A47 road junction and bypass, which divert traffic away from the village. The conservation area is centred on the village and includes areas of the flood plain of the River Yare to the west and north.

The correct name for the village is Trowse Newton or Trowse-with-Newton. The manor of Newton was originally larger than that of Trowse, which was its berewic or outlier. Trowse has been known at various times as Trows, Treus or Treussa and the name is said to derive from the Saxon term tree-house, meaning a wooden house.

The earliest surviving reference to the village is from the Saxon period, when Bishop Stigard owned the whole of Newton and part of Trowse. In 1205 the lands were handed over to the Cathedral Priory of Norwich, a Norman foundation.

The Priors built Trowse Newton Hall as their country retreat and it is recorded that in 1335 King Edward 111 and Queen Phillipa lodged there. After the Dissolution of the Monasteries the hall was used by the Priors' successors, the Deans of Norwich Cathedral, until about 1850 when it became a farmhouse. Later it fell into disrepair and was finally demolished by Sir Robert Harvey, who built Crown Point House. The remains of the hall may still be seen beside Whitlingham Lane.

Sir Robert Harvey had founded Crown Bank in Norwich (until recently its building was part of Anglia Television). But in 1871 the bank failed and Sir Robert committed suicide. In 1872 Messrs. J. and J. Colman bought Crown Point Estate. They had started making mustard at Stoke Holy Cross Mill but the coming of the railways to Norwich and their need for a larger supply of labour had caused them to move to Carrow in 1856.

The Colman family is largely responsible for Trowse as we know it today. At the time they acquired the village it was very poor. Indeed one of its yards, Lent Yard, was nicknamed 'the slums of Trowse', and it would seem that the village attracted people of ill repute, who had been expelled from Norwich. The Colmans set about transforming Trowse into a "model village" as a part of a miniature "cradle to grave" welfare state.

In their enlightened attitude towards their employees, the Colmans were typical of a number



Crown Point Villas



Blockhill Cottages



Russell Terrace

of successful industrialists of the nineteenth century. They had themselves risen from humble beginnings and were Nonconformists. They believed it was their duty to preserve their workers from sin and squalor and to set them on the path of virtue and self-improvement, while also noting that a contented work force was a hard working one. They were following in the tradition of Sir Robert Owen, the founder of New Lanark in the early years of the century. Their contemporaries were the Lever Brothers at Port Sunlight and Sir Titus Salt at Saltaire and they pre-dated the Rowntrees at New Earswick and the Cadburys at Bournville.

At Trowse the Colmans built terraced houses for their workers and semi-detached ones for their foremen. In 1870 they built the present village school and a Congregational Chapel. The chapel stood immediately east of Chapel Terrace but was unfortunately demolished some years ago. Houses for pensioners in the Dell followed in 1890. In 1899 the seventeenth century Manor House was restored and extended as a Reading Room.

In 1890 the Common was made over to the village in exchange for land in Whitlingham Lane. This prompted the demolition of several cottages and the old White Horse public house, which stood on what is now the Common.

After the Colmans joined the Church of England, the medieval Parish Church played a growing part in the life of the village. Under the leadership of the Reverend W. Macnaughton-Jones, appointed vicar in 1899, the church was restored and the old church school converted into a Parish Hall.

The death of Mrs. Russell Colman in 1954 and the conversion of Crown Point Hall to a hospital (Whitlingham Hospital) marked the end of an era for Trowse. Though the main estate has survived, the subsequent sale by the Company of houses in the village has directly affected its character as a "model village".

The fabric of the village has changed relatively little during the twentieth century. The most significant development has been the recent completion of the Trowse Bypass together with the Norwich Southern Bypass in 1992, allowing the village to become, once again, a pleasant place in which to live, after a half-century of ever increasing pollution by through traffic. There are small pockets of new residential development at Meadow Close, Old Hall Close, Newton Close (outside the conservation area) and at Barn Meadow, in addition to the building of a number of individual houses, and more recently on the land at Crown Point between the village and the bypass. The development of a dry ski slope and the recent and continuing extraction of gravel and the consequent development of water sports facilities along Whitlingham Lane have had little effect on the village itself.

The population of the parish had grown to 644 by 1921. It then declined, no doubt due to a reduction in family size, so that in 1951 it stood at only 468. It then grew again, due to the building of new houses, to 569 by 1961. Following the closure of Whitlingham Hospital, the population for 1991 had fallen to 479, but with the developments in recent years, the population increased once again to an estimated 720 in 2004.

Much of this section of the report is based on a history of Trowse by the Reverend C. H. Flack, Vicar of Trowse from 1943 to 1956 and on information provided by Colman Foods Ltd. for the Conservation area Report of 1985.

Character assessment

Trowse and its setting

Trowse is situated on the outskirts of Norwich, from which it is separated by the river Yare. The presence of low-lying meadows along the valley and resistance by the Crown Point Estate to new development prevented the village from being engulfed by the City's suburban sprawl. From the river, which forms the northwest boundary of the village, the land slopes gently upwards towards the southeast. But, whereas to the south the valley bottom widens out, to the east the glacial deposit of Crown Point forms a dramatic wooded backcloth to the village. On the slopes of the valley sides, the open view southwards across agricultural land has now been cut off by the new road embankment, but the village has gained a southern 'gateway' in the new fly-over on White Horse Lane, from which are the only views of the village from the bypass.

Conservation area boundary

The Conservation area, as designated in 1978, includes properties on both sides of the Street from St. Andrew's Church and Whitlingham Lane to Crown Point public house; Blockhill Cottages and the frontage on the north side of Kirby Road as far as Stone Cottages; the Common and properties on both sides of White Horse Lane to a little beyond the converted farm buildings; Dell Loke, School Terrace and the Dell, together with land to the south (allotments) and to the east (Barn Meadow); meadows northwest of Whitlingham Lane, which fall within the Broads Authority (see appendix 4) and west of the Common, stretching to the stream which by-passes Trowse Mill; and meadows between this stream and the river Yare itself.

In 2010 the effectiveness of the boundaries was re-assessed to reflect the expansion of the village envelope since the construction of the bypass and the following changes have been made:

- Include the new development at Highland Crescent, Julian Drive, Devon Way, Charolais Close and Hudson Avenue, including the allotment gardens adjoining the rear of Devon Way, thus; extend boundary along the northern edge of the line of Kirby Road (now pedestrian only) to the bypass (A47), return south west along the bypass to the southern corner of the allotment gardens, then turn west to meet the existing boundary at the allotment gardens behind The Dell.
- Re-align the northern boundary to include the whole of the White Horse public house car park.

Form and character

This is a summary assessment of the character of the village. A more detailed analysis is given in Appendix 3.

Trowse owes its unique character to its development by Colman's in the late nineteenth century as a "model" village for their employees. Trowse was close to their new works at Carrow and much of the village was in need of rebuilding or improvement.

The 'model' village comprises of both housing and public buildings, as well as extensive areas set aside for allotment gardens: housing at Russell Terrace, School Terrace, Stanton Terrace, Chapel Place, Vulcan Cottages, Crown Point Villas, Blockhill Cottages and the pensioners' cottages in the Dell; public buildings include the School, a Congregational Chapel (east of Chapel Place, but now demolished) and the Reading Room (in the former Manor House). Some allotment areas were developed in the 20th century for housing such as those at Newton Close, but others still survive such as those adjacent to The Dell and behind the new houses on Devon Way.

The juxtaposition of Russell Terrace, Chapel Place and Stanton Terrace with the open Common and meadows beyond provides a striking and unusual contrast of townscape and landscape. To complement this, the medieval church of St. Andrew provides a more traditional focal point across the Common.

The Street between the new restaurant and Crown Point Tavern has a much more varied character. Older buildings stand side by side with Colman buildings of the late nineteenth century and modern developments. The Crown Point public house closes the view looking up The Street, although its previous prominence has been somewhat diminished by the new development of Highland Crescent and Devon Way.

The woods on the steeply rising ground north of the Street and along Whitlingham Lane and the trees surrounding the church form an attractive back drop to the village and help to draw together its different elements.



Looking across the Common from
White Horse Lane



Looking towards Russell Terrace
from The Street



Stanton Terrace



The Street looking west



Crown Point Tavern



Looking east along The Street
towards Crown Point Tavern

Buildings

The Conservation area contains five buildings on the statutory list of Buildings of Special Architectural or Historic Interest. There are also a large number of buildings, which, though not listed, are considered to be of townscape significance. Both categories are shown on the map in appendix 2.

This is a summary assessment of the character of buildings in the Conservation area. A more detailed assessment is given in Appendix 3 (ii).

Of the buildings of particular interest which pre-date the ‘model village’, the most important, architecturally and historically, is the Church of St. Andrew. Its unusually fine thirteenth century east window and fourteenth century tower command the view looking west along the Street. Other pre-Colman buildings of interest include the Old Hall, refaced in a picturesque Gothic style around 1770; Old Hall Farmhouse in The Street (formerly Sunnydale), a small thatched flint house; Crown Point Tavern, a good Georgian building of red brick; Old Hall Farmhouse in White Horse Lane, a substantial flint house; the Manor House and Manor Rooms, flint buildings of the seventeenth century; a flint barn and several flint cottages in The Street and flint farm buildings in White Horse Lane (now in residential use).

It was noted in the 1985 report, that Easter Cottage had a doorway of historic interest but only the plaque over it can still be seen. This cottage may therefore be of greater interest than appears from the outside.

The houses built by Colman’s for their employees and their pensioners are of great interest historically. They are also of architectural interest and of townscape value. Despite their late nineteenth century date, the majority of them have an almost Georgian simplicity and dignity:



Church of St Andrew



Dwelling adjacent to the
Manor House



The Old Hall

thus Russell Terrace, School Terrace, Stanton Terrace and Blockhill Cottages. Others display more complex details, typical of their period: thus Crown Point Villas, Vulcan Cottages (1890) and Chapel Place (1893). The restoration work on the Manor Rooms (1889) is richly picturesque rather than historically correct. The school is important as the one surviving public building wholly built as part of the 'model village'. With the exception of those to Crown Point Villas, nearly all the original railings have survived and make a significant contribution to the character of the area.

Mid/late twentieth century buildings include old peoples' bungalows at Meadow Close, houses at Old Hall Close, individual houses opposite the Old Hall, a large sports hall opposite Old Hall Farmhouse (formerly Sunnydale) in The Street, houses opposite and to the north of Old Hall Farmhouse in White Horse Lane and Newton Close off Whitlingham Lane (outside the conservation area). Late twentieth century development adjacent to the bypass includes houses at Highland Crescent, Devon Way, Julian Drive, Charolais Close and Hudson Avenue.

Traditional building materials

Examples of most of the building materials traditional to South Norfolk can be found within the Conservation area. The major exception is timber framed construction, though it is likely that there would have been some timber framed buildings in Trowse before the slum clearance in the late nineteenth century, which accompanied Colmans redevelopment.

Roofs

Clay pantiles are the prevalent material, the majority red. Slate roofs include those of Old Hall Farmhouse in White Horse Lane (though its steep pitched hipped roof suggests it was originally peg-tiled or perhaps thatched), the School, Crown Point Tavern and Crown Point Villas (no doubt reflecting their status, higher than that of the terraces). The only thatched roof is that of Old Hall Farmhouse in The Street (formerly Sunnydale).

Walls

All the buildings of the Colman development are of local red brick. Earlier brick buildings include Crown Point Tavern and Alburgh Cottages. The School has Costessey-ware terracotta dressings and corbels.

Most of the surviving earlier buildings are of flint, including the Church, the former Church Hall, Flint Cottages (next to the shop), the Manor House and Manor Rooms, Trowse Old Hall, Stone Cottages ('white' flints), Limekiln Cottages, Old Hall Farmhouse, The Street and its former farm buildings, as well as a number of boundary walls. Rendered buildings may be of flint or brick underneath.

An unusual feature, surely a survival from the Colman era, are the names of the terraces and houses, mainly on painted timber signs mounted on walls, although Blockhill Cottages and School Cottage are in terracotta panels and the Manor House restoration is commemorated in stone.

Building materials for the new developments

Traditional materials have been used in the most recent developments to the south of Crown Point Tavern; brick, render, and flint facing for walls (the latter mainly for boundary walls or garages); pantiles and slate roofing, and a variety of brick walls, hedges and metal railings for boundaries.

Ground Surface Materials

Public roads and pavements are largely of tarmacadam. So also are the yard to the White Horse and the forecourt to Crown Point Tavern. Many private driveways are gravelled which is an appropriate material for the conservation area. The footpath from the Street to Newton Close is of compacted gravel with grass verges, and that beside the White Horse to the bowling green is concrete and in poor condition.

Tarmacadam and setts have been used in the new development beyond Crown Point, where there are some shared surfaces for pedestrians and vehicles, which gives a traditional narrow width to the roadways. Bound gravel has been used for some private driveways.

The pavements in The Street have in recent years been resurfaced in tarmacadam with exposed aggregate and realigned to create designated parking bays and more space for pedestrians. A raised crossing area in concrete blocks has been constructed in front of the lode to the school.

Street furniture

The lighting in The Street has recently been replaced with Victorian style black painted metal lamp columns and lights, but the older style concrete columns remain in White Horse Lane, Meadow Close and Kirby Road. Street signs and overhead cables are not over-obtrusive. Attractive or interesting features include the village sign by the entrance to Whitlingham Lane, the old horse trough at the corner of White Horse Lane (used as a flower box), the Victorian letter box in the wall of the Manor House (now out of use), the milestone in front of Vulcan Cottages and the 'old style', red telephone box beside the White Horse. There is a brick bus shelter opposite Stanton Terrace and a modern red post box outside the shop. On the Common there are several seats, litter bins with slatted wood surrounds, children's play equipment and a parish notice board. A new parish notice board and seats in a recycled material have been installed on the new green at Highland Crescent, where stout oak posts are used as bollards.

Trees and Hedges

There are a number of sites where trees or hedges play an important visual role in the village.

- i The meadows west and south of the Church.
- ii The churchyard and round the Parish Hall,
- iii The Common.
- iv Round the school playground,
- v The Dell.
- vi The garden of Easter Cottage (north side of the Dell).
- vii Along the south side of the Street, in front of (i) the barn (opposite Alburgh Cottages), (ii) three modern houses and (iii) the sports field.
- viii East of Blockhill Cottages and Stone Cottages (outside the Conservation area).
- ix Along north side of Kirby Road, from Stone Cottages to Limekiln Cottages.
- x North of the Conservation area, from Newton Close to Stone Cottages.
- xi The grounds of Limekiln Cottage.
- xii In front of Old Hall Farmhouse (formerly Sunnydale).
- xiii The grounds of Trowse Old Hall and Old Hall Close.
- xiv Meadow Close.
- xv The grounds of the Vicarage.
- xvi Grounds of houses on south side of Whitlingham Lane.
- xvii Meadow on north side of Whitlingham Lane (falls within Broads Authority).

New trees have been planted on the new green in front of Highland Crescent and at Julian Drive. These will make a significant contribution to the character of the conservation area when they are mature.

Conservation area designation affords protection to trees within the boundaries. However there are a number of trees and groups of trees within the village, which are subject to Tree Preservation Orders.

Boundary treatments

Many of the original iron railings and gates around the front boundaries to the Colman properties, the Old Hall, the church and the school survive and a number are stamped with the maker's name – J Barnes, Norwich. The gate and a short section of railing to the former Chapel survive beside the footpath to the school on The Street and other historic gates can be found at Stone Cottages and Old Hall Farmhouse at the southeast end of The Street. There are modern metal railings on The Street west of Newton Cottage in front of the access to 3 Dell Loke. New railings have been erected at Highland Crescent. These have been designed to echo those traditional railings in front of Blockhill Cottages. In the rest of the recent housing development beyond Crown Point, front boundaries are a mixture of flint or brick walls, hedges, railings and picket fences.

Many boundaries, especially in the street are mixed hedges of indigenous species, some of considerable size. At Crown House, a low flint wall retains the ground below the hedge. The historic field boundary hedge alongside the footpath to Kirby and Poringland (the old Kirby Road) has been retained and the road narrowed with additional planting, which is now coming to maturity.

Significant open spaces

To the west of the conservation area a number of significant open spaces contribute to the biodiversity and character of the area:

The meadows west and south of the church

The churchyard and around the Parish Hall including the water meadows down to the river

The Common

The school playground

The courtyard of The Dell

Allotment gardens adjacent to The Dell and Devon Way

Devon Way (formerly Loddon Road)

Highland Crescent

Meadow to the north side of Whitlingham Lane (falls within Broads Authority)

Gardens to private houses also contribute to the character, both individually and collectively. An example of the latter is the rear gardens to Russell Terrace, which are on rising ground and separated from the houses by a wide lobe.

Developments

A number of developments affecting the Area have taken place since 1985, when the Trowse Conservation area Report was adopted.

The completion of the Norwich Southern Bypass and Trowse Bypass from the Outer Ring Road in 1992 has transformed the village. The eastern section of the Street is now a cul-de-sac, while the traffic on the western section and on White Horse Lane is greatly reduced. The 'danger, noise, dirt and vibration caused by heavy commuter traffic', identified as 'a major problem' in the 1985 Report, is now a thing of the past. The village is once more a pleasant place in which to live and walk about and buildings are no longer spattered with dirt.

Other effects on the character of the village of the new road pattern include (i) the blocking of the open view to the south of the Common by the new embankment; (ii) the fly-over across White Horse Lane, creating a "gateway ." to the village; (iii) The closure of Kirby Road and Loddon Road by gates. Loddon Road is now Devon Way.

The farm buildings of Old Hall Farm have been converted to residential use.

Five houses have been built at Old Hall Close, in the grounds of the Old Hall in White Horse Lane.

Thirteen houses have been built at Barn Meadow, on land east of the Dell, and barn beside the entrance on the south side of The Street has recently been converted to a dwelling.

A bungalow has been built immediately east of the barn in the Street.

A large area of residential development has taken place beside and in front of the sports hall, and between Crown Point and the bypass. The houses in front of the sports hall on Highland Crescent mask the view of this bulky building.

Problems and opportunities

The policies referred to in Appendix 4 are limited to those areas where the Council can have an influence, either by its own actions or by using its legislative powers to guide the actions of others. However, while acknowledging these limitations, this statement also identifies other issues outside its control, in the hope that those responsible, be they individual owners or public organisations, may be encouraged to act in a positive way.

There are several issues on which attention should be focused:

Condition of Buildings

Generally the buildings in the conservation area are in good condition. However, the joinery on School Cottage is deteriorating and in need of repair and decoration. One or two of properties at Block Hill cottages are also in need of repairs.

Vacant or disused buildings or sites

School Cottage appears to be the only property that has been vacant and unused for some time.

Changes to the character of the conservation area

As already noted, the buildings in the conservation area are generally well maintained. However, the special character of conservation areas can easily be eroded by seemingly minor, well-intentioned home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and wood effect UPVC instead of painted timber). This is a particular issue with unlisted buildings, especially in terraces that have been identified as contributing to the character of the conservation area. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, local authorities are empowered to relax that requirement when considering works to listed buildings. Advice should be sought from the local planning department at an early stage.

Proposals

Having provided an analysis of the Conservation area, proposals can now be presented for the future enhancement and development of the Village.

The Council will follow the guidance in the National Planning Policy Framework, which outlines the Government's policies for Heritage Assets.

The Strategic Principles and Policies in the Norfolk Structure Plan 1999 and the South Norfolk Local Plan have implications for the historic fabric of the Conservation area and provide the local framework for the future of Trowse.

Recommendations for management proposals.

Local Plan

Include policies in the emerging Local Plan relating to the management of conservation areas and listed buildings to enable appropriate advice to be given to owners and developers, and assist the effective determination of planning applications.

Design guidance and advisory leaflets

Monitor and update the information on South Norfolk Council's website (www.south-norfolk.gov.uk) regarding advice for owners and residents on;

- The implications of conservation area designation
- Article 4 and Article 4(2) directions (see below)
- Appropriate maintenance, repairs and alterations to buildings to preserve and enhance the character and appearance of the conservation area.

Publish advice on sustainable development and construction (in line with the Council's policies) taking into account the need to maintain the distinct character and appearance of the area, and include on the council's website.

Article 4 and Article 4(2) directions

Assess the need to restrict permitted development rights to protect architectural features on unlisted buildings which contribute to the special character of the conservation area, through Article 4 or Article 4(2), for buildings and structures included in the list of buildings of local interest (see appendix 3 (ii)).

Monitor the Conservation area

The Local Authority has a duty from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas (Planning (Listed Buildings and Conservation Area) Act 1990).

Specific enhancement proposals

1. Renew remaining lamp columns and lights in White Horse Lane, Kirby Road and Meadow Close to match those in The Street and the new developments.
2. Resurfacing of the footpath beside the White Horse in a more sympathetic material.
3. Improvements to the surface materials to the parking areas at The White Horse and The Crown Point Tavern.





Crown Point Villas



Stone Cottages



Julian Drive

Appendix 1

Townscape and buildings

This Appendix describes in more detail the character of the principal roads, yards, open spaces and buildings in the Conservation area.

(1) Kirby Road

Characterised by the contrast between, on the south side, Crown Point Villas and Blockhill Cottages and, on the north side, a flint retaining wall, a steep bank and a belt of woodland, Kirby Road is attractive, if somewhat sunless and hemmed in.

The road is truncated just beyond Blockhill Cottage where it meets Julian Drive, a late twentieth century development of mainly detached, Georgian style houses that has been built between the bypass and the line of Kirby Road. The former field boundary to the old Kirby Road has been supplemented with additional tree planting to narrow the thoroughfare as a footpath leading to Kirby Bedon and Poringland.

On the south side, Crown Point Villas comprise three pairs of semi-detached houses and a short terrace of four. They have hipped slate roofs with forward projecting gables, ornamental bargeboards to gables and open porches with similar bargeboards. Original windows have large-paned sashes, although the majority have been replaced with a variety of styles and materials. The only original front railings to survive are those of No.4, although some of the side boundary railings remain. The frontages to Nos. 6, 7, 8, 9 and 10 have been opened up to provide parking.

Blockhill Cottages are much more modest than the adjoining “villas” and probably date a little earlier. They comprise a terrace of twelve set back behind long front gardens sloping up from the road. They have a simple dignity and could almost be mistaken for Georgian. Original windows have small paned sashes, although a large number have been replaced with a variety of styles and materials. Original doors have flush “bead and butt” panels. All but two of the original front railings survive.

On the north side the only building is Stone Cottages, comprising four cottages converted to two. Essentially rural in character, they are built, unusually, of white flints and must surely pre-date Colmans. Window replacements are reasonably sympathetic.



New houses in Highland Crescent



Two of the houses in Highland Crescent have curved gable ends.



Entering Highland Crescent from The Street

West of Crown Point Villas, Crown Point Tavern stands boldly at the V-junction with the former Loddon Road facing down the Street. Its previous prominence at the head of the village street has been somewhat diminished by Highland Crescent to the south, a group of late twentieth century houses constructed around a green facing north in front of the pub. The curved gables of the houses either side of the entrance to Hudson Avenue are an attractive feature, although slightly overbearing in this village position. Recently planted trees compliment this space. Crown Point Tavern is a grade II listed Georgian building dating from around 1830. It has fine brickwork and doorways and small paned sash windows with shutters. The roof is slate and gabled, with end chimneys, and remnants of a high brick boundary wall with substantial piers survive at the rear. It has a tarmac triangular forecourt.

(2) Devon Way (formerly Loddon Road)

The north side of the road is bounded by a flint retaining wall which varies in height on top of which is a variety of garden fences, shielding the backs of the houses in Kirby Road. There are fine trees beyond Blockhill Cottages.

The wide grass verge on the south side has been retained, along with a banked hedge to the new development in Devon Way. A variety of sizes and styles of house, some 'cottagey' with casement windows, others in a more formal Georgian style loop round via Charolais Close beside the bypass, where the rising ground restricts views out of the conservation area. At the western end of Charolais Close views open up across the river valley to the wooded ridge beside and beyond County Hall. Substantial banks of planting hide views of the new development from the bypass to the west.

(3) The Street: east of White Horse Lane

Despite its great variety of building types, this section of The Street has a strongly linear form, with buildings, walls and hedges maintaining a continuous frontage on either side. The Church and Crown Point Tavern and the new houses to the east provide focal points in views up and down the street.

(a) Northside

Crown House (formerly Limekiln Cottage), set in a hollow of old lime workings, has undergone major alterations and extensions since the 1985 Report. It is a mix of flint, brick and painted boarding. The new work has been sympathetically done. Old Hall Farmhouse (formerly Sunnydale) is an attractive flint and thatched cottage nestling behind a hedge. It is now linked



New houses in Devon Way



New houses in Old Hall Close



Alburgh Cottages

to the traditional outbuildings, which have been converted to residential use. Trowse Old Hall dates from 1721, but its present Gothic front dates from around 1770. Features include flint rustications, pointed arched window openings, giant pilasters, cinquefoil and oval openings and a crenellated parapet. Five houses - Old Hall Close - have been built in its grounds. Although clearly late twentieth century in appearance their materials and layout (including the retention of trees) make a positive contribution to the character of the area.

Alburgh Cottages, a red brick and pantiled terrace, dates from the late nineteenth century, but incorporates earlier, probably eighteenth century fabric, including a blocked pointed arch. Gothic Cottage has pointed arched windows and door, perhaps related to those of the Old Hall. Reading Room Cottages are set at right angles to the street and probably date from the seventeenth or eighteenth century. Much of their architectural interest has been obliterated by modern rendering. Meadow Close is a 20th century development on this side of the street comprising post-war dwellings with gardens grouped around a footpath at right angles to the street. Though of no particular architectural merit, trees and hedges make for a pleasant break in the street scene.

The Manor Rooms, dating (according to a Victorian plaque) from 1604, is of considerable architectural and historic interest but is not listed, possibly due to 'restoration' works carried out in 1889. The alterations made at that time, comprising high quality flint work, terracotta and half timbering in a "seventeenth century" style, could now be considered for Listing in their own right. Also of 1889, and in the same rich "Jacobean" style, is Manor House attached to the west side of the Manor Rooms. Railings at the front are contemporary with the house. Behind the Manor House is an attractive bowling green that can be reached from a footpath beside the White Horse connecting The Street and Whitlingham Lane via Newton Close. The White Horse public house dates from the late nineteenth century and replaced an inn of the same name,



Reading Room Cottages



Manor House



White Horse pub



Easter Cottage and Newton Cottage



Vulcan Cottages



Converted barn at Barn Meadows

which stood on the Common. Its style is in harmony with that of the Colman terraces nearby. Buildings to the rear have recently been sympathetically converted to an extension to the pub and living accommodation. The car park to the west and the newly widened footpath in front are both tarmacadam.

(b) South side

The impact of the large sports hall mentioned in the 1985 report is all but hidden by the houses on the western end of Highland Crescent and now is only glimpsed through an alleyway. Three modern houses, Hilltop, Copper Penny and a more recent bungalow, are all reasonably well screened by hedges and trees and make little impact on the street. A flint barn, with slate roof, has recently been converted to a house.

Vulcan Cottages, dated 1890 and part of the Colman 'model village', have a single central gable to the front and open porches: a break with the "Georgian" simplicity of, for example, Russell Terrace. Easter Cottage and Newton Cottage are much older, though rendering and modern windows etc. make it hard to 'read' their history from the outside. New railings in front of a grassed area and a boarded fence screen a bungalow, No. 3 Dell Loke.

Wayside, a brick house of the early 1980s, fits in reasonably well and is enhanced by a flint front garden wall. It replaced the Congregational Chapel, which was of particular historic interest: it affirmed the Colman family's original Nonconformist convictions, which, it could be said, were a strong contributory factor in their business success, in their beneficent attitude to their employees and hence in the building at Trowse of the 'model village' itself. A gate and a small section of elaborate iron railings beside the Chapel survive.

Chapel Place, incorporating a restaurant, completes this side of the street, and - as it turns the corner - becomes the point round which the village pivots. Dated 1893, it is the latest and most elaborately detailed of all the terraces. Any hint of "Georgian" simplicity is gone: all is large mullioned and transomed windows, gables, bargeboards, exposed rafters and little porches. The replacement of some of the windows is an unfortunate alteration to the rhythm of this block, but thankfully the shop windows, which are a variation on the domestic ones, survive.

(4) The Street: west of White Horse Lane

Quite different from the eastern section of the Street, this section is open: to the south over the Common, to the southwest towards the churchyard and its trees and to the northwest to the trees of the Vicarage garden and those along Whitlingham Lane beyond.



Houses at Chapel Place



Restaurant on the corner of The Street and White Horse Lane



The common as viewed from outside the White Horse pub

(a) North side

From the White Horse to the garden of the former Vicarage the frontage is solidly built up. Stanton Terrace is typical of the Colman development: red brick and pantiles with small paned sash windows under rubbed brick arches. It is the only terrace in the village with no rear access and therefore there are shared “tunnel entrances” to the back. Flint Cottages, a row of three in flint and pantiles, is older. The Shop (No. 1B) is rendered, but its small windows suggest a pre-Colman date. It has an attractive late nineteenth century shop front. No. 1 is a small double-fronted house of a well-proportioned straight forward design, late nineteenth century and possibly a Colman house.

The style of the large former Vicarage is typical of the turn of the nineteenth- twentieth century. A complex plan-form is allied to a complex silhouette of roofs, gables, chimneys and bays and a mixture of brickwork, pebble dash and mock half timbering. Its date suggests it was financed by the Colman family. It stands in substantial grounds. To improve sight lines, the garden front has been moved back from the street. In its place is a wooden fence with concrete posts, on a rigidly straight line, which hardly does justice to the curve of the street or to the attractive setting of church and trees; while two small Prunus trees on the wide verge fail to make up for what has been lost.

(b) South side

The railings to the Common are an attractive feature: oak posts with cast iron caps hold stout tubular horizontal rails. A drainage ditch (already noted on the north side of the Street), much choked with undergrowth, separates the Common from the meadow to the west. Vertical iron railings continue along the front of this meadow. The former Church Hall, of flint, grey brick and slate, is in early Gothic Revival style. Its front railings have been removed but attractive ground



The common from White Horse Lane



Bus shelter opposite Stanton Terrace



Flint Cottage



Church Hall



St Andrew's Church



St Andrew's Church

planting makes up for this loss. The Parish Church of St. Andrew has a thirteenth century chancel, which includes a splendid east window, a fourteenth century square tower and a fifteenth century nave. The north aisle was added in 1901, to accommodate the expanding population. Materials are flint, stone and lead. Railings at the front have survived.

(5) White Horse Lane

(a) East side

School Cottage (1895), though detached, is in the same style as, and visually forms part of, Chapel Place. This continuity gives added “strength” to this important corner. Its railings survive and are continued by the railings of the school playground on the corner of Dell Loke. Trees along the edge of the playground soften a space, which is really little more than a yard.

Russell Terrace is the glory of Trowse. It comprises four identical short blocks, each of eight houses; the northern two at a slight angle to the southern two. The relationship of the whole terrace to the open Common in front is in the tradition, albeit at a much humbler scale, of some of the grand crescents or parades of Bath or Brighton. The uniformity and simple elegance of the houses and railings allows the terrace to be seen as one, each individual house enhanced by being part of a grander whole. It is nothing less than a tragedy that, following the sale of the houses to individual owners, so many of them have been altered by the insertion of a multiplicity of different types of windows and doors.

Nos. 33 and 34 are a semi-detached pair of houses, dating from the early 1960's. No.35 is a large bungalow of similar date. They have little architectural merit and “blur” the otherwise clear distinction between Russell Terrace and the surrounding landscape. An old flint wall survives to “pull together” the frontages of the three new houses.

The rest of the Conservation area on this side of the road is still farmland. It is important that it should remain so, in order that the form of the “model village” is not further ‘blurred’.



Converted barns west side of White Horse Lane



Old Hall Farmhouse



Iron railings at Russel Terrace

(b) West side

The Common stretches southwards to the end of Russell Terrace. Trees have been planted at the southern end: two are now growing to the scale required for their site, but the third is of too small a species. The solidity of the posts and rails along the full length of the Common complement the delicacy of the cast iron railings, which run the full length of Russell Terrace. There is a fine open view from Russell Terrace over the Common towards the Street, the Church and the meadows of the Yare Valley beyond. In summer substantial trees mask views of County Hall and the wooded ridge beyond the river valley.

Two houses, built immediately south of the Common since 1967, like those opposite, ‘blur’ the setting of older buildings in the rural landscape and are architecturally of little merit. The use of a pink sand-lime brick is alien to the village, and changes in cladding “stone” facing and PVC ‘boarding’ respectively - mean that they no longer match even one-another. It is unfortunate that the flint wall, which previously fronted their site, was demolished.

Old Hall Farmhouse, listed and dating from around 1740, with later alterations, is of colour-washed flint with a steep slate hipped roof. The stack right of centre suggests an original ‘lobby entrance’ plan, old fashioned for this date. It has a good high flint wall in front, but the need to provide access to the converted barns next door has caused the front garden to be drastically reduced and the house now appears hemmed in.

The conversion of the barns and other farm buildings, once part of Old Hall Farm, has enabled them to survive with their external character largely intact, though inevitably the insertion of new windows, roof lights and flues has to an extent changed their appearance. They sit well in the landscape and are visible from many vantage points.



The Dell



School Cottage



School Terrace

(6) Dell Loke, The Dell and School Terrace

The School is built on a sloping site, so that the playground is on two levels and to the east the building is hemmed in by a high retaining wall. At the same time, the Chapel, until it was demolished, butted hard up against the north end of the School. Why did the Colmans choose such an awkward and cramped site? The school building resembles a Board school of its time: classrooms with large windows and high ceilings grouped round a large central hall. It is solidly built of red brick with a slate roof and with terra cotta to openings and eaves. Its style is loosely “Jacobean”. The old metal windows have been replaced in UPVC: this changes the appearance of the building, but is consistent throughout and not unpleasing. Outside are two open shelters, on cast iron columns.

East of the School there is a substantial building of brick and slate: it appears originally to have been a hall with tall side windows under wedge dormers, but a floor has later been inserted and the windows partly blocked. Its original use is not known. Further east are the back entrances to properties in the Street. High flint walls conceal gardens behind. There is a fine mature tree in the garden of Easter Cottage.

The Dell itself stands in a hollow - probably created as a result of mineral extraction. To east and south the enclosing banks are planted with trees. The pensioners' houses form three sides of a 'square', open at the corners. They are single storey of red brick and slate, with low eaves and simple and uniform door and window openings. The original wood sash windows have been replaced by mock sashes in PVC: this is regrettable, although the uniformity of the new windows reduces the impact of this change. Other alterations include flat felt-roofed rear extensions and porches: a better matching brick could have been used for the extensions and the porches could perhaps have been more attractively detailed. The fourth side of the 'square' is filled by a modern building comprising a central two storey warden's house with other single storey accommodation to each side: while not in the same style as the older buildings, it fits in well - though a matching brick could perhaps have been used. Further new residents' bungalows have been built on the north side of The Dell. The grounds, including the central 'square', are mostly grassed, with attractive trees and seats. Hard surfacing is all in tarmac or concrete.

School Terrace borders The Dell on its west side. It comprises two blocks, very similar to those of Russell Terrace. Again, it is unfortunate that changes have been made to a number of windows and doors. Chain link fences separate the back gardens of both terraces from Dell Loke.

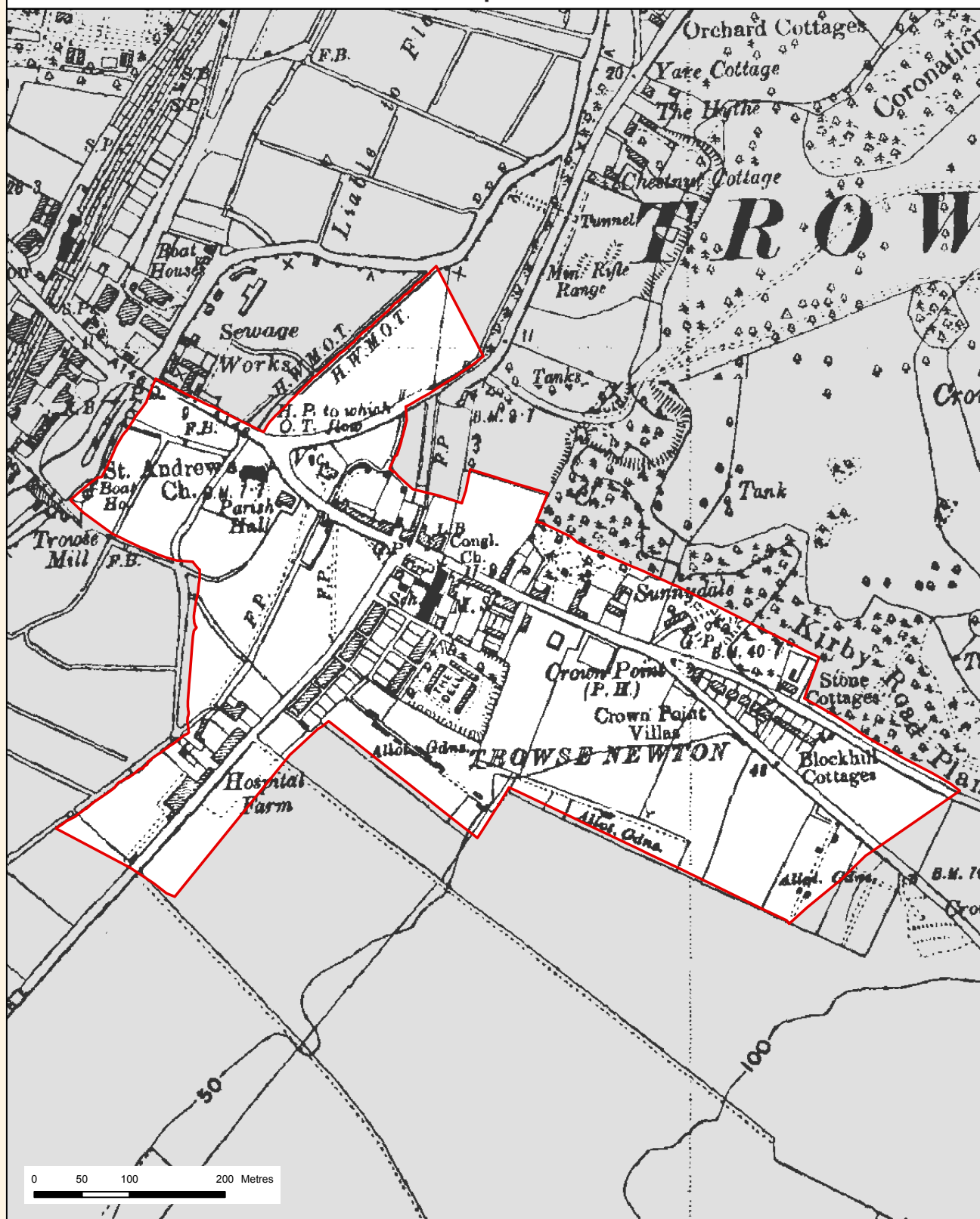
A substantial area of well used allotment gardens remains to the south of The Dell and School Terrace.

(7) Whitlingham Lane

Tall trees, hedges and undergrowth line both sides, establishing - only a few yards from the city boundary - its essentially rural character. On the west corner attractive shrub planting adjoins the village sign, which looks as though it has recently been restored, and a field gate leads into a meadow (within the Broads Authority, see appendix 4) with a view of industrial buildings across a stream. On the eastern side of the lane, the former Vicarage garden is screened by an unattractive timber boarded and concrete fence. Two modern houses beyond the former Vicarage sit comfortably behind mature trees and hedges.

APPENDIX 2

Trowse Conservation Area Historic Map 1891-1912



South Norfolk Council
Swan Lane
Long Stratton
Norwich
NR15 2XE

Tel: (01508) 533633
Fax: (01508) 533695

Key



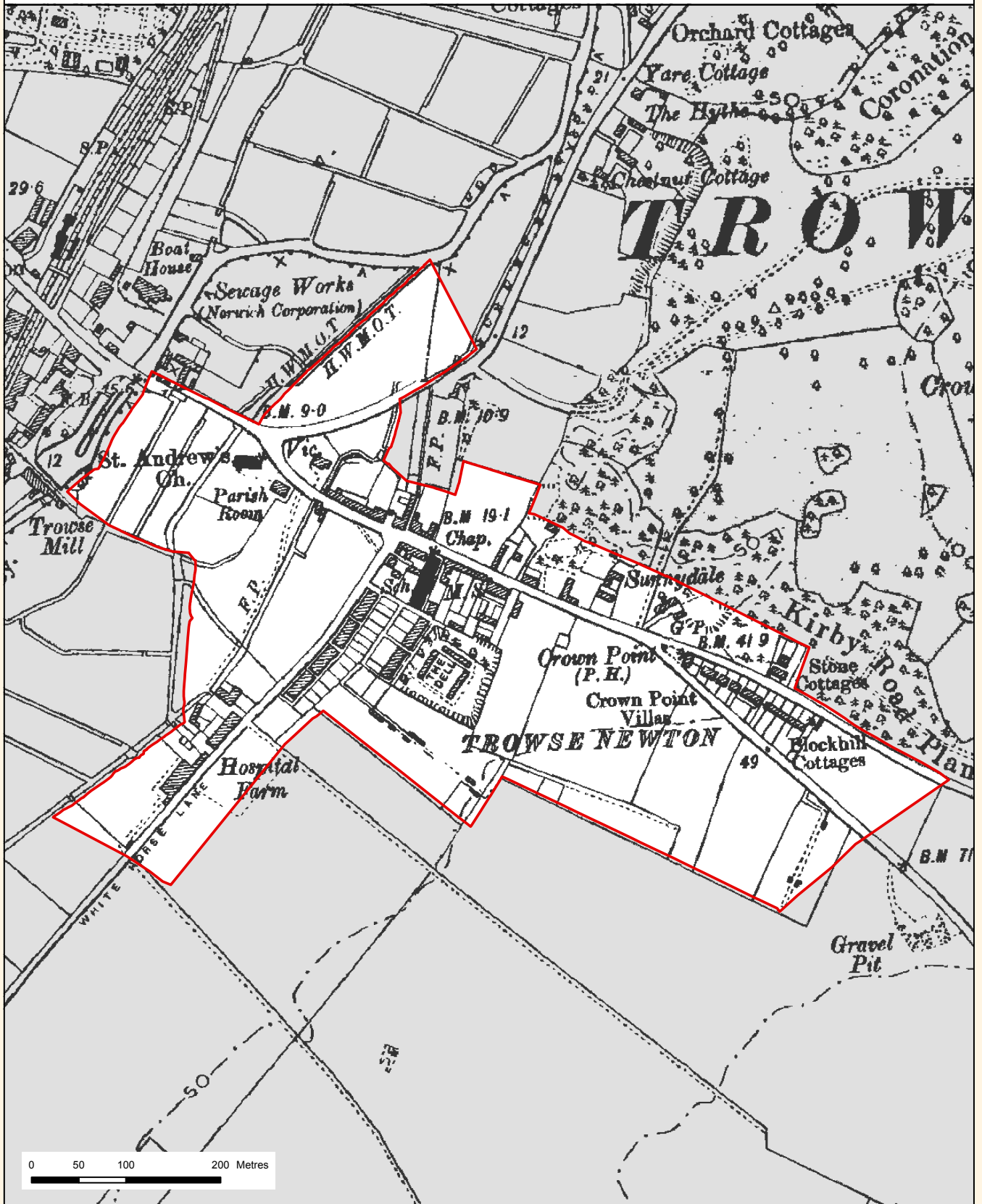
Existing Conservation Area

Scale at A3:
1:4,000

Date: June 2012



Trowse Conservation Area Historic Map 1919-1939



0 50 100 200 Metres



South Norfolk Council
Swan Lane
Long Stratton
Norwich
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Tel: (01508) 533633
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Key

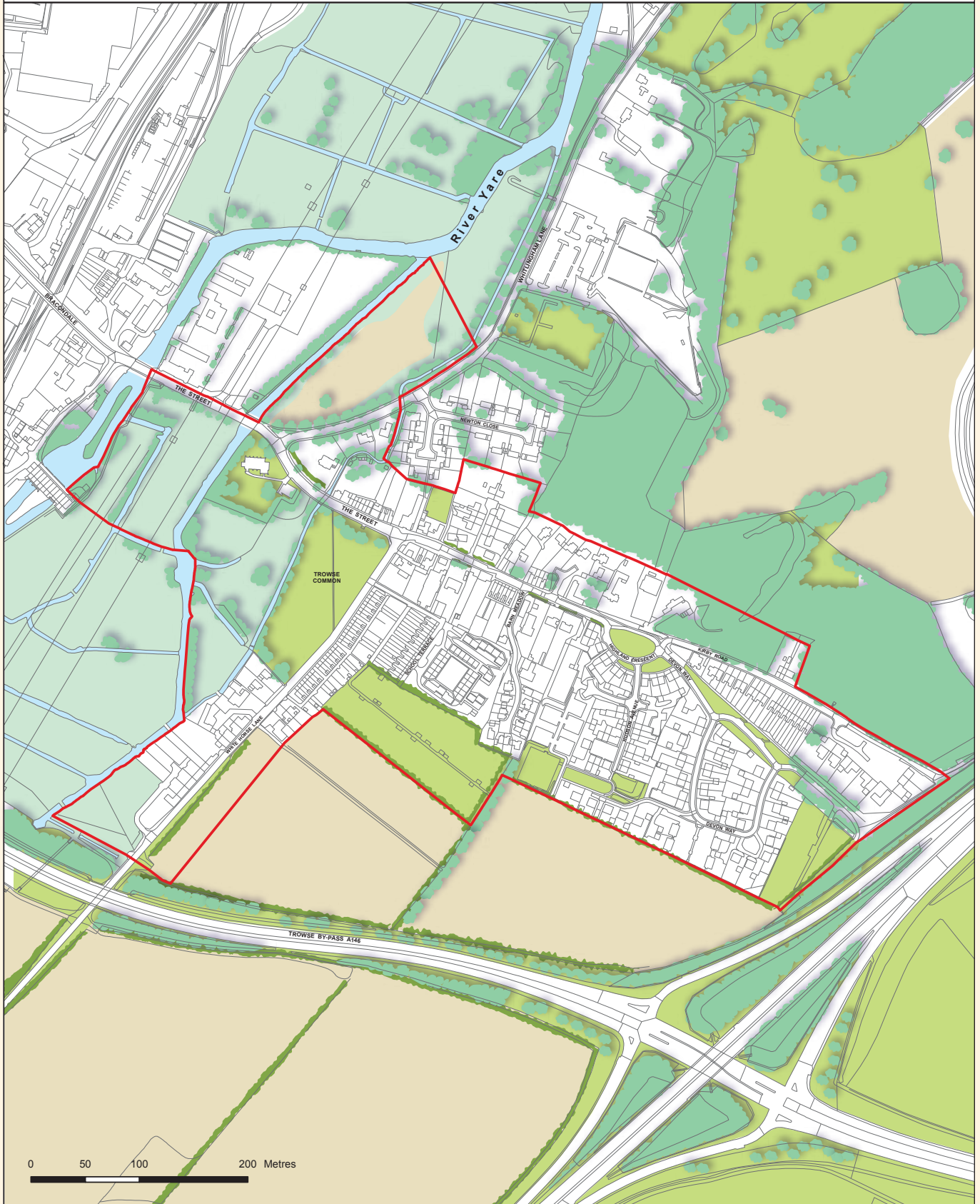
Existing Conservation Area

Scale at A3:
1:4,000

Date: June 2012



Trowse Conservation Area Natural Character Map



South Norfolk Council
Swan Lane
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Key

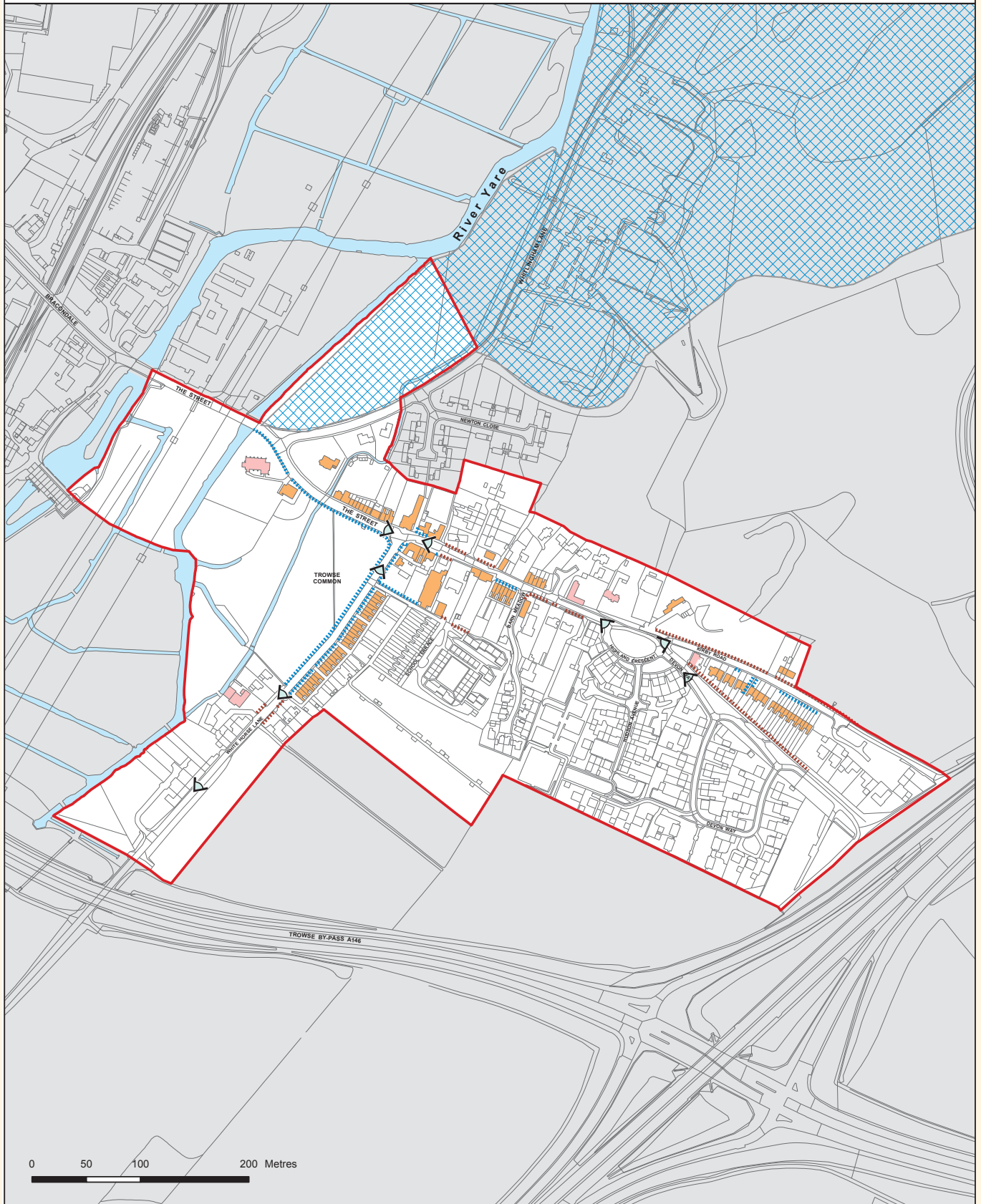
- Open space
- Water Meadow
- Agricultural

- Trees
- Hedges
- River

Scale at A3:
1:4000
Date: February 2012



Trowse Conservation Area Streetscape Map



South Norfolk Council
Swan Lane
Long Stratton
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Key

- Listed Buildings
- Buildings of townscape significance
- Historic boundary walls

- Historic railings
- Key Views
- Broads Authority

Scale at A3:
1:4000
Date: February 2012



Appendix 3

Conservation Areas

The majority of conservation areas are historic settlements and often include a number of buildings which are designated as 'Listed Buildings', in recognition of their individual architectural or historic value. However, the character of conservation areas depends on much more than the quality of individual buildings. They take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, use of materials and street furniture.

Within the conservation area;

- Buildings and other structures are protected from substantial demolition
- Works to trees are controlled by giving the local authority six weeks to consider whether a Tree Preservation Order (TPO) should be made
- Some minor developments (such as stone cladding, the positioning of satellite dishes and dormer windows), which do not require consent outside conservation areas may require consent within the designated area
- Special attention must be paid to the desirability of preserving or enhancing the special character of the conservation area throughout the planning process
- Enhancement schemes are the subject of public debate
- Reviews take place from time to time.

Appendix 4

Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, proposals for the preservation or enhancement and the 'management' of conservation areas can be best achieved when there is a sound understanding of the special interest of the conservation area.

1. Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

The new NPPF replaces all the previous Planning Policy Statements. Section 12, paragraphs 126 to 141 cover: "Conserving and enhancing the historic environment".

2. South Norfolk Local Plan

South Norfolk Council is currently reviewing and revising local policies, which will be published in a new Local Plan (LP). In the meantime the more specific local policies included in the South Norfolk Local Plan (1998) are still relevant and include;

IMP1 is replaced by Policy 2 of the Joint Core Strategy for Broadland, Norwich & South Norfolk: Promoting Good Design

IMP2	Landscaping
IMP3	Protection of Important Spaces
IMP4	Important frontages
IMP5	Streetscape
IMP6	Visual impact of parked cars
IMP11	Demolition of Listed Buildings
IMP12	Redevelopment following demolition of Listed Buildings
IMP13	Alteration of Listed Buildings
IMP14	Buildings at Risk
IMP15	Setting of Listed Buildings
IMP16	Demolition in Conservation areas
IMP17	Alterations and extensions in Conservation areas
IMP18	Development in Conservation areas
IMP19	Advertisements
IMP20	Shopfronts
IMP21	Illuminated advertisements
IMP22	Corporate signs
IMP 23	Control of advertisements in the open countryside
IMP 24	Illuminated advertisements in the open countryside
IMP 25	Outdoor lighting

Parts of the Conservation area that fall within the Broads Authority will be subject to their policies as a separate planning authority and not those of South Norfolk Council. The Broads Authority are a special statutory authority that is part of the National Park family but not a National park. They were set up by their own Act of Parliament and have an additional statutory purpose to other parks. The Broads are Article 1(5) land and therefore many of the restrictions with regard to permitted development that apply in conservation areas already apply in the Broads.

Appendix 5

Archaeology

The Norfolk Museums and Archaeology Service compile records of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER). The NHER contains 82 entries for the parish of Trowse representing almost every period from prehistoric times to the 20th century, reflecting the development of the settlement on the outskirts of Norwich. The majority of the entries within the conservation area are buildings, including those that are listed and all the 'Colman' properties.

Appendix 6(i)

Listed Buildings in the Trowse Conservation area

(All Grade II, except as noted)

The Street (north side)	Trowse Old Hall Sunnydale
The Street (south side)	Church of St. Andrew (Grade I)
Kirby Road (south side)	Crown Point Tavern
White Horse Lane (west side)	Old Hall Farmhouse

Appendix 6 (ii)

Unlisted Buildings, Walls and Railings of Townscape Significance

The Street (north side)	Limekiln Cottage Alburgh Cottages Gothic Cottage Reading Room Cottages Manor House (Reading Room) House attached west of Manor House Railings to ditto White Horse Public House Stanton Terrace Flint Cottages The Shop and No.1B The Street No.1 The Street The former Vicarage
The Street (south side)	Barn at entrance to Barn Meadow Vulcan Cottages, incl. railings Easter Cottage Newton Cottage Railings east of Chapel Place Chapel Place and Baker's Shop Parish Hall Railings to Common and to meadow Railings to Church of St. Andrew
Kirby Road (north side)	Stone Cottages
Kirby Road (south side)	Blockhill Cottages, incl. railings Crown Point Villas Railings to No.4 Crown Point Villas
White Horse Lane (east side)	School House, incl. railings Railings to School Russell Terrace, incl railings Front walls to Nos. 33, 34 and 35

White Horse Lane (west side)	Railings to Common Front wall to Old Hall Farmhouse Former farm buildings of Old Hall Farm
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Dell Loke and The Dell	School, incl. railings Building next east of school Flint Walls to gardens north of The Dell The Dell Pensioners' Cottages School Terrace
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Appendix 6 (iii)

Tree Preservation Orders

Works to trees within the conservation area are controlled by giving the local authority six weeks to consider whether a Tree Preservation Order (TPO) should be made.

Appendix 7

Sources and references (for this review)

The Buildings of England, Norfolk 2: North West and South, Nicholas Pevsner and Bill Wilson
GENUKI website

White's Gazetteer and Directory of Norfolk 1845

Norwich and its Region, British Association for the Advancement of Science, 1961

English Heritage: Guidance on conservation area appraisals, 2006

English Heritage: Guidance on the management of conservation areas, 2006

English Heritage and CABE: Building in Context: New development in historic areas

Appendix 8

Contacts:

SNDC Conservation Team – 01508 533812/533948
www.south-norfolk.gov.uk

Norfolk County Council - 0344 800 8020
www.norfolk.gov.uk

Historic Environment Service – 01362 869276
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Broads Authority - 01603 610734
www.broads-authority.gov.uk