



Geldeston Conservation Area

Appraisal

Adopted March 2013

Geldeston conservation area

1. Introduction

Why have Conservation Areas?

A review of policies relating to the historic environment carried out by English heritage on behalf of the Secretary of States for Culture Media and Sport and the Environment Transport and the Regions was published in December 2000 under the heading 'Power of Place'.

The Report which reflected views now held generally by the population at large, confirmed 5 main messages

- i Most people place a high value on the historic environment and think it right there should be public funding to preserve it.
- ii Because people care about their environment they want to be involved in decisions affecting it.
- iii The historic environment is seen by most people as a totality. They care about the whole of their environment.
- iv Everyone has a part to play caring for the historic environment. More will be achieved if we work together.
- v Everything rests in sound knowledge and understanding and takes account of the values people place on their surroundings.

In summary we must balance the need to care for the historic environment with the need for change. We need to understand the character of places and the significance people ascribe to them.

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance".

The importance of the 1967 Act was for the first time recognition was given to the architectural or historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate conservation areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen and protect these areas by reinforcing already established measures of planning control which is now consolidated in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Unlike listed buildings, which are selected on national standards, the designation of Conservation Areas in the main is carried out at District level based upon criteria of local distinctiveness and the historic interest of an area as a whole. However, in the past, the criteria adopted by different local authorities in determining what constitutes a special area have tended to vary widely. For example, although public opinion seems to be overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, what is familiar to many, may only be cherished by some.

Over the last 30 years this approach has changed significantly. Much greater emphasis is now placed on involving the local community in evaluating 'what makes an area special', whether it should be designated and where boundaries should be drawn.

It is now recognised that the historical combination of local architectural style and the use of indigenous materials within the wider local landscape creates what has been termed 'local

distinctiveness'. Distinctiveness varies within the relatively restricted confines of individual counties, which in turn are distinct in terms of the country as a whole.

Conservation Area designation for settlements and wider areas which embody this local distinctiveness may afford them protection against development which bears no relation to the locality either in terms of the buildings within it or landscape surrounding it.

The historical development of such settlements and their surrounding landscape are the 'journals' through which the social and economic development of the locality can be traced. The pattern of agricultural and industrial progress of settlements (their social history) is by definition expressed in the architecture and landscape of any area.

It is not intended (nor would it be desirable) to use Conservation Area designation as a way of preventing or restricting development, the expansion of a settlement or preventing contemporary innovative design. Logically in the future new development should add to, rather than detract from the character of an area and will in turn help to chart historical development. However, all development should seek to preserve and enhance the character and appearance of the area.

2. Aims and objectives

Geldeston conservation area was originally designated in 1986. This re-appraisal examines the historic settlement and special character of Geldeston, reviews the boundaries of the conservation area and suggests areas for change.

The appraisal will provide a sound basis for development management and encourage development initiatives which endeavour to improve and protect the conservation area as well as stimulating local interest and awareness of both problems and opportunities.

3. Planning Policy Context

Responsibility for Planning matters at Geldeston is shared between the Broads Authority and South Norfolk Council, as the proposed conservation area boundaries include land and properties in both planning authority areas, as defined on the map in this appraisal.

There are a range of policies which affect Conservation Areas within the Broads Authority and South Norfolk Council areas, originating from both national and local sources. The latest national documents in respect of historic buildings and conservation areas are The Government's Statement on the Historic Environment for England 2010. The National Planning Policy Framework published March 2012 Planning for the Historic Environment: Historic Environment Planning Practice Guide March 2010. The Broads Authority endorses the contents of these documents and decisions made will reflect the various provisions contained in them.

In line with government policy, the Broads Authority and South Norfolk Council are currently reviewing and revising local policies which will be published in a new Local Development Framework (LDF). The Authority has recently adopted its Local Development Plan Document (DPD). In the meantime the more specific local policies included in the Broads Local Plan (1997) are still relevant.

To support these policies, the Broads Authority and South Norfolk Council provide further advice and details in a series of leaflets, which are currently being reviewed and expanded as part of the LDF process. A list of those currently available is attached in Appendix 2.

4. Summary of special interest

Geldeston is a medium sized village in a rural setting, which derives much of its character from the river valley landscape and its industrial, agricultural and residential history. The current form of the village has two distinct character areas, one eighteenth century in origin, the other twentieth century. There is a mixture of cottages and larger houses in generous grounds along the principal roads of the historic village, and where the land slopes gently down to the river valley, the more densely populated area of Big Row gives way to marshland around Geldeston Dyke. Remnants of historic waterside activities are evident throughout the conservation area. In contrast on higher ground to the west of Geldeston Hill, there is a more suburban planned character with mid 20th century public housing by the award winning architects Tayler and Green. Open water meadows to the south of the village are complemented by the wooded areas to north and the east and specimen trees in the older part of the village contribute to its special character.

5. Location and context

The parish of Geldeston is on the Norfolk and Suffolk border, about ten miles (16 kilometres) south west of Great Yarmouth and 2.5 miles (4 kilometres) north west of Beccles. It is situated on an acclivity on the River Waveney which defines its southern boundary.

The village is within South Norfolk District Council area, but the south of the conservation area is also within the Broads Authority area, as indicated on the map. The Broads Authority is responsible for all Planning related matters in this southern area, South Norfolk Council for the remainder.

General character and plan form

Although in the medieval period, Geldeston was, with Dunburgh and West End, one of three distinct hamlets the current form of Geldeston is that of a compact eighteenth century maltings village at the edge of the Waveney valley. However, the character of village is unusual as it does not conform to a familiar village type or pattern. In part, the absence of the huge maltings buildings which generated so much of its present form and appearance explains this. Another factor is the riverside location which is at and partly upon the bank of the Waveney River valley but set back from the river itself.

The earlier mediaeval village was on higher ground (and outside the conservation area), and appears to have been passed by in the economic development of the present one so the current village centre is notable for its lack of a parish church, which is now some way out of the village centre. Several unobtrusive twentieth century suburban developments have been added to the historic core of the later settlement and, a large area of award winning low density public housing has been constructed on higher ground above the flood plain. As a result, the village form can be described as nucleated and having two elements, one eighteenth century in origin, the other twentieth century, although the shape of the village has not been spoiled by these additions which are well integrated with the older fabric.

The character of the village and the conservation area is one of a very high quality of environment. In the older part of the village the buildings are dominated by the trees, which are of large size and dwarf the buildings in scale. The newer part of the village is far more open in character but shares with the old a high quality of design and detail. Both parts of the settlement have small areas within them of unexpected special character which invite exploration and make the conservation area special. At the Kells estate, these take the form of the greens and footpaths, in the older village the staithe and Big Row. Both parts of the settlement also enjoy the presence of significant mature trees which inform and enclose its spaces.

Geological background

The geological formation of the Waveney river valley has given it a very distinctive form within the wider landscape. The cretaceous chalk deposits below the whole of East Anglia were subject to a smoothing glacial action resulting in a more subdued topography than in other parts of Britain, and these were subsequently overlain with a series of sands, muds and gravels known as 'Crags'. These processes have created valleys with a distinctive u-shaped profile; in the Waveney valley,

large scale open valley landscapes with broad flat flood plains north and south of the river, beyond which rise the tree covered escarpments of the Norfolk and Suffolk boulder clay plateaus.

Landscape Setting

The landscape setting of the conservation area is that of a settlement placed at the edge of a river floodplain.

South of the village the views are of open water meadows, crossed by drainage ditches and with vestiges of the railway still visible; the site containing the former railway station buildings now stands isolated in the water meadows and is currently outside the conservation area. The western side of Station Road is wooded with houses concealed beneath the trees, while on the eastern side the gardens behind the hedges soon give way to open water meadow and open landscape edged to the east by the mature poplars and willows of the Old House garden. This is a delightful landscape, the openness of the meadows contrasting with the close enclosure of the woodland.

To the north the village is partly hidden from view by its tree screen and the contours of the slope at the edge of the valley.

The trees, which form such an important part of the landscape setting of the village, are of species appropriate to these two types of topography. Around the southern edge of the village are black poplar, alder, willow and carr species. Some of the individual trees are very large and this gives a sense of antiquity to the setting.

The northern edge of the village conserves some of the features and flora of its previous heathland status. This is still visible in Heath Lane where thorn hedges and sweet chestnut grow and where, at the northern end, large pines form a copse with broom and heather undercover.

Between these two habitat types the eighteenth and early nineteenth century landowners planted specimen trees around their new dwellings and gardens, many of which survive to contribute to the character of the area.

6. Historical development

Archaeology

The Norfolk Historic Environment Service compiles records 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 58 records for the parish of Geldeston, although only 4 are within the conservation area boundary.

Evidence of human activity in the parish in prehistoric times is the form of various flint tools, including a Palaeolithic flint axe discovered on land opposite the Wherry public house. However the NHER records that generally there is little concentrated evidence from these very early periods for any sustained activity. Part of a copper alloy spearhead and two decorative gold strips, discovered in 1777 during the construction of Geldeston Hall have been dated to the Bronze Age. The Iron Age is represented by a harness fitting and part of a possible Iron Age walkway structure in marshes to the south of the village, exposed during flood defence works in 2010. This is still being assessed by the Norfolk Historic Environment Service, and although not evidence of a settlement, could indicate that the area was on a trade route.

The period of the Roman occupation following on from the Iron Age has left the parish with its first, if very tentative, evidence of structures. A cremation burial was discovered in 1849, consisting of a green glass vase containing the remains of an infant together with a coin and a casket mount. A supposed Roman military camp was noted on old Ordnance Survey maps, but there is no further evidence of its existence. Lastly, an earthwork running through Geldeston Hall Park has been interpreted as part of a Roman road, though it could be a medieval boundary bank, or even the

former reused as the latter. However, Roman coins have been found, as has a copper alloy strap end.

The Paston Letters (a collection of personal letters from a medieval gentry family) contain two references to Geldeston in connection with the birth of John Paston III in 1444. It is thought that his mother, Margaret Paston was living in the village at the time of the birth.

Various medieval artefacts have been found in the parish, including pottery fragments, a pilgrim bottle, coins and a lead weight. The early settlement appears to have been on the high ground near the medieval parish church of St Michael and All Angels, which is the earliest surviving building in the parish. The round tower dates from the 12th century, the rest of the building being 14th and 15th century, and it was much remodelled in the 19th century. Other medieval buildings have disappeared, although there is evidence of a moat and some traces remain as fragments of later rebuilds, for example Chilverton Cottage (17th century) and Rush Fen Cottage which is probably the remains of a medieval aisled hall, later encased in brick with a 20th century exterior. These are all outside the conservation area.

Also outside the conservation area, buildings of note are Green Farm Barn (17th century) probably the oldest building to survive from the early post medieval period, Manor Farm House (17th century with later additions) and Geldeston Hall a large 18th century house which was home to the Kerrich family until 1930, and Jock's Lodge (18th century with later additions). Within the conservation area, The Old House is also 18th century (parts are possibly earlier) with a long serpentine wall along its roadside boundary.

Other structures noted on the NHER are a post medieval saw pit on the green at the rear of the Wherry Pub and Geldeston Dyke, an artificial waterway made to connect the village with the River Waveney, probably in the 18th century,

There are no scheduled monuments within the parish.

Early development in the conservation area.

The name Geldeston appears in a document of 1242 as "Geldestun", the name deriving from an Old English personal name, "Gyldi" and the work "tun". The meaning was a single and enclosed agricultural settlement, farmstead or village belonging to Gyldi. The village appears at first to have been secondary to the manor of Stockton as the primary settlement. Geldeston was, with Dunburgh and West End, one of three distinct hamlets, the pattern of development medieval in origin.

It is notable that the site of the present village is well away from the mediaeval church which stands to the north of it upon the plateau.

The River Waveney was improved for navigation under an Act of Parliament obtained in 1670, and included the construction of three locks, at Geldeston, Ellingham and Wainford, to extend navigation as far as Bungay Staithe. A special version of the traditional Wherry was in use on the Waveney, with boats measuring no more than 70 by 16 feet. Thus it was only in the late seventeenth century that the construction of the navigable cut from the River Waveney (Geldeston Dyke) and Geldeston locks, allowed the commercial development of the village and its local importance to grow.

From the early eighteenth century river traffic could reach the centre of the village using the new cut and this new accessibility led to the construction of two great maltings. One of these stood at the staithe, the other, including a brewery, behind the Wherry Inn. For one hundred years the village as a result enjoyed considerable commercial prosperity, as the surviving Georgian houses testify. In 1788 the Dowson family, on acquiring a malting business in Geldeston, moved to the

Old House in the village. Subsequently they moved to Greenbank, now Geldeston House, which had been built by their business partner, N U Rathbone of Liverpool. In 1824, they were the benefactors of the village school.

White's Directory, published in its second edition in 1845, recorded "... 386 souls and 819 acres of land, mostly the property of John Kerrich Esq, the Lord of the Manor who resides at the Hall, a modern white brick mansion, in a pleasant and well wooded park". Many of the cottages in the conservation area date from this period and the sites of the two great maltings and the brewery are still prominent.

The advent of the railway and the building of the station in 1864 did not bring further prosperity. Instead the new means of transport led to a decline of the waterborne maltings traffic in favour of newer buildings elsewhere with their own rail sidings. Coal wherries were undercut by the railway and by 1914 the staithe maltings were closed and subsequently demolished in 1922. The brewery had closed in 1858 but the remaining maltings carried on business until the 1930's, when the economic depression finally killed them off.

With the decline in the use of wherries for commercial trade on the rivers prior to the Second World War, navigation ceased on several stretches of the Broads, including the 4.2 mile section of the river from Geldeston to Bungay, where navigation rights were removed in 1934. The current limit of navigation is at Geldeston, although Wainford and Ellingham locks have since been converted into sluices to allow canoes and unpowered craft to use this section of the waterway.

The population declined with the fortunes of the maltings and by the year 1921 was 305. Little new building was undertaken during this period. However the village hall was built by benefaction in 1923. This is one of a number of such buildings to be found throughout Norfolk reflecting a deliberate movement to revive rural communities after the First World War had decimated their male populations.

After the Second World War, the process of obsolescence took the Waveney valley railway in its turn and Geldeston became once more a quiet backwater, free of industry and trains. Since the 1950's it has been essentially a dormitory village of very high quality environment with most notably a fine local authority scheme dating from the 1950's designed by Tayler and Green, the celebrated architectural partnership. The population of the village was recorded as 398 in the 2001 census.

Today the cut provides access for leisure craft to the river; there is a quiet caravan park and the pub is unspoiled and consequently sought out. Leisure has replaced malting as the basis for the economy of the village.

Later developments in the conservation area

Built in what was once the lower garden of Hill House (formerly The Knowle) is a mid to late twentieth century house screened and dwarfed by the spectacular group of conifers to its south west. The house is unobtrusive, if not of traditional design and layout. Across the Street from this is a modern bungalow.

The Kells estate is a major element in the conservation area. Built in phases between 1947 and 1971, the estate was designed by the celebrated local architectural practice of Tayler and Green. Although the layout of this public housing in the modest terraces and groups of houses is familiar, their innovative approach to their design, detailing and use of materials has resulted in a quality environment. The four elements which make it up relate closely to the topography and the landscape of the site to form a clear sense of place. The estate is built close to the edge of Geldeston Hill, which leads down to the crossroads at the corner of the old village, and in this way compliments the existing village without compromising it.

In Big Row, a number of the cottages have been sensitively extended in the late twentieth century.

7. Spatial analysis

The position of Geldeston conservation area on a slope beside the Waveney and the extensive tree cover around and within it means that it is all but hidden from both the river and the surrounding landscape. Views of the village from the higher ground on the north and from the open marshland to the south are restrained by this tree cover, although the Kells estate can be seen over the farmland from the west.

The conservation area contains two distinct areas of development. The earlier eighteenth and nineteenth century grouped around The Street, running east to west, and the twentieth century Kells estate to the west of the earlier development adjacent to Geldeston Hill.

Gently curving from Geldeston Hill, The Street runs along the higher level of the conservation area and it is here that the large houses eighteenth century houses are found, set in generous grounds which are significant features. The grassed areas behind and around the Wherry public house are also important elements in the streetscape. Views from The Street are restricted by buildings and mature trees, until after The Old School, when a view south over Big Lane opens up. Dropping down to the water meadows, the smaller buildings in Big Lane date mainly from the eighteenth and nineteenth century and although they roughly follow the line of the street, there is informality in their layout. At the lowest level, the water meadows in front of the former Garden House public house provide a contrast to the arrangement of buildings in Big Lane and, the Staithe and then the river are hidden from view by the topography and plentiful tree cover. Once at the water's edge of the cut the scene opens out once more in front of the former maltings buildings.

In contrast the Kells estate is more open, terraces of single storey and two storey houses, following the topography of the site and grouped around a series of open spaces and footpaths making good use of mature trees.

8. Character analysis

Use and activity

The construction of the new cut providing a link to the Waveney and the staithe in the eighteenth century, promoted the majority of the development in the conservation area. Two large maltings and a brewery were constructed and the consequent commercial prosperity enabled the construction of the Georgian mansions of Greenbanks (Geldeston House) and the Old House. Many of the smaller cottages also date from this period. Following the decline of the waterborne maltings and coal traffic in favour of the railway, the maltings and the brewery were demolished, although their sites are still prominent. The cut and waterside are now utilised for waterborne leisure uses and the current buildings reflect this. The addition of the Village Hall and a few mid twentieth century houses interspersed among the older properties have not changed the shape of the heart of the village, which now essentially provides housing for families mainly working away from the village. Overall the village has a calm, quiet air.

Overview of streets, buildings and architecture

This overview starts at the cross-roads at the foot of Geldeston Hill.

The Street.

The Knowle a mid twentieth century house, is built in what was once the lower garden of a house of the same name (now Hill House) and is screened by the spectacular group of conifers to its south west. Part of this tree group is the remains, grown to maturity and beyond, of a pine tree belt perhaps belonging to a nineteenth century planting scheme. Although not of traditional design and layout, its setting means that the house does not intrude into the streetscene.

Across the street is a modern bungalow which is largely screened from view behind mature hedges and stands beneath young trees, oaks included.

Next door to this dwelling is one much older, Old House Cottage. This is a late eighteenth century estate cottage and has retained its low roof line and single central stack. Glimpsed through the gate opening in its protecting boundary hedge it reveals a true cottage garden foreground with ancient buttressed wall, box path edging and rose arch on either side of the gravel path to the dark painted front door. The roofslope, of shallow pitch, is broken by only one broad dormer with triple casement, repeating the form of the window below. The walls are built of traditional red brick with white lime mortar pointing. This building is unlisted and contributes greatly to the character of the conservation area.

Between this cottage and Old House is a listed crinkle crankle wall which follows the curve of The Street. This is a delightful element in the streetscape and particularly unusual since such walls are usually set within garden grounds and seldom form their boundaries. A simple spike topped iron railing encloses the remainder of the mature grounds.

The Old House stands to the south of The Street and is screened from it by mature trees. Its western garden is similarly protected from the public gaze by the crinkle crankle wall described above. The house dates from the eighteenth century with possibly an earlier core. It is of red brick with pantiled roofs which are hipped at the north end. It has two storeys at its north end, and two and a half storeys at its southern end. The house is an excellent example of the so-called double pile plan in which a central division, usually surmounted by a valley gutter, separates two ranks of rooms. The Old House's east façade is in two sections which probably represent two phases of building. The left of the façade is two and a half storeys high and is two windows wide. These have sashes with glazing bars and rubbed brick arches over the window openings. The ground floor has a canted bay window with a large cross-casement with glazing bars and has a lead flat roof behind its parapet.

There is a half-glazed panelled entrance door with semi-circular fanlight with decorative glazing bar; this has a square-headed door surround with panelled pilaster-strips and console brackets. A later elliptical roofed trellis porch has polygonal columns. The house has a wooden modillion eaves, an early eighteenth century feature. There are two attic dormers with sashes and cambered roofs. There is an off-centre chimney stack astride the ridge.

There is an external stack on the north wall. The north elevation is the only one readily visible from The Street and has three first floor sashes with glazing bars; one blind opening and one lunette at ground level. There is a small hipped slated single storey projection here. The whole composition is pleasantly presented to the passer by. The rear elevation has two flat roofed attic dormers, with two and three light casements with glazing bars. These are visible from The Street.

Not so visible but dating the house is a water pump with the inscription 1784.

The gardens of the Old House are fine, mature examples of the kind of tree planting favoured for the surroundings of a house of quality at the end of the eighteenth century. Most notable among them are a cedar and two large London planes, all of which are the subject of Tree Preservation Orders. The house is largely screened for the north and east by these trees and their companions.

North of the Old House the village sign sits on a small triangular green. The sign, depicting in bas relief a malting wherry approaching the eighteenth century village and its cut, is finely executed and well preserved. Near the road a large stone incised with 'Geldeston 2000' commemorates the Millenium. The trees of this green are notable for their unusual combination of species; a single mature Scots Pine reminds the viewer that the village stands on the edge of former sandy heathland. Its companions are a Turkey Oak and an evergreen prunus species of considerable size. Formerly used as a wood yard, but now public open space, this area is known locally as The Saw Pit, as it contains, on the west side, a preserved post medieval saw pit. The hedge enclosed green is a worthy element in the townscape of the village and an unusual and enjoyable space at its centre.

Next on the north side of The Street is the Wherry public house, the sole surviving part of one of the two great maltings complexes built in the eighteenth century in the village. The building is unlisted but of considerable charm, it stands gable end to the street and is of diminutive scale. There is a single gable stack below which a good painted hanging sign swings above a little lean to roof over a single storey outshut. To the north, a single storey wing with broad low-pitched roof stretches out towards the garden. The materials of the pub are as in the majority of the older village buildings, red Norfolk brick with red clay pantiles. The beauty of the building lies largely in the weathered patina which these traditional materials have received and its relationship to the green at the rear. The pub car park is not as obtrusive as many such since it broadens from a relatively narrow opening to the Street and thus does not break the enclosure of it. A small and attractive lawn surrounds the pub front. The rear of the building is open to the Street as a small courtyard like triangle of roadway giving onto the original back door entrance. Weathered picnic tables on a small lawn do not intrude into the character of the area.

The only impact on this scene is the obtrusive telephone pole which is planted on the street next to the gable of the building, a poorly positioned glass recycling container, refuse paladin, Calor Gas tank and cooler/air-conditioning units at the rear of the pub, and a very tall metal flue on the north wing.

Opposite the pub is the lane leading to the staithe. Next on the Street adjacent to the pub is a group of buildings and dwellings including the former village shop. These are of varying dates with a modern house addition to an older white rendered building, a domestic garage and the Victorian shop included. The arrangement of the buildings is irregular and enclosed in an informal courtyard like way, by the pub to the west and the monopitch of the two storey former shop building to the east. The frontage is walled by a red brick wall with modest gate piers with finials. This group would appear incoherent were it not clear that it has taken the place of the former buildings, parts of which have survived within it. Most notable of these is the massive buttressed wall of the former maltings fronting the street.

The former shop (now a house) with its monopitched roof has been mentioned above. It has been altered in the recent past with flat roofed extension and 1970's style square windows on the ground floor. At the time of the last review the Victorian sash windows were retained at the first floor. However these have now been replaced with mock sash windows in upvc.

Across The Street from this is the fine Village hall mentioned above. This, if not a part remodelling of older buildings is a finely attuned addition to the eighteenth century fabric of the village. It is built with its length running along The Street and takes advantage of the fall in ground level at its western end to include a set of steps up to a broad front door and porch. This is single storey with canted walls and a shaped gable carrying a plaque with inscription. Above this the west gable proper rises with superimposed concave and convex parapets forming its profile. Two more, albeit simpler shaped gables grace the street frontage which has a single storey with broad domestic type sash windows in arched openings below dormers. The roof is of red pantiles and the brick is identical with that of the older buildings nearby. The joinery is painted black with white windows. The hall is a handsome early twentieth century addition to the streetscape of the village.

Tucked in the angle of the porch and west gable wall of the hall is a red K6 telephone kiosk. Although many K6 boxes across the country are listed, this one is not and would be worthy for consideration.

East of the village hall, the Street is fronted by a low brick wall beyond which is a white rendered two storey house with a large red brick gable stack (the Old School House). This has a low pitched roof of pantiles and small first floor lanced framed cast iron casements, one two light and one three light. A single casement of two lights is set next to a panelled, black painted door. An adjacent doorway to the previous half of the cottage has been blocked and the matching ground floor casement suppressed.

East of this, the row of buildings continues with the Old School. This is the Dowson family's village school, built at their expense in 1824 by remodelling what had been former stables to Geldeston Brewery on the Street. The Old School is a single storey mansard roofed building with pronounced shaped gables to east and west. It is built of soft red Norfolk brick and is covered with red pantiles. To the Street, the building displays a face with two domestic doors at either end and only one window with a half dormer set just within the western gable. The building is joined to its rendered neighbour to the west by a small low pitched roofed annexe into which the right hand door opens. The east facing gable of the building is open to view and displays its first concave and then convex profile well. It is broad in proportion and has a wide four light window with a segmental headed central pair of lights below a segmental brick arch. A pantiled lean-to is set below the cill of the window and lies below street level. At the time of this survey, works were being carried out to the Old School and the windows renewed

Beyond the Old School the wall to the street edge is missing and leaves an unsightly gap. It is not clear from the work being carried out whether a wall is to be built in this area.

From the point in the Street east of the Old School, a panoramic view of the cottages of Big Row, lying below at the edge of the river valley escarpment is visible. This is attractive, since they are irregularly arranged in a picturesque fashion among their eighteenth century garden plots, with a backdrop of magnificent mature trees edging the Staithe.

Opposite this to the north of the road is the almost concealed curved brick splay of the entrance to Geldeston House. The house itself is largely screened from the road and its contribution to the conservation area scene is through its fine tree planting and modest early nineteenth century splayed entrance. This is constructed in white gault brick with knapped flint panels and has a rounded section white brick coping. York stone capped white brick piers complete the design with attractive wrought iron gates. Mature yews flank the entrance.

The house, partly visible from the road, dates from the late eighteenth century or early nineteenth century. It is built of gault brick and red brick, partly colourwashed with hipped roofs of black-glazed pantiles and slate. The house has two storeys and attics.

Geldeston House has a fine sloping frontispiece flanked by mature trees. Notable among these and set to either side of the grassed slope in front of the house are a large sweet chestnut and a large oak. The road is edged here by a low rounded hedge with a grass verge at its base.

Further east the conservation area boundary narrows to exclude a row of late nineteenth and early twentieth century houses and bungalows to the south of the Street.

At Heath Road at the extreme eastern end of the conservation area, the boundary includes a hedgerow and enclosed field adjacent to the Geldeston House woodland. This gives a pleasant rural edge to the area.

Big Row

Big Row is a lane of cottages running downhill from the Street opposite the frontage of Geldeston House. At the junction with the Street on the right is a red brick cottage with a low pitched pantiled roof. This is attractively set with its gable and chimney built into the slope of the ground and ancient rounded hedges encircling it. Painted traditional paling gates are set within these. Next to Big Row, a single storey outshut with low pitched roof sits below two small white painted casements to complete a picturesque cottage scene.

Below this, also set among old hedges and above the lane bank are a pair of nineteenth century semi detached villas, Home Port and Lantern Cottage, and spaced at a broad interval along the lane, an older detached cottage, River View. The line of the lane has been disturbed to accommodate car parking for Home Port and River view, but otherwise all three have been sympathetically added to recently and contribute greatly to the character of the conservation area.

Between these two, on the other side of the lane is a cottage recently extended with a long catslide roof with no windows or openings facing the lane, and a two level ridge where a later outshut adjoins the main cottage. This is seen from slightly above eaves level as the observer approaches in the lane. The cottage has also been sympathetically added to on the southern side and makes a good contribution to the character of this special part of the conservation area.

At the turning of the lane is another cottage, once the Old Garden public house, with a good small 20th century detached garage of black stained weatherboarding. The building retains its original windows, the pub name in incised letters in the render on the house wall, as well as a good traditional wrought iron bracket for the former pub sign. The lane at this point is lined on its southern side with fine ancient trees among which are a Turkey oak and a huge black poplar, both standing within the water meadow.

The Big Row lane winds round to the north once more, enclosing Little Row, a further pair of traditional cottages and their gardens within traditional hedging and pale fencing. One cottage retains its small paned casement windows and simple detailing, the other has replacement upvc windows. Beyond and at right angles is a further detached cottage (Greenbank Cottage).

The whole of this small area, and in particular its informal layout, forms a special enclave of particular character and attraction within the larger area. It is a rare historical survival of eighteenth century cottages and gardens and a place of great beauty.

Below the Big Row lane and almost hidden from the rest of the village by the richness of the mature tree cover at this point at the edge of the marsh meadows, lies the site of the former staithe. Little of its original buildings remain but those which do are of high quality, while the relatively new details of the boatyard sheds are also well designed. The enclave is reached through a traditional five barred gate by a gravel drive from which glimpses of the Old House and its wooded garden can be seen.

The first buildings of the staithe to come into sight are the boatyard sheds. These are closely boarded with narrow boards and have traditional simple greenhouse type windows formed of single vertical lights run together into a row. On the eastern face of the building the post and beam frame is expressed and the row of windows is continuous beneath a plain red pantiled roof. The window frames are painted white. The building has the air of an old working waterside building dating from the heyday of the staithe, now gently transformed and reused as the basis of a new leisure use for the staithe and cut.

From the gravelled area next to the boatyard, a finger post point out into the lush watermeadow habitat below the ancient poplars and willows, while grassy paths follow them. Across the marsh edge the face of the former Old Garden pub is visible between the poplar trunks.

Next to the boatyard building are the remaining eighteenth century staithe-side buildings, now converted to an attractive row of domestic buildings. The larger of these is a two storey cottage with recent but well designed dormers with sash windows. This is linked to a single storey wing of two parts, the further of which has a single tall chimney stack and a black glazed pantile roof. These buildings have a shared grassed forecourt protected by the flank of the boatyard building on one side and by the huge trees of the garden of Old House on the other. The gravel access road of the staithe forms a sweep in front of this group and an attractive low crisscross rustic fence in eighteenth century style protects the green so formed. The resulting composition is very pleasing and creates another delightful surprise in the conservation area.

A low brick wall divides the area around the staithe from the southern part of the Old House garden.

Across the water of the cut, a willow covered promontory provides moorings for leisure craft and is demarcated by an ancient wall to its west. In parts the grass bank rises directly from the water, whilst in other areas timber quay heading trims the waters edge. The whole area is one of high quality and contributes greatly to the character of the conservation area as a whole.

Station Road

Station Road starts from the Geldeston Hill crossroads and curves south into the marshland of the river valley. The view of the open meadows is closed by the trees and hedges which line the edge of the road. It traverses the boundary of the conservation area before reaching the Italianate former railway station buildings and goods shed, the site now isolated in the water meadows. At the junction with the foot of Geldeston Hill, the road is bordered with substantial hedges with mature trees in the domestic gardens behind. The houses here are hidden behind these visual barriers. The road is closely framed with narrow grass verges at the foot of the hedge at each side. A wider gap in the western hedge reveals a white rendered cottage with a modern brick extension, both tiled with dark pantiles and standing inside a wide gravelled forecourt sheltered from view from the road.

The western side of the road is wooded with houses concealed beneath the trees while on the eastern side the gardens behind their hedges soon give way to open watermeadow and open landscape edged on its eastern edge by the mature poplars and willows of the Old House garden. This is a delightful landscape, the openness of the meadows contrasting with the close enclosure of the woodland. On turning and re-entering the village, the view uphill is of the sinuous road winding uphill into the trees with a corner of the Kells estate in the background.

The Kells estate

The Kells estate is a major part of the conservation area and is equivalent to nearly a half of it. It is particularly striking because of its contrast with the rest of the village which, as the preceding description suggests, is still effectively an eighteenth century environment. Kells by contrast is entirely twentieth century and post second world war. The buildings are the familiar modest terraces and groups of houses which are now the chief evidence of the advent of the welfare state into the English countryside. But unlike the majority of their contemporaries, constrained by utility and the austerity of the period into a cramped ugliness, Kells has the quality of true architecture.

The estate was designed by the celebrated architectural practice of Tayler and Green in the years between 1947 and 1971. Commissioned and built for Loddon Rural District Council, Kells Way (designed in 1947 and built in 1950) was the first development of single storey houses by Taylor and Green. It was followed by terraces of family housing (Kells Walk, Kells Acre and Geldeston Hill 1952 -1971), in line with the Council's policy of integrating pensioners housing within the wider community. This development at Geldeston is an example of where the Tayler and Green housing has served to unite a scattered village and given it a focus.

It is composed of four elements, each of which is carefully related to the landscape and topography of the site and all of which interrelate to form a clear sense of place. The relationship with the pre-existing village is almost tenuous but arranged in such a way as to complement the existing settlement. This is achieved by building close to the edge of Geldeston Hill which leads downhill to the crossroads and the corner of the old village.

The furthest of the elements which make up Kells is a green with single storey houses on two of its sides. The south side of this green is left open to the road which carries vehicles around the back of the houses. This is screened and the composition of the whole southern edge of the estate is framed by a grove of alders and poplars with cut grass below edged with low white painted posts and rails. The same type of edging protects the green from the road and the two terraces of houses are set along the western and northern sides of this. These are white painted with deep eaves below pantiled roofs with simple chimneys. The mature trees dominate the scene. Low evergreen hedges front the gardens of the houses. The eastern side of the green is flanked by the two storey gable of the terrace of houses adjacent. The enclosure of the space is thus achieved in

a relaxed and almost casual way, in striking contrast to the crudity of most estate layouts of the period.

The terrace of two storeys is six houses long and has a continuous ridge line above a low pitched roof of pantiles to match those on the single storey houses. The details of the façade of these colour-washed houses are simply achieved and the trellis of their lower storey is identical with that of the single storey houses so that there is visual continuity between them. The whole is clearly in the local and Suffolk tradition of colour washed clay lump, low pitched roofed cottages. Some of the details have dated, notably the Scandinavian metal railing of the porch to the house carrying the 1951 Festival of Britain award plaque.

East of the terrace and standing uphill from it so as to create a second green are four rows of single storey cottages. The green incorporates and conserves existing large hedgerow willow trees of great beauty. The terraces of cottages here are of a later date than the rest of the estate. The brick chosen for these cottages is a sand faced mix with buff as its base colour and speaks of its date, the early 1970's. The terraces are set at right angles to the road with footpaths between them, creating pleasant supervised spaces belonging to the residents. Each individual house has a small front garden space next to the footpath which has steps down from it leading to the back doors of the terraces below. The Tayler and Green keystones are still in evidence with fretted bargeboards to the gables and careful attention to the paving and footpath details. A zigzag screen wall against the roads and footpath edge carries a date stone with the architects' names. Individual house owners have planted shrubs in scale with the whole to create a delightful series of planted pedestrian ways.

At the top of the estate is a terrace of houses arranged so as to enclose a further green, sloping gently downhill. This is open to the road on the east and is enclosed by the north wall of the single storey terrace cottages. At the western edge of the green, another short terrace of three houses encloses Kells Walk and creates a short street which closes the vista from the green. The subtle stepping of the terraces on plan and in section and their simple differences of detail make a very satisfactory environment. The attention to the minor detail of ground and landscape treatment, with low rails, bollards and mature trees retained as key features, is strikingly in contrast with later examples of local authority housing. The materials of this part of the estate are more noticeably local, with red brick walls, clay pantiled roofs and one house picked out in white gault brick. The houses clearly belong in this part of Norfolk.

Behind this upper part of the estate is a footpath zig-zagging back to the rear of the single storey cottages which began this description. The footpath links house, backland and allotment gardens in true imitation of the traditional form of villages in this part of Norfolk.

In recent years original windows have been replaced in and that in Kells Acre two of the open porches (a typical Tayler and Green feature) have been enclosed with glass and framing.

Hill House (formerly the Knowle) is a large house of pre-second war construction, built in the pine woodland to the east of the brow of Geldeston Hill. In its lower garden, the modern later house now the Knowle, has been built. Hill House is well screened from the road and the neighbouring Tayler and Green estate.

Architectural styles and materials

In the older part of the village there is little consistency in the orientation of the buildings; some, such as the Old School and the Village Hall are built parallel to the street, others such as River View are gable onto the lane, but the majority including the group around the Wherry pub and former shop, and the those along Big Row are clustered more informally.

The buildings of Geldeston are consistently of high quality, those of modest scale and detail have been well conserved and new buildings have respected the design and materials traditions of the district.

Larger buildings are distributed among the generality; these are notably the great houses of the maltster families. However, the majority of buildings in the old part of the village are small scale domestic ones constructed in local red Norfolk brick, now weathered to a mellow patina; Old House Cottage is a good example of this. One or two exceptional examples are rendered, such as The Old School House and Sunny View, and a few have painted brickwork. The grander buildings are also in the main of red brick with the exception of the white gault bricks used at Geldeston House. Their roofs are of the local clay pantiles, also now weathered and mostly low pitched. Chimneys are constructed in red brick and have largely been conserved so that the roof lines appear authentic.

Architectural detail is notable on the Street where shaped gables are applied for effect to the Old School and probably in imitation of it, to the village hall. The Old House has a wooden modillion eaves, an early eighteenth century feature.

Generally window designs reflect the age and status of the buildings, with casement or cross mullioned in smaller houses, such as the cottages in Big Row, and sliding sash in medium sized and larger houses, such as the former Garden House pub, Geldeston House and The Old House, and also in the former maltings buildings on the Staithe and the villas on Big Row. Many houses retain their original timber design, but a few have been replaced with less sympathetic designs. The Old School House has unusual lancet framed cast iron casements.

Twentieth century additions to the older part of the village have generally been sympathetic to the earlier styles; the boatyard sheds are closely boarded with narrow boards and have traditional simple greenhouse type windows formed of single vertical lights run together in a row. On the eastern face of the building, the post and beam timber frame is expressed and the row of windows is continuous beneath a plain red pantiled roof. The garage to the former Garden House pub echoes this waterside feel with the use of dark stained boarding, as do extensions to the villas and cottages in Big Row.

In the twentieth century part of the village, the architecture of the Kells estate is based upon a true understanding of what is loosely called vernacular architecture. The architects Tayler and Green took this to mean that their new scheme should be based on local traditions of building and that simplicity of design would best accord with those. This is reinforced by the layout of the estate which is semi-formal with terraces and groups of houses around green spaces and footpaths. Private gardens provided for each dwelling, contribute to the open feeling of the area.

Wall materials for the earlier part of the estate are painted brick, reflecting the Suffolk tradition of colour washed clay lump, whilst in the later phases, a mixture of buff, cream red brick predominate with one house picked out in white gault brick; the whole is co-ordinated with the use of low pitched pantiled roofs, and chimneys with the Tayler and Green hallmark canted cappings.

The details of the façade of the colour washed houses of the Kells estate are simply achieved and the trellis of their lower storey is identical with that of the single storey houses so that there is a visual continuity between them. Metal railings of various designs and fretted timber bargeboards are used throughout the estate. Some of the details have dated in a telling manner, notably the Scandinavian metal railing of the porch to the house carrying the 1951 Festival of Britain award plaque. In the northern part, open porch canopies are a feature (two now enclosed) and some gables have chequered brick patterns, one using two different coloured bricks to achieve the pattern and others raised three dimensional effects. Shallow arched or canted brick lintols have also been used in this part of the estate. These houses from the evidence of their materials and details clearly belong in this part of Norfolk.

Ground Surface Materials

Public roads and pavements are, without exception, of tarmacadam, and footpaths have been kept to a minimum, on one side of Geldeston Hill and The Street and none at all in Station Road and

Big Row. Otherwise the edges of public roads tend to be relatively informal with grass verges below rounded hedges, and this restrained treatment adds greatly to the character of the conservation area.

The car park to the Wherry public house and the access road to the Staithe are gravelled as are many private driveways and this is an appropriate material for the conservation area. Gravel is also used for the front path to the Old House Cottage, which with its wicket gate, box hedging, and rose arch, is a typical cottage garden.

It is of great benefit to the character of the conservation area that virtually no modern paving has been introduced. Instead, grass is used to great effect, for example to the rear of the Wherry, in front of the former staithe buildings and opposite the Garden House where a wildflower meadow habitat is maintained below the ancient poplars and willows. All this helps to preserve the verdant feel of the village.

Whilst more formally laid out than the rest of the village, the grass verges, private gardens and grassed public spaces on the Kells Estate echo the feel of the older village.

Street Furniture and signs

Fortunately the village has little street furniture to disturb its green character, but there are several signs in the village providing reminders of its history.

On the green behind the Wherry Inn, a large inscribed stone commemorates the Millennium and a green milepost celebrates the creation of the National Cycle Network of the same date. Also on the green the village sign is a carved and painted wooden bas relief depicting a maltings wherry approaching the eighteenth century village and its cut.

A traditional painted hanging sign advertises the Wherry pub.

The village hall carries a stone plaque with inscription, commemorating the gift of the hall by Elizabeth Dowson to the village in 1923 and the long association of the family with the village.

A wrought iron hanging sign bracket and the incised name at Garden House are reminders of its former use.

In the Street, a familiar red K6 telephone box in cast iron following the design of Sir Giles Gilbert Scott is sited in the angle of the porch and west gable wall of the village hall. Many of this style of telephone box are statutorily listed in other parts of the country.

On the water meadows next to the boatyard, inscribed timber finger posts point the way to public walks.

On a house in the Kells estate a circular plaque commemorates a merit award from the Festival of Britain in 1951, and the architects of the scheme are acknowledged on the date stone on Geldeston Hill.

Trees hedges and significant open spaces

There are a number of sites where trees or hedges play an important visual role in the village. These are marked on Map I and listed below.

- Hill House and The Knowle – conifers to the south west and the remains of a nineteenth century pine belt
- The modern bungalow on the corner of Station Road and the Street – mature hedges and young trees including oaks
- The Old House – mature trees throughout the grounds, including poplars, willows, a cedar and two large London Planes, many of these protected by Tree Preservation Orders

- The green to the north of the Old House and west of the Wherry – hedges and a mature Scots pine, Turkey Oak and a large prunus
- Geldeston House – many mature trees including two large yews, a sweet chestnut and a large evergreen oak
- Hedging and tree planting to the north east of Greenbanks
- Big Row – mature hedges along the lane
- Water meadows – mature trees including poplars, willows, a Turkey Oak and a large black poplar
- The staithe and the Dyke – willows
- The Kells Estate – mature trees and low evergreen hedges in the front gardens

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 additionally subject to Tree Preservation Orders. Advice should be sought from the Broads Authority or South Norfolk Council before any work is undertaken to trees in the conservation area.

Boundary treatments

Red brick boundary walls are found in the Street; the impressive crinkle crankle wall at the Old House, the solid former maltings wall and the more modest treatment in front of Archway Cottage and beside the Old School.

Also in the Street, the early nineteenth century splayed entrance and wall to Geldeston House is constructed in white gault brick with knapped flint panels and a rounded section white brick coping. The white brick piers are capped with York stone, between which is a set of attractive wrought iron gates.

On Geldeston Hill the zig-zag screen wall against the footpath edge carrying a concrete date stone with the names of the architects of the Kells estate makes a twentieth century contribution to the street scene.

Simple iron railings form the boundary to part of the Old House grounds and the cottage on the corner of the Street and Big Row. Timber gates and fencing are also used to good effect; post and rail along Station Road, picket gates on Big Row and Old House Cottage, and more unusually, the attractive low crisscross rustic fence in 18th century style in front of the houses on the Staithe.

However, as noted above, hedges play the major part as boundaries in the conservation area, and their retention and maintenance is an important factor in preserving its character

9. Issues, pressures, threats and opportunities for improvements

Buildings

Generally the buildings and gardens are very well maintained.

The special character of conservation areas can easily be eroded by seemingly minor, and 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 UPVC instead of painted timber). This is a particular issue with unlisted buildings 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 the restoration or conversion of certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage.

Streetscape issues

The lack of parking near individual dwellings is an issue in closely built traditional villages such as Geldeston. This is particularly noticeable in Big Row, where access is very restricted, and on the Kells estate where some front gardens have been utilised for parking, resulting in the loss of the original fencing and disturbance to the design of the area.

As mentioned earlier in this document, there are several intrusive elements connected to the operation of The Wherry public house.

The telegraph pole adjacent to The Wherry which carries telephone wires to properties in all directions is also visually intrusive to the street scene.

10. Recommendations for suggested improvements

- Consider nominating the K6 telephone box for listing
- Consider interpretation panels at The Staithe to record the early history of the area, the history of the river and its trade
- Encourage the undergrounding of telephone wires in The Street
- Encourage a more sympathetic waste management regime adjacent to The Wherry public house

11. The conservation area boundary

Beginning at the brow of Geldeston Hill, the boundary runs west behind the Kells estate house gardens and turns with them south as far as the single storey cottages at its south western corner. It then runs east on the south side of the road enclosing two older buildings before turning south once more to run behind the gardens and properties to the west of Station Road. At the edge of the woodland enclosing these it turns to follow the line of the field drain south east as far as the woodland belt south of Old House. Here it curves north easterly to enclose the staithe. It crosses the water in a line running north easterly to include the ancient water meadow and its trees south of Big Row. It then turns south east to include the gardens of the cottages to the east of Big Row and continues north to reach the Street at the south east corner of the Geldeston House woodland. Here it runs east to Heath Road turning at which it sets north. At a point, level with the northern edge of the Geldeston House woodland, it turns west to enclose the field and wood. It then turns south to the boundary of the Knowle property whose northern edge it skirts before reaching Geldeston Hill and completing the circuit.

Suggested amendments to the conservation area boundary

- Extend the north western boundary to include Rose Cottage, 21 Kells Way. Rose Cottage is an example of a 19th century dwelling that remains largely intact and part of the history of the village
- Extend the south western boundary to include Station House and the former goods shed (now part of a light industrial site). The former station building and goods shed are largely intact and they and the railway are part of the historical development of the village.
- Extend the eastern boundary to include the land between Station House and the existing boundary and include the tree plantation behind the houses on Station Road. These linked areas contribute to the setting of this part of the village.
- Extend the south eastern boundary to include the semi-detached 1920's houses on The Street. This pair is a good example of the period which makes a positive contribution to the character of the conservation area.

12. Public consultation

Consultation with interested parties and organisations was undertaken in accordance with the Broads Authority 'Statement of Community Involvement'. A joint consultation exercise was undertaken with South Norfolk Council as the proposed conservation area boundaries include land in both planning authority areas as defined on the maps included in the character appraisals. A letter and leaflet were delivered to all residents living within the conservation area boundary, and copies of the appraisal documents were made available both online and in hard copy format in the Broads Authority offices and through the Parish Council. The leaflet included a comments section and consultees were also able to comment on line.

A public exhibition was held on Saturday 18 August 2012, which was attended by officers from the Planning Team of the Broads Authority and by 26 members of the public to ask questions, propose or suggest minor amendments to the re-appraisal or boundary and raise issues of concern. The vast majority of people attending were supportive of designation, considering that it would benefit the village and the local community. In addition, the Authority received 12 written responses seeking more specific advice as to the effects of being in a conservation area or to seek clarification as to proposed changes to the boundary.

The appraisal has been amended to include additional information on the historical background reflecting comments made by the Parish Council and individuals.

One particular issue raised was the question of the proposed omission in the draft boundary of an area of land consisting of a field to the north east of the area and within the South Norfolk District. Strong resistance to this omission was expressed both verbally at the meeting and in writing which included historical evidence not previously considered. In the light of this, the issue has been examined more fully and it has been agreed that this area of land should remain in the conservation area maintaining the former boundary at this point.

Appendix 1

Policies

Please note: The Broads Authority and South Norfolk Council are currently reviewing and revising local policies, which will be published in a new Local Development Framework (LDF). The Broads Authority and South Norfolk District Council have already adopted Core Strategies containing general policies. The Authority has recently adopted its Local Development Plan Document (DPD). Some of the specific saved local policies included in the Broads Authority Local Plan (1997) and in the South Norfolk Local Plan (1998) are still relevant.

Appendix 2

Broads Authority Guidance Leaflets

- Keeping the Broads Special
- Do I need Planning Permission?
- How do I apply for Planning Permission?
- Building at the Waterside – A guide to design of waterside buildings in the Broads Authority area
- Environment and Landscape – How do I plan and manage trees and scrub alongside rivers?
- Development and Flood Risk in the Broads
- Riverbank Protection Works – A guide for riparian landowners
- Sustainability Guide – Sustainable development in the Broads

South Norfolk Council Guidance leaflet

- The South Norfolk Place-Making Guide

Appendix 3

Listed Buildings in the conservation area

The Old House – Grade II

Crinkle Crackle wall to the NW of The Old House – Grade II

Appendix 4

Buildings that make a positive contribution to the character of the conservation area.

Whilst the following buildings, boundary walls and railings within the conservation area and do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the conservation area.

The Street

Old House Cottage

The village sign

The Wherry Public House

The buttressed wall of the former maltings adjacent to the former shop

The village hall

Red K6 telephone box

The low brick wall adjoining cottage gardens to Big Row

Old School House

The Old School

Brick and flint wall and entrance gates to Geldeston House
Geldeston House

Big Row

The cottages in Big Row
The former Garden Public House
The boatsheds
The remaining eighteenth century staithe side buildings
Low brick wall dividing the area around the staithe from the southern part of the Old House garden

Station Road

The white rendered cottage with modern brick extension

Kells Way

Rose Cottage, 21 Kells Way

The entire Kells estate.

The former Station building

The former goods shed

Appendix 5

Buildings subject to additional planning controls under an Article 4 Direction.

Geldeston Hill	2, 4 - 11, 13 – 21 (odd)
Kell's Acres	1 – 9
Kell's Walk	1 – 5
Kell's Way	6 – 24 (even)

Appendix 6

References and sources of information (this re-appraisal)

A Popular Guide to Norfolk Place names, James Rye, The Larks Press, 1991
The Buildings of England, Norfolk 2: North-west and South, Nicholas Pevsner and Bill Wilson, 1999
English Heritage: Guidance on conservation area appraisals, 2006
English Heritage: Guidance on the management of conservation areas, 2006
Broads Landscape Character Assessment – draft local character area 2 Waveney Valley, 2006
Faden's Map of Norfolk 1797
OS 1st edition maps
Heritage Environment Record, Norfolk Landscape Archaeology, Gressenhall
White's Gazetteer and Directory 1845
Kellys Directory 1883

Appendix7

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