

Halvergate and Tunstall Conservation Area Appraisal



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Summary of Special Interest

Halvergate and Tunstall are adjoining villages situated on the western edge of the Halvergate Marshes, south of the A47 at the 'Acle Straight'.

Key characteristics

- Pockets of development interspersed with fields and green spaces
- Significant mature trees
- Small scale historic buildings using vernacular materials
- A number of large historic houses with large grounds
- The location of the settlement on raised ground above the marshes
- Marshland views to the east

Introduction

What are Conservation Areas?

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance' (Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990). As described by Historic England (2020):

'Historic places convey a sense of uniqueness and awe and are strong emotional pillars for common values, connecting communities across England. Cultural heritage as a physical resource can play a critical role for community cohesion, collective action and in shaping human health and societal wellbeing. Heritage can also improve personal wellbeing, by helping us understand our past, our individual and communal identity and help us connect with the places where we live'. There are therefore clear community benefits for the protection and preservation of high-quality historic environments such as conservation areas.

Designation of a conservation area recognises the unique quality of a place. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscape. Many elements contribute to the character and appearance of an area, resulting in a distinctive local identity.

They may include:

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

The extent to which a building or group of buildings and structures positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important, particularly in the Broads where building elevations often face and address the river or Broads, side views from alleys and yards or views down onto buildings in valleys or low-lying topographies. If the special qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to manage the area's character and appearance for cultural appreciation.

It should also be acknowledged that change is inevitable, and often beneficial, and the purpose of a Conservation Area status is not to prevent development but is a means of managing change in a way that conserves and enhances the character and appearance of historic areas.

Legislative and policy background

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 1967 Act was important because for the first time recognition was given to the architectural and 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.

The National Planning Policy Framework (2021) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. Although primarily in Broadland District Council’s area, on its east side Halvergate Conservation Area includes three small parcels of land in the Broads Authority Executive area. The Conservation Area at Tunstall lies entirely within the Broads Authority area. Both villages sit outside the settlement limit and so new development is likely to be limited. However, the Broads Local Plan (2019) sets out the Authority’s policies for guiding development within the Broads Executive Area, whilst the Development Management DPD (2015) sets out the council’s policy for guiding development within Broadland District Council’s area (see more information at Appendix 3 planning policy and guidance).

Aims and objectives of the appraisal

Halvergate and Tunstall have a particular character worthy of conservation. The Conservation Area at Halvergate and Tunstall was originally designated in 2007 when the current

Conservation Area appraisal was produced. This re-appraisal (2023) aims to bring the document in line with current Historic England guidance, examine the historic settlement and special character of Halvergate and Tunstall, review the boundaries of the Conservation Area and suggest areas where enhancements could be made. It also identifies buildings that contribute to the character of the Conservation Area. Where they sit within the Broads Authority area it is hoped that they will be Locally Listed and within Broadland District Council's area they will be considered locally identified heritage assets.

The intention is that the appraisal provides a sound basis for development management to ensure that proposals for change enhance and protect the Conservation Area as well as stimulating local interest and awareness of both problems and opportunities. It should be of use to everyone involved in changes to the built environment in the villages and help to inform home owners, architects and developers when putting together proposals for change and planning departments and Planning Inspectors when making decisions on those applications.

What does designation mean for me?

To protect and enhance the Conservation Area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

The additional controls in Conservation Areas include:

- the Extent of Permitted Development Rights - Permitted Development Rights (i.e. changes that are allowed without requiring planning permission from the local authority) may be restricted. For example: replacement windows, alterations to cladding, the installation of satellite dishes, removing chimneys, adding conservatories or other extensions, laying paving or building walls.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.
- Demolition - Demolition or substantial demolition of a building within a Conservation Area will usually require planning permission from the local authority.

- Trees - If you are thinking of cutting down a tree or doing any pruning work to a tree within a Conservation Area you must notify the local authority 6 weeks in advance. This is to give the local authority time to assess the contribution that the tree makes to the character of the Conservation Area and decide whether to make a Tree Preservation Order.

It should be noted that the types of alterations/development that need permission can be altered by the local authority by the making of Article 4 Directions. It is therefore advisable to check with the local planning authority before preparing to start any work within a Conservation Area.

Grants- Grant assistance may be available for listed buildings at risk, and in special circumstances for buildings or structures which are not listed but are considered to be of architectural and historic interest and at risk (only for sites outside the Broads Executive Area). Contact the Historic Environment team at Broadland District Council for more information.

General character, location and uses

Halvergate

Though not more than sixteen miles from Norwich and eight miles from Great Yarmouth, Halvergate feels relatively isolated. It is situated on the western edge of the, now drained, Great Estuary which lies between the rivers Yare to the south and Bure to the north and stretches eastwards to Breydon Water and Great Yarmouth. There are no further villages or roads to the east until one reaches Burgh Castle and Great Yarmouth, while to the south, beyond Reedham, travel is restricted by the river Yare with only the chain ferry providing a crossing. Until the building of the Acle Straight and the Branch Road across the wide marshes, the only land link would have been westwards to Norwich via by-ways and small villages, and eastwards along the Stone Road and the Fleet Dyke to Great Yarmouth.

As one approaches the village across the marshes from the former Stracey Arms: the village is set on rising ground against a backdrop of trees, in marked contrast to the flat foreground. The south-western approach on the other hand, whether from Freethorpe or Moulton St

Mary, is over gently undulating countryside. But here there is a gentle descent towards the junction by the Village Hall before the ground rises again past the church towards the centre of the settlement. Thus from both sides, Halvergate has the clear, distinct image of a village “set on a hill”. From Tunstall to the north and Wickhampton to the south the approaches to the village roughly follow a level contour along the edge of the marsh to the east.

The Halvergate and Tunstall Conservation Area sits immediately adjacent to the Halvergate Marshes Conservation Area.

Tunstall

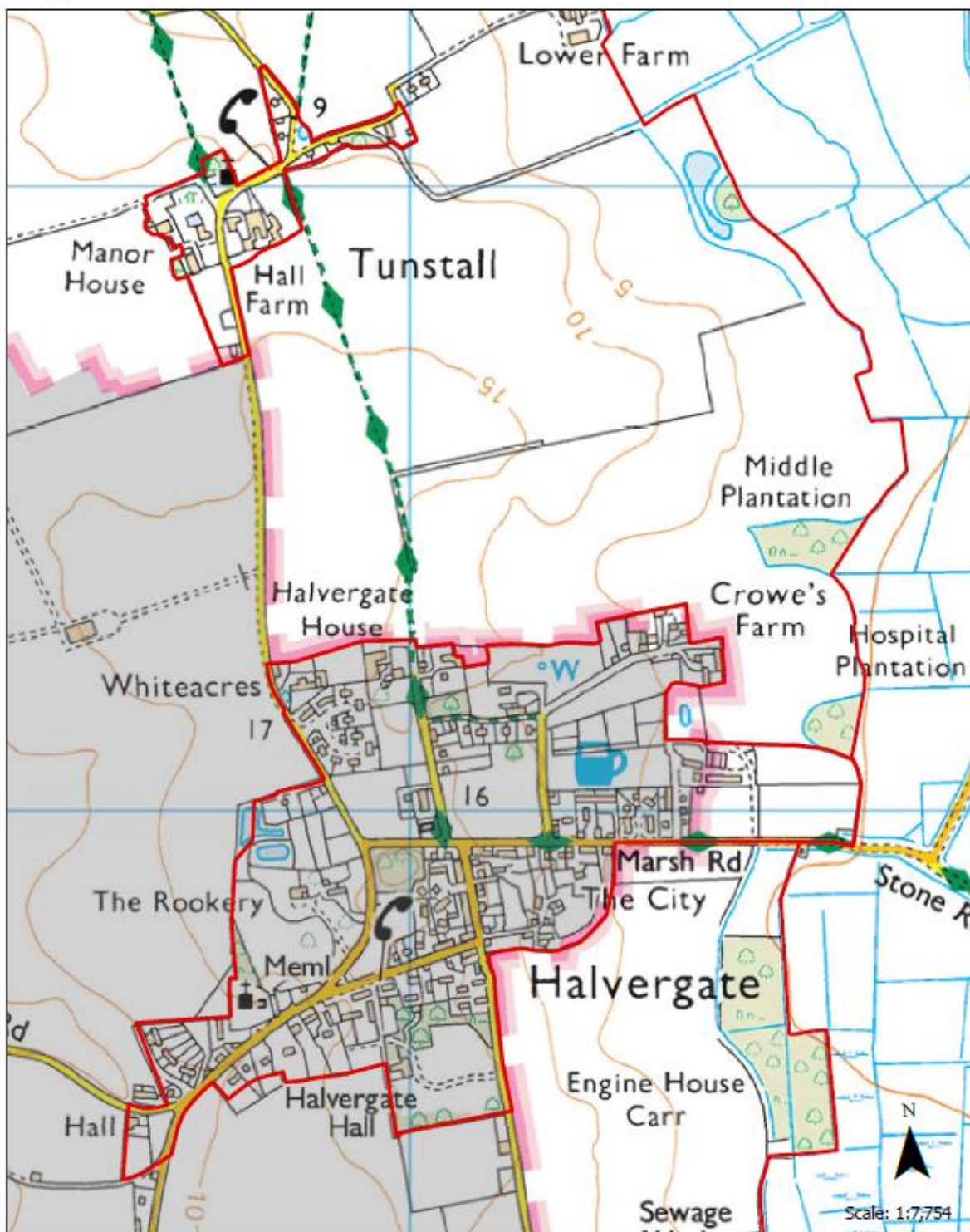
The only road access to Tunstall is by way of Halvergate, less than a mile to the south. East of Tunstall’s church, the road dips slightly before rising again and turning north towards Staithe Farm and ending at Tunstall Dyke. Main rail and road cross the dyke, but these seem as if they are intrusions from another world. The only true link here is with the river Bure which, before the coming of modern road transport, was the main outlet for the produce of Tunstall and quite possibly Halvergate. Unfortunately, today the dyke is largely overgrown and what would have been the Staithe is silted up.

Both settlements sit on the Weaver’s Way long-distance footpath. They are generally attractive and well-maintained. The special character of both settlements derives principally from the way in which groups of buildings are set in the landscape and are separated from each other by open spaces and trees. Modern residential development in Halvergate has led to the erosion of some of these separating spaces. The boundaries of the Conservation Area are intended to include groups of buildings of interest and the open spaces and trees which form their setting and keep them distinct from each other. The current boundary is considered satisfactory and we do not propose changing the boundaries as part of this re-appraisal process.

Halvergate & Tunstall conservation area (Broadland)

Last appraised: 2020

Conservation area
Outside broads area



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Map showing the Halvergate and Tunstall Conservation Area boundary

Historic interest

There is a long history of settlement in the area, with finds from the Neolithic period (3000 to 1700 BC) having been made in the parish of Halvergate. There is also physical evidence of Bronze Age ring ditches, whilst the Norfolk National Mapping Programme of 2006-2007 discovered extensive cropmarks indicating coaxial field systems of later Iron Age/Roman date across the Halvergate area. By 1086, the Domesday survey identified the village as *Halfriate* and recorded it as having 69 households. This puts it in the largest 20% of settlements recorded in the book so it was a substantial settlement by that date. By 1182 a document refers to *Halvergata*. Its meaning is uncertain: the first part of the name probably means “half”, the second part possibly “gate”, interpreted as meaning an island separating the river into two channels, though it has also been suggested that the name may come from the Old English for ‘Land for which half a heriot (a feudal service or payment) is due’.

Tunstall is a hamlet situated to the north of Halvergate. The name derives from an Old English word for the site of a farm or for a farmstead. The proximity of the villages means that their histories are much inter-twined and in 1935 the civil parish of Tunstall was added to that of Halvergate.

Halvergate stands on relatively high land at 22m above sea level, on the western edge of the flat drained Halvergate Marshes. They stretch to Great Yarmouth and sit at sea level. This significant and distinctive area is a conservation area in its own right, the Halvergate Marshes Conservation Area. Although Halvergate now sits three miles south of the river Bure and four miles from the Yare, in its earliest days it was a sea port and in the thirteenth century it was granted a market charter. The only remnant of this part of the village’s history is the Church of St Peter and St Paul. The nave and chancel of the building date from the early 14th century, although it is likely to have been built on the site of an earlier church mentioned in the Domesday Book. The church is primarily constructed from local flint, but other building materials including stones such as Leziate Quartzite, would have come from further afield and are evidence of distant trading links.

As in Halvergate, there was a community evident in Tunstall by the time of the Domesday book, which records a church there. The remnants of St Peter and St Paul Church that we see today are likely to date from the 14th and 15th centuries. The significant size of the church in

such a small community gives some indication of the village's status at that time. However, by the mid-17th century, services had stopped and by 1704 the nave roof had collapsed. A Faculty was granted enabling the ruination of the nave and tower and the repair and extension of the chancel. This is commemorated in the inscribed stone in the bricked-up west gable end of the chancel.

After the Black Death in 1348 there was decline in agricultural production in the Halvergate and Tunstall area and as Norwich and Great Yarmouth grew, Halvergate began to decline in significance. There are no remaining buildings from this period (except the churches).

There is evidence of land management of the marshland since the medieval period and by the 17th century the system of drainage and water management included the use of drainage mills. This resulted in a vast area of rich grazing land (first for sheep and later cattle), with cattle brought from as far away as Ireland. This has provided the basis for both Tunstall and Halvergate's prosperity over the centuries. The prevalence of *marshmen and cowkeepers* among the occupations listed in the local directories during the nineteenth and early twentieth centuries is evidence of this, along with the high number of farms in the area.

Today, some of the oldest buildings in both villages are testament to this agricultural heritage. Hall Farm Barn is a large thatched barn (now sympathetically converted to residential use) which dates from the 17th and 18th centuries. It is located to the south of the junction of The Street and Sandhole Lane, just to the east of the church. Along with its 18th century neighbours, Horseshoe Barn and Harrier Barn, they form a cluster of large barns that must indicate the scale of agricultural activity in what was likely to have been the early centre of the village, in close proximity to the church. Also south of The Street and to the east of the barns is Dawdy's Farmhouse, the origins of which are also 17th and 18th century; the barns and farm buildings associated with Dawdy's Farm have since been lost. The unlisted Waycott Forge sits on The Street and is also likely to date from a similar period, as is The Thatched Cottage which is close by at the junction of The Street, Wickhampton Road and Baker's Road.

As well as this cluster of 17th and 18th century development in what could be considered the centre of the village, other 18th century buildings are evidence of the scattered form of

development which is so characteristic of Halvergate. William Faden's map published in 1797 clearly shows a large area of common land to the south and east of the church with most of the village's development scattered around its edge. Building often occurred around common-land and the scattered form of development is also clearly visible on the 1840s tithe maps. It is therefore likely that the relatively dispersed nature of development in Halvergate that we still see today (albeit with 20th century infill housing) was shaped by this common land. As well as being used by residents for firewood, timber supplies and foraging, it is possible that it was also used to graze cattle in the winter when they would have been moved to slightly higher ground from the low-lying marshes.

Amongst the buildings indicated on Faden's map, the following may well have been present: Halvergate House's barn at the northern end of Squires Road, which pre-dates the 19th century house with which it is now associated, and the early 18th century Red Lion Public House at the eastern end of Marsh Road which is now the only remaining pub of the four or five historically in the village. In Tunstall, the Manor House to the west of Tunstall Street in the centre of the village also dates from the 18th century. As would be expected, these buildings all demonstrate the use of local materials such as red brick, lime render, clay pantiles and water reed thatch.

Tunstall also benefitted from access to a staithe which connected via Tunstall Dyke to the River Bure. Access is via Staithe Road and only a small section of the southern end of this is within the Conservation Area, but occupations such as a coal dealer and wherryman which were likely dependent on this access to the river, are evident in the 1864 Trade Directory of Tunstall. Unfortunately, the channel is no longer navigable, although it was in relatively recent years. The dyke is clearly visible as is the basin that formed the village staithe.

Much of the current road layout in the villages is also likely to pre-date the 18th century, with The Street, Sandhole Road and what may be Marsh Road in Halvergate evident on Faden's map of 1797. The deep and now wooded pit at the corner of Sandhole Road and Marsh Road, as well as the street name itself and other areas of excavations, for example to the north of the east-west section of Squire's Road, suggest that quarrying was also carried out locally.

This was perhaps related to brick making for the higher number of buildings erected during the 19th century.

Communications to and from the village improved greatly throughout the 19th century. At the beginning of the 19th century, there was no proper road from Halvergate to Great Yarmouth.. In June 1795, William Marshall wrote of his journey between Halvergate and Great Yarmouth, 'for nearly the first mile, we rode to our horses' knees in water'.

In 1831, the opening of the Acle New Road, between Acle and Great Yarmouth, and the Branch Road connecting the Acle New Road to Halvergate had a great impact on the villages' access to the wider world. Indeed, the Norwich Chronicle of the 23rd of April 1831 states, '*a great advantage of the project is, that by means of the branches, a large tract of the country will be laid open to Yarmouth, which has hitherto been nearly excluded or a great part of the year, on account of the distance of roads by a circuitous route*'. The road must have provided much greater opportunities for the residents of Halvergate and Tunstall. Likewise, in 1844 the opening of the first railway in Norfolk between Norwich and Great Yarmouth, via Brundall, Cantley and Reedham (just three and a half miles away from Halvergate) must also have radically changed the way the villages related to the outside world.

Perhaps as a result, by the mid-19th century the village is described as "*a parish and well-built village, 7 miles west of Yarmouth, of 495 souls and 2675 acres, 2/3 of which are marshes*" (White's Directory, 1845). A number of wealthy landowners were responsible for building some significant houses in Halvergate and Tunstall during this period. They continue to contribute greatly to the character of the Conservation Area, often sitting on large and mature plots. For example: Hall Farm House, Tunstall Street (now known as Tunstall Hall) which has a date stone 'ERB 1815' referring to the landowner Edward Rising Boulton; Halvergate Hall, Wickhampton Road which was built in the second half of the 19th century for the local farming family, the Gilletts; the Rookery on Sandhole Road c. 1840, built by Robert Howard, a local landowner and Halvergate House, Squire Road which was also built c.1840, probably by William Gillett; as well as the Old Vicarage built opposite the church on The Street in the 1850s. There were also a number of much smaller scale cottages erected in the early 19th century, presumably to house agricultural workers. In particular, 'The City' at the

eastern end of Halvergate is evident on the 1840s Tithe Map, as are cottages on Squire's Road and, in Tunstall, cottages were built on Marsh Road.

Other 19th century buildings in the village are evidence of the development of Halvergate during this period. The erection of the grand Primitive Methodist Chapel in 1878 confirmed that the "Establishment" no longer held total sway, while the fine new National School (now School Lodge) on Marsh Lane was to widen the horizons of the younger generation. By 1854 a Post Office had opened in an early 19th century building situated on The Street, the shopfront for the Post Office is still *in situ* today, accessed via the alleyway alongside the building, which also contains outbuildings associated with the old Post Office. All of these buildings are now converted for residential use.

The location of Tunstall and Halvergate meant that during the Second World War they held a strategic position as part of the second line of defence in the event of the enemy breaching the east coast defences. The pillbox and Home Guard Post on Marsh Road and the loopholes in the historic barn at Whiteacres on Tunstall Street are reminders of this legacy, as is the grade II listed War Memorial for Halvergate and Tunstall, situated at the junction of The Street and Sandhole Road. This brown granite column dates from 1920 and stands in a gated enclosure.

With the advent of radio between the Wars and of television after the Second World War, and with increasing car ownership, the village became less the sole focus of people's lives. While the church, village hall and Red Lion PH survive, the school, chapel and the post office have closed. The rapid mechanisation of agriculture and the reduction in the local work force has led to farm buildings and former workers' cottages being sold for residential conversions, while many new houses have been built for an increasingly mobile population.

Architectural Interest and Built Form

The villages of Halvergate and Tunstall contain a number of buildings of architectural interest, primarily ranging from the 17th to 19th centuries. These demonstrate the changes in society affecting the villages at that time, for example the influence of agriculture on the built form and later the provision of services to the wider community with the erection of the buildings

like the school. They are also significant in demonstrating the predominance of vernacular materials.

The two earliest and most significant buildings in the Conservation Area are the medieval churches: St Peter and St Paul's Church in Halvergate and Tunstall church to the north which holds the same dedication. Dating from at least the 14th century, Halvergate church sits on high ground at the west of the village. As one enters the village from the west along Moulton Road, the tower, which dates from c.1450, acts as a local landmark. The church was restored by Brown and Lowe in 1857 and the new porch was built in 1867 by James Benest. In 1873 a new roof was added by R.M. Phipson. The building contains a number of significant architectural features such as flint flushwork, a 14th century doorway with ogee, wave moulded arch, crockets and crocketed pinnacles and finials as well as a rare banner staff locker recess in the south nave wall.

The church of St Peter and St Paul in Tunstall is now largely ruinous, but this does not diminish its interest. It is likely that the church dates from at least the 13th century and the stone voussiors of a 13th century arcade are still visible, as is a 13th century double piscina; both of these are within the south wall. It is also notable for the extensive use of brick and the layout of the numerous putlog holes, which is considered of archaeological interest. By the late 17th century, no services were held at the church and the nave roof had collapsed. The 1704 Faculty is commemorated in the stone plaque on the west wall of the bricked up and repaired chancel, which states, 'This rebuilt by Mrs Elizabeth Jenkenson, the relict of Miles Jenkenson, Tunstal Esq. and Ms Anne Kelkall, daughter of Miles and Elizabeth. 1705'. The church was declared closed in 1980 although it still acts as a place of solitude for visitors and a point of interest on the Weaver's Way walk. Both churches are predominantly flint with stone dressings and some use of red brick. Halvergate church has a slate roof which is likely to date from the 19th century.

In 1878, non-conformism arrived in Halvergate with the erection of the Primitive Methodist Chapel on Squires Road. Built in a simple neo-classical style, typical of mid 19th century Methodist chapels, the building was erected from gault bricks, with a slate roof, neither of

which were local materials and would probably have been brought to the area by the new railway.

Other 19th century institutions included the National School on Marsh Lane, built in 1854 alongside a teacher's residence. The building was extended in 1894 to accommodate 130 children. A fire in 1929 meant that it had to be partially rebuilt. It is a single storey, but tall building with large timber windows and hipped slate roofs and is clearly built in a style associated with 19th century school architecture.

There are a number of significant barns within the Conservation Area. Hall Farm Barn, Harrier Barn and Horsehoe Barn (all grade II listed), to the south of The Street, date from the 17th to 18th centuries and are large red brick structures with parapetted gables and thatched roofs. Their residential conversion has been carried out sensitively and they continue to form an important group of buildings in the centre of the village. In Tunstall, the large barn associated with the 18th century Manor House (grade II listed) is also of significance and is likely to be of a similar date and is evident on the 1840s tithe map. Stables in a lean-to run along its east elevation and the building remains in agricultural/storage use. Built of red brick the building has some good detailing, such as the dentil cornice at eaves level, and the remnants of tumbling in on the brickwork on its north gable suggest that this may once have had parapetted gables containing a thatched roof, although today its roof is clad in corrugated sheets.

The Manor House, Tunstall is dated 1783 and is a two storey, three bay red brick farmhouse, positioned at right angles to Tunstall Street. It has an off-centre 6 panel entrance door with attractive timber doorcase with moulded architrave with key block and a pediment supported on consoles. Again, the building has parapetted brick gables with central chimney stacks.

Its close neighbour, Hall Farmhouse (now known as Tunstall Hall and also grade II listed) is positioned on the opposite side of the road and also sits at right angles to the road and is south facing. It dates from 1815 but was re-fronted later in the 19th century. It is an attractive two storey red brick building with a symmetrical facade, a central 6-panel doorcase with a

stained glass fanlight, panelled reveals and reeded columns. The front façade has large sash windows. The building has a T-shaped plan with an interesting rear range. To the south-east of the building is a single storey barn, with the gable that faces the hall having a decorative finial and date stone: ERB 18?? (likely to be Edward Rising Boulton the former owner of Tunstall Hall Farm). Despite its poor condition this barn building is considered to contribute to the character of the Conservation Area and has some group value with the main house.

Back in Halvergate, Dawdy's Farmhouse (grade II listed) is set back from The Street and positioned parallel to it. Internally it is clear that the building dates from the 17th century although externally it appears to be 18th century with a two-storey later extension to the west and single storey extension to the east. The main part of the building is red brick (now colour-washed) with a thatched roof, with parapetted gables and an off-centre axial stack and off-centre doorcase.

Other substantial houses in the village include The Rookery and its outbuildings - in particular its now converted stable block. The Rookery is grade II listed and confusingly is labelled Halvergate Hall on the 1840's tithe map, prior to the building now known as Halvergate Hall being erected. The mid-19th century Halvergate Hall and Halvergate House are also substantial and both grade II listed. The tall red brick boundary walls to Halvergate House are also listed and contribute greatly to the character of the Conservation Area around Squires Road.

The Old Post Office on The Street (grade II listed), is a well-proportioned early 19th century building, its front garden surrounded by a waist-height red brick wall with centrally-positioned wrought iron gate. It is of two storeys, three bays, with a central door and large sash windows, built of red brick with a slate roof. The side elevation of the house contains a simple mid-19th century shopfront which would have served as the Post Office and so is of some historic, as well as architectural, interest.

As well as these relatively grand properties, the Conservation Area contains good examples of 'worker's' housing. Stone Cottage (grade II listed) is a good example of a one and a half storey cottage, built with flint construction and red brick dressing and a thatched roof. It has a

central stack, two dormers and parapetted gables. It is attractively positioned in the heart of Halvergate next to the village pond, with the pond and the cottage complementing each other to create a picturesque scene. It is hoped that the building will soon be repaired after recent fire damage.

Another important part of the Conservation Area is 'The City'. This area is located to the east of The Street and south of Marsh Road. Its narrow road winds down the hill and contains small fields and paddocks dotted between haphazardly arranged cottages, most of which are likely to date from the 19th century and are of red brick (although many are now painted in various shades) with red pantile roofs and chimney stacks. Although the houses are two storeys in height they are small in scale and arranged at angles to one another.

There are other pockets of 19th century workers' housing, for example the red brick, two-storey semi-detached houses on Bakers Road and the terraced housing on Chapel Road and the prominent terrace of three houses set back from the southern side of The Street (Hall Cottages). This larger scale red brick terrace has some decorative elements such as gault brick decoration around the windows and doors forming a chequerboard effect with the red brick to the decorative heads of the casement windows. It also has large chimney stacks designed to make an impression.

Both Tunstall and Halvergate contain other buildings of note, but much of the 20th century development is more suburban in style and provides the village with less of a sense of place. Today the village contains a variety of buildings with one aspect of its character being the juxtaposition between these buildings of different periods.

Spatial analysis, landscape features and important views.

Halvergate

Ten character areas [MAPS AND PHOTOS TO BE PROVIDED] have been identified:

(1) The Street (west)

This cluster is centred on the War Memorial at the junction with Sandhole Road. It includes:

- The outstanding group of former barns of Hall Farm which have been successfully converted to a residential use, (converting barns to houses will inevitably affect their character, but it may nevertheless be the only way to conserve them),
- An attractive group of houses and cottages, including the Thatched House and Beechwood House, Stone Cottage, the Church and adjoining cottages.
- The outbuilding to Pond House, is important in the way it extends out to the street and separates the open spaces on either side.

Important landscape features include:

- The curve and gentle fall of the Street,
- the pond,
- the small green in front of the Church,
- the trees round the Church and behind the Pond and Stone Cottage,
- the green round the War Memorial and the Village Sign,
- the trees bordering the field east of the War Memorial ,
- the trees in the former entrance to the Hall and
- the trees and grounds of Beechwood.

Important walls include:

- the churchyard wall,
- the wall north of Blacksmith's Cottage and linking to Swallow Barn,
- the wall round the former entrance to Halvergate Hall and continuing to an outbuilding along Hall Farm Close.

Good views include:

- looking north-east from the War Memorial through the trees in to the field and the attractive former "sandhole" beyond,
- looking south-west from the War Memorial towards the Thatched House and surrounding buildings,
- looking west down The Street with the Church on the right,
- looking east up The Street past Church Lodge and the Church (just visible above the trees) with the trees of Beechwood on the right,

- looking north-east towards Stone Cottage and the pond with the trees behind.

(2) The Street (east)

This cluster includes Dawdy's Farmhouse, (now without its barn and associated farm buildings to the east), Waycott Forge, two terraces of cottages, the Old Post Office and its outbuildings and the Thatched Cottage (in Wickhampton Road). The outbuilding to the Old Post Office is important in the way it extends out to The Street and provides, with Waycott Forge opposite, a visual "pinch point", separating the traditional part of The Street from the modern "suburban" development beyond.

Important landscape features include:

- the chestnut trees in and around the field east of the War Memorial,
- the trees in the grounds of the Hall and
- the garden in front of Dawdy's Farmhouse.

Important walls include:

- the garden walls to the Old Post Office.

Good views include:

- looking east along The Street towards Waycott Forge and the outbuilding to the Old Post Office opposite and the Thatched Cottage beyond
- looking south-west towards the former barns of Hall Farm, with trees on the right.

(3) The City

This is a scattered group of small-scale cottages in a cul-de-sac sloping down towards the marshes to the east. At one time it was quite separate from the main village centred on The Street. Then a series of widely spaced pairs of semi-detached houses were built in the late nineteenth century along Bakers Road. Finally, the late 20th to early 21st century development on both sides of Bakers Road, essentially "suburban" in form, has joined these two parts of the village together. However, the lie of the land and the informal layout of its buildings, gardens and paddocks allows the City to retain much of its essential character.

Important landscape features include:

- the many small open spaces between and behind the houses and
- the slope down from the junction with Bakers Road coupled with the hedges on either side of the road which clearly separate the City from the main village

Good views include:

- looking downhill past Doubleridge and The Cottage towards the marshes beyond and
- looking north past Red House and Sunny South between further cottages either side to others beyond.

(4) Part of Marsh Road, centred on the Red Lion public house

This group includes the Red Lion itself set back behind a forecourt, together with Sunnyside next door, Storrs (a substantial house nearly opposite), and cottages in Frog's Alley. It also includes, albeit set apart from the others, the Methodist Chapel in Chapel Road. Recent "suburban" development alongside this traditional group has changed its setting.

Good views include:

- looking from Marsh Road towards the Red Lion public house with the forecourt in front,
- looking up Chapel Road with the Methodist Chapel on the right,
- from just past the Chapel looking across the fields towards the marshes beyond,
- looking eastwards from the junction of Marsh Road and Squires Road down the hill to the marshes in the distance.

(5) Crowe's Farm

Open fields on both sides of Chapel Road separate Crowe's farmhouse and its outbuildings from the village proper. A few houses have recently been built on the north side of the road, joining an earlier pair of semi-detached houses. But this part of the village remains essentially open countryside, important to the setting of both village and farm. This would be seriously compromised by further development. Crowe's Farm is an important element in the view of the village from Branch Road.

(6) Track between Chapel Road and Squire's Road

This cluster comprises a number of cottages on or adjacent to this unmetalled track, together with pairs of semi-detached inter-war houses and the White House on Squire's Road. An open field still separates the group from the rest of the village, although new houses on the opposite side of Squire's Road all but link it to the converted former school and the modern development along the south side of Marsh Road. Again, further development of these fields would very considerably alter the character of the village.

Important landscape features include:

- trees along the north side of the track, which link up with trees along Squire's Road,
- the dell on the north side of the track, probably a former sand working.

Good views include:

- looking west from the junction with Chapel Road with cottages on the right,
- looking north through the trees into the dell.

(7) Halvergate House

The importance of this group of buildings is recognised by the Listing of the house itself, its garden walls and its barn (now converted). The group also includes two cottages on the opposite side of Squire's Road.

Important landscape features include:

- the open fields to the south on both sides of Squire's Road and (b) the trees along Squires Road.
- The tall red brick walls to Halvergate House

Good views include:

- A good view looking north along Squires Road with, on the left, trees and then the garden wall of Halvergate House.

(8) Whiteacres Farm

This group includes the farmhouse itself and its outbuildings. The low thatched barn hard against Tunstall Street, with the farmhouse and outbuildings beyond give a firm traditional edge to the settlement at its northern approach.

Important landscape features include:

- There are important walls running east and south from the thatched barn.

(9) The Rookery

Though largely hidden by trees this listed house and its stable block are of special interest in themselves.

Important landscape features include:

- parkland to the south of the house and the trees within and around it
- trees along the west side of Sandhole Road and behind Stone Cottage are of importance to the village as a whole: any development here would be detrimental to the character of the centre of the village and of its approaches.

Good views include:

- looking south-east from the junction of Marsh Road and Sandhole Road through the trees into the dell opposite the Rookery,
- looking south from Sandhole Road through the trees towards the former barns of Hall Farm.

(10) Halvergate Hall

Though from many angles hidden from view, this listed house and its outbuildings are important in their own right.

Important landscape features include:

- the parkland associated with the house and the trees within and around it. These are important both as a setting to the house and as a backdrop and boundary to the south of the village.

Good views include:

- looking from Wickhampton Road across the park to the Hall.

Views from outside Halvergate into the village are also important in getting a sense of its historic importance on approach.

Good views of the village from outside include:

- from Branch Road looking west across the marshes, with Crowe's Farm in the middle distance and the roofs of the village beyond against a backdrop of trees,
- looking west up Marsh Road with the World War II pill box in the foreground,
- looking north-east from Mill Road, with the Church among the trees to the left and Halvergate Hall to the right,
- looking south-east from Moulton Road towards the terraced house on Church Avenue, with the Church tower visible behind the trees beyond,
- looking south from Tunstall Street with the barn of Whiteacres in the foreground and the farmhouse behind and the former barn of Halvergate House to the left.

Likewise, there are important general views out of the village to surrounding settlements such as the view from Chapel Road, Marsh Road and Wickhampton Road across to the farms and mills on the marshes to the east.

There are several hedgerows (hedges and trees) which make an important contribution to the character of the village, although they are not directly associated with any of the clusters of buildings identified.

Important hedgerows include:

- along the north side of Marsh Road between Chapel Road and Squires Road,
- along both side of Marsh Road between Squires Road and Tunstall Street,
- along the east side of Tunstall Street from Marsh Road to Oaklands Close.

The presence of mature trees through the Conservation Area make a significant contribution to the character of the area. However it is important to ensure that trees are maintained and periodic tree planting (to replace good specimens once they die or become dangerous) takes place.

Tunstall

Tunstall is a small hamlet. The principal cluster of buildings in the Conservation Area includes three listed buildings in close proximity to one another: the Church, Tunstall Hall and the Manor House. It also includes the barns and other buildings of the two farms, notably the fine Manor barn. There are important trees and hedgerows associated directly with all three buildings. The green triangle at the road junction in front of the Church marks the centre of the settlement. The Church itself, which is partially ruined, is an important and attractive focus to the Conservation Area. The approach from Halvergate is characterised by hedgerows on either side of the road. The field and its trees south of the Manor House are an essential part of the setting of the barn.

The landscape east of the Church, where the road dips down to the pond, is attractive in itself and it is also an essential part of the setting of the Church. The buildings in this part of the Conservation Area are widely separated: they include two cottages opposite the pond and a terrace of cottages at the junction of Marsh Road and Low Farm Road. Two pairs of semi-detached houses on Staithe Road dating from the 1930s are included in the Conservation Area because of their relationship to the pond and they are good examples of Local Authority housing from this period. There are important groups of trees east of Hall Farm, round the pond and on the south side of Marsh Road. There is a traditional K6 red telephone box which punctuates the scene on the south side of the road east of Hall Farm. This no longer accommodates a phone but has a small library and information on the area. Good views include:

- on the approach from Halvergate with the ruined church tower among the trees,
- looking west from the pond towards the Church,
- looking north over the marshes from the junction with Low Farm Road,
- looking east from the Manor Farm's farm track to the Church.

Management and Enhancement

The character of a village can over time be eroded by an accumulation of minor changes. They include:

- The demolition of traditional buildings.
- The felling of important trees in association with new developments.

- Fencing with concrete posts and close-lap boarding in prominent positions (for example as boundary treatment to front gardens), where traditional brick walls or hedges would be more appropriate
- Poorly designed iron railings and gates. Good wrought iron work is now expensive and hard to come by: simple designs based on tradition tend to look best.
- Inappropriate replacement windows (e.g. top-hung windows masquerading as sliding sash window; fixed and opening sections arranged asymmetrically in casement windows; too narrow cills; windows set too far forward in their openings; PVC windows with wide frames replacing traditional wood windows with refined mouldings). Please see **Appendix 4** for more detail.
- Use of “traditional” building styles unrelated to the district (e.g. “half-timbering” for example) on new buildings.
- The erection of new buildings which do not reflect the scale of surrounding buildings
- Use of standard or pastiche design in modern development which do not relate well to the historic character of the village.
- Substandard modern outbuildings in prominent locations
- The use of substandard or inappropriate materials in replacement of traditional and honest materials. Please see **Appendix 4** for more detail.
- The loss of thatch.

Other smaller repairs to historic buildings that can have a detrimental impact include:

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

Sites in Halvergate which would benefit from appropriate, heritage-led, repair, maintenance and management and/or use include:

- The Red Lion Public House, Marsh Road
- The Stone Cottage, The Street

It is considered that the green spaces in between the built form should be retained and enhanced where appropriate and trees and hedgerows should be protected and enhanced. It is considered that some site would benefit from enhanced landscaping.

Specific sites where enhanced landscaping might be appropriate include:

- More to be made of focal points, such as the pond area, perhaps with village notice board and seating
- Forecourt to the Red Lion Public House, Marsh Road
- Removal of the metal bar in front of the bench near the church
- The churchyard - where there is a conflict between the attractive mature trees and the south churchyard wall, which is in poor repair.

It is considered important to ensure boundary treatments are appropriate as substandard boundary treatment can block views and change the character of the area.

Specific walls and railings in need of repair include:

- Railings to field east of War Memorial
- Wall in front of Churchyard

New Development

New development within the Conservation Area can be an opportunity for enhancement if located correctly and constructed in a sympathetic design and materials. Any proposal within the Conservation Area should be of a high-quality design that enhances and preserves the character of the local area. Materials play an important role in the success of development and often simple, honest and traditional materials, reflecting the surrounding palette, are usually most appropriate. The use of appropriate hard landscaping such as pavers, boundary treatments, green spaces and soft landscaping associated with new development should also be considered at an early stage. The Broads Authority and Broadland District Council offer pre-application advice and can offer guidance on acceptability of proposals prior to the submission of a formal application.

Public consultation

This document (the re-appraisal) will be subject to public consultation during spring 2023. It should be read in conjunction with the adopted Policy and Guidance (see Appendix 3). No additions or removals are proposed to the Conservation Area boundary. Eight buildings are proposed to be included on the Broads Local List including:

- Barn at Manor House
- Outbuildings at Manor House
- Barn at Tunstall Hall
- Old style telephone box
- 1 Pond Cottages
- 2 Pond Cottages
- WWII Pill Box
- World War II Home Guard observation post

We would like your thoughts on the Conservation Area Appraisal document and the proposals within it. Please let us have your comments and views by Friday the 9th of June 2023.

**Contact us: Broads Authority, Yare House, 62-64 Thorpe Road, Norwich NR1 1RY
broads-authority.gov.uk | 01603 610734 | planning@broads-authority.gov.uk**

We will also be holding a public drop-in event at Halvergate Village Hall (Moulton Road, Halvergate, Norwich NR13 3PH) on Saturday the 13th of May between 10am and 12.30pm. Please come and see us.

References

- English Heritage and CABE: Building in Context: New development in historic areas
- East Anglia, A Geographia Guide
- Halvergate and Tunstall Remembered – Sheila Hutchinson
- Havergate Marshes Conservation Area Appraisal
- Historic England (2020) – Heritage and Society
- Historic England (2019) Advice Note 1 Conservation area appraisal, designation and management
- Historic Environment Record, Norfolk Landscape Archaeology
- Norfolk Heritage Explorer
- The Buildings of England, Norfolk 1: Norwich and North-East, Nicholas Pevsner and Bill Wilson
- The Halvergate Fleet: Past and Present – Sheila Hutchinson
- The Norfolk Broads, A landscape history – Tom Williamson
- The Norfolk and Suffolk Broad, Robert Malster

Appendix 1: Listed buildings within the conservation area

The following building is included in the list of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State:

Halvergate

I Church of St Peter and St Paul, The Street

I Former tower finial 22cm SW of SW nave buttress of Church

II War Memorial

II Red Lion Public House, Marsh Road

II The Rookery, Sandhole Road

II Halvergate House and E and W Garden Walls, Squires Road

II Barn 50m N of Halvergate House, Squires Road [converted to residential use since Listing]

II Stone Cottage, The Street

II The Old Post Office, The Street

II Hall Farm Barn, 59 m S of War Memorial, The Street

[converted to residential use since Listing: now "Swallow Barn" and "Owl Barn"]

II Barn at Manor Farm, 61 m SE of War Memorial, The Street

[converted to residential use since Listing: now "Harrier Barn"]

II Barn at Manor Farm, 30 m SE of War Memorial, The Street

[converted to residential use since Listing: now "Horseshoe Barn" and "Chestnut Meadow Barn"]

II Halvergate Hall, The Street [entrance now from Wickhampton Road]

II Dawdy's Farmhouse, The Street

Tunstall

II* Remains of Church of St Peter and St Paul, Tunstall Street

II Hall Farm House, Tunstall Street [formerly Listed as The Hall and Barn]

II Manor House, Tunstall Street

Appendix 2: List of buildings considered to positively contribute to the character of the Conservation Area

Whilst the following buildings, boundary walls and railings within the present Conservation Area and the proposed extensions to it 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.

Halvergate

The Street, north side

Crown House

Church Cottage

Church Lodge

Walls surrounding front garden to Old Post Office (also curtilage listed)

The Street, south side

Beechwood House

Outbuilding to Beechwood House

Pond House

Outbuilding to Pond House

The Thatched House

Blacksmiths Cottage

Honeysuckle Cottage

Cottage south of Honeysuckle Cottage

Rose Cottage

Wall north and east of Blacksmiths Cottage

Outbuilding on east side of Hall Farm Close

Wall to Halvergate Hall

Old style telephone box

1-3 Hall Cottages

Waycott Forge

1-4 Victoria Cottages

Sandhole Road

Stables to The Rookery (converted to residential use)

Tunstall Street

Whiteacres

Outbuildings to Whiteacres

Westview Stables

Squires Road

Outbuildings west of Halvergate House

Rose Cottage

1 Thatched Cottage

2 Thatched Cottage

The White House

Chapel Road

Marshman's Cottage

Far End Cottage

The Cottage (on track leading off Chapel Road)

Fieldview Cottage (on track as above)

Brick Cottage (on track as above)

Stonechat Cottage (for tumbled gable)

Primrose Cottage (for tumbled gable)

Crowes Farm

Outbuildings to Crowes Farm

Chapel House

Marsh Road, north side

School Lodge Guest House (former school)

Sunnyside

World War II pill box

World War II Home Guard observation post

Marsh Road, south side

Storrs

Cottage, outbuildings and wall west of The Laurels

The Old Cottage, Frog's Alley

Cartref, Frog's Alley

Wickhampton Road

The Thatched Cottage

The City, north side

Mallet House

The City, south side

Doubleridge

The Cottage

Ambleside

Tunstall

Barn at Manor House

Outbuildings at Manor House

Barn at Tunstall Hall

Old style telephone box

1 Pond Cottage

2 Pond Cottage

Appendix 3: Planning documents, policies and associated guidance

Please note: Local planning policies, supporting documents and guidance are updated periodically, whilst this policy and document list was relevant at the time of the writing of the report please check with the relevant Authority for update.

Broads Authority

Local Plan for the Broads (Adopted 2019):

Policy SP5: Historic Environment

Policy DM11: Heritage Assets

Policy DM12: Re-use of Historic Buildings

Policy DM43: Design

Policy DM48: Conversion of Buildings

Broads Authority Supporting Documents:

The Landscape Character Assessment (Updated 2016)

The Landscape Sensitivity Study for renewables and infrastructure (adopted 2012)

Strategic Flood Risk Assessments

Broads Authority Flood Risk SPD

Biodiversity Enhancements Guide

Landscape Strategy Guide

Sustainability Guide

Planning Agents information booklet

Keeping the Broads Special

Broadland District Council

Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted January 2014):

Policy 1: Addressing climate change and protecting environmental assets

Development Management DPD (Adopted 2015):

Policy GC4: Design

Policy EN2: Landscape

Broadland District Council Supporting Documents:

Landscape Character Assessment

Design Guide (1997)

Place Shaping (a guide to undertaking development in Broadland)

Appendix 4: Detailed guidance on materials and windows

Materials

The particular character of both Halvergate and Tunstall owes a great deal to the use of a limited “palette” of building materials. Some of these are indigenous to the district (e.g. red bricks, red pantiles, flint and thatch), some have traditionally been “imported” from other parts of Norfolk (e.g. gault bricks), still others have been “imported” from further afield (e.g. stone and - since the nineteenth century - slate). The “imported” materials are mostly confined to the more prestigious buildings (e.g. stone for the Churches, gault brick and slate for the larger Georgian houses – Halvergate Hall, Halvergate House, The Rookery). But as time went on expensive materials became commoner (e.g. slate on the Old Post Office). On

the other hand, some previously cheap materials have now become very expensive. Thatch is a particular case in point because it has to be renewed from time to time - though usually only in part, provided it has been regularly maintained. In some cases, thatch has been able to be renewed despite serious decay (e.g. the converted barns of Hall Farm and the barn at Whiteacres), in other cases it has been replaced by corrugated sheeting (e.g. on farm buildings) or tiles (this is likely to have been the case with many of the older cottages). Given the rarity of thatched buildings today and the special contribution that they make to the Conservation Area, the retention or re-introduction of thatch would today be encouraged.

Ground surfacing materials are an important, but often forgotten, element in a village. In Halvergate and Tunstall public roads and footpaths are in general finished with tarmacadam (or asphalt), though there remain a number of rough non-surfaced tracks and paths. (e.g. by both churches). The further loss of surviving non-surfaced area would be regrettable and where it is necessary any replacement surface would need to be carefully considered. Some modern residential closes (e.g. Dawdy's Court) have roadways paved with concrete blocks in imitation of granite setts, which are reasonably convincing. Many newer houses have drives paved with imitation bricks, also made of concrete, or loose granite chippings - both suburban in character.

Window Replacements

Window replacements are often the most serious threat to the appearance of Conservation Areas and may even affect the value of properties. If timber windows are in good condition, thermal efficiency can be improved by installing double glazed units in existing frames or secondary glazing.

- The replacement of timber windows with PVCu can result in several problems:
- The material cannot reproduce profiles and detailing of traditional joinery
- The variety can destroy the visual harmony of the streetscene, particularly if windows do not replicate the traditional opening arrangement (e.g. top-hung opening 'sash' windows)
- The material is not as easy and economic to repair as timber
- Historic timber was often slow-grown and is therefore of better quality than more modern timber and is therefore worth retaining where possible.

- It is not a sustainable material (like timber) and its manufacture has a larger carbon footprint. Neither does it have the biodegradable qualities of timber when redundant, creating an environmental landfill hazard.

NB: All complete window replacements are now required to achieve minimum insulation values – please consult Building Control. However, in the interests of conservation, local authorities are empowered to relax the requirements under Building Control Regulations when considering proposals for the restoration or conversion of historic buildings.

Appendix 5: Contact details and further information

Broads Authority

Address: The Broads Authority, Yare House, 62 – 64 Thorpe Road, Norwich NR1 1RY

Telephone: 01603 610734

Website: www.broads-authority.gov.uk

Broadland District Council

Address: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Telephone: 01603 431133

Website: www.broadland.gov.uk

Norfolk Historic Environment Service

Address: Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH

Tel: 0344 800 8020

Website: Archaeology and historic environment - Norfolk County Council