

Proposed Salhouse Conservation Area Public Consultation  
Report by Historic Environment Manager

Summary: Members will be aware that the Authority has responsibility to review its current Conservation Areas and from time to time consider the designation of new ones. This includes the publication of these Appraisals and Management Proposals. This approach has been incorporated into the Authority's Strategic Proposals for the last three financial years.

The purpose of this report is to give members the opportunity to comment on detailed re-appraisal work that has been carried out on the Salhouse Conservation Area prior to a public consultation exercise.

Recommendations:

- (i) That members consider the Salhouse Conservation Area draft appraisal.
- (ii) That, subject to member comments, endorse it for public consultation.

1 Introduction

1.1 Members have previously agreed to assessment work being carried on the phased re-appraisal of existing areas, taking into account the duty of the Authority to identify, and maintain up to date appraisals of existing Conservation Areas and as appropriate designate new areas.

1.2 Members will be aware that an informal agreement has been reached with the Districts' Conservation Officers whereby areas that fell mainly within the Broads Authority area would have the appraisal work carried out by the Broads Authority and areas that fell mainly outside the Broads Authority area would have the appraisal work carried out by the relevant district.

1.3 The Salhouse Conservation Area falls partly within the Broads Authority and partly within Broadland District Council. In this case as the majority of the proposed designation is within Broadland District Council, the appraisal was instigated by Broadland District Council and the appraisal

work has been carried out by them in consultation with the Broads Authority.

- 1.4 In this instance Broadland District Council is proposing to organise and fund the Public consultation exercise on behalf of both authorities. The details of the proposed public consultation process are outlined below.

- 1.5 A copy of the Salhouse draft appraisal and draft proposed boundary is appended (Appendix 1).

## 2 Public Consultation Exercise

- 2.1. Once members have considered the draft Conservation Area appraisal and proposed boundary the next stage of the process is to undergo a public consultation exercise in line with best practice and the Broads Authority Statement of Community Involvement. This will give residents of the Parish and other stakeholders the chance to comment on any issues or options arising from the detailed appraisal work. This will take the form of a summary leaflet distributed to households in the parish and other stakeholders, followed by an exhibition held in the Parish attended by officers of the Broadland District Council and the Broads Authority. The leaflet will contain a summary of appraisal, a map indicating the proposed boundary showing any changes to the existing, and a summary of what the effects of designation are.
- 2.2. Following the public consultation exercise a further report will be brought before the Broads Authority's Planning Committee setting out the feedback from the public and stakeholder consultation and the exhibition. Taking into account the duty of the Authority to maintain up to date appraisals of existing Conservation Areas designate areas, which are considered worthy of designation and other policy issues, the Committee will at that stage consider whether or not to formally adopt the re-appraisal of the Conservation Area in the Parish of Salhouse for those parts of the area within the Broads executive boundary. Broadland District Council as Local Planning Authority will need to consider adoption for that part of the area which falls within its boundary.

## 3 Continuing Appraisal Work

- 3.1 It is proposed to now continue the programme of providing up to date appraisals, boundaries and management proposals for the existing Conservation Areas in the Broads Authority area and also identify any further areas which may be appropriate for formal designation as new Conservation Areas..

3.2 These detailed appraisals will form the basis of further reports to Planning Committee prior to public consultation.

#### 4 Financial Implications

4.1 There are financial implications of a continuing appraisal programme for existing and proposed Conservation Areas within the Broads in terms of initial assessment and if required more detailed appraisal.

4.2 The Authority has a Cultural Heritage Budget of £25,000 part of which has been allocated for carrying out this continuing appraisal programme. The Historic Environment Manager will continue to identify and carry out initial assessment work in house. The existing budget will be used where considered appropriate to fund the detailed appraisal work.

#### 5 Conclusions



5.1 The Authority has a statutory duty to consider areas that are worthy of designation as Conservation Areas.

5.2 It is considered that the area identified by the draft boundary map and described in the draft appraisal in the parish of Salhouse is worthy of Conservation Area designation following a detailed assessment, and that public and stakeholder consultation is required.

Background papers: None  
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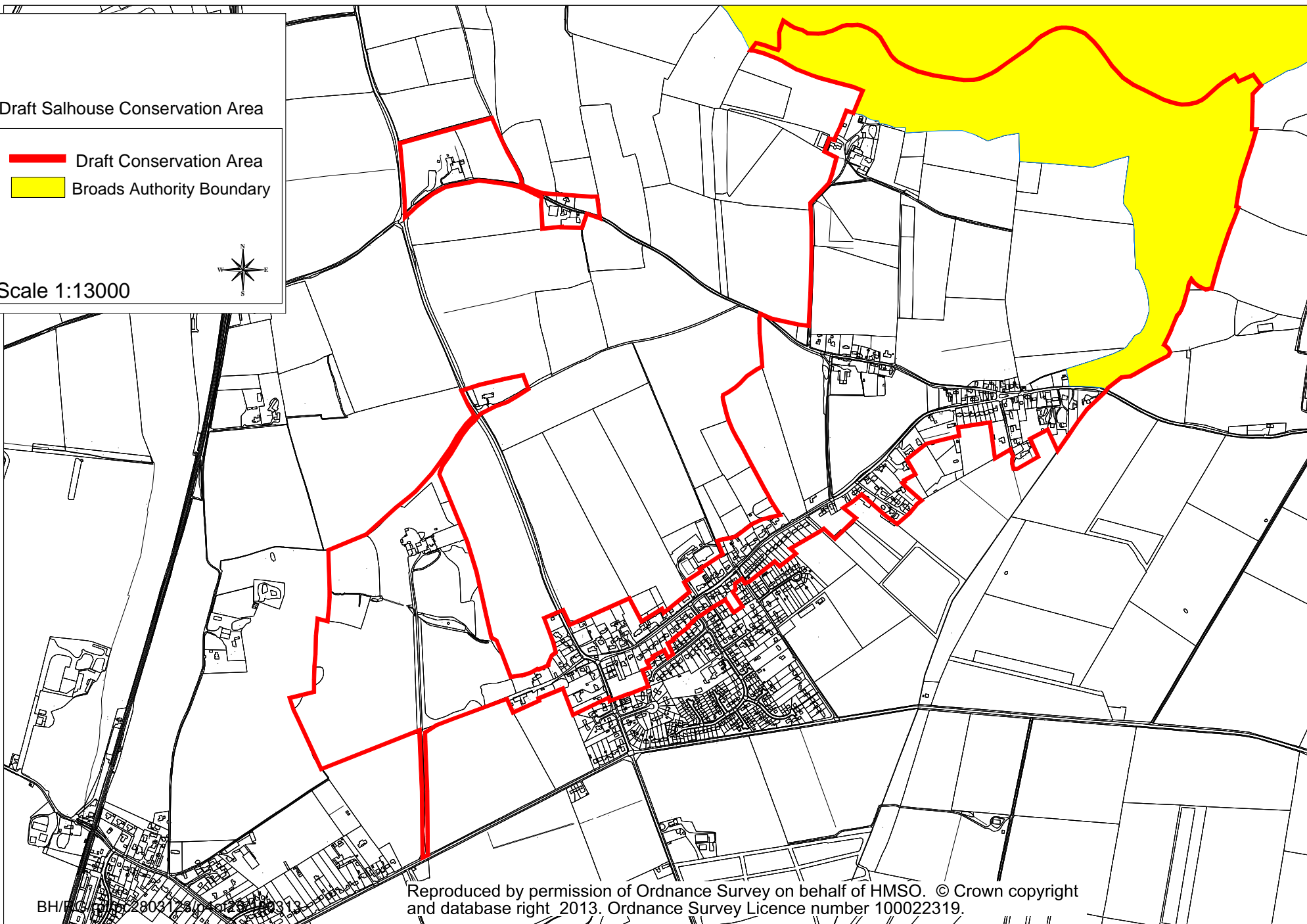
Appendix: APPENDIX 1 - Salhouse draft appraisal and draft proposed boundary

Draft Salhouse Conservation Area

-  Draft Conservation Area
-  Broads Authority Boundary



Scale 1:13000



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# SALHOUSE CONSERVATION AREA CHARACTER STATEMENT Consultation Draft

2013

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## 1 INTRODUCTION

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

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

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

The Salhouse Conservation Area was designated in 2003 and an illustrated report accompanied designation. Part of the conservation area to the north east, adjoining Salhouse Broad is in the Broads Authority Executive area. Broadland District Council and the Broads Authority are committed to the protection and enhancement of the historic environment of the area.

This statement identifies and reaffirms the special architectural and historic character of the area. It includes adjustments to the boundaries of the conservation area, principally to reflect changes in ownership since 2003. In addition it is suggested that the south western boundary be extended to include the whole of the historic parkland surrounding Salhouse Hall to safeguard the setting of the existing Conservation Area. The report also makes recommendations for the enhancement of the area.

The village at Salhouse is divided into two distinct parts; one area centered on Upper and Lower Street and the other on Norwich Road and Station Road. These areas are linked by a footpath which skirts the grounds of Salhouse Hall lying between the two. The conservation area does not cover the whole of the village, but it does include includes a number of distinct parts, each with its own character:

- f* The landscape area to the north east of Upper Street including the fringes of Salhouse Broad, Broad Farm and the agricultural land north of Upper Street; this adjoins
- f* Upper Street and Lower Street; the historic core of the village although the majority of the buildings were constructed in the C20
- f* Salhouse Hall and environs with a footpath link to All Saints Church
- f* The Lodge (former vicarage) and Vicarage Farm as a satellite part of the conservation area

Since the initial conservation area appraisal of 2003 several developments have taken place in the village, most of them on a small scale such as barn conversions and house extensions. The developments that have had an influential effect on the character of the conservation area include;

- f* The Equestrian Centre in Lower Street – the listed barns had been vacant and in poor repair for some years and have now been converted for residential use together with the erection of two new dwellings
- f* Three new houses on the former Methodist Chapel site in Lower Street
- f* Repairs and renovations to the Old School in Lower Street and its re-opening as The Jubilee Hall
- f* Conversion of the former Reading Rooms on Lower Street to residential accommodation
- f* The conversion of barns in Hall Drive for residential use

Two sites of potential concern are;

- f* Salhouse Hall – this has been vacant and in poor repair for some years, and although repairs to the roofs have halted the decline in the main house, the condition of the adjoining structures continues to deteriorate. Planning Permission has now been granted for an imaginative scheme of conversion of the Hall and outbuildings into 9 houses. Situated outside the main village envelope its condition does not directly impinge on the character of the main Conservation Area. However as one of the major listed buildings in the area it deserves a beneficial use to enable it to be restored within its setting
- f* The former garage site on Mill Road – the former mill buildings on this site were not thought to be worthy of retention and following the granting of planning approval for housing, the site has been cleared. The redevelopment of this site will have a great effect on the character of the conservation area due to its position at a main entrance to the village.

The village is set amongst gently rolling agricultural farm land and this setting in no small way contributes to the character of the village. With the decline of employment in the village in the C20, it now essentially provides accommodation for commuters to local centres. There have been recent proposals for residential developments adjoining the existing village settlement and these would obviously have a major effect on the future character of the village, and any loss of the rural setting would be very regretful.

## 2 HISTORICAL DEVELOPMENT

The name Salhouse derives from the Old English meaning 'Sallow willows' suggesting that a willow wood may have existed here in the past..

Salhouse's early history is shared with that of Wroxham. Earliest records show it forming part of the manor of Wroxham, itself a part of the Hundred of Taverham, a Hundred being a division of a shire. A 'Hundred' is a term dating from the C10 and was, as the name suggests, an area of land containing approximately 100 families, or 10 tithings.

The Taverham Hundred contained nineteen villages including Wroxham and Salhouse. At the time of the Domesday Survey in 1086 the parish was not individually identified, but the Manor of 'Wroxham including Salhouse' was one-and-a-half square leagues in area (approximately 33 acres) and was valued at three shillings, the Manor contained two churches, presumably those of Wroxham and Salhouse.

The Manor was held by the Archbishop of Canterbury at the time of the Domesday Survey. In 1167 the Rectory of Wroxham (with Salhouse) came under the Carrow Priory and a vicar was appointed to serve both churches. The first vicar on record, however, is William de Cokethorp in 1320. The church was largely rebuilt in the C14 and remains – as is often the case – the earliest building in the village, the core of Salhouse Hall being almost 200 years later, circa 1550. It is thought that Broad Farm may predate the hall. There is no archaeological evidence showing existence of a manor house contemporary with the church. This may be because the actual Manor was in Wroxham, although it is almost certain buildings of quality, contemporary with the church, would have existed in Salhouse.

The Black Death wreaked havoc in the mid-C14 and it is popular belief that this accounts for the isolated position of many churches. Whilst this was certainly the case with some villages, it seems unlikely in Salhouse as the church stands on the high ground rather than the more marshy area where disease would have spread more easily. It seems more logical that the church was located near an important house which happened to be situated away from the village. The original settlement would have undoubtedly been located close to the river in any case. The reason for isolated churches in Norfolk is that during the late Saxon/early Medieval period, settlement migrated from around churches to along the edges of greens and commons. The reasons for this are not yet understood. A look at Faden's map shows a classic example of this at Salhouse where the houses are lined up along the north edge of a large common, now marked by Upper Street. Thus the original settlement would not have been located nearer to the river as suggested, but around the church.

Salhouse Broad was formed through the extraction of gravel and peat which began in the area as early as the C9 and this industry continued until medieval times when the broads flooded.

The broads system was then used as a transport network until relatively recent times when road haulage became the preferred method, Salhouse staithe being used as a 'dock' until this time. The area around the Broad and the River is located within the



Broads Authority Executive area. The Broads Authority is the local planning authority for its area.

In 1457 John Reddel was the holder of the Manor of Salhouse, although there is no evidence of where he resided. Records dating from 1561 and a Church Wardens' Book from 1750 show that Salhouse had achieved a separate identity following an inquiry into the anomaly of two churches in one manor by an ecclesiastical court in 1697. It was not until 1936, that All Saints' Church had its own vicar, until that time sharing one with Wroxham though this was however shortlived. The rector of Rackheath was also appointed the vicar of Salhouse in 1942 and this remains the status quo today.

A vicarage (shared with Wroxham) was built in 1846 with materials from the demolished parish barn at Wroxham, but in the 1920s became The Lodge Hotel. All Saints' Church itself was greatly restored and reroofed in 1881.

Religion was important; in common with other towns and villages in the county, non-conformism was strong, and in addition to All Saints Church, from the C19 there was both a Methodist Church and a Baptist Church. Only the latter survives.

The economy of the village has always been based on agriculture, with earlier peat digging and later water borne transport being ancillary to this, although this diminished after the arrival of the railway line in 1874. Reed cutting and thatching were local trades and there is evidence of brickmaking in the 18<sup>th</sup> and 19<sup>th</sup> centuries with a brick kiln located east of Broad Farm Cottage and a brickyard south of Honeycombe Farm. During the C19, milling was also a local business; Mill Hill and Mill Road being sites for the activity during the C19 and early C20.

The C20 saw the usual decline of community facilities within the settlement. At one time the village had at least two shops, a baker, a blacksmith, two public houses, two mills, a butcher, a hairdresser, a cobbler, school, various thatchers, an agricultural machinery business and a garage.

The King's Arms closed in the 1920s leaving The Bell as the village pub. A general shop and Post Office still exists as does a hairdresser. The school has been moved and the old building converted to a new village hall, which re-opened as the Jubilee Hall in 2002. Unfortunately the rest of the facilities have now been lost, but thatching is still a local trade with Farmans the Thatchers based in Station Road. The Parish Reading Room, which opened in 1897 in commemoration of the Diamond Jubilee of Queen Victoria, was donated by the then Squire, Ward, whose family owned Salhouse Hall between 1712 and 1955. The Reading Room was an early community facility used for a wide variety of purposes, until it was sold in 2004 to be converted to a house.

The village has been subject of much new development in the C20 such as Cheyney Avenue and elsewhere along Lower Street. Cheyney Avenue and Farman Close are named after local families.

The new development however has not detracted from the essential character of the village and has in fact, in the main, been incorporated in the proposed Conservation Area boundary.

At the beginning of the C21, the village is a most desirable place to live; it is conveniently placed for access to The Broads for recreational purposes and to centres such as Wroxham and Norwich for shopping, schools and work, whilst the 'leafy lane' feel of the village is still a large part of its character.

### 3 LOCATION AND SETTING

Salhouse parish is situated about six miles north-east from Norwich. Wroxham and Hoveton border it to the north with Rackheath to the south-west. Salhouse Broad and the River Bure form part of it's boundary to the north and east and the Bittern Railway to the west. The conservation area sits within the boundaries of two local planning authorities. The majority lies within Broadland district Council with a small area around the broad and river sitting within the Broads Authority area.

The Broads Authority has the same status as a National Park. Its duties are similar to those of Britain's National Park Authorities with the addition of the duty concerning navigation.

The Broads is Britain's finest wetland and includes wetlands of international importance. Its rivers, shallow lakes, marshes and fens make it a unique area, precious for its rich wildlife and landscapes. The Broads is also one of Europe's most popular inland waterways providing a unique recreational waterway system.

The predominantly arable farmland of the gently rolling landscape surrounding the settlement is underlain by a mixed geology of sand and gravels producing light sandy soils. Historically much of the surrounding area formed part of a large area of heathland extending from the northern edge of Norwich almost to Salhouse. The name of the nearby settlement of Rackheath is a reminder of this. There is still evidence of this type of habitat in the village such as Street Wood where it adjoins Lower Street which has a distinct heathland feel, and also some areas to the north of the conservation area on Upper Street and adjacent to the footpath to the Broad. Although many think of Norfolk as having a flat landscape, there is a subtle variety to be found in the area, in gently undulating countryside incised by shallow river valleys. This is certainly the case in Salhouse where the river valley of the Bure forms a shallow convex valley. Agriculture has played a large part in the evolution of the countryside around the village and the Enclosure Acts in the C18 and C19 resulted in medium sized fields laid out in a strong geometric pattern, interspersed with mainly deciduous woodland containing patches of scrub and heath. Radial routes extending from Norwich, including the Bittern Railway dissect these field arrangements.

### 4 FORM AND CHARACTER

From early maps the village was formed from scattered development along the main roads of Upper and Lower Street running roughly in an east west orientation, but particularly at the junction of the two main streets, and around farms, such as Shrublands Farm. The shape of the village changed little until the C20 when residential development consolidated the strong linear layout of the current village. The exception to this is the area between the main Norwich Road and Lower Street including Farman Close, Cheyney Avenue and Thieves Lane, at the centre of which is the current school. The gaps in the modern developments are important in the street scene and help to maintain the feel of the original scattered settlement that is important to the reading of the development of the modern village of Salhouse.

The conservation area boundary is drawn quite tightly along Lower Street to include the historic development and widens out to the north to include Shrublands Farm, part of Upper Street, Salhouse Broad, and the agricultural land between. At the south western end of Lower Street, Salhouse Hall and its environs and the Church are included in the

conservation area. To The North, The Lodge (formerly the Vicarage) and Vicarage Farm are designated as a satellite to the conservation area. They are connected to Upper Street via Vicarage Road

#### Northern area

From the east, the main approach to Salhouse is from Woodbastwick via a quiet leafy lane sunk between narrow verges bounded by hedges. The village is hidden from view from this direction. The eastern boundary of the Conservation Area coincides with the parish boundary at this point, where Salhouse Road becomes Lower Street, Salhouse.

To the north of the road, the conservation area extends east beyond the parish boundary into Woodbastwick parish to take in the track to a mid-C19 red brick, reed thatched cottage and its grounds which contain mature trees, mostly oak. The area continues northwards to include the spinney and reed beds up to Broom Hill, a large mixed mature plantation containing many fine specimen trees. The plantation borders the Broad to the east and the river to the north. The boundary returns west for a short distance before crossing the River Bure on the parish boundary and returning along the River Bure westwards just beyond Broad Farm on the southern side of the Broad. It encloses the wetlands and ponds to the north-west of Broad Farm before returning eastwards along a field boundary past Broad Farm to continue southwards to the farm boundary with Upper Street.

The eastern and northern fringes of this area contain typical Broadland wetland falling within the Broads Authority area. The eastern boundary consists of a finger of woodland and reed bed surrounding the footpath which runs from the Broads Authority car park on Woodbastwick Road to Salhouse Broad itself

The area of wetland continues around the northern fringe of the area including Salhouse Broad itself and various flight ponds and more reed beds to the north of Broad Farm. Salhouse Broad is privately managed and from its southern bank, a lower area bordering the water itself, the ground rises up to heath-like land at a higher level. There are seats and some information about the Broad and local wildlife on display and the whole provides a pleasant recreational area for visitors and residents.

The remainder of this northern area consists of agricultural land between the village and the Broads Authority area. The eastern fringe especially, contains many mature trees surrounding the footpath to the Broad, which is both well used and maintained and is a delightful pathway to and from the water's edge. This footpath through mature mixed woodland is significant as it is the main approach into the village for holiday makers mooring on Salhouse Broad. On the northern side of Lower Street the Broads Authority car park, with its public toilets and a round metal seat, is the first indication from the road of the Broad beyond. It is bordered by mature trees including elm, poplar and oak which help to screen the car parking from the road and its informal layout and hoggins surface are appropriate for its use and setting. However, the waste disposal paladins are heavily used during the summer months and this is a possible area for enhancement; a more frequent emptying regime during peak times would help to avoid refuse spilling onto the ground and better screening of the containers would be advantageous. A notice board and the service door to the toilets are well used for posters, but this area would be an ideal place for an interpretation board on the local area.

To the west of the carpark, the agricultural fields are linked to Upper Street via Broad Farm. The island of agricultural land within this border has been included as it typifies the character of the area and contains historic field boundary hedgerows and mature trees, typically oak.

Lower Street east to west, to the junction between Upper and Lower Streets

The conservation area boundary runs along the edge of the settlement to the south and meets Upper Street at the western end as a mature mixed deciduous hedgerow standing high on a bank. This area rises very gradually away from the village before reaching a long ridge from which point the land drops towards the Broad.

As Lower Street curves gently westwards, significant views of the rest of the village and into and out of the conservation area are restricted by of mature trees and curve of the road. The large number of trees and lack of footpaths create a very rural scene.

The first property to the south of Lower Street is a mid-C20 rendered house, barely visible in its garden containing many mature trees. To its western boundary a mature beech hedge returns southwards. This is followed by a series of late-C20 bungalows and chalets set well back from and above the road behind lawns and fragmented hedges bordering the road. Reinforcement of these hedges with mixed indigenous planting would enhance the feeling of enclosure to the road.

In contrast, to the north of the street, a rendered brick and pantile outbuilding at right angles to the road and Shrublands, a traditional low C17 flint cottage with a black glazed pantile roof it makes positive contribution to the conservation area. Shrublands is delightfully set in a garden of mature laurel, oak and fruit trees and is bordered to the north by a belt of pine trees with mixed hedging to the road frontage including a mature holly tree. Mixed thorn hedging continues to the northern boundary of Lower Street. To the south and directly fronting the road is Florance House, an C18 cottage with some alterations, which however, is still very typical of the village vernacular. On the land to the rear are various C20 houses in large gardens. Beyond on the south side of Lower Street, the development is mainly of late C20 chalets, the gardens of which contain mature trees.

On the northern side of the road an Anglian Water pumping station is reasonably well screened from the road by mixed thorn hedging.

Junction between Upper and Lower Street.

A series of C20 bungalows and chalets screened behind various hedges and dwarf walls line Lower Street to its junction with Upper Street. To the south of the junction is the Old King's Head, an C18 former public house of red brick with a red clay pantile roof, is typical of the village vernacular. The garden of the Old King's Head is enclosed on the road frontage by a red brick wall which although much repaired, is of visual benefit to the Conservation Area. The recent alterations to provide a covered way between the front door and the garage partially screen the garden from view.

Approaching from the east, the division of the road into Lower and Upper Street is quietly dramatic; the view 'stopped' by East View in front of a triangular tongue of grass

containing a telephone box and planting area. The area of green formed by the junction itself is an area for possible enhancement. The telephone box is of the modern type and could be replaced with a K6 red telephone box, and the telegraph pole could be re-sited more discreetly. Although the small area of seasonal planting is attractive, there is also an opportunity for more permanent planting on the green.

Opposite the junction, Mill Hill is a narrow dead-end lane running south from Lower Street.

#### Mill Hill

The entrance to Mill Hill (named after a corn postmill which was in use until the late C19) is marked by a fine oak tree in the garden of No 1 Mill Hill which is followed by Holly Gate; both C18 red brick and red clay pantiled cottages, almost hidden from view behind high hedges. The lane rises steeply to the south through trees on either side of the road which have grown to form a dramatic arched entrance to the lane. The conservation area boundary extends to the end of Mill Hill, to include Hill Farm, where the road surface gives way to a farm track and grazing land beyond. Early development seems to have been concentrated to the east of the lane and several C19 cottages survive, mostly in red brick with pantile roofs. The majority have been much altered and extended, but at the corner (no 1) and Holly Gate retain much of their original character. A large C20 chalet bungalow occupies much of the west side of the lane, but mature trees and hedges on both sides maintain its rural feel.

#### Lower Street, Mill Hill to Chapel Loke

Beyond Mill Hill on the south side of Lower Street is late-C20 housing set back off the road with long lawns running down to the road. Although there are some fine mature trees, this open boundary treatment is in contrast with earlier development in the village and reinforcement of the enclosure to the edge of the road with indigenous planting would be an advantage visually. In contrast, a detached chalet bungalow is set well back from the road on rising ground and virtually hidden from view behind a variety of mature trees.

Opposite, on the north side, the rear cottage gardens of properties in Upper Street flank the road, and although some have been opened up to accommodate cars, the informal traditional sheds and fencing define the edge of the road in contrast to the open frontages opposite. Beyond is a terrace of three much altered and extended C19 cottages, built close to the road behind a low dwarf wall, and a detached late C20 house (103) behind a high mixed thorn hedge. A mature willow tree fronts No.101 a C19 painted brick and red clay pantiled cottage, formerly The Old Bakehouse, which is set well back behind a neat drive and garden, backing onto Upper Street beyond.

The informality of the road is reinforced by the fact that until this point, there are no footpaths.

A gentle curve in the road prevents views of further houses on Lower Street, where Hillside Farmhouse on the south side is an C18 red brick and red clay pantiled house which, although altered, basically retains the character of the village vernacular. It is bordered on the roadside by a hedge containing holly and mixed deciduous hedging and

semi-mature oak trees, and its gardens, 2 or 3 metres above road level, contain many mature trees including oak, beech, silver birch and conifers.

There is then a subtle change in character; development is confined to the south side and the street feels less enclosed with to the north, open fields bordered by a mixed deciduous hedge only interrupted by a pair of mature trees. The fields rise up towards The Loke, where the hedge sits on top of a high bank.

On the south side two large C20 detached dwellings are screened behind mature deciduous and holly hedging and a belt of large mature trees including horse chestnut, silver birch, oak and willow. Prior to this development which now links with the much older properties on the south side of Lower Street there would have been a gap in development similar to that on the north side. The sloping gardens of these modern houses add to the open feel of this part of the Conservation Area and the properties themselves are set on a continuation of the hedge bank mentioned above.

There follows a group of cottages, built roughly the same distance from the road, but the line interrupted by the outbuilding to Francis Cottage and the Post Office Store which are built to the edge of the road.. There is a harmonious sense of scale of one and a half to two storeys, and in the materials of red pantiled roofs and painted or rendered brick. The exceptions are the single storey sorting office in red brick which is concealed behind a mixed thorn hedge, and the rebuilt house between the Post Office and the sorting office, which although one and half storeys and in similar materials to the remainder, appears to be out of kilter due to its scale, in particular the dormers. The modern flat roof dormers to Owls Hatch could also be improved. The bank mentioned above continues into the back gardens of these properties.

#### Chapel Loke

Chapel Loke returns southwards at right angles to Lower Street and contains mainly late-C20 properties behind mature hedging, although the thatched Reeds Cottage could have earlier origins. The C18 Baptists Chapel is listed. Approached from the Loke by a short lane past a more recent meeting room block, it is a building of classical proportions of red brick with a pyramidal clay pantiled roof. A generous forecourt in front, the building has a backdrop of mature trees including beech and oak, which continue with mature deciduous hedging the east of the graveyard and car park. The graveyard is formally laid out and well kept, but the unrelieved fences to gardens in the west intrude on the setting of this listed building. The chapel itself is in need of some renovation work, and additional planting to screen the adjoining fences would improve the setting of the building and graveyard.

#### Lower Street from Chapel Loke to Bell Corner

West of Chapel Loke on the south side of Lower Street the general building line is maintained with a modest red brick C20 house and then Wickham Cottages, a pair of semi-detached C19 red brick and red clay pantiled cottages, with large bay windows facing the road.

Hollytree Cottage is a C18 (or possibly C17) thatched cottage which has been much altered with a pantiled extension to the east, and a single storey extension on the roadside, its thatched roof almost overhanging the road. The roadside enclosure

continues with a high white rendered wall with a thatched coping, behind a mature hedge. This wall is an unexpected feature which with the house, makes a positive contribution to the character of the conservation area, as do the mature trees in the garden which include eucalyptus, oak and conifers.

Adjoining, the garage and front boundary hedge of Loke-End Cottage also contain the road. Loke End Cottage itself set off the road is a painted brick and red clay pantiled C18 cottage and although much altered has been treated with an appropriate restraint.

Immediately to the west of Loke End Cottage is the Parish Reading Room erected in commemoration of the completion of 60 years reign of Queen Victoria in 1897 (see plaque on front elevation). Single-storey red brick, with a red clay pantiled roof, it has recently been converted to residential use. Although the conversion has been sympathetic to the character of the building, the parking area in front would benefit visually from some form of low enclosure in addition to the existing timber posts.

Opposite, The Loke, a leafy lane, slopes up northwards linking Lower Street with Upper Street. The natural break in the streets here is important to the historical development of the village.

On the corner of The Loke, High Meadow a C20 chalet in a large garden behind a mature deciduous hedge indicates the start of development on the north side, next to a strip of mature deciduous woodland, Street Wood, which runs between Lower Street and Upper Street. This again links the settlement on Upper Street with that on Lower Street, this time to the west of the lane which links the two streets. Part agricultural field and part woodland with a heathland feel this area is of positive benefit to the Conservation Area and was hence considered worthy of inclusion.

West of the woodland on the north side is Street Wood House a late-C20 large detached red brick and red clay pantiled building of some architectural merit. Behind the house, and outside the conservation boundary, an area of agricultural land has recently been planted with trees.

From this point the street is lined with houses, with to the south, a more suburban feel. This side of Lower Street was open fields until the mid C20, after which the majority of the houses were built, the exceptions being a pair of C19 semi-detached red brick and black glazed pantiled villas (Bell View and The Orchards) close to the junction with Mill Road. The residential development has been consolidated behind, and from Thieves Lane continues south to the Norwich Road with the Cheyney Avenue estate. The majority of this area is not included in the conservation area, but the houses fronting Lower Street are included as their leafy setting behind wide verges and a variety of dwarf walls and mature mixed deciduous hedges typifies the area. Beech hedging and a superb mature oak tree opposite the Old Riding Stables are notable features.

Development on the north side of the street is much more varied, with C20 houses alongside earlier dwellings. Materials for the more recent development are red brick with red pantiled roofs, but this palette is supplemented with painted brick, render and thatch on the earlier houses.

No 57 is a colourwashed brick and pantiled cottage dating from the C18 with some interesting outbuildings. Beech Cottage is typical of the local vernacular, with C17



origins it is built of red brick with a thatched roof and has recently been sympathetically extended. On the roadside, the coach house (The Barn) was converted to residential use some years ago and a different approach might be taken to the dormer window design nowadays. A small gravelled lode leads to other converted farm buildings behind and these show a more sensitive approach.

The majority of the buildings on this part of the street are orientated to have their ridges running parallel to the road. An exception to this is School Farm dating from the C19, which sits gable onto the road. Originally red brick, it is now rendered and this with its replacement windows has diluted its character. At this point there is a narrow footpath running northwards to the church, although there is no view of the church from here.

Beyond, the Old School of red brick and red clay pantiles is a typical Victorian design. When the new school in Cheyney Avenue was opened in 1976, the building was in community use and it has since been upgraded and re-opened as the Jubilee Hall. The restoration of the low brick wall and railings has improved its relationship to the street, although the appearance of the railings would be improved if they were painted.

Next to the school a pair of semi-detached C19 cottages, red brick with red clay pantiled roofs sit behind a mature beech hedge. Adjacent, the site of the former Methodist Chapel has provided a site for three new houses following the style of the earlier cottages. The parking area in front is a little stark and could be improved with a change of ground surface material (from the existing tarmac) and taller shrubs or a hedge in the planting bed beside the road.

The mixed deciduous hedge and trees including silver birch, pine, beech and oak, in the garden of No. 29 a late C20 detached property make a positive contribution to the character of the conservation area.

The vehicle entrance to School Farm, allows a view, framed by trees, of the church across the fields to the north.

Yew Tree House is an attractive C19 red brick and red clay pantiled Georgian house behind a timber wicket fence and is an asset to the conservation area.

Beyond this to the east lies the former Equestrian Centre, a series of listed and unlisted former agricultural buildings of some considerable merit. Red brick and flint with a mixture of thatched and red clay pantiled roofs, they were sympathetically converted to residential use in the late C20. They are of considerable visual benefit to the Conservation Area. From here through a gap in the buildings, a rare glimpse of the church to the north can be seen and it is important that these visual connections between church and village should be preserved.

The Grange, C18 with possibly an earlier core, is a red brick and black glazed pantiled listed building. The Grange's gardens behind a red brick wall contain fine mature beech tree and yew trees and the whole composition is of some considerable streetscape value.

A series of cottages follow including two that are listed; Hartstone Meeks (formerly Braemar) dated 1714 on its tie irons (but possibly with earlier origins), a thatched red brick cottage with brick mullioned windows, and Providence Cottage of a similar period

in red brick with black glazed pantiled roof which features a fine stone mullioned dormer window. Both are behind timber wicket fences.

The Bell Public House is a pleasant red clay pantiled, white painted brick building of around 1800, but may conceal an earlier core. Basically a storey and a half, it is diminutive in scale, despite the large single storey front extension. The large forecourt would have been an attractive garden, but is now open to the road, with metal railings in front that do nothing to enhance the building. A more sympathetic boundary treatment, a different finish such as bound gravel instead of the existing unrelieved tarmac surface and some robust planting to help break up the car parking would improve the setting of the pub and the whole street scene at this point. An attractive red brick boundary wall to the west is perhaps the remains of the traditional enclosure.

Brookbank, a Bed and Breakfast establishment, is a good C18/19 white painted brick building with a black glazed pantiled roof and a pleasant door case to the front but some dubious extensions. Brookbank with its neatly kept garden is strategically placed to form a visual 'stop' when entering the village from Mill Road. This, the Bell Pub, Hartstone Meeks and Providence Cottage form an attractive group of historic properties at the entrance to the main the street.

A small green area in front of Brookbanks contains the village sign, and the road widens out to form an informal parking area besides the junction with Bell Lane.

On the south side in front of Thornfield, are a modern bus shelter and a telephone box, which are not in appropriate in front of the modern houses on this side of the street.

At the road junction, Lower Street divides to become Bell Lane to the north and Mill Road to the south, The conservation area boundary returns northwards to include all the existing development on Bell Lane and southwards to include the former garage site, where the remaining mill buildings have recently been demolished in preparation for redevelopment for residential use. The former mill buildings on this site were not thought to be worthy of retention and following the granting of planning approval for housing, the site has been cleared. The redevelopment of this site will have a great effect on the character of the conservation area due to its position at a main entrance to the village.

A high standard of design and materials has been secured for this site which forms a gateway into the conservation area.

Willowbank, a C19 house and its garden on the corner with Hall Drive, make a good contribution to the conservation area. Hall Drive leads west off Bell Lane to form a dog-leg crossroads.

## Bell Lane

Bell Lane is an extension of Mill Road and leads northwards to the church. The majority of the development is unremarkable C20 with the exception of The Croft on the corner with Hall Drive, and Alexandra Cottage, a red brick, slate roofed estate cottage dating from the mid-C19, which is the last building in the village envelope to the west. The latter sits in a mature garden behind a good, high

deciduous hedge containing oak, beech and holly, and the character of this area owes a great deal to the mature hedging on either side of the road.

Beyond the conservation area boundary, Bell Lane rises gently northwards to the church and churchyard, which can be glimpsed between the mature hedges bordering fields up to The Avenue.

#### Hall Drive

Leading west from Bell Lane, Hall Drive is a narrow partially made/unmade road connecting to the main drive to Salhouse Hall and a public footpath to another section of the village at Station Road which subsequently gives access to the station.

At the entrance to Hall Drive, mature hedges and trees and a charming naturalised pond on the southern corner mean that it is not immediately apparent that there are more houses here. There is a small seating area and an interpretation panel that alerts people to the presence of the pond. On the north corner is The Croft, one of the estate cottages built by the Ward family and a fine C19 red brick house with ornamental brickwork detailing similar to that to be found on Salhouse Hall itself. Before the planting was so mature The Croft must have acted as a visual 'gatehouse' on this connection between the village and the 'big house'. Now, the gable end on Bell Lane is the only obvious view, as property is almost concealed behind a high hedge, mature trees and red brick wall.

Further along Hall Drive, development is sporadic between the mature planting; a mix of C19 estate cottages, most much altered and farm buildings converted to residential use. There are several good red brick boundary walls bounding the north side of the road and a natural pond surrounded by trees to the south. The trees arch over the roadway framing a view of the beginning of the parkland on the north side and open fields to the south, where a recent conversion of barns and farm buildings has been most sympathetically carried out.

Although some of the well intentioned improvements to cottages in Hall Drive are not entirely in sympathetic to their character, the majority are well kept in their cottage gardens. To the south there is an area of land used for the storage of building materials behind a chestnut paling fence which does not accord with its neighbours. Opposite, a semi detached cottage is hidden behind an overgrown garden.

The barn conversions on the left hand side have been carried out to a good standard and were recognised by The Broadland District Council Enhancement Award Scheme as worthy of recognition. The Conservation Area boundary has now been extended to include the rear gardens of these conversions.

Beyond, the road (now a track) continues westwards, eventually becoming a footpath after its junction with the main drive to Salhouse Hall. On the north side, beside a belt of mature woodland, planning permission has been granted for a replacement dwelling; a high standard of design and materials is needed on this site outside the main development of the village.

Looking eastwards from the open farmland, the restraint of the barn conversion mentioned above can be appreciated, in contrast to the rear of a new bungalow on land off Mill Road, where the materials and massing are less successful.

From this part of Hall Drive there is a good view through the trees across the parkland to Salhouse Hall.

#### Salhouse Main Drive

The main drive to Salhouse Hall runs north from Norwich Road where a redbrick wall with a good shaped coping and piers with Costessey white brick detailing are in poor condition and in urgent need of repair. This is the only 'public' indication of the presence of the Hall, but now appears to be a folly, as the drive and the remains of the avenue of trees is so overgrown as to appear to be a narrow copse. The Planning Permission granted for the conversion of Salhouse Hall includes a scheme of repair and restoration of the wall and gate piers as well as this tree lined drive. On the north side of the junction with Hall Drive, the trees are more spaced out. Generally the trees are in poor condition, some are dead and a management plan for them should be agreed with the landowner.

The Main Drive was included in the original conservation area designation of 2003, as it contains many mature trees and forms an intrinsic part of the history of the village as part of the planned parkland. However, the existing boundary along the western edge of the drive excludes part of the historic park. The Conservation Area boundary is now extended to include more of the historic park.

#### Salhouse Hall

Salhouse Hall is an C18 country house with C19 remodelling and almost certainly an earlier core to the northern range. Red brick with limestone and gault brick detailing and a black glazed pantiled roof, it has an abundance of decoration, with finials, turrets, castellations, and all manner of moulded brick and stonework. To the north and the west of the Hall are a range of purpose built outbuildings in a similarly exuberant style, including a coachhouse, stables, animal shelters and a school room, all are enclosed in a courtyard by a fine castellated red brick, C19 wall with stone and gault brick dressings.

Last occupied around 2000, the Hall and its associated structures were the subject of a feasibility study in conjunction with a local building preservation trust. Subsequently the roofs of the main hall were repaired, but plans for a new use have now been given a new lease of life as the Hall has recently been granted Planning Permission and Listed Building Consent for an imaginative scheme of repair, restoration and conversion. The Hall and its outbuildings can now be converted into 9 houses with associated parking. The scheme aims to restore historic features and parkland while bringing life back to this part of the Conservation Area. The building remains on the Buildings at Risk Register.

The hall sits in mature parkland including many fine specimen trees.

One field separates Hall Drive and the landscape parkland setting of the Hall itself. The boundaries run around immediate parkland surrounding the Hall before returning to include the old Avenue between the Hall and the Church, and the Church itself.

## The Avenue

The Avenue connects the north east corner of the Salhouse Hall grounds to Bell Lane, emerging opposite the church. It is a reasonable assumption therefore that it was used by the residents at the Hall to access the church, but it is now a public footpath, popular with dog walkers. The avenue of trees was quite sporadic with large gaps especially to the north, but these have now been supplemented with new planting.

## Church of All Saints.

The boundary around the church includes the original graveyard, extension to the graveyard and the war memorial fronting the B1140 (Bell Lane). The foot path from the village emerges through high hedges into an informally laid out carpark. The original churchyard is contained within a red brick wall and is accessed through an elaborate lych-gate. The churchyard contains several mature trees. The church dates from the C14 and is built of flint with limestone dressings and a continuous thatched roof over the nave and chancel, abutting a square tower. Internally, the church has many fine features including a C14 north arcade, C16 tracery panels to the pulpit and two C12 grave slabs, evidence that it must have been a relatively wealthy parish. The isolated location of the church is debated earlier in this document, but its position on rising ground allows views across the fields of Lower Street in the shallow valley below, with a backdrop of trees beyond the Norwich Road..

## Vicarage Farm & The Lodge Country House Hotel

To the north of the principal Conservation Area and the village centre is a small satellite area containing a group of dwellings, agricultural buildings and mature trees. Approaching east from Upper Street, Vicarage Farm on the south side is an C18 farmhouse of red brick and black glazed pantiles set away from the road behind a gravelled yard. Flint and brick farm buildings are on the edge of the road beside a contemporary farmstead. Opposite is a pair of C20 semi-detached agricultural workers' cottages. Mature deciduous hedging border either side of the road and the boundary of Vicarage Farm is enclosed by mature oak trees. The road verges are steeply banked with mature deciduous hedging to the north side but no hedging to the south side. Further west on the north side is a modern detached house and the Lodge Hotel, a C19 red brick and slate building, (originally built as the Vicarage) set in semi-parkland which adjoins the main Wroxham Road. The parkland contains many good specimen trees including oak, pine, spruce, beech.

## Upper Street

## Upper Street East

True to its name, Upper Street is a narrow lane rising gently at an angle from Lower Street to run along a low ridge above the main village and joins Vicarage Road at the entrance to Broad Farm. From the junction with Lower Street modern bungalows face the green on the north side behind a variety of boarded fencing, dwarf walling and conifer hedging. Beyond these, a mixture of C20 and older properties generally present their gables to the road. The Old Barn, The Old Forge and St Benets with its black glazed pantile roof, are interesting buildings, and although much altered are still of amenity value to the Conservation Area. To the south the road is at first tightly defined by the mainly colour washed rear walls of properties facing Lower Street; one wall stands out with red and buff brick laid in a chequerboard pattern. Beyond, the development is again a mix of old and new on the widening triangle of land bordered by Upper and Lower Street. With no pavements on either side, the road edge is defined by red brick walls and fences to the gardens of houses fronting Lower Street. The end of development is marked by the interesting flint and brick rear wall of outbuildings to The Old Bakehouse (facing Lower Street) before agricultural land bordered by thick deciduous and holly hedging on grass banks on both sides of the road leads to the group of buildings around Shrubland Farm.

Overall this section of Upper Street is well maintained, although the stainless steel flue to the rear of East View is rather prominent and the telegraph wires and poles are rather intrusive.

## Upper Street west to Shrublands Farm

The area around Shrublands Farm is one of original hamlets of the village, and it retains a certain discreet identity. Much of the historic settlement remains although many of the buildings have been much altered. Development starts again on the north side, with beside a field gate, and behind a mature hedge, a row of red brick and pantiled agricultural workers' cottages (now one dwelling, No 8) of considerable merit and visual benefit to the Conservation Area. Variations in the building line on the north side of the road provides interest; some cottages have very shallow front gardens, others including three new houses are set back behind thick hedges and generous gardens. An example of the latter is No 20 with its roadside barn, formerly a pair of semi-detached C18 red brick and red clay pantiled cottages and a good example of the local vernacular. Unfortunately the majority of the remaining cottages have lost much of their original character due to replacement windows and extensions.

From the west on the south side Sunrise Cottage built at right angles to the road and much extended and then a series of converted agricultural buildings of varying quality, but all still contributing to the Conservation Area. They generally hug the edge of the road until the red brick garden wall of Shrubland Farm, dating from the C17 and also built of red brick with weather boarded gables and a thatched roof. The farmhouse and an adjoining outbuilding are built hard onto the road with few window openings; the main front of the house is very private and shielded by many mature trees on the roadside, including two fine yews at the junction with The Loke. Red brick and clay pantile farm buildings are just visible from The Loke behind a very mature boundary of mixed deciduous planting including wild plums.

Beyond Shrubland Farm at the junction with The Loke there is a small area of green and a duck pond with a bench and mature trees around its edges. An interpretation Board at this point describes the ecology and wildlife of the pond. The Loke slopes down to connect Upper Street with Lower Street. It is a narrow lane with mature deciduous hedging interspersed with large oak trees on either side, and very typical of the leafy feel of the conservation area.

On the north side, almost opposite the junction with The Loke, the conservation area boundary extends beyond the driveway to Broad Farm to include a portion of land enclosed by mature hedging containing several semi-mature trees. Broad Farm is approached via a hedge lined single track road running northwards towards Salhouse Broad. The farmhouse and two barns are listed and form a fine and a well kept group of C17, C18 and C19 buildings.

#### 4 Traditional Materials

The earlier buildings in the conservation area demonstrate the use of a palette of traditional local materials such as red brick, red and black pantiles, thatch, render and flint. Mid C20 developments introduced non traditional materials such as concrete tiles and buff bricks, but in the main the later C20 and early C21 developments have used materials more sympathetic to the local vernacular.

Ground surface materials – the public roads are all surfaced in tarmacadam or asphalt; in the more rural parts of the village the informality of the verges and lack of pavements maintain the rural character of the conservation area. In more built up areas such the western end of Lower Street, the road layout is more formalised with pavements on either side. Gravel is used extensively in private drives and this provides a suitable finish for the character of the conservation area. Some parking areas are finished with asphalt or brick paving and these are visually less successful. Grass is maintained in the public open spaces such as that at the junction of Upper and Lower Street and in front of The Bell Inn and they are generally well maintained.

There is no street lighting in the conservation area; the electricity supply appears to be underground and the absence of overhead electric cables is of great benefit to the character of the village. However the siting of some of the poles carrying telephone wires is unfortunate, such as that on the green at the meeting of Upper and Lower Street.

There is little street furniture in the village – a few benches by the Broad and beside the pond at Shrublands and telephone boxes opposite The Bell Public House and on Lower Street, a traditional red type would be more appropriate at the latter site. A carved timber village sign is an attractive feature on Bell Corner.

#### 5 Trees, hedges and boundary treatments.

The village has a wealth of mature trees and hedges. Some of these originate from historic copses or field boundaries, such as the mixed thorn hedges at the eastern end of Lower Street. Others have been more recently planted, and in the main the two blend

well together, but the use of non indigenous planting in hedges and gardens, particularly the use of leylandii should generally be avoided.

Boundary walls and fences are important, giving the street scene a visual structure. Generally these are in red brick, one exception being the rendered and thatched wall in front of Hollytree Cottage in Lower Street. Where fences have been erected, the traditional timber picket is the style most used. On the whole, solid close boarded or interwoven style fencing is sympathetic with the general character of the conservation area.

## 6 Things which detract from the character of the area

Decay or neglect.

Buildings and gardens are generally very well kept and maintained, and in keeping with rural character of the village.

There are a few areas that show of decay or neglect:

- f* Salhouse Hall remains without a beneficial use and although some holding repairs have been carried out to the main house, the associated structures are in a poor state of repair. The grounds and driveways are overgrown and neglected, and whilst the main house is largely hidden from public view, the gates and piers on the Norwich Road to the former main drive are very public. A planned maintenance programme for the park landscape and a scheme of repairs to arrest the continuing decay of the subsidiary buildings on the site should be put in place whilst a beneficial use is secured for the Hall, grounds and outbuildings.
- f* Baptist Chapel – this is still in regular use, but is in need of maintenance work
- f* Hall Drive – land to south – land used for storage activities

## 7 Unsympathetic new developments

Some well intentioned 'improvements' can incrementally dilute the character of the conservation area such as:

- f* Unsympathetic window and door replacements. The use of non traditional design or materials has a detrimental effect on the character of the conservation area, particularly on smaller cottage properties.
- f* Extensions that are out of keeping with the original building due to the form or use of materials
- f* The use of front gardens for parking. The loss of enclosure to the street affects the character of the village.

## 8 Opportunities for enhancement

- f* Salhouse Broad carpark – screening to waste disposal containers and more frequent emptying, interpretation boards
- f* Additional permanent planting on the green at the junction of Upper and Lower Streets, repositioning of the telegraph pole



- f* The rationalisation of the redundant roadway and green at Bell corner Carpark in front of Bell Inn
- f* Maintenance and supplementary planting of trees in the parkland to Salhouse Hall and to the main drive)
- f* In front of Brookbanks and besides the junction with Bell Lane a change of surface finish or extension of the grassed area would provide space for some permanent planting and a better setting for the village sign and the buildings behind, and improve this focal point at the entrance to the village.