

Heritage Asset Review Group

Notes of the meeting held on 17 December 2021

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Present

Chair - Harry Blathwayt, Stephen Bolt, Andrée Gee, Tim Jickells, Melanie Vigo di Gallidoro

In attendance

Kayleigh Judson – Heritage Planning Officer, Kate Knights – Historic Environment Manager, and Sara Utting – Senior Governance Officer

1. Minutes of HARG meeting held on 17 September 2021

The minutes of the meeting held on 17 September 2021 were received. These had been submitted to the Planning Committee on 8 October 2021.

2. Historic Environment Team progress report

The Historic Environment Management (HEM) and the Heritage Planning Officer (HPO) presented the report providing an update on progress with key items of work by the Historic Environment Team between 17 September and 17 December 2021.

Conservation Area review

The HEM advised that work on the Conservation Area review was ongoing, with all of the recommendations relating to the Belaugh Conservation Area being approved by the Planning Committee. The Article 4 Directions came into force on 1 December 2021, following a lengthy process, involving notifying the Secretary of State and owners/occupiers of the properties, advertisements on-site and in the EDP. In addition, residents of buildings which had been added to the Local List had now been notified. Broadland District Council would be taking the decision on adopting the appraisal at its meeting on 24 February 2022, when it was hoped it would formally agree to the extension of the Conservation Area in its area (Piper's Haigh on Top Road).

In terms of the Halvergate and Tunstall Conservation Area, progress had been slow but officers would be dedicating time to progress this after the Christmas break, now that Belaugh was complete. Contact had been made with the Parish Council to arrange a joint walkabout to identify any areas of concern and potential areas for enhancement, and would be involved in the Local Listing work. Whilst the majority of the Conservation Area was within the Broadland District Council area, it had been agreed that the Broads Authority would lead on the appraisal. The HEM showed photographs at the meeting, which demonstrated the very traditional buildings within the Halvergate Conservation Area and a number of open spaces, such as Sandhole Road, which were an important part of the character of the area, providing views over Halvergate Marshes. Within Tunstall, a red telephone kiosk had been converted to a mini-library and interpretation centre, providing information on the area's heritage.

The initial consultation had been completed on the Bungay Conservation Area Appraisal with East Suffolk District Council. The main part within the Broads Authority's area was Bridge Street.

Listed buildings

The HEM reported that an historic environment volunteer (a qualified architect) had been assisting the team one day/week to assess buildings in the BA area, as part of the work on the Quinquennial Survey. This included: Thorpe St Andrew, Whitlingham, Fritton and St Olaves, Trowse, Stokesby and Ranworth and photographs were shown at the meeting of some of the buildings surveyed. The owners would be contacted shortly. A member referred to Thorpe Hall in Haddiscoe (shown in one of the photographs) and the presence of chimneys which appeared to date from the Elizabethan period and questioned the date(s) of the remainder of the property. The HEM responded that she had not personally inspected the property (this had been done by the volunteer) but it certainly appeared, from the photograph, to date from either that period or Jacobean. The central section was probably much older than the wings which appeared to have been added much later but then the mullion windows would date from the 16th or 17th centuries. The chimneys would have been added as a status symbol.

Members noted the availability of grant-funding through the Farming in Protected Landscape scheme for projects relating to the historic environment. Historic structures associated with farms or farmland were potentially eligible for grant and officers had worked with applicants in submitting applications, including several mill owners. The maximum grant was set at

£75,000 and all of the grant-aided works must be able to be completed within the year in which the grant was awarded. Potential eligible projects involved a number of historic drainage mills and an historic barn. One successful application had been for £15,000 to repair the cap on the West Somerton drainage pump. A member commented that he was pleased to see the repairs carried out to this mill funded by FiPL, which was owned by the Norfolk Wildlife Trust, and he hoped it would benefit from public access in the future. The HEM responded that there was informal access at the moment (under supervision) but it was hoped to regularise this with more formal access in due course.

It was reported that the Local Listing section on the BA website had been updated.

Water, Mills and Marshes - update

Members were pleased to note that students from Norwich City College were once again participating in the Heritage Skills programme. At Mutton's Mill, students had been working on repairing the brickwork to the tower and learnt about the conditions required for working with lime mortar (above 5°). The decorating students had been preparing the old sails for decoration. It was hoped the students could continue to come onto site in the new year, dependent upon the situation with Covid.

The HEM showed photographs of the work being carried out at Mutton's Mill, such as repairs to the machinery with the replacement of the wheels, and also the dismantling of the fan stage and this had identified that one of the large oak sheers was in a much worse condition than expected. Fortunately, it had been possible to alter the existing scaffolding so it was suspended above the working area which meant that it wouldn't be necessary to get a crane back on site. Some air dried oak had been procured for the scarf joint repair and as much as possible of the removed timber would be reused, depending on its condition. Several lintels were rotten and had to be replaced, with steel lintels inserted over the windows (hidden behind the brickwork) and Helifix ties inserted where the brickwork was cracked. The top third of the cap on each side would need to be replaced, using Siberian Larch, with the top jacked up to allow the wheels to be removed and reinstated. The photographs also evidenced the poor state of some of the corbels which would need to be replaced. The mill owners had been very involved in the project and they had confirmed that the corbels had last been replaced in 1977.

At the end of October/beginning of November, a 61ft length of timber had been delivered for the new stock and this had presented a number of challenges in itself. Stone Road had been closed temporarily to enable the length of Columbian Pine to enable the timber to be delivered, which had required a lorry, trailer and telehandler. There was a very sharp right-hand bend on the route to the mill and it had been very tricky getting it around that corner, particularly as the access was via a muddy track. This was an ongoing challenge for access to all the mills and had been worsened here at the track was used by farmers to access their cattle. However, the cattle had since been relocated for winter and it was hoped there would be fewer farm traffic movements etc. for the next few months. In response to a question, the HEM explained that each sail had a stock which the sail frame was attached to. The issue here was to get the stock up onto the mill once the scaffolding was dismantled in mid-September

and it required a crane to achieve. In response to a question on what would have been the traditional wood used for the mill, the HEM stated that, historically, this would have been from Scandinavia or the Baltics but this was now very hard to source closer to home, particularly a length of that size which made it even more difficult. It had even been difficult to source the piece of wood required for the sheer on the fan stage: an air dried piece of oak about 3.5m long.

In terms of the Engine House at Strumpshaw, the repairs were virtually complete but the structural survey work of the drainage channel had identified that much more substantial repairs were required and the scale was not as originally anticipated. In September, the channel was de-watered by the IDB and a structural engineer had done down 3m into the drainage channel and taken video-evidence, which highlighted how the water was penetrating the brickwork. Unfortunately, the predicted £2,500 outlay was now more likely to be £40,000. Dialogue was continuing with the RSPB, who held the full repairing lease, and the Strumpshaw Estate (landowner). A member questioned if the drainage channel carried out a particular service and the HEM advised that it did, on occasions. The pump in the engine-house had been installed in the 1930s and it was the responsibility of the RSPB to run it on occasions to ensure it was kept in working order, approximately 4 times per annum. In the event of flooding, the pipe from the engine-house would be the outflow for the pump to provide the required drainage. Therefore, there was the expectation that it will work and be available to work, when required. The building was on the Local List and officers were looking at the possibility of extending the outflow pipe to run along the drainage channel and fill it in, thereby minimising the risk of collapse and representing better value for money. A member commented that he was a representative on the Broads Internal Drainage Board and suggested officers liaise with them about this issue, including funding, as it would appear to be an IDB issue. Another member referred to the need for the water levels to be controlled at this site for the purposes of ecology for the RSPB and so there needed to be some sort of pumping capacity. The HEM responded that another pump was available, immediately adjacent to the pumphouse but this was very noisy. As it was used by the farmer on the adjacent land for irrigation purposes etc, it was used on a more regular basis.

Matters for information Hazel Wood House, Wroxham Road, Coltishall

The HPO advised that an application had been approved under delegated powers for the erection of a metal estate boundary fence along the existing open boundary and the extension of the existing garage to form an annexe. The proposal also included the demolition of a small section of the existing garden wall to help form the annexe and enable access to it. She provided a detailed presentation, including photographs and maps of the property, the site and the approved proposals.

The property, a Grade II listed dwelling-house, sat within a prominent location within Coltishall's Conservation Area. The plot was unusual in that it sat higher than the road to the south of the site (by approximately 1m) and was retained by an embankment brick wall, covered in ivy. A picket fence and hedging existing to the top of the western boundary but the garden was otherwise open to the south. The two-bay garage had been significantly altered/rebuilt in 2000.

The HPO advised that, originally, the application included the erection of a glass fence at the boundary but this had been the subject of many objections, including the Highways Authority, Historic England and Coltishall Parish Council, due to concerns over highway glare and adverse impact on the setting of the Listed Building and Conservation Area. Consequently, this element had been removed from the scheme and amended to include the metal estate fence which was considered to be an appropriate compromise and much more in keeping with this type of house. The fence was on top off, and set back from, the existing wall, protecting the existing boundary treatment and allowing for views up to/from the house to be retained.

In terms of the section of wall to be removed, the HPO advised that, in order to assess the appropriateness of this, historic maps had been looked at to age the wall and the maps had also identified the presence of an individual building located to the rear of the main house. This was marked in grey on the map which confirmed it was an industrial building at that time and a local historian had subsequently confirmed this was a former brewery. The same historian also highlighted the dates on the building (1766 and 1780) related to when new owners took over the property and not when building works had been undertaken, as would usually be expected. It was difficult to tell from the historic maps if the wall was part of the original building. However, only a small section had been proposed to be removed and the annexe would remain screened and, on this basis, it had been determined reasonable for the small section of wall to be removed.

The Chair thanked both officers for their excellent presentations which were a credit to the Broads Authority.

3. Any other business

Oby Mill

The Historic Environment Manager (HEM) advised members that the new owner would shortly be placing a new temporary cover on the cap of Oby Mill/Wisemans Mill to protect it from the elements; the original cover having previously suffered from vandalism.

Listing Application for The Nebb

The HEM reminded members of an application for listing relating to a property known as The Nebb, which had previously been reported to HARG for information (December 2020). She confirmed that it had subsequently been listed by Historic England and also the owners had submitted an application for various alterations. This had included a heritage assessment and the historian believed the property had been built as a hunting lodge, as opposed to a domestic dwelling. Further details could be found in the Heritage Statement under Listed Building application [BA/2021/0453/LBC](#)).

Water, Mills and Marshes – information leaflet

A member referred to the proposed publication of a leaflet on “Water, Mills and Marshes” to help guide people planning to visit, give information on walks etc. The HEM responded that a “six mills walk” was being developed by colleagues, which would be available on the Water, Mills and Marshes [website](#). In addition, more interpretation information would be available at

each site for visitors to understand the purpose of each mill etc. and show photographs of the inside of the mill, where public access was not available. She added that they had worked closely with the railway companies as access to the mills etc was often via railway stations and in addition, Norfolk County Council, who was responsible for footpaths and ensuring they were accessible. It was important for all organisations to work together. The Chair advised that he was a member of the Broads Local Access Forum and would raise this issue at the next meeting.

Information on heritage

A member stated that he had visited Hoveton Tourist Information Centre and asked what information they gave out to visitors about the heritage of the Broads. They appeared to hold very little information which was disappointing, as visitors on hire boats would like to have available an itinerary of heritage sites they could visit, with a short explanation of each site. He appreciated that this was not necessarily within the remit of HARG but felt there was a disconnect with informing visitors to the Broads about the heritage. The HEM was pleased to report that there would be an article in the next edition of Broadcaster on heritage sites. It was agreed by all those present that this would be useful not just for tourists but also local people, particularly a map showing all of the sites. A member referred to a booklet which had been commissioned by Anglian Water on its buildings of archaeological interest and was very successful. He added that it required the services of a historian to compile, together with appropriate funding but possibly this could come via a third party. The Chair concluded that this could be a potential future item for the group to discuss.

4. Date of next meeting

The next HARG meeting would be held on **Friday 11 March 2022**.

The meeting ended at 11am