

## **Heritage Asset Review Group**

Note of Meeting held on Friday 18 July 2014 starting at 12 noon

### **Present:**

Murray Gray – in the Chair  
Mike Barnard  
Colin Gould  
Stephen Johnson

**Also Present:** Jacquie Burgess

### **In attendance:**

Ben Hogg – Historic Environment Manager  
Simon Hooton – Head of Strategy and Projects  
Prue Smith – Consultant on Cultural Heritage  
Lesley Marsden – Landscape Architect  
Will Burchnall – Project Manager  
Kayleigh Wood – Planning Officer  
Sandra Beckett – Administrative Officer

#### **14/1 Apologies for absence and welcome**

Apologies for absence were received from Julie Brociek-Coulton.

#### **14/2 To receive the note of the thirteenth meeting held on 28 March 2014**

The Note of the thirteenth meeting of HARG held on 28 March 2014 was received as a correct record.

#### **14/3 Points of Information arising from the last meeting**

There were no further points of information arising from the last meeting other than those to be discussed within the agenda.

#### **14/4 Conservation Area Re-Appraisals**

Progress was reported on the following Conservation Areas:

##### **(1) Oulton Broad**

The Group received the first incomplete draft of the Oulton Broad Conservation Area re-appraisal for members comments prior to updating and amending for consideration by the Planning Committee for it to be formerly adopted for public consultation. It was noted that the Authority would be leading the public consultation and Waveney District Council officers had been asked for comments. It was proposed to provide details to the Parish Forum to be held in the

Waveney in September, the date for which had not yet been confirmed.

The Group considered a map showing the existing Conservation Area and the additional areas to be included following site visits and previous discussions with members. These included the north eastern and west shores to take account of Pegasus Boatyard Site, parts of Nicholas Everitt Park, Mutford Lock, the Wherry Hotel and some of Bridge Street. After discussion, the group agreed to exclude the modern housing of Pegasus Mews .

Mike Barnard provided some useful comments giving corrections as well as further background information to be included within the text. These related to Pegasus yard, Mancroft Towers, the Pedestrian Bridge, the Crescent part of Nicholas Everitt Park, George Borrow's house and the legacy from the current inhabitant, additional historical figures of interest eg: George Edwards, a philanthropist who introduced the diving suit. He further suggested corrections and information relating to the Free Quay. It was noted that this latter element had been subject to much discussion locally it could potentially be an area for enhancement but this would require further clarification.

The Group considered that the report was a fascinating and interesting appraisal. They agreed that it would be useful to include some updated elements such as the recent repairs to Mutford Lock following the storm damage in December 2013, and the rethatching of units on the Boulevard by Waveney District Council, to take account of the area being a living community and given that the appraisal would be helpful in determining future development.

Subject to the amendment to the boundary, other amendments and clarifications, it was agreed that the Oulton Broad Conservation Area Re-Appraisal be submitted to the Planning Committee in August to be approved for public consultation.

**(2) Halvergate Marshes Conservation Area –Consultation.**

Further to HARG Note 11/9 and 12/4(5) and Note 13/4, the Group noted that following approval by the Planning Committee in April 2014, the Halvergate Marshes Conservation Area Re-Appraisal would be published for public consultation at the end of July with an extended period to allow for the holiday period. It had been slightly delayed in order to gain some feedback from the Parish Forums at Reedham and Fleggburgh.

**(3) Beccles Conservation Area Re-Appraisal**

The Group noted that the Re-Appraisal for the Beccles Conservation Area had been out to consultation and following consideration of this by Waveney District Council regarding adoption, a report to Planning Committee would be prepared for the formal adoption by the Broads

Authority of the Area within its boundary ,.

(4) **South Walsham and Salhouse Conservation Areas**

It was noted that these Re-Appraisals were still awaiting decisions from Broadland District Council

**14/5 The Local List – Candidates for 2014**

Further to Note 13/5 Kayleigh Wood (Planning Officer) confirmed that she was undertaking her Masters degree and as part of her dissertation was carrying out work on the C65 properties long listed for inclusion on the Local List. This was being carried out with a view to shortlisting and undertaking a public consultation exercise. This process would also identify those properties of heritage value considered worthy to be taken forward for national listing. She explained that this provided a good opportunity to look in more detail at waterside chalets as she considered that it was particularly interesting and important since the Authority did receive a number of applications for changes to (or requests to demolish) properties of quality that may not necessarily be listed but were of significance to the character of the area. She provided the Group with a presentation giving an update on the progress so far. She had been exploring the historic background and characteristics of waterside chalets noting that designs varied but there were distinctive characteristics within certain areas. Although some properties were seen as controversial when first built, these were now considered as making a valuable contribution to the riverside. Although there was considerable historical material available through building and tourism brochures and photographs, it was hoped that the dissertation would be able to fill in some of the gaps in the literature. She was also developing a questionnaire and consultation list to gain local and stakeholder opinion on the Waterside Chalets and their contribution to the Broads.

The Group noted the Time Table for the Local Listing Process with the aim of having a final short list compiled and all owners formally consulted by the end of September, all the buildings on the Short List formally surveyed by December and adopted by HARG/Planning Committee by end of December 2014. It was intended that the Surveys of the buildings which met the National Listing criteria would be put forward to English Heritage for inclusion on the National List in January 2015. Kayleigh stated that her dissertation was to be completed by the end of February 2015.

The Group noted the statutory criteria for inclusion and that it needed to be robust.

The Group were very encouraged by the approach being taken, the detailed research being undertaken and congratulated Kayleigh on the work she was undertaking. The Group welcomed the progress being made.

## **14/6 Heritage at Risk**

### ***Buildings at Risk Survey 2013***

It was noted with regret that some of those properties which had previously been taken off the Buildings At Risk (BAR) Register, had unfortunately been placed back on the register, examples included Tunstall Smock Mill and Tunstall Dyke Mill this was due to signs of deterioration. A number of structures had been subject to vandalism and break in making them vulnerable and once more at risk. It was noted that those affected were in locations that were fairly easy to access yet very isolated without the benefit of natural surveillance. The owners had been notified.

There was little progress to report on the remaining structures on the list excepting some progress on Common farmhouse. It was noted that in the case of Bridge Farmhouse, Low Road, Mettingham that as part of a Section 106 Agreement the planning permission for another dwelling was dependent on works being carried out to the farmhouse and this permission would be expiring shortly. Date of expiry will be checked and the owner would be reminded that planning permission would be expiring.

## **14/7 English Heritage Exceptional Waterlogged Archaeological Sites Designation**

Further to note 13/7 The Historic Environment Manager reported that following English Heritage informing the Broads Authority and Norfolk County Council that it had listed those sites to be considered as exceptional waterlogged Heritage Sites with the Broads having been identified as one of these. As a result the County Council and the Authority had jointly commissioned Peter Murphy BSc, MPhil, MIFA (who had recently retired) to produce a draft paper providing a review of the Archaeology of Broadland. A copy of the Draft paper had been circulated to the Group. This was welcomed as an interesting contextual document in providing insight into the evolution of the Broads landscape. It was considered that some of the language required simplifying to reach a wider audience and it was confirmed that this task was being undertaken by Alison Yardy of NCC.

The background would help to provide a base line and develop a timeline with the intention of contributing to the Landscape Partnership bid.

The Historic Environment Manager reported that he had attended a conference on Friday 11 July when the draft paper had been very well received and comments from English Heritage, the Environment Agency and others were very useful.

The Group noted and welcomed the report.

Jacquie Burgess commented that the soon to be published book by David Matless on the Nature of the Broads Landscape would also make a valuable contribution to the understanding of the area. She was able to confirm that David Matless would be giving a lecture on Monday 3 November at 6.30pm at UEA which would be at the end of a two day conference on the environment. It was also to be part of the Authority's 25<sup>th</sup> Anniversary celebrations.

#### **14/8 Norfolk Windmills Trust**

Jacquie Burgess reported that she had attended a formal meeting with Colin Gould, of the Norfolk Windmills Trust on 17 July 2014. One of the questions raised was to do with the recent report to the Authority on the removal of wrecks. There was concern that this could result in historic wherries and hulls, them being removed from the system and their historical value and significance being lost and un-recorded.

The Historic Environment Manager clarified that this was not the intention and the item related to modern wrecks. The Authority was not aware for example of any wherries in the main channels these were more likely to be located within isolated Broads. Authority staff would not be insensitive to the value of such vessels, and clarity would be sought regarding any that might hold historic interest.

Jacquie Burgess (JB) reported that Norfolk County Council and the NWT had prepared and submitted an HLF bid for the renovation of the Stracey Arms Mill. They had received approval for the Phase 1 part of the project, the whole project totalling £491,000. The bid for Phase 2 was due to be submitted by September 2015. An initial site visit from Sylvia Collier and Mike Harding from the HLF noted that there were difficulties relating to the access from the road but from the river this was much better with the provision of moorings for 35 boats. A small project Board had been set up comprising Simon Daniels as Chair, herself, David Gurney and Amanda Rix. JB commented that she would be providing an initial Draft of the Action Plan. The scheme would require a Project Manager, Archives Manager, conditions Survey and Maintenance and Management Plan. There had been concern that it could cut across the Authority's proposed HLF bid for the Landscape Partnership Project.

Ben Hogg assured the Group that the Stracey Arms project would not be in competition with the Authority's Landscape project but seen to be more complementary. It also represented an important funding success for an important grade 2\* Listed Mill of significant landscape importance which would see the Mill's removed from the Buildings at Risk register and help secure its long term future. This had been discussed with the HLF and they had been very encouraging of the Authority's ideas.

It was agreed that it was important to understand the collective ambitions of all parties and to be in constant communication. The

Stracey Arms project could be seen as a pilot and it would be entirely appropriate for the Authority to be invited to the NWT meetings. (The next one being on 15 October 2014.) It was noted that the Authority was an active player within the context of the Trust.

#### **14/9 HLF Landscape Partnership Bid - Update**

Lesley Marsden Landscape Officer and Will Burchnall Projects Manager provided an update on the Authority's proposals for a Landscape Partnership bid. She explained that this followed on from the previous application 3 years ago to HLF for a Landscape partnership bid, which had not been successful, the Authority had received some very useful feedback on its present aspirations for a large £3million bid which was very encouraging. As a result the aim for the present bid was to concentrate on an area of the Lower Yare focussing on Halvergate and Haddiscoe but also including other areas within which there would be potential willing partners. This area had been identified as having the most easily identified landscape defined by the Landscape Character Assessment and contained the greatest concentration of Heritage at Risk buildings such as the Drainage Mills and also Archaeology. The proposed boundary, not yet finalised was to provide links from the grazing marshes to the upland areas and to include interfluvies and connectivity.

The project was considering themes and partners especially in terms of education and heritage, archaeology as well as skills. The boundary was for partners to discuss. The Projects Manager provided more details on the four main themes to be developed in the project and their titles

- "Above and Below Ground" focussing on known and unknown Archaeology
- "Sails on the Horizon" – creating and making working landscapes, mills and marsh, adding value to heritage
- "In the Wake of the Wherry" – involving the history of trade, tourism, evolution of settlements
- "The Broads Community" – inspiring people to learn about and love their local landscape....evolution from the past and involvement in the future.

It was emphasised that the project was still in its early stages. The strong message from the HLF was involving partners and people in the landscape.

The Group then gave consideration to the proposals and provided comments. Particular attention was given to the boundary. There was some concern about the inclusion of certain enclaves beyond the main Halvergate and Haddiscoe area. Some considered that the boundary needed to be constrained. However, it was explained that from experience elsewhere, the fringes of the area were important and helped to provide the full context and were part of the whole landscape. Therefore it was considered that there should be

very clear justifications provided for the boundary which would meet the HLF objectives and criteria. With this in mind it was important to illustrate connectivities. The landscape was not a static fixed landscape but was constantly changing and fluid. It was a case of considering what should be preserved and sustained and also what was subject to change with the local community being involved in those aspects.

With regard to the theme “In the Wake of Wherries”, it was recognised that this involved a lot more than Wherries, but was about the evolution from trade to tourism and the recognition of the area as having special qualities, being connected and with the river being one of the main components. Some members considered that therefore as it was much more than wherries it should be renamed.

It was considered important to provide clarification on the outcomes that the Authority was seeking. Therefore the significance of the mills and their preservation/restoration should be highlighted.

The Group also considered the accessibility of the area by rail and river.

The Group agreed that it would be appropriate to encourage creativity in the landscape through links with literature, art, dance and photography. This could be achieved in association with the Education Officer and links with the Norwich School of Art and schools. This could come under an expanded theme relating to trade, exploring leisure based activities evolving from the historic “working” landscape.

The Group noted the report and presentation and considered that the project provided exciting possibilities and were fully supportive.

#### **14/10 Any Other Business**

**(1) National Park Authorities Performance Indicators Revisions/ KPI Audit – Listed Buildings at Risk June 2014.**

The Historic Environment Manager reported that the National Parks peer group had undertaken a KPI Audit in June of the methodology and figures relating to Buildings at Risk in the Broads Authority area. The Audit had identified no issues with BA data or methodology.

**(2) St Benets Abbey**

The Historic Environment Manager reported that the whole of the St Benets abbey site to include the three Listed Structures was to be re-designated as one larger Scheduled Ancient Monument. This was considered to be a very sensible approach and gave the whole site greater protection. The Broads Authority Historic Environment record would be updated accordingly.

**(3) English Heritage Guidance and the NPPF**

The Historic Environment Manager reported that English Heritage

guidance relating to the Historic Environment and Heritage had previously been written as guidance to Planning Policy Statement 5 and was this still being used following the introduction of the NPPF. However, a Consultation Draft on Guidance relating more specifically to the NPPF had now been issued to replace the previous guidance. BH would circulate the link for these to the English Heritage site to members of the Group. Comments were required by 5 September 2014.

#### **14/11 Date of Next Meeting – 7 November 2014**

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday **7 November 2014** following the Planning Committee meeting.

The meeting concluded at 14.30pm