

Planning Committee

16 August 2024

Agenda item number 12

Neatishead Conservation Area Appraisal- Consultation

Report by Historic Environment Manager

Summary

The Authority has a statutory duty to review and appraise its Conservation Areas. The purpose of this report is to inform members of the re-appraisal process for Neatishead Conservation Area and to seek approval to proceed with the public consultation on the draft document and associated proposals contained within it, including additions to the Broads Authority Local List.

Recommendation

To approve the commencement of the public consultation process for Neatishead Conservation Area Appraisal.

1. Introduction

- 1.1. The Authority has a duty to identify and maintain up-to-date appraisals of Conservation Areas and to publish proposals for their management. Members have previously agreed to the Authority carrying out the phased re-appraisal of our Conservation Areas.
- 1.2. The Neatishead Conservation Area lies within North Norfolk District Council's and the Broads Authority Executive area. It has been agreed that the Broads Authority should carry out the re-appraisal, with input from colleagues at North Norfolk District Council.
- 1.3. The Conservation Area at Neatishead was first designated in 1975 and the current appraisal dates from 2011. Local Planning Authorities have a legal obligation to review conservation area appraisals periodically.
- 1.4. As part of the re-appraisal process, officers have considered whether boundary changes are required and have concluded that no boundary changes are necessary in this instance.
- 1.5. It is proposed to add a number of buildings within the Broads Authority Executive Area to the Broads Authority's Local List. North Norfolk does not have a Local List and buildings that contribute to that part of the conservation area will be identified as

Buildings of Local Interest. A series of management and enhancement proposals will also be detailed in the document.

- 1.6. The draft Neatishead Conservation Area Appraisal is attached at Appendix 1.

2. The Proposed Consultation Process

- 2.1. It is a requirement to carry out public consultation as part of the appraisal process. In preparing the draft appraisal document, we have already consulted Neatishead Parish Council and Barton Turf and Irstead Parish Council. We met councillors from Neatishead Parish Council in the village to discuss the document with them. We have also consulted North Norfolk District Council and their comments have been taken into account.
- 2.2. We intend to provide all households within the village with a flyer about the consultation. It will provide links to the draft appraisal that can be viewed online and details of how to request a hard copy. It will also provide contact details for officers, so that we can answer any queries and so that comments can be submitted to us. We will also hold a drop-in event at the New Victory Hall on Saturday 14 September. Other bodies such as the Highway Authority, Historic England, local Members and the County Historic Environment team will also be consulted.
- 2.3. We intend to commence consultation on 2 September running until 25 October 2024.

3. Proposed Contents of the Appraisal

- 3.1. The Conservation Area Appraisal follows the standard format for such documents. This has changed since the publication of the last document and now follows the suggested structure set out by Historic England in their guidance, 'Conservation Area Appraisal, Designation and Management' (February 2019). It contains assessments of the historic and architectural interest of the villages, and spatial analysis of what makes its special, as well as management and enhancement proposals. The purpose is to ensure that the special characteristics of the settlement are set out and can be preserved and enhanced when changes are proposed.
- 3.2. We are proposing that a number of buildings, that are identified as contributing positively to the character of the Conservation Area, are added to the Authority's Local List. These were identified in the 2011 appraisal but had not previously been formally adopted as Locally Listed buildings. Please note, North Norfolk District Council does not have a formal Local List so similar buildings in its area will be recognised as 'Buildings of Local Interest'.

4. Conclusion

- 4.1. The Authority has a statutory duty to review Conservation Area Appraisals and publish up-to-date appraisals and management proposals.

- 4.2. The consultation of residents, business owners and others with an interest in the area is an important part of the process and will help to inform the final appraisal document.
- 4.3. The draft Neatishead Conservation Area Appraisal has been completed and it is recommended that approval is given for us to proceed with consultation on the basis described above.

Author: Kate Knights

Date of report: 24 July 2024

[Broads Plan](#) strategic objectives: D3

Appendix 1 – [Draft Neatishead Conservation Area Appraisal](#)

Neatishead Conservation Area Appraisal



Adopted by the Broads Authority xxxxxxxxxxxxxxxxx

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Statement of Special Interest

Neatishead is a quiet traditional village connected to the busy Broads waterways via Limekiln Dyke and Barton Broad. A cluster of houses line two roads running parallel to Limekiln Dyke, which is largely hidden from public view by many mature trees, whilst the centre of the village sits just to the west. Its character owes much to its setting in the landscape; the surrounding agricultural countryside at a higher level conceals much of the village, which is further shielded by wooded areas to the west and the east.

Introduction

What are Conservation Areas?

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

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

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

They may include:

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

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

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

Legislative and policy background

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance". The 1967 Act was important because for the first time recognition was given to the architectural and historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

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

The National Planning Policy Framework (2023) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. Although primarily in the Broads Authority's Executive area, half of the land is in North Norfolk District Council's area. The village sits outside the settlement limit and so new development is likely to be limited. However, the Broads Local Plan (2019) sets out the Authority's policies for guiding development within the Broads Executive Area, whilst the Core Strategy (incorporating development management policies) Development Management DPD (2008) sets out the council's policy for guiding development within North Norfolk District Council's area (see more information at **Appendix 4** planning policy and guidance).

Aims and objectives of the appraisal

Neatishead has a particular character worthy of conservation. The Conservation Area at Neatishead was originally designated in 1975 and the document last appraised in 2011. This re-appraisal (2024) aims to bring the document in line with current Historic England guidance, examines the historic settlement and special character of Neatishead, reviews the boundaries of the Conservation Area and suggests areas where enhancements could be made. It also identifies buildings that contribute to the character of the Conservation Area. Where they sit within the Broads Authority area it is hoped that they will be Locally Listed and within North Norfolk District Council's area they will be considered locally identified heritage assets.

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

What does designation mean for me?

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

The additional controls in Conservation Areas include:

- The extent of Permitted Development Rights - Permitted Development Rights (i.e. changes that are allowed without requiring planning permission from the local authority) may be restricted. For example: replacement windows, alterations to cladding, the installation of satellite dishes, removing chimneys, adding conservatories or other extensions, laying paving or building walls.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.
- Demolition - Demolition or substantial demolition of a building within a Conservation Area will usually require planning permission from the local authority.
- Trees - If you are thinking of cutting down a tree or doing any pruning work to a tree within a Conservation Area you must notify the local planning authority 6 weeks in advance. This is to give the local planning authority time to assess the contribution that the tree makes to the character of the Conservation Area and decide whether to make a Tree Preservation Order.

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

Contact details for both the Broads Authority and North Norfolk District Council can be seen at **Appendix 5**. For clarity, North Norfolk District Council are the district council for the whole of the conservation area and have responsibility for services such as refuse collection, planning and housing etc. However, some of the properties within Neatishead also fall within the Broads Executive Area and the Broads Authority are responsible for the planning function within their boundary. For a plan of properties and land that fall within the Broads area please see **Map x**.

INSERT MAP

Map x: Conservation Area boundary

General character, location and uses

Location

Neatishead lies some 11 miles (20 km) north east of Norwich and to the west of Barton Broad. In common with the nearby settlements of Barton Turf and Irstead, Neatishead has its own staithe giving access to Barton Broad via Limekiln Dyke, a narrow channel leading off the head of the Broad. The village has a community-run village shop, a public house and well-used village hall, as well as other facilities. The village is also connected to a network of footpaths that provide access to the surrounding countryside, including Gay's Staithe, Barton Broad and Alderfen Broad nature reserve.

The civil parish has an area of 7.71 km² and the 2021 census records a population of 547 in 254 households. Limekiln Dyke forms the boundary of the Neatishead parish to the north. Thus part of Neatishead conservation area (Hall Road and Ikens Farm), is in the adjoining parish of Barton Turf. To the south of Neatishead, the other settlements within the parish are Cangate, Workhouse Common, Threehammer Common and Butchers Common.

The countryside around the village is relatively flat and slopes gently down to the flood plains beside Limekiln Dyke, Barton Broad and the marshy fens to the south east. Wooded areas around the watercourse and to the west and east of Neatishead village make it a very private place. The topography restricts views into the conservation area to the buildings on higher ground, notably those that have been constructed in the 20th century to the south and east. Similarly, the views out of the conservation area are restrained by the wooded fringes and the byroads which are at a lower level than the surrounding countryside.

It should be noted that the conservation area covers only Neatishead village centre and the area around Limekiln Dyke and this appraisal will therefore focus on this geographical area. However, the life of its inhabitants was (and still is) very much associated with the wider

area, with settlements in Cangate, Threehammer Common and Butcher's Common all being within the Neatishead Parish boundaries and with facilities such as the Baptist Chapel, school, workhouse and mills being outside Neatishead village.

Historically most of the residents of Neatishead would have been employed on the land or waterways surrounding the village. However, changes in agricultural practices and improved transport have meant that today less of the residents work in the parish, and the riverside setting has made this a popular location for retirement and for holiday accommodation, although unlike some other settlements in the Broads area, the proportion of buildings in seasonal use appears to be relatively low.

Geological background

The underlying geology of Norfolk is Cretaceous Chalk, but it only appears as a surface rock in the west of the county. With an approximate age of 100 million years, it is the oldest rock type to be found in East Anglia, and as it was subjected to smoothing glacial action a much more subdued topography has resulted than in other areas of Britain, such as the downs of the Chiltern Hills. In the eastern part of the county (roughly east of a north-south line through Norwich) the Chalk was overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly deposits are known as crags. Subsequent glacial deposits gave rise to fertile sandy loam soils found in the Neatishead area, which are generally free draining apart from the areas adjacent to the watercourses where ground water gleys (areas of waterlogged clay) are found.

Historic Interest

It is thought that the name of the village originates from Snaetshirda – 'household of a retainer' or Snaet's household, and that the 's' was lost during Norman times. In the Domesday Book it is referred to by the name of Snetesherd, later changed to Netesherd. The Domesday Book, which was a census of the population and productive resources of the country, recorded land in the Parish as belonging to the abbey of St Benet at Holme. It also recorded that land in the Parish supported four heads of cattle and five pigs. The inclusion of the Parish in this document indicates that it was settled before the Norman Conquest.

During the medieval period, large areas of peat were cut to provide fuel. These peat cuttings subsequently flooded and became the broads (the closest broad to the village being Barton Broad to the east). However, no medieval buildings survive in the conservation area. The remains of a post medieval limekiln found in the garden of a house on Hall Road, to which lime was brought by Wherry, give Limekiln Dyke its name.

In common with other parts of East Anglia, the area benefited from the wealth of the woollen trade during the 15th and 16th centuries. Fine churches such as St Michael's at Barton Turf to the north of Neatishead and St Peter's which is Neatishead parish church at Threehammer Common are testament to this (neither church is within the conservation area). However, by the end of the 17th century, with the gradual decline of the East Anglian

wool trade, the church of St Peter had fallen into decay and in the late 18th century the chancel was converted to be used as the church, much as can be seen today.

It is likely that Beeston Hall played a part in the development of Neatishead village, with the main village centre clustered around the eastern entrance to the estate. The Beeston estate was already in existence in 1640, when it was bought by the Preston family. Between 1773 and 1777 the hall was extensively remodelled, with a new Gothic façade and then completely rebuilt in a similar style but re-located a little further north in the 1780s. Around 1774-1778, Nathaniel Richmond, the landscape architect, was commissioned to modernise the landscape, which included the creation of the long serpentine lake. The parkland is now a Registered Park and Garden, the eastern end of which extends into the conservation area. Between the lake and the village is Street Plantation, which was planted at the eastern edge of the estate and screens the village from the estate. One of the entrances into the estate runs from The Street in the village centre, through the plantation.

Evidence of the connection between the Hall and the village is the wall of the old Stable block. Dating from around 1780, it is a flint-faced crenelated structure which runs along the south-western side of The Street. Its Gothic design bestowed a high status on the stables and mirrored the style of the remodelled hall and would have provided an impressive entrance into the estate. The stables would have provided employment for local people, as would the Old Laundry on Street Hill, which dates from the mid-18th century and is thought to have provided a laundry for the estate. The Preston family of Beeston Hall were active in village life, financing the construction of the school at Butchers Common in 1846, which not only educated the children of the village, but provided 'night classes' for the adults.

Census returns for the latter half of the 19th century indicate that Beeston Hall continued to be a significant employer. Cottages on The Street (such as the terraced housing adjacent to Victory Hall and opposite The White Horse) housed estate workers and their families.

In 1845, White's History, Gazetteer and Directory of Norfolk records the population of the parish of Neatishead as 697 occupying 1905 acres of land. In common with other rural settlements at that time, it would appear that the parish was largely self-sufficient, as in addition to the usual yeoman farmers, the occupations listed included all the trades expected to support a self-contained settlement - beer seller, bricklayer, blacksmith, saddler and grocer, wheelwright, and ironmonger, curate, gardener, tailor and draper, veterinary surgeon, schoolmaster, joiner, butcher, plumber and glazier, Baptist minister, tailor/post office. By this date, development continued to be primarily clustered around The Street and Street Hill, with more sporadic development along Hall Road and Irstead Road.

In 1868 the Methodist Chapel in Irstead Road was built on land donated by Sir Jacob Preston. A bungalow now occupies the site after the chapel was demolished in the 1960s. The Preston family also built a reading and club room for the village on Street Hill. Shortly after the First World War this was purchased by the parish from Sir Edward Preston and was extended and reopened as the Victory Hall in 1919, as a memorial to the village men who

had lost their lives in the war. It continued to play a significant part in village life until 2009 when the New Victory Hall was opened on adjacent land. The former Victory Hall has since been converted to a dwelling.

Nineteenth century maps clearly show a brickworks with brick kilns located to the south of the village centre and west of the old Forge on Irstead Road, in the location of the current Brick Kiln House and the adjoining cul-de-sac. This presumably provided locally-sourced bricks for many of the buildings in the village.

Boathouses and the lime kiln are shown along Limekilm Dyke on 19th century maps, and so it is likely that the waterway was used by residents for work, access and leisure. However, it is interesting that Neatishead Staithe appears to have been dug out as late as the 1960s ('The Staithe of the Broads: a history and assessment' by Tom Williamson, Phillipa Parker and Ivan Ringwood), although since the mid-late 20th century it has provided a mooring point for visitors to the village and improved access to the waterways for all.

By the middle of the 20th century the population of the parish had fallen to 458 and in the most recent census in 2021, had risen to 547 in 254 households. The decline in population in the late 19th and early 20th centuries was in part due to the agricultural depression in the 1870s and subsequent changes in agricultural practice, with the amalgamation of small farmsteads into larger farming units and increased use of mechanisation providing fewer opportunities for local employment.

With increased mobility allowing residents to work away from the village, the pattern of development changed during the 20th century, when a number of detached houses in large gardens were constructed, many taking advantage of access to the waterside on both sides of Limekilm Dyke. This is very evident on Hall Road, but can also be seen on Irstead Road towards The Staithe and in the late 20th century extension to the village on the rising ground to the south.

Map X a comparison of XXXX between xxxx and xxxxxx

Map X: a comparison of XXXX between xxxx and xxxxx

Architectural Interest and Built Form

Five buildings within the conservation area boundary are included in the Secretary of States list of buildings of special architectural or historic interest. These are listed in **Appendix 1**. There are also a number of buildings which are considered to make a positive contribution to the character of the conservation area and these are noted in **Appendix 2**. There are no scheduled monuments in the conservation area.

The earliest remaining buildings in the conservation area appear to date from the 18th century and include Iken Cottage, Iken Farm House (grade II listed) and the barn at Iken Farm (also grade II listed), located on Smallburgh Road in the north-west part of the conservation area. The buildings are located outside the village centre but contribute to the conservation area as exemplars of typical forms of 18th century development (cottages, a farm house and associated barns) built in vernacular materials (soft Norfolk red brick, thatch and red clay pantiles) with traditional detailing.

In close proximity to Iken Cottage is White Lodge, situated on the corner of The Street and Hall Road, and likely to date from the early 19th century. It retains a series of historic outbuildings and structures, such as its coach-house, located along Hall Road, albeit some of which are now in separate ownership.

One of the oldest and most significant buildings in the village centre is the grade II listed Old Laundry, located as one enters the village from the south on Street Hill. It dates from the mid-18th century and is said to have served Beeston Hall. It is constructed from red brick, the ground floor 18th century windows sitting under basket arches whilst the leaded first floor casements each have a decorative brick apron. The central door has a decorative roll-moulded timber doorcase and pediment containing a cherub's head. The roof is steeply pitched with red clay pantiles.

Also of significance and of an almost concurrent date (c. 1780) is the grade II listed wall to the old Beeston Hall stables on the western end of The Street, close to the east entrance of the Beeston Hall estate. Now tucked away down what is effectively a cul-de-sac, the impressive crenelated flint and brick wall is an impressive and surprising feature. There is little other flintwork in the village, which emphasises its high status and association with the flint-faced Beeston Hall. Both the Old Laundry and stable wall appear to be part of the rejuvenation of buildings on, and associated with, the Beston Hall Estate during the second half of the 18th century.

In close proximity to the wall (opposite) is the grade II listed March House, a typical Georgian dwelling dating from the late 18th century. The building is built from red brick with a centrally-placed panelled door in a fluted Doric timber doorcase with hood. It also retains its timber eaves cornice with paired modillions and the front garden retains its iron railings, as do other houses along this part of The Street. The building sits within a terrace containing other buildings that contribute to the character of the area, each of the neighbouring

properties retaining elements of historic shopfronts, indicating the commercial nature of this part of the village. The Regency Guest House also retains much of its architectural character and its front railings. It is interesting to note that this slightly higher status row of buildings have glazed black pantiles, rather than the more commonly found red pantiles on the worker's cottages in the village.

Prior to the middle of the 20th century, a large proportion of the population must have found employment within the parish or close by, predominantly in occupations relating to agriculture or the surrounding wetlands or serving the Beeston Hall estate. The majority of the buildings in the village were, and still are, in residential use. Small to medium sized cottages prevail, most of them terraced and set in gardens large enough to grow vegetables for the family. Traditionally, these smaller dwellings were tied cottages in the ownership of the employing farmers; many of them would have been connected to Beeston Hall, which was a major source of employment until the middle of the last century. The terraces on The Street and Street Hill are typical, with either red or painted brickwork, relatively small window openings that would have contained casement windows (now almost all replaced with UPVC), pitched roofs with red clay pantiles and prominent regularly-spaced chimney stacks, that contribute greatly to the roofscape of the conservation area.

By the 20th century, the village started to expand along Hall Road and Irstead Road. Although there are some small-scale 19th century cottages remaining, the predominant character of the more recent buildings is suburban, with bungalows and larger chalet bungalows being the predominant form of development. Some of these buildings reflect elements of traditional design, for example through the use of red brick and dormer windows but predominantly have quite a different to the historic centre of the village.

Many of these properties along Irstead and Hall Road back on to Lime Kiln dyke and have private access to the waterways. Boathouses are a prominent building type on the water's edge. They are generally traditional in style and constructed of timber with a variety of roof coverings including thatch, clay plain tiles or modern corrugated sheet roofing substituting for the traditional corrugated iron covering.

Summary of materials in the conservation area

Red brick mainly laid in Flemish bond and red or black (smut) pantiles, are materials traditionally found in North Norfolk, and they predominate in the pre 20th century buildings in the conservation area. Some of these buildings have been painted and the pantiles replaced with alternative materials in the 20th century. The earlier buildings have steeply pitched roofs some of which would have been thatched; Ikens Farm is a notable survivor. In the main, ridges run parallel to the line of the roads, reinforcing the sense of enclosure, particularly with the terraces in The Street. It is reasonable to conclude that many of the cottages in the village were constructed of locally produced materials. Local clays are suitable to produce the traditional soft red brick and there were lime kilns, brick kilns and brick fields in the village.

In the main, later buildings have continued the use of these local materials or ones that have a similar tonal value, which has helped to maintain the character of the village. A variety of other materials have been introduced in the 20th century buildings beside Limekiln Dyke. Stained timber, painted render and plain clay tiles are found here, which seem to fit in with the general character of the waterside setting. However, this has much to do with the form of the individual buildings, some contributing more than others to the character of the area.

Map X Listed buildings, locally listed buildings and buildings of local interest

Map x Character Areas

Spatial analysis, landscape features and important views.

The existing Neatishead conservation area covers the historic settlement, which is compact and concentrated to the south east of Limekiln Dyke, where Street Hill and those parts of the Street and Irstead Road nearest the crossroads contain a tight development of mainly smaller dwellings built close to the road. The absence of pavements in the village adds to the intimacy of the street scene. Along Irstead Road towards The Staithe, development is primarily restricted to the north side of the road; the houses are of medium size, set further back from the road in larger plots with a variety of mature trees, with a consequent change of character. To the south of Irstead Road, new development on rising ground, whilst in a different form, does not unduly disturb the historic rhythm of the village. North of Limekiln Dyke on Hall Road, the houses almost exclusively date from the mid 20th century and are generally sited on the higher ground nearer the road in large gardens running down to Limekiln Dyke with many mature trees. The conservation area boundary extends to the north west of Limekiln Dyke to include farmland and Ikens Farm (shown as Storey Farm on early maps).

Trees and open spaces

The village benefits from a richly wooded setting with Street Plantation within the Beeston Hall estate to the west providing a backdrop to the historic centre, and carr woodland with mature trees around Limekiln Dyke and to the east.

The wooded areas to the east and west of the village centre and the many mature trees within the village are extremely important to the character of the conservation area, and both short term and long term maintenance should be considered by owners to retain their positive contribution.

The two public open spaces on Street Hill (containing the village sign) and at The Staithe and the private grounds of White Lodge make significant contributions to the character of the conservation area.

Boundaries

Deciduous hedges are the main materials for boundaries throughout the conservation area, reinforcing the rural character, especially in the more open parts of the village. Where timber fencing is used, low picket style timber enclosures are visually more successful than open post and rail or taller close boarded fences. Where historic brick walls or railings survive these are important in enhancing the historic character of the settlement. There has been some erosion of boundary treatments to enable onsite car parking, especially on Irstead Road. This results in a loss of the sense of enclosure that the boundary treatments provided and erodes the rural character of the lanes and is regrettable.

Views

In the village centre, views are limited due to the tight-knit nature of development. At the edge of the village on Hall Road, there are good view north towards the tower of the grade I listed St Michael's Church at Barton Turf. Also on Hall Road looking west, the gable end of Iken Cottage provides an attractive focal point nestled amongst the trees.

On Irstead Road, the view north from the Staithe car park along The Staithe is an attractive one, with the water, boats and trees creating a pleasing environment.

Streetscape and buildings

Street Hill and The Street

Street Hill and The Street are characterised by;

- a tight knit streetscape
- no kerbs or pavements
- houses often built to the edge of the road, enclosing the street
- terraces of small to medium sized traditional workers' cottages
- cottages interspersed with individual buildings such as the public house and larger houses.

Approaching the village from the south west, the new Victory Hall is visible above Street Hill. New Victory Hall is a landmark building of contemporary design in contrast to the vernacular of the rest of the village and incorporates innovative energy efficient methods of construction and heating, which has proved to be a popular addition to village life. It is set back from Street Hill on rising ground behind an additional parking area with recycling facilities. This area and the site on which New Victory Hall stands have an open aspect in contrast to the intimate feel of the historic settlement. On Street Hill (which in reality is more of a gentle slope) the entrance to the historic village is marked on the right by The Old Laundry, an unspoilt mid 18th century brick house, which was once part of the Beeston Hall estate. Opposite the original 19th century Victory Hall presents a strong asymmetrical gable

to the road, and is constructed with traditional materials of pantile and brick with decorative polychromatic brick arches above openings. It is now a dwelling.

Beyond the original Victory Hall a row of modest traditional cottages form the edge of the street. The traditional roof covering has been replaced with concrete tiles and all have replacement doors and windows. On the opposite side, the road opens up into an informal green area which allows a view of the rear of houses in The Street, and to a 19th century cottage at the rear of The Old Laundry. There is a certain ambiguity about which parts of this area are in private hands and which are in the public domain. In fact, this area is in private ownership, but available for the use of residents. The red public telephone box, village sign and a seat could form an attractive focal point to this part of the village which would benefit from improved landscaping.

At the bottom of Street Hill the road divides at right angles; to the right The Street continues through the village and to the left a short informally surfaced roadway leads to Street Plantation, on the edge of the Beeston Hall estate, a densely wooded area which forms an unexpected visual 'stop' to the lane. A high flint and brick wall in Gothic design, between the gable of the terrace of cottages on Street Hill and a white painted house is a real surprise. This wall with its crenelated parapet was part of the stable block for Beeston Hall. The high central arch must have been an impressive entrance to the stable courtyard, but as the stables behind have been demolished, the area now contains a variety of storage sheds and garages. The house beyond the wall, also in Gothic style, is white painted brick with a crow stepped gable leading to a length of recently built redbrick wall which curves into the entrance to the wooded area. On the opposite side a lane gives access to new houses behind the street frontage. On the street frontage a terrace of cottages look to be of a traditional form, but appear to have been heavily modernised in the late twentieth century. A narrow gap in the frontage allows views past an interesting range of 19th century stables with a hay loft in the centre, which has been converted to residential use. Beyond this is another more modern house.

Back onto the street frontage a row of houses runs into The Street past the 19c white painted brick Regency Guest House incorporating a former shop, and an earlier late 18c house (grade II listed) of good local brick with a modillion cornice, with a more modest painted house attached, to the White Horse Public House at the cross roads. Again good local brick, and although the windows have been replaced, they are in a traditional style.

Opposite the public house a row of painted brick terraced cottages completes the other side of The Street. Unusually in this part of Neatishead, they are set back behind small gardens, but have also been modernised in the 20th century, although the original clay pantiled roof has been retained.

The Street turns sharply to the north beside the White Horse, where two attached cottages on the street frontage continue the enclosure of the street to the west, whilst opposite the 19th century rendered building encloses the view of The Street from the west. Beyond this

three 20th century houses are set in more generous gardens. In contrast to The Street, the character changes to a more rural feel, with low lying land behind the public house before the red brick bridge over the diminutive water course feeding Limekiln Dyke, which is flanked by trees.

The bridge marks the edge of the village settlement and the watercourse the parish boundary with the parish of Barton Turf.

Beyond the bridge, and opposite the junction with Hall Road, Iken Cottage is a small scale traditional brick and pantile cottage with catslide dormers, which, is almost hidden by tree planting. Beyond this, as the land rises up from the flood plain and well outside the village envelope, the Ikens Farm complex on Smallburgh Road is a prominent landmark. The handsome late 18th century house, built of local red brick with a thatched roof, is set back from the road; a range of farm buildings including a threshing barn of the same period and construction meets the road at right angles.

Hall Road

Hall Road is characterised by;

- open countryside to the north
- detached houses in wooded settings to the south.

Hall Road marks the northern edge of the settlement around Limekiln Dyke as well as the conservation area. At the junction between Smallburgh Road and Hall Road, the generous grounds of White Lodge, allow a rare view to the watercourse leading to Limekiln Dyke, although at this stage it is of such a small scale that it is difficult to appreciate the extent of Limekiln Dyke downstream. White Lodge, prominently positioned on rising ground is of simple elegant design, its white painted rendered walls and regular rhythm of sash windows of the late 19th century or early 20th century concealing an earlier building.

Beyond White Lodge, Hall Road is of a quite different character to the centre of Neatishead village. The open countryside to the north stops abruptly at the road, with larger houses generally sited towards the road taking advantage of the higher ground, and well-wooded grounds behind running down to the low lying land beside Limekiln Dyke to the south. Extensive tree cover and glimpses of boat houses and the dyke give a sense of the landscape beyond. The majority of these houses date from the 20th century, although there are a few earlier properties, such as Lime Kiln Cottage.

Irstead Road

Irstead Road is characterised by;

- a mix of 20th century and earlier houses
- the road is set down below the level of the countryside to the south emphasising the topography of the village setting

At the cross roads beside the White Horse Public House, Irstead Road continues to the east, past the Old Saddlery which partially stops the view from The Street. Beyond, 20th century houses and a few earlier cottages, again built close to the road on the higher ground, are mainly detached, in plots running down to marshy land divided by drainage ditches beside Limekiln Dyke. The development on the south side of the road is almost exclusively of the 20th century, although some are on the sites of earlier houses, such as Brick Kiln House, opposite the former White Horse bowling green where the remains of a brick kiln was evident until the Second World War. Whilst the 20th century houses to the south are on higher ground than those to the north of the road, their effect is not intrusive. After this development, buildings are limited to the north of the road and views across the open countryside to the south are restricted by the higher ground, giving a sense of enclosure.

To the north, a mixture of 20th century and earlier buildings continue, mainly in residential use, the exception being the Nancy Oldfield Trust which occupies one plot.

The Staithe running down to Limekiln Dyke is almost outside the village. Apart from the bridge over the largely insignificant stream on Smallburgh Road, this is the only part of the water which is accessible to the public. There are no long views of the Staithe; a gap in the hedges and trees on Irstead Road gives access to a small car park with refuse bins and recycling points, a new climbing wall and a grassed area in front of a short tongue of water for the mooring of boats leads to Limekiln Dyke. The area is delineated by the trees in the adjacent properties and walkways of hoggin either side of the staithe leading down to the dyke itself. The informal landscape treatment contributes to this quiet and peaceful place and this character should be retained. It is possible to walk to the water's edge at the end of the Staithe, although it is regrettable that it is not possible to gain more than a very restricted view of Limekiln Dyke. The overwhelming impression of the character of the dyke is of slow running water gently winding between informal gardens on low lying ground divided by drainage ditches, with mature trees and woodland shielding the houses from view – a very private place and much better appreciated from the water. There are frequent inlets from the dyke for boat moorings and access to traditional boathouses of varying sizes, although access by boat is restricted to the west of The Staithe due to the width and depth of the watercourse.

Beyond The Staithe are two further 20th century houses. Mature trees make an important contribution to the character of the area, particularly at the boundary of the conservation area at a right-angled bend in Irstead Road, where deciduous woodland prevails.

Assessment of condition

Generally the buildings and gardens in the conservation area are well maintained and there do not appear to be any structures that would qualify to be on the Buildings at Risk Register.

However, the special character of conservation areas can easily be eroded by seemingly minor, and well intentioned, home improvements such as the insertion of replacement

windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and UPVC instead of painted timber). This can be a particular issue with unlisted buildings that have been identified as contributing to the character of the conservation area. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, Building Control are empowered to relax that requirement when considering the restoration or conversion of certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage. Many non-listed buildings in the conservation area have had UPVC windows inserted, and the re-instatement of more traditional windows would be beneficial.

Apart from the developments to the south of Irstead Road and along Hall Road, the majority of the new buildings in Neatishead are on infill plots. Care should be taken to ensure that any future new development is sensitively sited and is sympathetic in scale, form, materials and detailing to reflect local building traditions, including contemporary design that relates well to its context.

Road finishes are generally tarmacadam and notable features of the village are that there are no formal pavements beside the roads or any street lighting, which contribute to the informal rural character of the village.

Management Plan and Enhancements

Suggested improvements and enhancements

- Rationalisation of overhead lines and wires, particularly on Street Hill and The Street
- General maintenance of public spaces on Street Hill and The Staithe.
- Consider timber screening of the bins and recycling points at the Staithe.
- Retain or reinstate front boundary treatments to keep the sense of enclosure and hedges where they exist. Ensure new on-site parking is designed in such a way to limit visual impact, reduce the amount of hardstanding and reduce the loss of soft boundary treatments such as hedging.
- Retain or reinstate traditional timber windows in unlisted buildings where possible.
- Ensure new quay heading is appropriate to its setting (timber is most likely to be appropriate in this rural context).
- Consider appropriate heritage interpretation, perhaps at the Staithe, to provide visitors with information relating to the history and buildings in the village. This could match the Norfolk Wildlife Trust interpretation relating to Barton Broad in order to ensure visual consistency.

New Development

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

Identifying the Boundary

There are no proposed changes to the conservation area boundary.

Part of the conservation area falls within the jurisdiction of the Broads Authority and the remainder is with North Norfolk District Council. The Broads Authority boundary is drawn quite tightly around the properties with access to Limekiln Dyke. Irstead Road forms the boundary to the south, including an area of carr woodland to the east until the road makes a right angle turn to the south, when it cuts along a field boundary and drainage ditches to cross Limekiln Dyke and an inlet around the boundary of Limekiln Cottage to join Hall Road, which forms the northern boundary of the conservation area. At the junction of Hall Road and The Street the boundary runs south on the eastern side of the road to join Irstead Road at the south west corner. The North Norfolk section of the conservation area adjoins to the south west, to include the remainder of the village; the boundary runs from Irstead Road behind the built up area to the south to join Street Hill, then down Street Hill and turns to the west to include the New Victory Hall and the buildings adjacent, along the edge of Street Plantation, then running roughly parallel to Smallburgh Road to include Iken's Farm and arable land to the north west and back down the Smallburgh Road to join the Broads Authority section of the conservation area at the junction with Hall Road

Public consultation

This document will be subject to public consultation and all views and suggested amendments considered. This will include public consultation on any proposed Local Listings.

References

English Heritage and CABE: Building in Context: New development in historic areas

East Anglia, A Geographia Guide

Historic England (2020) – Heritage and Society

Historic England (2019) Advice Note 1 Conservation area appraisal, designation and management

Historic Environment Record, Norfolk Landscape Archaeology

Norfolk Heritage Explorer

The Staithes of the Broads: a history and assessment, Tom Williamson, Phillipa Parker and Ivan Ringwood

The Buildings of England, Norfolk 1: Norwich and North-East, Nicholas Pevsner and Bill Wilson

The Norfolk Broads, A landscape history, Tom Williamson

The Norfolk and Suffolk Broads, Robert Malster

Appendix 1: Listed buildings within the conservation area

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

Street Hill, The Old Laundry – Grade II

House 80m north-east of The Old Laundry (March House) – Grade II

Wall 70m n-w of Old Laundry – Grade II

Iken's Farmhouse – Grade II

Iken's Barn – Grade II

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

Whilst the following buildings, boundary walls and railings (see **Map x**) within the Conservation Area do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the Conservation Area. It is proposed those of the buildings below that are situated within the Broads Authority Executive Area should be added to the Broads Authority's Local List. The buildings situated in North Norfolk District Council's area will be considered buildings of local interest.

Please note: some structures may also be considered curtilage listed.

Smallburgh Road

Ikens Cottage

2 no Cottages behind White Horse (PH)

Brick bridge to Limekiln Dyke

Hall Road

White Lodge

Outbuildings adjacent to White Lodge

Brick Kiln Cottage

Irstead Road

Violet Cottage

The Cottage

The Old Eagle

Woodcote Estate House

The Street/Smallburgh Road

Ye Olde Saddlery Restaurant

The Street

The White Horse PH

Cottage adjoining March House (Stile Cottage)

Regency Guest House and adjoining shop

Outbuildings and stable to rear of Regency Guest House

Boswell's Cottage

86-88 Street Hill

Old Victory Hall

70 Street Hill - cottage to rear of The Old Laundry

Appendix 3: Criteria used for assessing contribution made by unlisted building in the Conservation Area

(within the Broads Executive Area only)

Template Survey Sheet

| | | | |
|----------------------------|--------------------------|--------------------------|--------------------------------|
| Uniform Reference: | Date of Survey: | Address/Location: | |
| INSERT Photograph | | | |
| Feature | Building Material | Description | Condition Good/Fair/Bad |
| Walls | | | |
| Roof | | | |
| Chimney | | | |
| Doors | | | |
| Windows | | | |
| Porches/gates/paths | | | |
| Any other comments | | | |

| Criteria | Description | Score |
|---|--------------------|--------------|
| Survival and Authenticity | | |
| Architectural/Artistic Interest | | |
| Landscape/Townscape Significance | | |
| Historic Interest/Social Value/Archaeological Interest | | |
| | Total | |

| Eligibility Criteria | Scores |
|--|--|
| Survival and Authenticity | As appropriate for either of the following: a) Almost all original features retained or most features retained and alterations undertaken easily reversible- (3); or b) Most features retained- (2); or c) Some features retained- (1). |
| Architectural/ Artistic Interest | As specified for each of the following d) an example of a style of building that is unique to, or typical of, the local area or a good surviving example of an historic architectural style; (2) e) designed by notable local or national architects, engineers or designers; or an example of a particular technological innovation in building type, material or technique. (1) (maximum total = 3) |
| Landscape/ Townscape significance | As specified for each of the following f) building groups, including groups or terraces buildings, structures or features, which help form an attractive local character; (2) g) good examples of town planning layout; or notable buildings, or structures on important routes into the area (including rovers and broads), or key landmark buildings or features, which create a vista or contribute to the open skyline; (1) (maximum total = 3) |
| Historic/Social/ Archaeological Interest | As specified for each of the following h) strong community or socio-economic development significance, such as the boating industry, the tourism industry, the farming industry, schools, institutions or form an important part of the Broads agricultural and drainage history; or (2) i) association with an important historic figure, local or national; or important local historic events; (1) (maximum total = 3) |
| Total score | Recommendation |
| 10-12 | Inclusion in the Local List and recommend for application for Statutory Listing to Historic England |
| 5-9 | Inclusion on Local List |
| 0-4 | Not recommended for inclusion |

Appendix 4: Planning documents, policies and associated guidance

Please note: Local planning policies, supporting documents and guidance are updated periodically, please check with the relevant Authority's website for updates.

Broads Authority

<https://www.broads-authority.gov.uk/planning/planning-policies>

North Norfolk District Council

<https://www.north-norfolk.gov.uk/section/planning/planning-policy/>

Appendix 5: Contact details and further information

Broads Authority

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

Telephone: 01603 610734

Website: www.broads-authority.gov.uk

[Email: planning@broads-authority.gov.uk](mailto:planning@broads-authority.gov.uk)

North Norfolk District Council

Address: Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN

Telephone: 01263 513811

Website: www.north-norfolk.gov.uk

[Email: planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)

Norfolk Historic Environment Service

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

Tel: 0344 800 8020

Website: [Archaeology and historic environment - Norfolk County Council](#)

[Email: hep@norfolk.gov.uk](mailto:hep@norfolk.gov.uk)

Appendix 7: Glossary

Basket arch: The basket-handle arch is used in architecture, especially bridges. Its shape is similar to that of a semi-ellipse, which has a continuous curvature variation from its origin to its apex, i.e. from the extremities of the long axis to the apex of the short axis. Also known as a depressed arch, basket arch.

Catslide dormers: roof windows that have a sloping roof to the front (rather than a flat or pitched roof).

Chancel: the part of a church near the altar at the eastern end of the building, reserved for the clergy and choir, and typically separated from the nave by steps or a screen.

Casement window: hinged light, hung at the side unless specified as top hung.

Community Infrastructure Levy: charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services - such as schools or transport improvements - needed to support new homes and businesses.

Conservation area: an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Cornice: the decorated projection at the top of a wall provided to protect the wall face or to ornament and finish the eaves.

Crenelated: having battlements – walls regular hit and miss spaces along the top.

Cretaceous: relating to or denoting the last period of the Mesozoic era, between the Jurassic and Tertiary periods.

Crow stepped gable: A stepped gable, crow-stepped gable, or corbie step is a stairstep type of design at the top of the triangular gable-end of a building.

Deciduous: a tree or shrub which sheds its leave annually.

Designated heritage asset: a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Eaves: the part of a roof that meets or overhangs the walls of a building.

Façade: the outside or all of the external faces of a building.

Flemish bond brickwork: an arrangement of bricks in which headers and stretchers alternate in each course; the predominant form of brick bond throughout the Georgian period.

Flint: widely available in Norfolk as a building material, generally used close to its source because it was too heavy to transport. Used either in its natural rounded form, or 'knapped' (cut and shaped).

Gable: The triangular section of wall supporting a pitched roof.

Gault brick: Bricks made of gault clay which produces a smooth heavy yellow brick popular in the mid and later Victorian period.

Georgian: dating to between 1714 and 1830, i.e. during the reign of one of the

four Georges: King George I to King George IV.

Gothic: architectural style in Europe that lasted from the mid-12th century to the 16th century, particularly a style of masonry building characterized by cavernous spaces with the expanse of walls broken up by overlaid tracery.

Hipped roof: a pitched roof, without gables, with four slopes of equal pitch.

Iron Age: a prehistoric period that followed the Bronze Age, when weapons and tools came to be made of iron.

Lime: a white caustic alkaline substance consisting of calcium oxide, which is obtained by heating limestone and which combines with water with the production of much heat; quicklime.

Locally listed building/non-designated heritage asset/building of local interest: a building which is of local architectural and historic interest or makes a significant contribution to the character and appearance of the area, but which is not designated at the national level, i.e. as a listed building. Structures and open spaces can also be locally listed.

Modillions: a projecting bracket under the corona of a cornice in the Corinthian and other orders.

Moulded architrave: a moulded frame over a doorway or window.

Nave: the central part of a church building, intended to accommodate most of the congregation. In traditional Western churches it is rectangular, separated from the chancel by a step or rail, and from adjacent aisles by pillars.

Norman: a style of medieval architecture built in England following the Norman conquest of 1066.

Neolithic (3000 to 1700 BC): relating to or denoting from the later part of the Stone Age.

Medieval: The Medieval Period, also commonly referred to as the Middle Ages, began in the 5th century and lasted until the 15th century. Two main architectural styles during the Middle Ages were Romanesque and Gothic.

Pantiles: a roof tile curved to form an s-shaped section, fitted to overlap its neighbour.

Pastiche: architectural style that imitates that of another work, artist, or period.

Parapet: A low wall at the top of a wall, i.e. beyond the eaves line (which the parapet conceals) or in a similar position.

Pediment: The Classical equivalent of a gable, often used without any relationship to the roof, over an opening. Distinguished from a gable by the bottom cornice.

Pleistocene: relating to or denoting the first epoch of the Quaternary period, between the Pliocene and Holocene epochs.

Polychromatic: showing a variety of colours.

Pre-application: a service offered before full planning permission that allows you to understand how the development policies will apply, gain advice from a planning officer and other specialists, identify any potential problems and rectify them before a full planning permission application is submitted.

Regency: Regency architecture encompasses classical buildings built in the United Kingdom during the Regency era in the early 19th century when George IV was Prince Regent, and also to earlier and later buildings following the same style.

Roll moulding: refers not to the decorative motif appearing on the moulding strip – rather to its general shape. The roll moulding shape is semi-circular bulging towards the viewer.

Section 106: a document which allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner as part of the granting of planning permission.

Smut pantiles: a matt black finish to a clay pantile, traditional in Norfolk.

Staithe: a landing stage for the loading and unloading of boats, often cargo boats.

Vernacular: traditional forms of building using local materials.

Victorian: dating to between 1837 and 1901, i.e. during the reign of Queen Victoria.

Water reed thatch: a thatching material that has been used in the UK for centuries. It is also the primary thatching material in Europe. The latin name is *Phragmites Australis* but this thatching material is more commonly known as Water Reed, Continental Water Reed or Norfolk Reed.

Wherry: A very large cargo boat. They were used all over the Broads, before road transport became easy and cheap. Some wherries were also used as pleasure boats for holidays. Albion is the only cargo wherry left now.

Yeoman: one who owns and cultivates land or to the middle ranks of servants in an English royal or noble household. The term was first documented in mid-14th-century England.