

Heritage Asset Review Group

Notes of the meeting held on 10 March 2023

Contents

1.	Notes of HARG meeting held on 16 December 2022	1
2.	Historic Environment Team progress report	1
	Conservation areas – update	1
	Listed buildings – Quinquennial survey	2
	Water, Mills and Marshes - update	3
	Matters for information	3
3.	Any other business	5
4.	Date of next meeting	5

Present

Harry Blathwayt – in the Chair, Stephen Bolt, Nigel Brennan, Andrée Gee, Tony Grayling, Tim Jickells and Melanie Vigo di Gallidoro

In attendance

Jason Brewster – Governance Officer, Kayleigh Judson – Heritage Planning Officer and Cally Smith – Head of Planning

1. Notes of HARG meeting held on 16 December 2022

The notes of the meeting held on 16 December 2022 were received. These had been submitted to the Planning Committee on 03 February 2023.

2. Historic Environment Team progress report

The Heritage Planning Officer (HPO) presented the report providing an update on progress with key items of work by the Historic Environment Team between the end of 17 December and 10 March 2023.

Conservation areas – update

The HPO confirmed that the initial draft of the Halvergate and Tunstall Conservation Area appraisal had been circulated for review by Broadland District Council and Halvergate and

Tunstall Parish Council. Both bodies had indicated their support for the appraisal and their feedback had been incorporated into the document.

The HPO indicated that the next stage of the Halvergate and Tunstall Conservation Area appraisal was to make it available for public consultation. The HPO recommended that the HARG should approve the draft Halvergate and Tunstall Conservation Area Appraisal and proposed additions to the Local List (Appendix 1) for public consultation.

Tim Jickells proposed, seconded by Melanie Vigo di Gallidoro and

It was resolved by 6 votes for and 1 abstention to approve the public consultation of the draft Halvergate and Tunstall Conservation Area Appraisal and proposed additions to the Local List (Appendix 1).

Listed buildings – Quinquennial survey

The Heritage Planning Officer (HPO) provided an update on listed buildings surveyed since the last meeting at Hardley, Loddon and Norton Subcourse with photographs of various buildings included in the presentation.

External assessments had been performed of Church Farmhouse (Hardley), Hall Green Farmhouse (Loddon), Thatched House Farmhouse and Walnut Farmhouse (Norton Subcourse). All these Grade II listed buildings were deemed to be in good condition although a gable end of Walnut Farmhouse was revealing the brickwork under the rendering and the HPO indicated that the owners would be notified of this matter.

The Historic Environment Team (HET) had visited the Church of St Gregory, Heckingham and this structure was deemed to be in good condition. The HPO highlighted the Church's ornate Norman doorway and the unusual tombstones underfoot, that each included a carved figurative skull (both items of interest illustrated by a slide).

The HET had visited the Church of St. Margaret, Hardley which was noted for a painted consecration cross and a large St. Christopher. The Chair indicated that his father had been the clergyman of this church and he believed his father and the church warden might have painted over the St. Christopher image when it had begun to re-appear through the limewash to avoid the ongoing cost of maintaining this historical artefact (the Chair has since confirmed this recollection to be true). The HPO indicated that there were signs of damp on an internal wall, a large crack in the masonry on the lower part of the wall and black mould visible. On further investigation the corresponding external wall had vegetation growing on it and an adjoining buttress was shadowing the wall. The door to the church was showing signs of wear and tear with a crack visible at the top of the door along the centre cover fillet. The HPO confirmed that these problems would be reported to the relevant church diocese. The HPO noted that each church diocese was responsible for performing their own quinquennial survey of church owned listed buildings.

Water, Mills and Marshes - update

The Heritage Planning Officer (HPO) provided an update on the Water, Mills and Marshes (WMM) project and included a location map for Muttons Mill, photos of Muttons Mill and Strumpshaw Steam Engine House.

Work at Muttons Mill had managed to progress, due to an unusually dry winter, and the focus was on the stock and sails in preparation for their erection in late spring. Despite the prolonged access over the winter the scaffolding would be required for an extra month. The track was very rutted, as indicated by the accompanying slide, and the HPO indicated that the track would be repaired before this work was concluded.

The HPO reported that the planning application associated with the repair of the drainage channel at Strumpshaw Steam Engine House would be included at Planning Committee 31 March 2023. The HPO explained that the repair would restore the brickwork, damaged by flood water January 2022, that demarcated the drainage channel leading from the engine house to the river Yare. The HPO explained that the water leaving the engine house would be directed through a pipe which would be buried within the channel. The channel would have a headwall installed, in-line with the flood defences, and the outflow pipe would extend up and over the headwall. This repair would maintain the operation of the drainage mill, remove the risk of people or wildlife falling in the drainage channel and reduce the risk to the engine house posed by tidal flooding. The HPO indicated that once this work was complete the engine house would be able to open to the public.

Matters for information

Potter Heigham Bridge

The Heritage Planning Officer (HPO) reported that Potter Heigham Bridge had been closed to traffic since January due to a hole appearing in the road surface. This structure was a scheduled monument and a Grade II* listed building. As a scheduled monument it was the responsibility of Historic England (HE) to lead on any consents required to repair the bridge. The bridge itself was the responsibility of Norfolk County Council (NCC) and they were in discussions with HE, amongst others.

The Head of Planning (HoP) indicated that the repair work to the road surface, following scheduled monument consent from HE, would be completed during May 2023. Repairs to the brickwork were necessary and these would require access to the bridge from the river. This work was expected to extend over the summer. The HoP expected NCC (and HE) to consult the Broads Authority regarding the timing and duration of closures to the bridge navigation.

The closure of the bridge had prompted local debate as to the future status of vehicular access to it. Potter Heigham Parish Council had organised a public meeting for Tuesday 21 March and the Broads Authority would be in attendance.

The Chair provided further background to the situation and was interested to know whether the Authority would express an opinion at the public meeting. The HoP responded that it would be premature for the Authority to indicate a preference. The public meeting had been promoted as an opportunity for people and businesses within the local area to express their

views. If NCC intended to amend the vehicular access to the bridge from its current designation then they would need to conduct a feasibility study. The HoP explained that this would involve a wider consultation of various interested bodies including the Authority and it might be appropriate to express an opinion at that time.

Converted K6 Telephone Information Box at Thurne Staithe

The Heritage Planning Officer (HPO) reported that the Authority had adopted a K6 telephone box at Thurne Staithe. The HPO explained that British Telecom had initially offered the box to the local Parish Council and they declined the offer as they could not see a use for it. The Broads Authority adopted the box for £1 and had converted it into a mini Broads information centre; an information board and a sound box (with bird song) had been installed.

The Chair expressed his support for the conversion and recommended the Authority take advantage of any future opportunities of this nature.

Application determined under delegated powers for information and interest - Rivercroft Cottage, Wroxham (BA/2022/0386/LBC)

The Heritage Planning Officer (HPO) presented an approved application, under delegated powers, for the Grade II listed dwelling Rivercroft Cottage to carry out remedial works to the fabric of the property at ground floor level. The presentation included location maps, reference to the property on tithe and first edition Ordnance Survey (OS) maps, various photographs of the interior and exterior of the property and a floorplan of the ground floor development.

The HPO explained that this property was one of the first properties to be established in the area as demonstrated by the tithe and first edition OS maps. The property was located within a dip in the landscape which resulted in surface water from surrounding draining towards the

Surface water from the surrounding area drained towards the property due to it being located within a hollow in the landscape. This problem had been compounded by:

- The proximity of the property to the river and an associated increasing risk from tidal flooding.
- The high water table within the location.
- The influx of new properties in the surrounding area, increasing surface water runoff.

These factors had resulted in situations where the lounge, located at the lowest point in the property, could have up to 5cm of water covering the floor. The frequency of these water ingress events had prevented the building from drying out and, as a result the lounge was uninhabitable.

To address the ongoing damage to the fabric of the building at ground level the application proposed some remedial and repair work.

The remedial work included the installation of a 'platon' membrane to effectively create a room within a room. This solution was proposed to deal with the extremely high moisture levels and was usually applied in the context of a basement. This solution would effectively

create an impervious barrier as was usual in modern building construction and would not ordinarily be advisable in a listed structure of this date. For this reason, the Society for the Protection of Ancient Buildings (SPAB) had initially objected to the proposal. Once the agent had provided more information the SPAB removed their objection.

The HPO believed the proposed development was a pragmatic mix of traditional repair work and modern forms of damp proofing and would ensure the property remained habitable.

Members expressed their support for the decision taken.

3. Any other business

None raised.

4. Date of next meeting

The next HARG meeting would be held on Friday 16 June 2023.

The meeting ended at 11:14am.

As this meeting was hosted at Lowestoft Museum within Nicholas Everitt Park after the meeting members had the opportunity to partake in the following activities:

- The Chair of the Museum Trustees provided members with a tour of the Museum.
- Members viewed the Banksy artwork “We’re all in the same boat” at Landspring Drain within Nicholas Everitt Park
- Members visited Mutford Lock and had a guided tour, provided by the Bridge Master, of the associated road and pedestrian swing bridges including the control room and road bridge bascules.

Signed by

Chair