

# Planning Committee

15 September 2023

Agenda item number 9

## Halvergate and Tunstall Conservation Area Appraisal

Report by Kate Knights

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### Summary

The purpose of this report is to update Planning Committee and seek its approval on the re-appraisal of the Halvergate and Tunstall Conservation Area Appraisal, the proposed management and enhancement proposals and a proposal to add a number of structures to the Broads Authority's Local List. The report also outlines the changes to the document and the results of the public consultation.

### Recommendation

To approve the Halvergate and Tunstall Conservation Area Appraisal and additions to the Local List.

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## 1. Introduction

- 1.1. The Halvergate and Tunstall Conservation Area was first designated in 2007 when the existing appraisal was carried out. The 1990 Planning (Listed Buildings and Conservation Areas) Act requires Local Planning Authority to update Conservation Area Appraisals from time to time and to publish proposals for the preservation and enhancement of these areas. As such, as part of our Conservation Area Review it was considered that the Halvergate and Tunstall Conservation Area Appraisal be re-appraised. This was also important as the Historic England guidance on *Conservation Area Appraisal, Designation and Management* (2019) had been updated in the intervening period.
- 1.2. The Halvergate and Tunstall Conservation Area sits within both Broadland District Council's area and the Broads Authority's Executive area. In this instance it was considered that the Broads Authority should lead the production of the document with input from Broadland District Council.
- 1.3. The Appraisal and Local List additions were taken to the Heritage Asset Review Group meeting on 8 September. The group were content with the work undertaken and agreed it should come to Planning Committee for approval.
- 1.4. If the document is approved by Planning Committee, Broadland District Council will then take it to their committees for adoption.

## 2. The Appraisal

- 2.1. Firstly, we considered whether the existing conservation area boundary needed to be changed. We did not think this was necessary.
- 2.2. The Appraisal document was then updated to comply with Historic England's guidance and to ensure it took into account changes that have occurred in the villages in the last 16 years. The main changes to the document were:
  - Clearer information regarding the implications for homeowners.
  - The inclusion of a Statement of Special Interest.
  - The inclusion of a summary of the 'general character, location and uses'.
  - Review of the 'Historic Interest' section to ensure it relates more clearly to the physical development of the places.
  - Review of the 'Architectural Interest' section to ensure it highlights the building types, materials and particular eras of development that help to shape the places today and to help guide new development.
  - The identification of character areas and spatial analysis of those areas, including setting, view, significance of open spaces, gardens, trees and landscape.
  - An update of the assessment of condition.
  - An update of the management and enhancement proposals; and
  - The inclusion of more mapping and up to date photos.
- 2.3. The updated Conservation Area Appraisal is included at Appendix 1.

## 3. The Local List

- 3.1 The Broads Authority has a Local List which identifies buildings that positively contribute to the character of the conservation area and are of local significance.
- 3.2 Whilst surveying the villages as part of the Appraisal process, we have been identifying buildings that we consider meet the criteria for Local Listing. It is proposed that the following buildings are added to the Broads Authority Local List:
  - Barn at Manor House, Tunstall
  - Outbuildings at Manor House, Tunstall (cart shed to north of barn and south of the grain store and the outbuilding to the west of the house)
  - Barn adjacent to Tunstall Hall (previously part of Tunstall Hall and wider farm)
  - Old style telephone box, Tunstall
  - 1 Pond Cottage, Tunstall

- 2 Pond Cottage, Tunstall
- World War II pill box, Marsh Road, Halvergate; and
- World War II Home Guard observation post, Halvergate.

3.3 All the above buildings are within the Broads Authority Executive area. Broadland District Council do not have a formal Local List. However, Appendix 2 provides a list of buildings that are considered to positively contribute to the character of the conservation area, including those that are not formally locally listed. This was included in the original appraisal document and has been updated.

## 4. Public Consultation

4.1 The draft Halvergate and Tunstall Conservation Area Appraisal and the proposal to add a number of buildings to the Local List was consulted upon between 14 April and 9 June 2023. Organisations such as Historic England and Norfolk County Council were consulted, along with all of the residents within the conservation area. We held a public drop-in session in Halvergate Village Hall on Saturday 13 May and this was well-attended.

4.2 We received a good number of constructive comments (see Appendix 2). The main points can be summarised as:

- Concern regarding the fire damaged listed Stone Cottage and its outbuildings and the length of time that repairs are taking. These have been passed to Broadland District Council and the repair of the cottage is identified as a Management and Enhancement proposal.
- Concern that the Management and Enhancement proposals have placed undue responsibility and financial burden on the owners of the sites identified. Clarification has been provided on this matter verbally and in the document. It is a legal requirement that Management and Enhancement proposals are included (as they were in the previous document) and it does not place any further obligations on owners but may help in encouraging repairs and identifying and applying for funding sources.
- Concerns regarding some of the Management and Enhancement proposals, some of which have been removed (e.g. the installation of a bench and notice board by the pond) or re-worded (e.g. 'the sensitive repair (where required) of the railings to the paddock east of the War Memorial' to ensure that it was clear that the wholesale replacement of the railings was not being suggested).
- Concern regarding the Local Listing of some properties in Tunstall, particularly that it was not necessary and would be a precursor to statutory Listing and would place additional obligations and restrictions on building owners. We have confirmed that it is good practice to adopt a Local List, that it is not a precursor to national statutory listing, does not place additional obligations for repair on owners and

given that the buildings are already within the conservation area and identified as buildings of local interest it should not place much greater controls on the buildings.

- 4.3 We have considered the comments made, discussed them with our colleagues at Broadland District Council and amended the document as appropriate.

## 5. Financial implications

- 5.1. The adoption of the updated Halvergate and Tunstall Conservation Area Appraisal and additions to the Local List should not have any financial implications for the Authority.

## 6. Conclusion

- 6.1. It is recommended that Planning Committee approve the adoption of the Halvergate and Tunstall Conservation Area Appraisal and the additions to the Local List. Once adopted, the appraisal will provide a document that the Authority can reliably use in providing development management advice, decisions and appeals and can be used by home owners, residents, agents and others to ensure that new development continues to preserve and enhance the character of the conservation area.

Author: Kate Knights

Date of report: 29 August 2023

[Broads Plan](#) strategic objectives: D3

Appendix 1 – Halvergate and Tunstall Conservation Area Appraisal

Appendix 2 - Halvergate and Tunstall Conservation Area Appraisal Consultation responses

# Halvergate and Tunstall Conservation Area Appraisal



August 2023

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## Summary of Special Interest

Halvergate and Tunstall are adjoining villages situated on the western edge of the Halvergate Marshes, south of the A47 at the 'Acle Straight'.

### Key characteristics

- Pockets of development interspersed with fields and green spaces
- Significant mature trees
- Small scale historic buildings using vernacular materials
- A number of large historic houses with large grounds
- The location of the settlement on raised ground above the marshes
- Marshland views to 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 (2021) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. Although primarily in Broadland District Council's area, on its east side Halvergate includes three small parcels of land in the Broads Authority Executive area. The conservation area at Tunstall lies entirely within the Broads Authority area. Both villages sit 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 Development Management DPD (2015) sets out the council's policy for guiding development within Broadland District Council's area (see more information at Appendix 3 planning policy and guidance).

### **Aims and objectives of the appraisal**

Halvergate and Tunstall have a particular character worthy of conservation. The Conservation Area at Halvergate and Tunstall was originally designated in 2007 when the current Conservation Area appraisal was produced. This re-appraisal (2023) aims to bring the document in line with current Historic England guidance, examine the historic settlement and special character of Halvergate and Tunstall, review the boundaries of the Conservation Area and suggest 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 Broadland 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 villages 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:

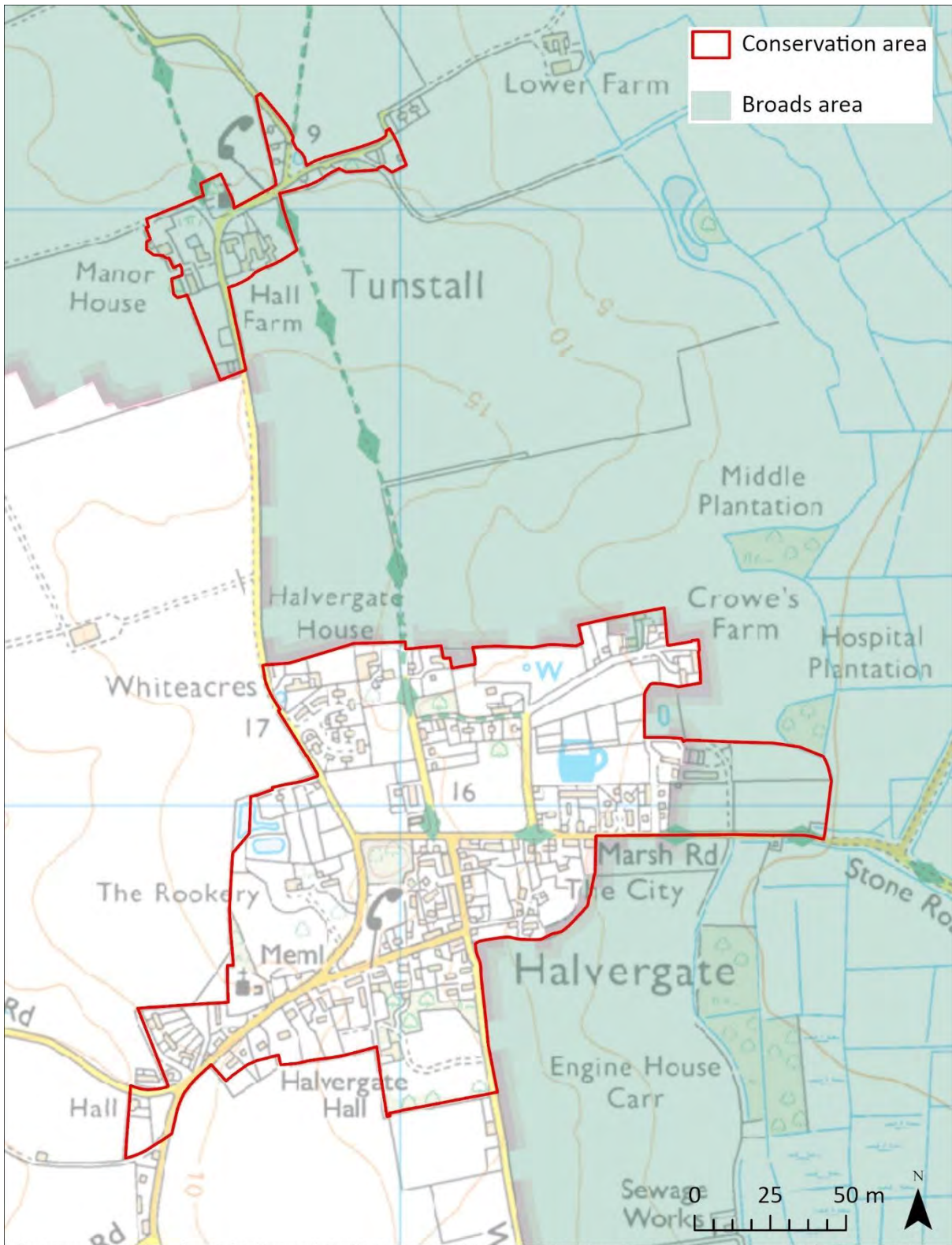
- the extent of Permitted Development Rights - Permitted Development Rights (i.e. changes that are allowed without requiring planning permission from the local authority) may be restricted. For example: replacement windows, alterations to cladding, the installation of satellite dishes, removing chimneys, 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 authority 6 weeks in advance. This is to give the local 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 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.

Local Authority grant assistance may be available for listed buildings at risk, and in special circumstances for buildings or structures which are not listed but are considered to be of architectural and historic interest and at risk in Broadland District Council's area. Contact the Historic Environment team at Broadland District Council for more information. Other organisations such as the National Lottery Heritage Fund and Architectural Heritage Fund (as

two examples) offer funding for heritage projects and can be contacted directly for assistance.

Contact details for both the Broads Authority and Broadland District Council can be seen at **Appendix 5**. For clarity Broadland 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 Halvergate and Tunstall 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 1**.



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Map 1 the Halvergate and Tunstall Conservation Area boundary

## **General character, location and uses**

### **Halvergate**

Though not more than sixteen miles from Norwich and eight miles from Great Yarmouth, Halvergate feels relatively isolated. It is situated on the western edge of the, now drained, Great Estuary which lies between the rivers Yare to the south and Bure to the north and stretches eastwards to Breydon Water and Great Yarmouth. There are no further villages or roads to the east until one reaches Burgh Castle and Great Yarmouth, while to the south, beyond Reedham, travel is restricted by the river Yare with only the chain ferry providing a crossing. Until the building of the Acle Straight and the Branch Road across the wide marshes, the only land link would have been westwards to Norwich via by-ways and small villages, and eastwards along the Stone Road and the Fleet Dyke to Great Yarmouth.

As one approaches the village across the marshes from the former Stracey Arms: the village is set on rising ground against a backdrop of trees, in marked contrast to the flat foreground. The south-western approach on the other hand, whether from Freethorpe or Moulton St Mary, is over gently undulating countryside. But here there is a gentle descent towards the junction by the Village Hall before the ground rises again past the church towards the centre of the settlement. Thus from both sides, Halvergate has the clear, distinct image of a village "set on a hill". From Tunstall to the north and Wickhampton to the south the approaches to the village roughly follow a level contour along the edge of the marsh to the east.

The Halvergate and Tunstall Conservation Area sits immediately adjacent to the Halvergate Marshes Conservation Area.

### **Tunstall**

The only road access to Tunstall is by way of Halvergate, less than a mile to the south. East of Tunstall's church, the road dips slightly before rising again and turning north towards Staithe Farm and ending at Tunstall Dyke. Main rail and road cross the dyke, but these seem as if they are intrusions from another world. The only true link here is with the river Bure which, before the coming of modern road transport, was the main outlet for the produce of Tunstall and quite possibly Halvergate. Unfortunately, today the dyke is largely overgrown and what would have been the Staithe is silted up.

Both settlements sit on the Weaver's Way long-distance footpath. They are generally attractive and well-maintained. The special character of both settlements derives principally from the way in which groups of buildings are set in the landscape and are separated from each other by open spaces and trees. Modern residential development in Halvergate has led to the erosion of some of these separating spaces. The boundaries of the Conservation Area are intended to include groups of buildings of interest and the open spaces and trees which form their setting and keep them distinct from each other. The current boundary is considered satisfactory and we do not propose changing the boundaries as part of this re-appraisal process.



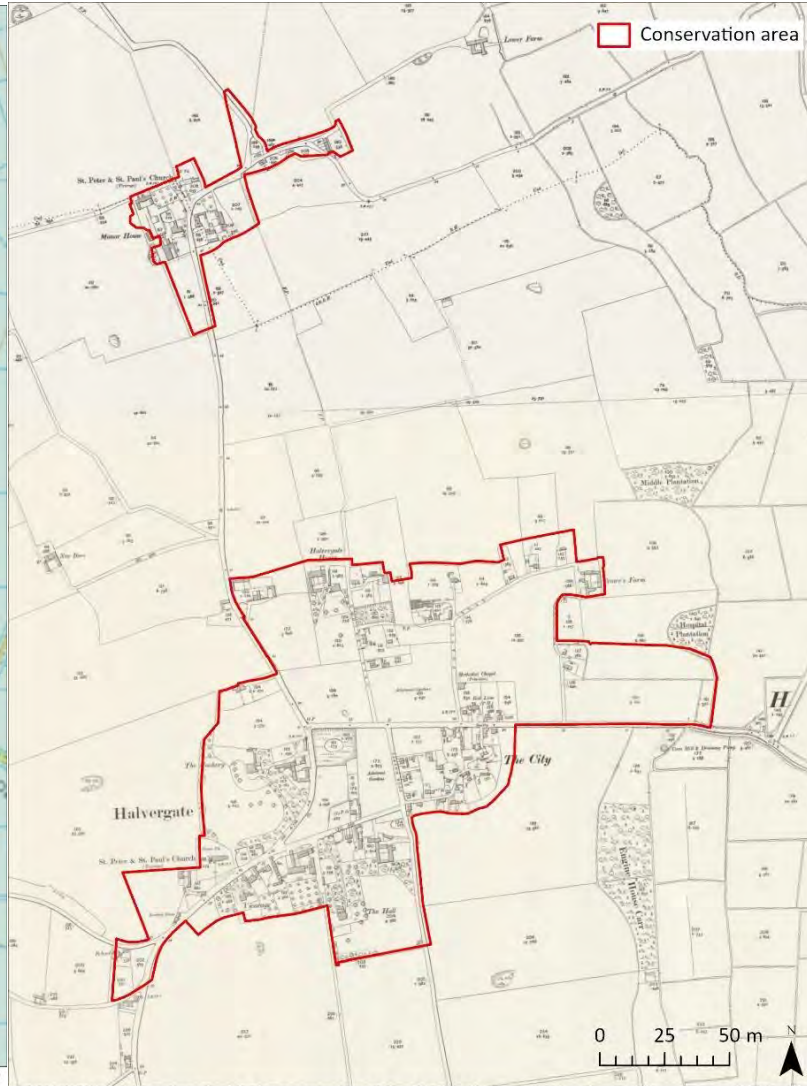
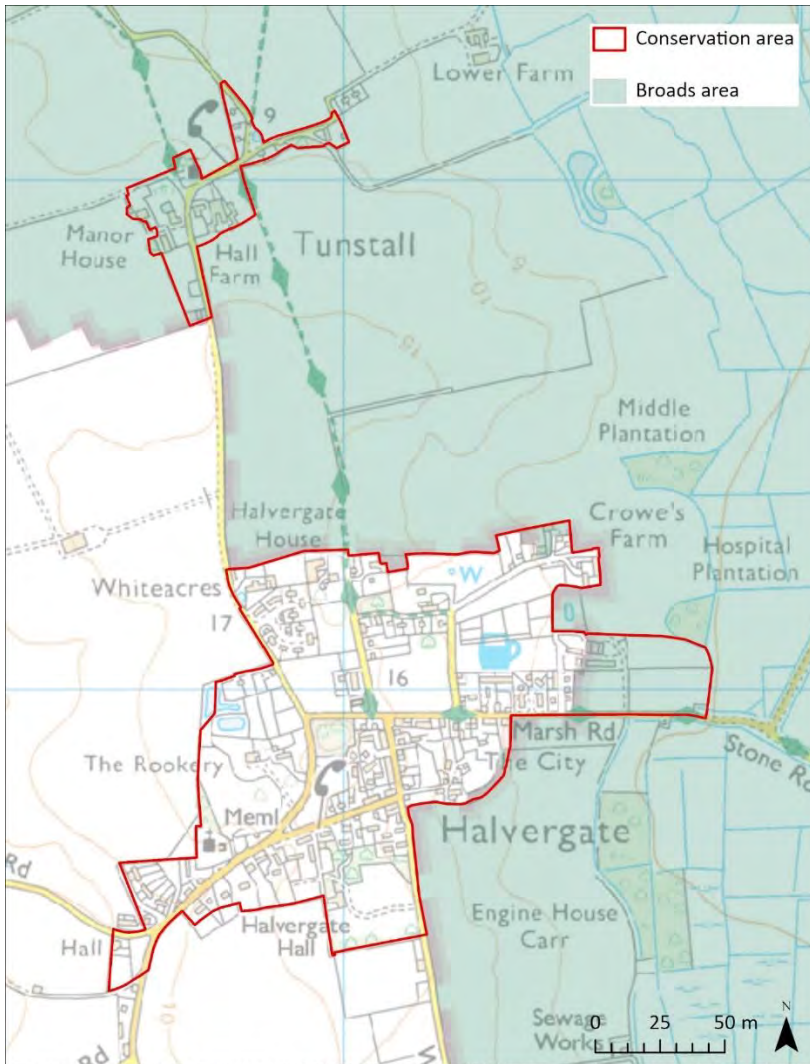
Weavers Way footpath connects Halvergate to Tunstall



## Historic interest

There is a long history of settlement in the area, with finds from the Neolithic period (3000 to 1700 BC) having been made in the parish of Halvergate. There is also physical evidence of Bronze Age ring ditches, whilst the Norfolk National Mapping Programme of 2006-2007 discovered extensive cropmarks indicating coaxial field systems of later Iron Age/Roman date across the Halvergate area. By 1086, the Domesday survey identified the village as *Halfriate* and recorded it as having 69 households. This puts it in the largest 20% of settlements recorded in the book so it was a substantial settlement by that date. By 1182 a document refers to *Halvergata*. Its meaning is uncertain: the first part of the name probably means “half”, the second part possibly “gate”, interpreted as meaning an island separating the river into two channels, though it has also been suggested that the name may come from the Old English for ‘Land for which half a heriot (a feudal service or payment) is due’.

Tunstall is a hamlet situated to the north of Halvergate. The name derives from an Old English word for the site of a farm or for a farmstead. The proximity of the villages means that their histories are much inter-twined and in 1935 the civil parish of Tunstall was added to that of Halvergate. See **Map 2** below for a comparison of the settlement layout from 1905 to 2023.



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Map 2 a comparison of Halvergate and Tunstall between 1905 and 2023

Halvergate stands at 22m above sea level, on the western edge of the flat drained Halvergate Marshes. They stretch to Great Yarmouth and sit at sea level. This significant and distinctive area is a conservation area in its own right, the Halvergate Marshes Conservation Area. Although Halvergate now sits three miles south of the river Bure and four miles from the Yare, in its earliest days it was a sea port and in the thirteenth century it was granted a market charter. The only remnant of this part of the village's history is the Church of St Peter and St Paul. The nave and chancel of the building date from the early 14<sup>th</sup> century, although it is likely to have been built on the site of an earlier church mentioned in the Domesday Book. The church is primarily constructed from local flint, but other building materials including stones such as Leziate Quartzite, would have come from further afield and are evidence of distant trading links.

As in Halvergate, there was a community evident in Tunstall by the time of the Domesday book, which records a church there. The remnants of St Peter and St Paul Church that we see today are likely to date from the 14<sup>th</sup> and 15<sup>th</sup> centuries. The significant size of the church in such a small community gives some indication of the village's status at that time. However, by the mid-17<sup>th</sup> century, services had stopped and by 1704 the nave roof had collapsed. A Faculty was granted enabling the ruination of the nave and tower and the repair and extension of the chancel. This is commemorated in the inscribed stone in the bricked-up west gable end of the chancel.

After the Black Death in 1348 there was decline in agricultural production in the Halvergate and Tunstall area and as Norwich and Great Yarmouth grew, Halvergate began to decline in significance. There are no remaining buildings from this period (except the churches).

There is evidence of management of the marshland since the medieval period and by the 17<sup>th</sup> century the system of drainage and water management included the use of drainage mills. This resulted in a vast area of rich grazing land (first for sheep and later cattle), with cattle brought from as far away as Ireland. This has provided the basis for both Tunstall and Halvergate's prosperity over the centuries. The prevalence of *marshmen and cowkeepers* among the occupations listed in the local directories during the nineteenth and early twentieth centuries is evidence of this, along with the high number of farms in the area.

Today, some of the oldest buildings in both villages are testament to this agricultural heritage. Hall Farm Barn is a large thatched barn (now sympathetically converted to residential use) which dates from the 17<sup>th</sup> and 18<sup>th</sup> centuries. It is located to the south of the junction of The Street and Sandhole Lane, just to the east of the church. Along with its 18<sup>th</sup> century neighbours, Horseshoe Barn and Harrier Barn, they form a cluster of large barns that must indicate the scale of agricultural activity in what was likely to have been the early centre of the village, in close proximity to the church.



### **Converted barns in the centre of the village**

Also south of The Street and to the east of the barns is Dawdy's Farmhouse, the origins of which are also 17<sup>th</sup> and 18<sup>th</sup> century; the barns and farm buildings associated with Dawdy's Farm have since been lost. The unlisted Waycott Forge sits on The Street and is also likely to date from a similar period, as is The Thatched Cottage which is close by at the junction of The Street, Wickhampton Road and Baker's Road.



### The Thatched Cottage on the Wickhampton Road

As well as this cluster of 17<sup>th</sup> and 18<sup>th</sup> century development in what could be considered the centre of the village, other 18<sup>th</sup> century buildings are evidence of the scattered form of development which is so characteristic of Halvergate. William Faden's map published in 1797 clearly shows a large area of common land to the south and east of the church with most of the village's development scattered around its edge. Building often occurred around common-land and the scattered form of development is also clearly visible on the 1840s tithe maps. It is therefore likely that the relatively dispersed nature of development in Halvergate that we still see today (albeit with 20<sup>th</sup> century infill housing) was shaped by this common land. As well as being used by residents for firewood, timber supplies and foraging, it is possible that it was also used to graze cattle in the winter when they would have been moved to higher ground from the low-lying marshes.

Amongst the buildings indicated on Faden's map, the following may well have been present: Halvergate House's barn at the northern end of Squires Road, which pre-dates the 19<sup>th</sup>

century house with which it is now associated, and the early 18<sup>th</sup> century Red Lion Public House at the eastern end of Marsh Road which is now the only remaining pub of the four or five historically in the village. In Tunstall, the Manor House to the west of Tunstall Street in the centre of the village also dates from the 18<sup>th</sup> century. As would be expected, these buildings all demonstrate the use of local materials such as red brick, lime render, clay pantiles and water reed thatch.



**The Red Lion Public House**

Tunstall also benefitted from access to a staithe which connected via Tunstall Dyke to the River Bure. Access is via Staithe Road and only a small section of the southern end of this is within the Conservation Area, but occupations such as a coal dealer and wherryman which were likely dependent on this access to the river, are evident in the 1864 Trade Directory of Tunstall. Unfortunately, the channel is no longer navigable, although it was in relatively recent years. The dyke is clearly visible as is the basin that formed the village staithe.

Much of the current road layout in the villages is also likely to pre-date the 18<sup>th</sup> century, with The Street, Sandhole Road and what may be Marsh Road in Halvergate evident on Faden's map of 1797. The deep and now wooded pit at the corner of Sandhole Road and Marsh Road, as well as the street name itself and other areas of excavations, for example to the north of the east-west section of Squire's Road, suggest that quarrying was carried out locally. This was perhaps related to brick making for the higher number of buildings erected during the 19<sup>th</sup> century.

Communications to and from the village greatly improved throughout the 19<sup>th</sup> century. At the beginning of the 19<sup>th</sup> century, there was no proper road from Halvergate to Great Yarmouth. In June 1795, William Marshall wrote of his journey between Halvergate and Great Yarmouth, 'for nearly the first mile, we rode to our horses' knees in water'.

In 1831, the opening of the Acle New Road, between Acle and Great Yarmouth, and the Branch Road connecting the Acle New Road to Halvergate had a great impact on the villages' access to the wider world. Indeed, the Norwich Chronicle of the 23<sup>rd</sup> of April 1831 states, '*a great advantage of the project is, that by means of the branches, a large tract of the country will be laid open to Yarmouth, which has hitherto been nearly excluded or a great part of the year, on account of the distance of roads by a circuitous route*'. The road must have provided much greater opportunities for the residents of Halvergate and Tunstall. Likewise, in 1844 the opening of the first railway in Norfolk between Norwich and Great Yarmouth, via Brundall, Cantley and Reedham (just three and a half miles away from Halvergate) must also have radically changed the way the villages related to the outside world.

Perhaps as a result, by the mid-19<sup>th</sup> century the village is described as "*a parish and well-built village, 7 miles west of Yarmouth, of 495 souls and 2675 acres, 2/3 of which are marshes*" (*White's Directory*, 1845). A number of wealthy landowners were responsible for building some significant houses in Halvergate and Tunstall during this period. They continue to contribute greatly to the character of the Conservation Area, often sitting on large and mature plots. For example: Tunstall Hall, Tunstall Street ( listed as and previously known as Hall Farm House) which has a date stone 'ERB 1815' referring to the landowner Edward Rising Boulton; Halvergate Hall, Wickhampton Road which was built in the second half of the

19<sup>th</sup> century for the local farming family, the Gilletts; the Rookery on Sandhole Road c. 1840, built by Robert Howard, a local landowner and Halvergate House, Squire Road which was also built c.1840, probably by William Gillett; as well as the Old Vicarage built opposite the church on The Street in the 1850s. There were also a number of much smaller scale cottages erected in the early 19<sup>th</sup> century, presumably to house agricultural workers. In particular, 'The City' at the eastern end of Halvergate is evident on the 1840s Tithe Map, as are cottages on Squire's Road and cottages on Marsh Road, Tunstall.

Other 19<sup>th</sup> century buildings in the village are evidence of the development of Halvergate during this period. The erection of the grand Primitive Methodist Chapel on Chapel Road in 1878 confirmed that the "Establishment" no longer held total sway.



### The Methodist Chapel

In the mid 19<sup>th</sup> century a new National School and teacher's residence was built on Moulton Road (on the site of the present village hall, with the teacher's residence now being a private dwelling – Spring Cottage). This was to widen the horizons of the younger generation. In 1929 the National School was destroyed by fire and the new school erected on Marsh Road (now converted). By 1854 a Post Office had opened in an early 19<sup>th</sup> century building situated on The Street, the shopfront for the Post Office is still *in situ* today, accessed via the alleyway



alongside the building, which also contains outbuildings associated with the old Post Office. All of these buildings are now converted for residential use.



**School Lodge on Marsh Road**

The location of Tunstall and Halvergate meant that during the Second World War they held a strategic position as part of the second line of defence in the event of the enemy breaching the east coast defences. The pillbox and Home Guard Post on Marsh Road and the loopholes in the historic barn at Whiteacres on Tunstall Street are reminders of this legacy, as is the grade II listed War Memorial for Halvergate and Tunstall, situated at the junction of The Street and Sandhole Road. This brown granite column dates from 1920 and stands in a gated enclosure. In July 2023 a new war memorial was unveiled in proximity to the listed memorial. It commemorates the airmen who lost their lives in three separate plane crashes on the marshes during the Second World War.

With the advent of radio between the Wars and of television after the Second World War, and with increasing car ownership, the village became less the sole focus of people's lives.

While the church, village hall and Red Lion PH survive, the school, chapel and the post office have closed. The rapid mechanisation of agriculture and the reduction in the local work force has led to farm buildings and former workers' cottages being sold for residential conversions, while many new houses have been built for an increasingly mobile population.



WWII Loophole in Whiteacres Barn and the War Memorial, Halvergate

### Architectural Interest and Built Form

The villages of Halvergate and Tunstall contain a number of buildings of architectural interest, primarily ranging from the 17<sup>th</sup> to 19<sup>th</sup> centuries. These demonstrate the changes in society affecting the villages at that time, for example the influence of agriculture on the built form and later the provision of services to the wider community with the erection of the buildings like the school. They are also significant in demonstrating the predominance of vernacular materials.

The two earliest and most significant buildings in the Conservation Area are the medieval churches: St Peter and St Paul's Church in Halvergate and Tunstall Church to the north which holds the same dedication. Dating from at least the 14<sup>th</sup> century, Halvergate church sits on high ground at the west of the village. As one enters the village from the west along Moulton Road, the tower, which dates from c.1450, acts as a local landmark. The church was restored

by Brown and Lowe in 1857 and the new porch was built in 1867 by James Benest. In 1873 a new roof was added by R.M. Phipson. The building contains a number of significant architectural features such as flint flushwork, a 14<sup>th</sup> century doorway with ogee, wave moulded arch, crockets and crocketed pinnacles and finials as well as a rare banner staff locker recess in the south nave wall.



**The church of St Peter and St Paul, Halvergate**

The church of St Peter and St Paul in Tunstall is now largely ruinous, but this does not diminish its interest. It is likely that the church dates from at least the 13<sup>th</sup> century and the stone voussiors of a 13<sup>th</sup> century arcade are still visible, as is a 13<sup>th</sup> century double piscina; both of these are within the south wall. It is also notable for the extensive use of brick and the layout of the numerous putlog holes, which is considered of archaeological interest. By the late 17<sup>th</sup> century, no services were held at the church and the nave roof had collapsed. The 1704 Faculty is commemorated in the stone plaque on the west wall of the bricked up and repaired chancel, which states, 'This rebuilt by Mrs Elizabeth Jenkenson, the relict of Miles Jenkenson, Tunstal Esq. and Ms Anne Kelcall, daughter of Miles and Elizabeth. 1705'.

The church was declared closed in 1980 although it still acts as a place of solitude for visitors and a point of interest on the Weaver's Way walk. Both churches are predominantly flint with stone dressings and some use of red brick. Halvergate church has a slate roof which is likely to date from the 19<sup>th</sup> century.



**The church of St Peter and St Paul, Tunstall**

In 1878, non-conformism arrived in Halvergate with the erection of the Primitive Methodist Chapel on Squires Road. Built in a simple neo-classical style, typical of mid 19<sup>th</sup> century Methodist chapels, the building was erected from gault bricks, with a slate roof, neither of which were local materials and would probably have been brought to the area by the new railway.

Other institutions include the school that was partially rebuilt in 1929 after a fire. It is a single storey, but tall building with large timber windows and hipped slate roofs and is clearly built in a style associated with school architecture.

There are a number of significant barns within the Conservation Area. Hall Farm Barn, Harrier Barn and Horsehoe Barn (all grade II listed), to the south of The Street, date from the 17<sup>th</sup> to 18<sup>th</sup> centuries and are large red brick structures with parapeted gables and thatched roofs. Their residential conversion has been carried out sensitively and they continue to form an important group of buildings in the centre of the village. In Tunstall, the large barn associated with the 18<sup>th</sup> century Manor House (grade II listed) is also of significance and is likely to be of a similar date and is evident on the 1840s tithe map. Stables in a lean-to run along its east elevation and the building remains in agricultural/storage use. Built of red brick the building has some good detailing, such as the dentil cornice at eaves level, and the remnants of tumbling in on the brickwork on its north gable suggest that this may once have had parapeted gables containing a thatched roof, although today its roof is clad in corrugated sheets.

The Manor House, Tunstall is dated 1783 and is a two storey, three bay red brick farmhouse, positioned at right angles to Tunstall Street. It has an off-centre 6 panel entrance door with attractive timber doorcase with moulded architrave with key block and a pediment supported on consoles. Again, the building has parapeted brick gables with central chimney stacks.

Its close neighbour, Tunstall Hall (grade II listed) is positioned on the opposite side of the road and also sits at right angles to the road and is south facing. It dates from 1815 but was re-fronted later in the 19<sup>th</sup> century. It is an attractive two storey red brick building with a symmetrical façade, a central 6-panel doorcase with a stained glass fanlight, panelled reveals and reeded columns. The front façade has large sash windows. The building has a T-shaped plan with an interesting rear range. To the south-east of the building is a single storey barn, with the gable that faces the hall having a decorative finial and date stone: ERB 1830 (Edward Rising Boulton the former owner of Tunstall Hall and the previously associated farm). Despite its poor condition, this barn building is considered to contribute to the character of the Conservation Area and has some group value with Tunstall Hall (even though they are in separate ownership now).

Back in Halvergate, Dawdy's Farmhouse (grade II listed) is set back from The Street and positioned parallel to it. Internally it is clear that the building dates from the 17<sup>th</sup> century although externally it appears to be 18<sup>th</sup> century with a two-storey later extension to the west and single storey extension to the east. The main part of the building is red brick (now colour-washed) with a thatched roof, parapeted gables and an off-centre axial stack and off-centre doorcase.



**Dawdy's Farmhouse**

Other substantial houses in the village include The Rookery and its outbuildings - in particular its now converted stable block. The Rookery is grade II listed and confusingly is labelled Halvergate Hall on the 1840's tithe map, prior to the building now known as Halvergate Hall being erected. The mid-19<sup>th</sup> century Halvergate Hall and Halvergate House are also substantial and both grade II listed. The tall red brick boundary walls and barn to Halvergate House are also listed and contribute greatly to the character of the Conservation Area around Squires Road.



Grade II Listed walls around Halvergate House



Barn to the rear of Halvergate House, also Grade II listed

The Old Post Office on The Street (grade II listed), is a well-proportioned early 19<sup>th</sup> century building, its front garden surrounded by a waist-height red brick wall with centrally-positioned wrought iron gate. It is of two storeys, three bays, with a central door and large sash windows, built of red brick with a slate roof. The side elevation of the house contains a simple mid-19<sup>th</sup> century shopfront which would have served as the Post Office and so is of some historic, as well as architectural, interest.



**The Old Post Office, The Street**

As well as these relatively grand properties, the Conservation Area contains good examples of ‘worker’s’ housing. Stone Cottage (grade II listed) is a good example of a one and a half storey cottage, built with flint construction and red brick dressing and a thatched roof. It has a central stack, two dormers and parapeted gables. It is attractively positioned in the heart of Halvergate next to the village pond, with the pond and the cottage complementing each other to create a picturesque scene. The building is being repaired after recent fire damage.





Stone Cottage in the centre of Halvergate village by the pond



The Thatched House, The Street (now known as Thatched Cottage)

Another important part of the Conservation Area is 'The City'. This area is located to the east of The Street and south of Marsh Road. Its narrow road winds down the hill and contains small fields and paddocks dotted between haphazardly arranged cottages, most of which are likely to date from the 19<sup>th</sup> century and are of red brick (although many are now painted in various shades) with red pantile roofs and chimney stacks. Although the houses are two storeys in height they are small in scale and arranged at angles to one another.

There are other pockets of 19<sup>th</sup> century workers' housing, for example the red brick, two-storey semi-detached houses on Bakers Road and the terraced housing on Chapel Road and the prominent terrace of three houses set back from the southern side of The Street (Hall Cottages). This larger scale red brick terrace has some decorative elements such as gault brick decoration around the windows and doors forming a chequerboard effect with the red brick to the decorative heads of the casement windows. It also has large chimney stacks designed to make an impression.

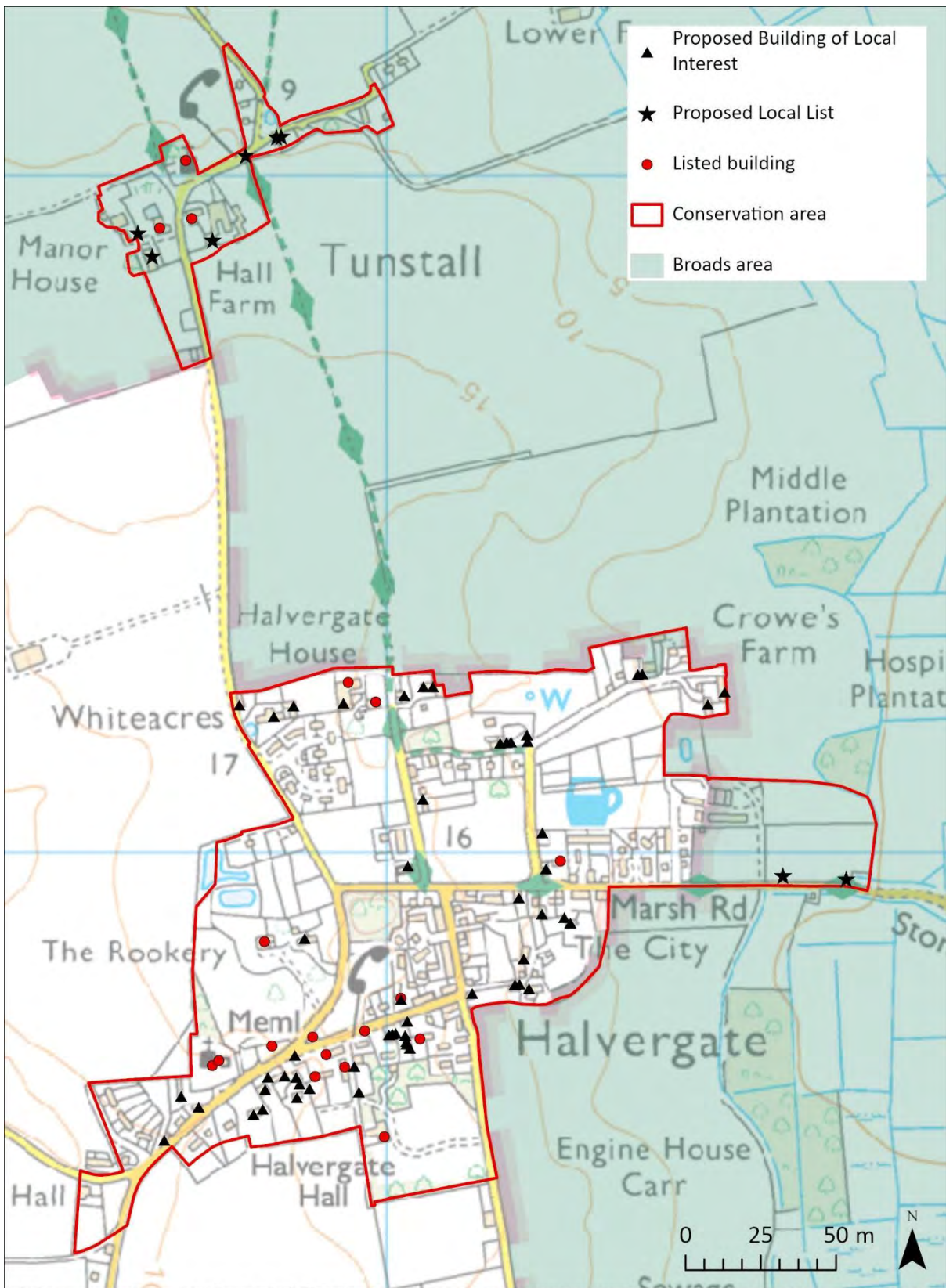


**Semi-detached 19<sup>th</sup> Century Cottages on Bakers Road**



**Cottages on the south side of The Street**

Both Tunstall and Halvergate contain other buildings of note, but much of the 20<sup>th</sup> century development is more suburban in style and provides the village with less of a sense of place. Today the village contains a variety of buildings with one aspect of its character being the juxtaposition between these buildings of different periods. **Map 3** shows the locations of all listed buildings, locally listed buildings, and buildings of local interest.



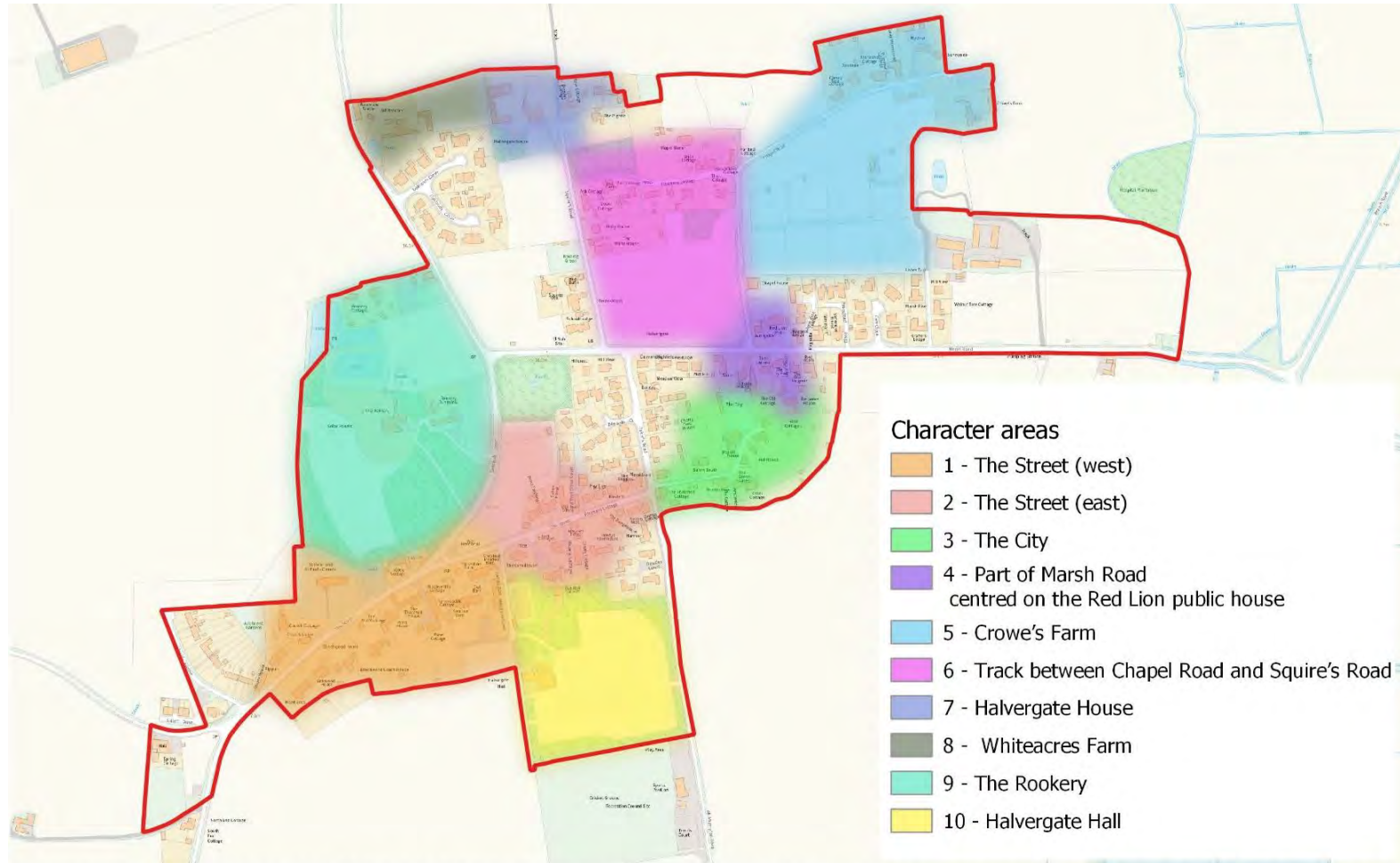
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**Map 3 Listed buildings, locally listed buildings and buildings of local interes**

## Spatial analysis, landscape features and important views.

### Halvergate

Ten character areas have been identified (please see **Map 4**):



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Map 4 Ten Character Areas

(1) The Street (west)

This cluster is centred on the War Memorial at the junction with Sandhole Road. It includes:

- The outstanding group of former barns of Hall Farm which have been successfully converted to a residential use, (converting barns to houses will inevitably affect their character, but it may nevertheless be the only way to conserve them),
- An attractive group of houses and cottages, including the Thatched House and Beechwood House, Stone Cottage, the Church and adjoining cottages.
- The outbuilding to Pond House, is important in the way it extends out to the street and separates the open spaces on either side.

Important landscape features include:

- The curve and gentle fall of the Street,
- the pond,
- the small green in front of the Church,
- the trees round the Church and behind the Pond and Stone Cottage,
- the green round the War Memorial and the Village Sign,
- the trees bordering the field east of the War Memorial ,
- the trees in the former entrance to the Hall, and
- the trees and grounds of Beechwood.

Important walls include:

- the churchyard wall,
- the wall north of Blacksmith's Cottage and linking to Swallow Barn,
- the wall round the former entrance to Halvergate Hall and continuing to an outbuilding along Hall Farm Close.

Good views include:

- looking north-east from the War Memorial through the trees into the field and the attractive former "sandhole" beyond,
- looking south-west from the War Memorial towards the Thatched House and surrounding buildings,
- looking west down The Street with the Church on the right,
- looking east up The Street past Church Lodge and the Church (just visible above the trees) with the trees of Beechwood on the right,

- looking north-east towards Stone Cottage and the pond with the trees behind.

(2) The Street (east)

This cluster includes Dawdy's Farmhouse, (now without its barn and associated farm buildings to the east), Waycott Forge, two terraces of cottages, the Old Post Office and its outbuildings and the Thatched Cottage (in Wickhampton Road). The outbuilding to the Old Post Office is important in the way it extends out to The Street and provides, with Waycott Forge opposite, a visual "pinch point", separating the traditional part of The Street from the modern "suburban" development beyond.



Top of the Street, east

Important landscape features include:

- the chestnut trees in and around the field east of the War Memorial,
- the trees in the grounds of the Hall and
- the garden in front of Dawdy's Farmhouse.

Important walls include:

- the garden walls to the Old Post Office.

Good views include:

- looking east along The Street towards Waycott Forge and the outbuilding to the Old Post Office opposite and the Thatched Cottage beyond
- looking south-west towards the former barns of Hall Farm, with trees on the right.

### (3) The City

This is a scattered group of small-scale cottages in a cul-de-sac sloping down towards the marshes to the east. At one time it was quite separate from the main village. Then a series of widely spaced pairs of semi-detached houses were built along Bakers Road in the late nineteenth century. Finally, the late 20th to early 21st century development on both sides of Bakers Road, essentially “suburban” in form, has joined these two parts of the village together. However, the lie of the land and the informal layout of the City’s buildings, gardens and paddocks allows it to retain much of its essential character.

Important landscape features include:

- the many small open spaces between and behind the houses and
- the slope down from the junction with Bakers Road coupled with the hedges on either side of the road which clearly separate the City from the main village

Good views include:

- looking downhill past Doubleridge and The Cottage towards the marshes beyond and
- looking north past Red House and Sunny South between further cottages either side to others beyond.

### (4) Part of Marsh Road, centred on the Red Lion public house

This group includes the Red Lion itself set back behind a forecourt, together with Sunnyside next door, Storrs (a substantial house nearly opposite), and cottages in Frog’s Alley. It also includes, albeit set apart from the others, the Methodist Chapel in Chapel Road. Recent “suburban” development alongside this traditional group has changed its setting.



Good views include:

- looking from Marsh Road towards the Red Lion public house with the forecourt in front,
- looking up Chapel Road with the Methodist Chapel on the right,
- from just past the Chapel looking across the fields towards the marshes beyond,
- looking eastwards from the junction of Marsh Road and Squires Road down the hill to the marshes in the distance.

(5) Crowe's Farm

Open fields on both sides of Chapel Road separate Crowe's farmhouse and its outbuildings from the village proper. A few houses have recently been built on the north side of the road, joining an earlier pair of semi-detached houses. But this part of the village remains essentially open countryside, important to the setting of both village and farm. This would be seriously compromised by further development. Crowe's Farm is an important element in the view of the village from Branch Road.

(6) Track between Chapel Road and Squire's Road

This cluster comprises a number of cottages on or adjacent to this unmetalled track, together with pairs of semi-detached inter-war houses and the White House on Squire's Road. An open field still separates the group from the rest of the village, although new houses on the opposite side of Squire's Road all but link it to the converted former school and the modern development along the south side of Marsh Road. Again, further development of these fields would very considerably alter the character of the village.



### The White House, Squires Road

Important landscape features include:

- trees along the north side of the track, which link up with trees along Squire's Road,
- the dell on the north side of the track, probably a former sand working.

Good views include:

- looking west from the junction with Chapel Road with cottages on the right,
- looking north through the trees into the dell.

### (7) Halvergate House

The importance of this group of buildings is recognised by the Listing of the house itself, its garden walls and its barn (now converted). The group also includes two cottages on the opposite side of Squire's Road.

Important landscape features include:

- the open fields to the south on both sides of Squire's Road and (b) the trees along Squires Road.
- The tall red brick walls to Halvergate House

Good views include:

- A good view looking north along Squires Road with, on the left, trees and then the garden wall of Halvergate House.

#### (8) Whiteacres Farm

This group includes the farmhouse itself and its outbuildings. The low thatched barn hard against Tunstall Street, with the farmhouse and outbuildings beyond give a firm traditional edge to the settlement at its northern approach.

Important landscape features include:

- There are important walls running east and south from the thatched barn.

#### (9) The Rookery

Though largely hidden by trees this listed house and its stable block are of special interest in themselves.

Important landscape features include:

- parkland to the south of the house and the trees within and around it
- trees along the west side of Sandhole Road and behind Stone Cottage are of importance to the village as a whole: any development here would be detrimental to the character of the centre of the village and of its approaches.

Good views include:

- looking south-east from the junction of Marsh Road and Sandhole Road through the trees into the dell opposite the Rookery,
- looking south from Sandhole Road through the trees towards the former barns of Hall Farm.

(10) Halvergate Hall

Though from many angles hidden from view, this listed house and its outbuildings are important in their own right. Fantastic, uninterrupted, views across the Halvergate Marshes can be seen from along the Wickhampton Road, opposite Halvergate Hall.

Important landscape features include:

- the parkland associated with the house and the trees within and around it. These are important both as a setting to the house and as a backdrop and boundary to the south of the village.

Good views include:

- looking from Wickhampton Road across the park to the Hall and out from the Hall's grounds eastwards to the Halvergate Marshes.



Uninterrupted views of the marshes from the Wickhampton Road

Views from outside Halvergate into the village are also important.

Good views of the village from outside include:

- from Branch Road looking west across the marshes, with Crowe's Farm in the middle distance and the roofs of the village beyond against a backdrop of trees,
- from Stone Road looking across the marshes. The village is seen as a cluster of buildings and tree-belt on raised ground to the west,
- looking west up Marsh Road with the World War II pill box in the foreground,
- looking north-east from Mill Road, with the Church among the trees to the left and Halvergate Hall to the right,
- looking south-east from Moulton Road towards the terraced house on Church Avenue, with the Church tower visible behind the trees beyond,
- looking south from Tunstall Street with the barn of Whiteacres in the foreground and the farmhouse behind and the former barn of Halvergate House to the left.

Although just outside the conservation area, the historic stream that runs from Moulton Road to Damgate, Acle contributes to the Conservation Area's wider setting and landscape character.

There are several hedgerows (hedges and trees) which make an important contribution to the character of the village, although they are not directly associated with any of the clusters of buildings identified.

Important hedgerows include:

- along the north side of Marsh Road between Chapel Road and Squires Road,
- along both side of Marsh Road between Squires Road and Tunstall Street,
- along the east side of Tunstall Street from Marsh Road to Oaklands Close.

The presence of mature trees through the Conservation Area make a significant contribution to the character of the area. However it is important to ensure that trees are maintained and periodic tree planting (to replace good specimens once they die or become dangerous) takes place.

## Tunstall

Tunstall is a small hamlet. The principal cluster of buildings in the Conservation Area includes three listed buildings in close proximity to one another: the Church, Tunstall Hall and the Manor House. It also includes the barns and other buildings of the two farms, notably the fine Manor barn. There are important trees and hedgerows associated directly with all three buildings. The green triangle at the road junction in front of the Church marks the centre of the settlement. The Church itself, which is partially ruined, is an important and attractive focus to the Conservation Area. The approach from Halvergate is characterised by hedgerows on either side of the road. The field and its trees south of the Manor House are an essential part of the setting of the barn.

The landscape east of the Church, where the road dips down to the pond, is attractive in itself and it is also an essential part of the setting of the Church. The buildings in this part of the Conservation Area are widely separated: they include two cottages opposite the pond and a terrace of cottages at the junction of Marsh Road and Low Farm Road. Two pairs of semi-detached houses on Staithe Road dating from the 1930s are included in the Conservation Area because of their relationship to the pond and they are good examples of Local Authority housing from this period. There are important groups of trees northeast of Hall Farm, round the pond and on the south side of Marsh Road. There is a traditional K6 red telephone box which punctuates the scene on the south side of the road east of Hall Farm. This no longer accommodates a phone but has a small library and information on the area. Good views include:

- on the approach from Halvergate with the ruined church tower among the trees,
- looking west from the pond towards the Church,
- looking north over the marshes from the junction with Low Farm Road,
- looking east from the Manor Farm's farm track to the Church.



The Pond, Tunstall



Attractive setting of the Church in Tunstall



The telephone box, Tunstall (now a small library and information stop)



## Management and Enhancement

It is a requirement for Local Planning Authorities to publish proposals for the preservation and enhancement of their conservation areas. There are sites in the villages that would benefit from management and enhancement (including individual properties, landscaping and greenspaces identified below). The inclusion of sites on this list does not place any liability on owners to undertake the works outlined, but their identification within the Conservation Area Appraisal document helps to identify possible sites for future projects, grant funding or Section 106/Community Infrastructure Levy money and highlights those areas to the organisations/authorities which are responsible for funding these projects.

As well as individual sites which provide opportunities for enhancement, there are common issues which are brought about by minor changes and can erode the character of conservation areas. These include:

- The demolition of traditional buildings.
- The felling of important trees.
- Unmanaged trees.
- Inappropriate and substandard boundary treatments which can block views and change the character of the area. For example, poorly designed iron railings / gates and fencing with concrete posts and close-lap boarding in prominent positions (such as front gardens), where traditional brick walls or hedges would be more appropriate.
- Inappropriate replacement windows Please see **Appendix 4** for more detail.
- Use of “traditional” building styles unrelated to the district (e.g. “half-timbering” for example) on new buildings.
- The erection of new buildings which do not reflect the scale of surrounding buildings.
- Use of standard or pastiche design in modern development which do not relate well to the historic character of the village.
- Substandard modern outbuildings in prominent locations
- The use of substandard or inappropriate materials in replacement of traditional and honest materials. Please see **Appendix 4** for more detail.
- The loss of thatch.
- Unregulated parking which causes rutting and destruction of attractive verges

- Overhead cables, which can detract from the character of historic villages. They are reasonably unobtrusive in Halvergate and Tunstall at present.

Other smaller repairs to historic buildings that can have a detrimental impact include:

- Alterations to roofing materials
- Inappropriate repointing techniques and materials
- Painting, rendering or cladding brickwork
- Removal of decorative architectural features such as stone or window surrounds
- Installing modern plastic rainwater gutters and downpipes in replacement of metal

Sites which would benefit from appropriate, heritage-led, repair, maintenance and management and/or use include:

- The Red Lion Public House, Marsh Road (particularly regarding the replacement of the thatched roof)
- The Stone Cottage, The Street (currently being repaired following fire damage)
- The churchyard in Halvergate - where the roots of the attractive mature trees are damaging the historic south churchyard wall
- Poor condition of the highway signs on entrance to village on Marsh Road (these are within the Halvergate Marshes Conservation Area but have an impact on the setting of the Halvergate and Tunstall Conservation Area).



Conflict between the historic churchyard wall and attractive mature trees

It is considered that the green spaces in between the built form should be retained and enhanced where appropriate and trees and hedgerows should be protected and enhanced. Specific sites where enhanced landscaping might be appropriate include:

- Forecourt to the Red Lion Public House, Marsh Road (repair of surfacing to car park area and simple landscaping enhancements)
- Area around the Coronation Bench (near church) to be maintained / enhanced
- Tunstall Church – low key maintenance of the attractive green spaces in front of the church (which can become rutted due to vehicle movements)
- The sensitive repair (where required) of the railings to the paddock east of the War Memorial



Area outside of Tunstall Church



Railings around Sandhole field



The coronation bench

## **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 Broadland District Council offer free pre-application advice and can offer guidance on acceptability of proposals prior to the submission of a formal application.

## References

- English Heritage and CABE: Building in Context: New development in historic areas
- East Anglia, A Geographia Guide
- Halvergate and Tunstall Remembered – Sheila Hutchinson
- Halvergate Marshes Conservation Area Appraisal
- 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 Buildings of England, Norfolk 1: Norwich and North-East, Nicholas Pevsner and Bill Wilson
- The Halvergate Fleet: Past and Present – Sheila Hutchinson
- The Norfolk Broads, A landscape history – Tom Williamson
- The Norfolk and Suffolk Broad, Robert Malster

## Appendix 1: Listed buildings within the conservation area

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

### Halvergate

- I Church of St Peter and St Paul, The Street
- I Former tower finial 22cm SW of SW nave buttress of Church
- II Halvergate and Tunstall War Memorial, including gated railings
- II Red Lion Public House, Marsh Road
- II The Rookery, Sandhole Road
- II Halvergate House and E and W Garden Walls, Squires Road
- II Barn 50m N of Halvergate House, Squires Road [converted to residential use since Listing]
- II Stone Cottage, The Street
- II The Old Post Office, The Street
- II Hall Farm Barn, 55 m S of War Memorial, The Street  
[converted to residential use since Listing: now "Swallow Barn" and "Owl Barn"]
- II Barn at Manor Farm, 61 m SE of War Memorial, The Street  
[converted to residential use since Listing: now "Harrier Barn"]
- II Barn at Manor Farm, 30 m SE of War Memorial, The Street  
[converted to residential use since Listing: now "Horseshoe Barn" and "Chestnut Meadow Barn"]
- II Halvergate Hall, The Street [entrance now from Wickhampton Road]
- II K6 Telephone Kiosk, The Street
- II Dawdy's Farmhouse, The Street

### Tunstall

- II\* Remains of Church of St Peter and St Paul, Tunstall Street
- II Tunstall Hall, Tunstall Street [formerly listed as The Hall and Barn, now listed as Hall Farm House]
- II Manor House, Tunstall Street

## 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 3**) 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.

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

### **Halvergate**

#### ***The Street, north side***

Crown House

Church Cottage

Church Lodge

Walls surrounding front garden to Old Post Office

#### ***The Street, south side***

Beechwood House

Outbuilding to Beechwood House

Pond House

Outbuilding to Pond House

The Thatched House

Blacksmiths Cottage

Honeysuckle Cottage

Swallow Barn

Rose Cottage

Wall north and east of Blacksmiths Cottage

Outbuilding on east side of Hall Farm Close

Wall to Halvergate Hall

1-3 Hall Cottages

Waycott Forge

1-4 Victoria Cottages

#### ***Sandhole Road***

Stables to The Rookery (converted to residential use)



### ***Tunstall Street***

Whiteacres

Outbuildings to Whiteacres

Westview Stables

### ***Squires Road***

Outbuildings west of Halvergate House

Rose Cottage

1 Thatched Cottage

2 Thatched Cottage

The White House

### ***Chapel Road***

Marshman's Cottage

Far End Cottage

The Cottage (on track leading off Chapel Road)

Fieldview Cottage (on track as above)

Brick Cottage (on track as above)

Stonechat Cottage (for tumbled gable)

Primrose Cottage (for tumbled gable)

Crowes Farm

Outbuildings to Crowes Farm

Chapel House

### ***Marsh Road, north side***

School Lodge Guest House (former school)

Sunnyside

World War II pill box (proposed for Local Listing)

World War II Home Guard observation post (proposed for Local Listing)

### ***Marsh Road, south side***

Storrs

Carter Cottage, outbuildings and wall west of The Laurels

The Old Cottage, Frog's Alley

Cartref (Ransome House), Frog's Alley

### ***Wickhampton Road***

The Thatched Cottage

*The City, north side*

Mallet House

*The City, south side*

Doubleridge

The Cottage

Ambleside

### **Tunstall (proposed for Local Listing)**

Barn at Manor House

Outbuildings at Manor House (cart shed to north of barn and south of the grain store and the outbuilding to the west of the house)

Barn adjacent to Tunstall Hall (previously part of Tunstall Hall and wider farm)

Old style telephone box

1 Pond Cottage

2 Pond Cottage

## **Appendix 3: Planning documents, policies and associated guidance**

Please note: Local planning policies, supporting documents and guidance are updated periodically, whilst this policy and document list was relevant at the time of the writing of the report please check with the relevant Authority for update.

### **Broads Authority**

Local Plan for the Broads (Adopted 2019):

Policy SP5: Historic Environment

Policy DM11: Heritage Assets

Policy DM12: Re-use of Historic Buildings

Policy DM43: Design

Policy DM48: Conversion of Buildings

Broads Authority Supporting Documents:

The Landscape Character Assessment (Updated 2016)

The Landscape Sensitivity Study for renewables and infrastructure (adopted 2012)

Strategic Flood Risk Assessments

Broads Authority Flood Risk SPD

Biodiversity Enhancements Guide

Landscape Strategy Guide

Sustainability Guide

Planning Agents information booklet

Keeping the Broads Special

### **Broadland District Council**

Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted January 2014):

Policy 1: Addressing climate change and protecting environmental assets

Development Management DPD (Adopted 2015):

Policy GC4: Design

Policy EN2: Landscape

Broadland District Council Supporting Documents:

Landscape Character Assessment

Design Guide (1997)

Place Shaping (a guide to undertaking development in Broadland)

## Appendix 4: Detailed guidance on materials and windows

### Materials

The particular character of both Halvergate and Tunstall owes a great deal to the use of a limited “palette” of building materials. Some of these are indigenous to the district (e.g. red bricks, red pantiles, flint and thatch), some have traditionally been “imported” from other parts of Norfolk (e.g. gault bricks), still others have been “imported” from further afield (e.g. stone and – since the nineteenth century – slate). The “imported” materials have historically been confined to the more prestigious buildings (e.g. stone for the Churches, gault brick and slate for the larger Georgian houses – Halvergate Hall, Halvergate House, The Rookery). But as time went on expensive materials became commoner (e.g. slate on the Old Post Office). On the other hand, some previously cheap materials have now become very expensive. Thatch is a particular case in point because it has to be renewed from time to time – though usually only in part, provided it has been regularly maintained. In some cases, thatch has been able to be renewed despite serious decay (e.g. the converted barns of Hall Farm and the barn at Whiteacres), in other cases it has been replaced by corrugated sheeting (e.g. on farm buildings) or tiles (this is likely to have been the case with many of the older cottages). Given the rarity of thatched buildings today and the special contribution that they make to the Conservation Area, the retention or re-introduction of thatch would be strongly encouraged.

In terms of new development the quality and type of materials used is important in historic contexts and sensitive landscapes. Modern materials such as uPVC or composite boarding or cladding, bargeboards, soffits and rainwater goods, or composite tiles and other roof coverings often visually complete with softer and traditional materials typically used on historic properties. Hard cement renders, as an example, can also restrict moisture movement and create damp within historic properties. It is often honest, simple, breathable and traditional materials that will be the most appropriate in historic contexts. Modern materials will need to be thought about carefully and given full justification for their use when used on or attached to historic properties or within their wider setting.

Ground surfacing materials are an important element in a village. In Halvergate and Tunstall public roads and footpaths are in general finished with tarmacadam (or asphalt), though

there remain a number of rough non-surfaced tracks and paths. (e.g. by both churches). The further loss of surviving non-surfaced areas would be regrettable and where it is necessary any replacement surface would need to be carefully considered to ensure they are accessible but sensitively designed. Some modern residential closes (e.g. Dawdy's Court) have roadways paved with concrete blocks in imitation of granite setts, which are reasonably convincing. Many newer houses have drives paved with imitation bricks, also made of concrete, or loose granite chippings which adds a suburban character.

## **Window Replacements**

Window replacements are often a serious threat to the appearance of Conservation Areas and may even affect the value of properties. If timber windows are in good condition, thermal efficiency can be improved by installing double glazed units in existing frames or secondary glazing. The replacement of timber windows with PVCu can result in several problems:

- It is not a sustainable material (like timber) and its manufacture has a larger carbon footprint. Neither does it have the biodegradable qualities of timber when redundant, creating an environmental landfill hazard.
- The material cannot reproduce profiles and detailing of traditional joinery
- The material is not as easy and economic to repair as timber
- The variety can destroy the visual harmony of the streetscene, particularly if windows do not replicate the traditional opening arrangement (e.g. top-hung opening 'sash' windows)
- Historic timber was often slow-grown and is therefore of better quality than more modern timber and is therefore worth retaining where possible.

NB: All complete window replacements are required to achieve minimum insulation values – please consult Building Control. However, in the interests of conservation, local authorities are empowered to relax the requirements under Building Control Regulations when considering proposals for the restoration or conversion of historic buildings.

## 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](http://www.broads-authority.gov.uk)

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

Broadland District Council

Address: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Telephone: 01603 431133

Website: [www.broadland.gov.uk](http://www.broadland.gov.uk)

Email: [planning@broadland.gov.uk](mailto:planning@broadland.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](http://Archaeology and historic environment - Norfolk County Council)

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

# Appendix 2

## Halvergate and Tunstall Conservation Area Appraisal Consultation responses (14 April – 9 June 2023)

| Organisation / Individual | Method of response | Comments / Questions   | Action   |
|---------------------------|--------------------|--|--|
| Resident                  | Telephone          | Does the document change things with new development, allowing more or less?   | Responded to discuss and informed that it neither promotes or prevents development but helps to guide it to ensure any development protects and enhances the CA.   |
| Resident                  | Telephone          | <ul style="list-style-type: none"> <li>• Checked that we had the War Memorial as listed and asked whether the new memorial being installed would automatically be listed.</li> <li>• Talked about the problem of the fire-damaged cottage near the pond and asked which the building of local interest was on that site? Suggested maps would be helpful.</li> <li>• Said the document is 'not too bad'.</li> </ul>                        | Responded: <ul style="list-style-type: none"> <li>• Explained new memorial would not automatically be listed and about the '30 Year Rule' for listing.</li> <li>• BDC will be working with the owner of Stone Cottage regarding its repair.</li> <li>• The locally listed building referred to is at Pond Cottage, which is not the building next to the pond (Stone Cottage) as is often assumed, but is opposite. A plan showing the location of the locally listed buildings will be provided.</li> </ul> |
| Resident                  | Email              | <ul style="list-style-type: none"> <li>• Does the document change the conservation status of the village?</li> <li>• Mention of extensions to area, page 32?</li> <li>• Why are proposed management and enhancements all responsibility of parishioners rather than statutory bodies?</li> <li>• Additional areas for improvement identified.</li> <li>• Reference to overhead cables is removed and these are still a problem.</li> </ul> | <ul style="list-style-type: none"> <li>• No.</li> <li>• This is an error. To be deleted. There are no extensions proposed.</li> <li>• Clarify that we cannot make anyone (parishioners or public bodies) do anything. They are suggestions.</li> <li>• Agree with suggestions re street signage, Highways contacted and suggestion added to document</li> <li>• Include reference to overhead cables</li> </ul>  |

| Organisation / Individual   | Method of response | Comments / Questions  | Action  |
|---|--------------------|---|---|
| John Percival,<br>Historic Environment Senior Officer (Strategy and Advice), Norfolk County Council | Email              | <p>We have no comments on the substantive content of the Conservation Area Appraisal, which is thorough and professional.</p> <p>The document would perhaps benefit from a plan or plans showing the undesignated heritage assets (locally listed buildings) listed in Appendix 2.</p>  | <p>Noted.</p> <p>Maps and plans to be provided in final document.</p>   |
| Resident  | Email              | <ul style="list-style-type: none"> <li>• The stream that runs from Moulton Road to Damgate, Acle should be protected and enhanced by an extension to the conservation area.</li> <li>• It is an area of beauty and carves the landscape</li> <li>• Further development on the western side of the village could damage its ecosystem.</li> <li>• Believes further development may be planned near Church Avenue which would put the stream at risk.</li> <li>• Maps, aerial images and photos provided</li> </ul> | <ul style="list-style-type: none"> <li>• Although this is clearly a historic stream, which would appear to create an attractive environment and presumably has ecological benefits, it is not considered to be of sufficient 'special architectural or historic interest' to extend the CA to cover it (para 191 NPPF).</li> <li>• Discussed with BDC (as it is within their area) and they agree. Should a planning application for development in the area be submitted, there will be a public consultation period and this matter can be raised then.</li> <li>• A sentence will be added to CAA doc to highlight the significance of the stream on the wider setting of the CA.</li> </ul> |



| Organisation / Individual      | Method of response | Comments / Questions  | Action  |
|--------------------------------|--------------------|---|---|
| Resident                       | Email              | <ul style="list-style-type: none"> <li>• (Page 15): "...the erection of the Primitive Methodist Chapel on Squires Road..." - Was the road called Squires Road in 1878, at the time the Chapel was constructed? Squires Road today is located approx. 100 m further to the west;</li> <li>• (Page 15) : "...the National School on Marsh Lane, built in 1854 alongside a teacher's residence." - This building was not located on Marsh Lane but on Moulton Road, at the western end of the village. The confusion probably arises because Marsh Lane was the location of the new school built after the Moulton Road building was destroyed by fire in 1929. The former teacher's residence is today a private dwelling, Spring Cottage.</li> </ul> | Checked and document amended.   |
| Janine Dykes, Historic England | Letter             | No detailed comments but suggest considering Article 4s, inclusion of a glossary and reference to S106/ CIL money for enhancements in Management Plan.  | <ul style="list-style-type: none"> <li>• Article 4s considered but not considered appropriate.</li> <li>• Glossary to be included.</li> <li>• Reference to S106 / CIL added.</li> </ul> |
| Resident                       | Letter             | <ul style="list-style-type: none"> <li>• The purpose and aims of document have our full support.</li> <li>• greater clarity needed across the community (needing wider publicity/communication?) on the aspects that require permissions and those that may or may not be allowed under Permitted Development Rights – and where best to go to for advice.</li> </ul>   | <p>Noted.</p> <p>Clarified further in document</p>  |

| Organisation / Individual | Method of response | Comments / Questions   | Action   |
|---------------------------|--------------------|--|--|
|                           |                    | <ul style="list-style-type: none"> <li>• use of 'Materials' in the conservation area, where there are all too many 'not in keeping' examples.</li> <li>• There is a degree of uncertainty over the respective roles of the Broads Authority and Broadland District Council.</li> <li>• the 'Barn at Tunstall Hall' (a Proposed Inclusion to the Broads Local List) is not part of this property. The barn in question is owned by the neighbouring farm</li> <li>• In reference to this Barn, on page 18, the date on the date stone is shown as '18??', 1830 confirmed.</li> <li>• Could 'Tunstall Hall' be given that name throughout, excluding the older alternatives - 'Hall Farm' and 'Hall Farmhouse'?</li> <li>• Attention is drawn in the 'Tunstall' section on p26 to the significance of Tunstall church, its surroundings and approaches. Elsewhere, in Appendix 4 (page 36) reference is made to the importance of ground surfacing and the conservation of non-surfaced areas. With these points in mind, who is responsible for the maintenance of the thoroughfares on each side of the green triangle in front of Tunstall church? As a result of vehicular activity on all three sides the area of green triangle is diminishing through tyre erosion and the non-surfaced side</li> </ul> | <p>Clarified in document</p> <p>Section added to document</p> <p>Clarified in document and historic association with Tunstall Hall explained</p> <p>Amended</p> <p>Amended with explanation that listed with different name</p> <p>Recommended as an enhancement</p> |

| Organisation / Individual | Method of response | Comments / Questions   | Action   |
|---------------------------|--------------------|--|--|
|                           |                    | <p>nearest the church is deeply rutted. The whole becoming unattractive and part difficult to walk over in both dry and wet conditions.</p> <ul style="list-style-type: none"> <li>• A widespread concern in the community is the state of ill-repair and lack of maintenance of Stone Cottage, its outbuildings (one now falling into the pond) and grounds in general. What pressure and/or grant support can be brought to bear to rectify its condition?</li> </ul>  | <p>Discussed with BDC and explained the strength of public feeling about the building's state of repair. Repairs to the building are underway.</p>   |
| Resident                  | Letter             | <ul style="list-style-type: none"> <li>• Sees the Management and Enhancement proposals as employees from Local Authority giving their personal observations about aspects of the village and placing additional liabilities on owners / the community. Suggestions should come from the community. Disagrees with the proposals.</li> <li>• The CA was established with the specific intention of protecting the villages from inappropriate development by a specific developer. It has served its purpose and does not need 'gold plating' and should not hinder appropriate development.</li> </ul> | <ul style="list-style-type: none"> <li>• Management and Enhancement proposals are important part of CAA. Explain their purpose. Consider removing from the list the bar in front of the bench and bench / notice board by pond. Amend description for railings around paddock near village sign. The purpose of speaking to the parish and consulting on the documents is to obtain the views of local residents, hence why we were consulting and will be amending the document where appropriate. Professional not personal opinions.</li> <li>• The document is not intended to hinder appropriate development. It is not being 'gold-plated' just brought up to standards set out in current good practice.</li> </ul> |
| Resident                  | Drop-in event      | <p>Could the colours on the 'character area' map be more transparent or the base plan more clear so that you can see the buildings / street layout better?</p>   | <p>Amendments made to mapping.</p>   |

| Organisation / Individual | Method of response | Comments / Questions  | Action  |
|---------------------------|--------------------|---|---|
| Resident                  | Drop-in event      | The barn at Tunstall is no longer owned by Tunstall Hall  | Noted   |
| Various                   | Drop-in event      | Several queries re: how we would make people carry out management / enhancement proposals, who was responsible and how they would pay. (Think part of the issue was that people hadn't read the actual document and just the leaflet).  | <ul style="list-style-type: none"> <li>• Check wording and clarify.</li> <li>• Stress potential to enable grant applications etc if management / enhancement proposals are identified in the CAA document.</li> <li>• Change design of leaflet for next CAA.</li> </ul> |
| Various                   | Drop-in event      | <ul style="list-style-type: none"> <li>• Lots of concern re grade II listed Stone Cottage and its condition following fire damage and very slow progress with repairs.</li> <li>• Focal point in village.</li> <li>• Also concern re: the outbuilding that has collapsed into the pond.</li> <li>• BDC should use powers to resolve.</li> </ul> | <ul style="list-style-type: none"> <li>• We have discussed with BDC</li> <li>• They are in contact with the building owner and repairs are progressing</li> </ul>   |
| Resident                  | Drop-in event      | Inappropriate for us to be suggesting there should be a village notice board and bench by the pond. There is already a notice board outside the church.   | This has been removed as a Management and Enhancement proposal from the CAA.  |
| Resident                  | Drop-in event      | A bench by the pond might encourage kids to loiter and anti-social behaviour.   | This has been removed as a Management and Enhancement proposal from the CAA.  |
| Resident                  | Drop-in event      | Is the forecourt to the Red Lion pub that bad? Should it be included as a Management and Enhancement proposal?  | This has been checked. Its condition is poor and could relatively easily be improved and enhance the conservation area and the setting of the grade II listed building. It is being retained in the document.   |

| Organisation / Individual | Method of response | Comments / Questions  | Action   |
|---------------------------|--------------------|---|--|
| Resident                  | Drop-in event      | Enhancement areas have been controversial.  | <ul style="list-style-type: none"> <li>• Comments have been considered and amendments made where appropriate.</li> <li>• More explanation will be provided in the document as to their purpose, the benefits of including them and the fact that it is a legal requirement to include them in the document.</li> </ul> |
| Resident                  | Drop-in event      | Railings around paddock to the north of War Memorial – these are very old – early 1800s? The age and condition of the railings are part of the character of the area. Hold memories for residents. Would not like to see them looking all spick and span as this would change their character.                  | Noted. Amendments made to text to suggest like for like repair / replacement of sections where appropriate.  |
| Resident                  | Drop-in event      | Pond not owned by Parish. Owners details provided.  | Noted.   |
| Resident                  | Drop-in event      | The bench with the railing in front of it is called the Coronation Bench (installed at last coronation). Has always had the bar in front of it which was installed for safety reasons and again people feel fond of it and would be reluctant to see it removed. What would the benefit be in it being removed? | Noted. The specific suggestion to remove the safety bar has been removed and re-worded to suggest that the area could be enhanced.   |
| Resident                  | Drop-in event      | Entrance to village- condition of signs etc (Marsh Road) – what enforcement powers are there relating to that.  | Noted and agreed. No specific enforcement powers but the issue will be flagged up with Highways and included in the CAA.   |
| Resident                  | Drop-in event      | Pro conservation area. Could the Parish try to get the conservation area status overturned as some on the PC are not keen on it?  | Noted and explained that it would be hard to remove the CA status.   |
| Resident                  | Drop-in event      | The poor condition of the Red Lion PH roof was flagged up   | Already included as a Management and Enhancement proposal in the CAA.  |

| <b>Organisation / Individual</b> | <b>Method of response</b> | <b>Comments / Questions</b>  | <b>Action</b>   |
|----------------------------------|---------------------------|--|---|
| Various                          | Drop-in event             | Several comments opposing new development opposite Village Hall  | In BDC area and reported to them. Not relevant for the document as outside the CA.  |
| Resident                         | Drop-in event             | Pro-new development opposite village hall.   | In BDC area and reported to them. Not relevant for the document as outside the CA.  |
| Resident                         | Drop-in event             | Could we list contacts for grants at the end of the document?  | Not considered appropriate, as grant sources change regularly and it would be dependent on what sort of works were to be covered by the grant.                  |
| Resident                         | Drop-in event             | Issues with people parking on the roads making it hard for farm vehicles to pass and then having to go onto banks / verges and damaging them.  | Comment added to CAA.   |
| Resident                         | Drop-in event             | Importance of trees and spaces between development   | Already highlighted in document.  |
| Resident                         | Drop-in event             | Importance of views across the marshes from Wickhampton Road and The Street  | Already in document.  |
| Resident                         | Drop-in event             | There were some green areas highlighted on a map in the previous document – some of which were just gardens and don't think should have been included. Checking this won't be in new document? | No.   |
| Resident                         | Drop-in event             | The trees are not maintained in the village.   | <ul style="list-style-type: none"> <li>• Included as Management and Enhancement proposal.</li> <li>• Contact NCC re maintenance of any street trees.</li> </ul> |
| Various                          | Drop-in event             | Issue of condition of churchyard wall raised a number of times but also flagged up the lack of funds to repair it and conflict with trees that they wouldn't want to be lost.                  | Included as Management and Enhancement proposal.  |

Proposed Local Listings in Tunstall and Halvergate consultation responses

| Organisation / Individual | Method of response | Comments / Questions   | Action   |
|---------------------------|--------------------|--|--|
| Resident                  | Telephone          | Confusion as to why phone box in Tunstall was being listed and not the one in Halvergate?  | Responded to confirm the K6 box in Halvergate is already listed and it is proposed to Locally List and not list the box in Tunstall.   |
| Resident                  | Email              | Confusion re telephone boxes and listing / local listing.  | Responded to confirm the K6 box in Halvergate is listed and it is proposed to Locally List and not list the box in Tunstall.   |
| Resident                  | Letter             | <ul style="list-style-type: none"> <li>• Concern re inclusion of Broads Local List. Buildings of significance already covered by listing. Local List is a precursor to National Listing.</li> <li>• Objects to adding barn at Manor House, Tunstall to the Local List. Already has a level of protection and amalgam of old and new and is redundant.</li> <li>• Which outbuildings at Manor Farm do we intend to include in the Local List? Already curtilage listing? The buildings are of no architectural merit and have no agricultural function.</li> <li>• Which barn at Tunstall Hall is being referred to ? Why should it be placed on Local List. None of the barns are owned by Tunstall Hall so why is this association made? No permission was granted to take photos but a photo appears in the appraisal document.</li> </ul> | <ul style="list-style-type: none"> <li>• Local listing is not a precursor to national listing.</li> <li>• The barn and other outbuildings would not be considered curtilage listed and given their group value with the listed building, farm and wider CA they should be LL.</li> <li>• Clarify which barn at Tunstall Hall to east of front garden of Tunstall Hall (map will be provided in document). It was historically associated with Tunstall Hall. Photo is not in the Conservation Area Appraisal but was used on a display at Halvergate Village Hall. Apologies to be sent as permission should have been sought as photo taken on private land.</li> <li>• The local listing of the Tunstall phone box would not impose obligation re maintenance. Our assessment suggests that the phone box does have some significance and contributes to the character of the area.</li> <li>• Pond Cottages – our assessment suggests suitable for LL. Very little additional bureaucracy.</li> </ul> |

| Organisation / Individual | Method of response | Comments / Questions  | Action  |
|---------------------------|--------------------|---|---|
|                           |                    | <ul style="list-style-type: none"> <li>• K6 telephone in Tunstall, local listing would impose obligation on maintenance. Not aesthetically or architecturally important. Local opinion is not uniformly supportive of their retention.</li> <li>• Pond Cottages are protected by the CA/ Local Listing serves no useful purpose except another level of bureaucracy where changes to meet energy needs etc of residents will be required.</li> <li>• Objects to Local Listing.</li> </ul> | <ul style="list-style-type: none"> <li>• Should be noted that all the buildings proposed for LL were identified as buildings of Local Interest in the last CAA – in fact we have reduced the number of buildings. Not our personal observations but professional opinions.</li> <li>• We have met with the objector, who does not want to formally object but wanted to ensure the issues they raised were understood.</li> </ul> |