

# Cley-next-the-Sea

## Conservation Area Appraisal and Management Plan

Draft for Consultation: August 2018

DRAFT



PURCELL 

## How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

### Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

<b>3 Historic Development</b>	<b>11</b>
3.1 Early History	12
3.2 Medieval History	12



<b>Contents</b>
3.1 Early History
3.2 Medieval Heyday



#### 3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).<sup>05</sup>

### Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



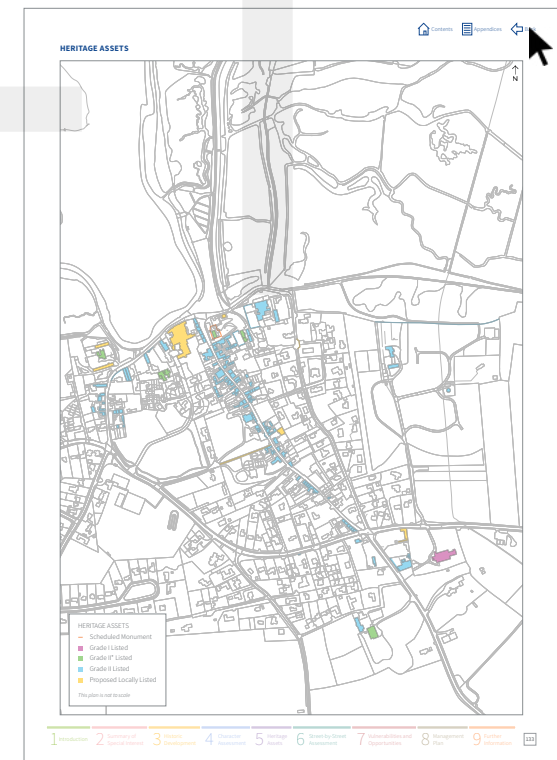
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

### Plans



When you see this icon, click to see a full-sized version of the plan (located in Appendix D).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



## Frequently Asked Questions

### Conservation Areas

- What is a Conservation Area?  
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?  
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?  
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?  
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?  
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?  
See [Section 1.4](#) and [Section 8.3.1](#)

### Understanding your Property

- Is my property within the Conservation Area?  
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?  
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?  
See [Section 4](#)
- How old is my property?  
See [Historic Development Plan](#)
- Is my property a listed building?  
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property proposed as a locally listed building?  
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?  
See [Section 4.2](#)
- What are the problems facing the Conservation Area?  
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?  
See [Section 7](#)
- How can I understand my property better?  
See [Section 9](#)

### Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?  
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?  
See [Section 4](#), [Section 6](#) and [Section 9](#)
- Does the Council have a design guide for new development?  
See [Section 1.2](#)
- How should I approach repairs to my property?  
See [Section 8.3.1](#)
- Can I replace my windows and doors?  
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?  
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?  
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?  
See [Section 1.5](#) and [Section 9](#)





# Section 1

## Introduction

This section gives an overview of the Cley-next-the-Sea Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

### Contents

- [1.1 Cley-next-the-Sea Conservation Area](#)
- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Who Have We Consulted While Preparing this Plan?](#)

## 1.1 CLEY-NEXT-THE-SEA CONSERVATION AREA

The Cley-next-the-Sea Conservation Area was originally designated in 1974. The designation covers the coast road running east-west to the north, the windmill and High Street, Holt Road and The Fairstead/Church Lane leading southwards, and culminates at Cley Green and the Newgate area of the village. The Conservation Area takes in almost all of the built-up parts of the village plus an area of land to the west, extending to the east bank of the River Glaven which runs from north to south. To the north of the village lies an area of freshwater marshland between the village and the sea.

### Note

The southern end of Cley-next-the-Sea is also known as Newgate.

## 1.2 WHAT IS A CONSERVATION AREA?

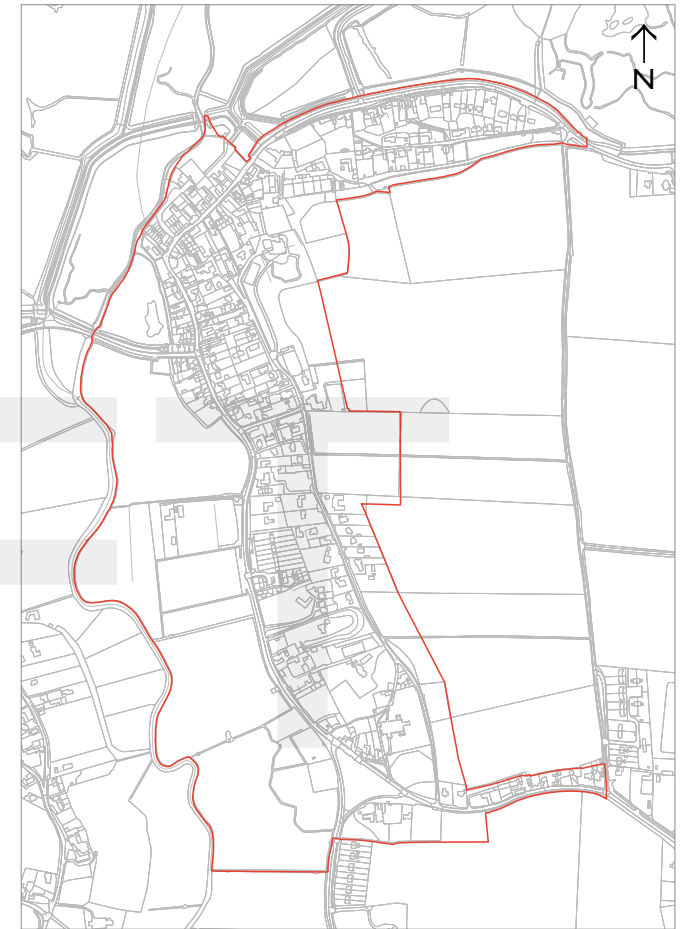
### Definition of a Conservation Area

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'.<sup>01</sup>

Designation of a conservation area recognises the unique quality of an area as a whole. 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 landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building, or group of buildings/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, as can side views from alleys and yards or views down to buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by the owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is in the public interest to preserve the area. Furthermore, preservation benefits individuals as a pleasant environment helps to maintain property prices.



Cley-next-the-Sea Conservation Area Boundary. This plan is not to scale. © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (2012)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 126). North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. Please see this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when planning changes within the Wiveton Conservation Area and can be viewed here: [https://www.north-norfolk.gov.uk/media/1268/north\\_norfolk\\_design\\_guide\\_adopted\\_2008\\_-web.pdf](https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf)

### 1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all local planning authorities 'formulate and publish proposals for the preservation and enhancement' of conservations areas within their jurisdiction, and

that these proposals are periodically reviewed.<sup>02</sup> The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal therefore seeks to:

- **Record and analyse the special interest of Cley-next-the-Sea Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Set out any proposals for changes to the Conservation Area boundary; and**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area.**

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8](#) (Management Plan) are applicable in every instance.



The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly-available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

### Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

## 1.4 WHAT DOES DESIGNATION MEAN FOR ME?

In order to protect and enhance the Conservation Area, any changes that take place must 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.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

## 1.5 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.<sup>03</sup>

The Draft Cley-next-the-Sea Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between 10th September and 22nd October 2018. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at Blakeney Village Hall on Friday 5th October 2018 at 6.30pm.

Other means of consultation carried out were:

- Discussions with Cllr. Karen Ward (Blakeney, Wiveton, Morston, Glaven Valley) and Cllr. David Young (Cley).
- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals, followed by a site visit to view areas of the Glaven Valley Conservation Area.
- The Blakeney Area Historical Society's History Centre was consulted to access historical photographs and maps.



# Section 2

## Summary of Special Interest

This section provides a summary of what is significant about the Cley-next-the-Sea Conservation Area in terms of its history, architecture and setting.



# 2 Summary of Special Interest

The Cley-next-the-Sea Conservation Area covers almost the entire built settlement of Cley village. Cley owes its existence to its proximity to the sea and the way in which, together with the other ports of the Glaven, it provided the only safe anchorage along the North Norfolk coast. Its location and its C-shaped layout were determined by its relationship to the channel of the River Glaven, on whose eastern bank was formerly the busy port. However, with the silting up of the river estuary, water and boats are noticeably absent from Cley apart from the small, largely concealed area of The Quay to the north-west.

The pattern of settlement at Cley and its historic buildings reflect its history as a port town, laid out to relate to its quays and incorporating warehouses and merchant's houses. The settlement pattern also illustrates Cley's very specific history in the devastating fire of 1612 which led to the port's rebuilding further north. The liner pattern and the separation of the church and village green, which once formed the centre of the village, from the main core of the village as it exists today are evidence of this.

The wealth derived from its time as a prosperous port in the medieval and early modern period has left a lasting imprint on the village's built fabric. It is seen principally in the glorious Decorated-style

church of St Margaret of Antioch but also in the fine buildings along the High Street, such as the Old Manor House, Sunbeams and the Old Customs House. The comparatively small number of Victorian and early twentieth century buildings illustrate the downturn in Cley's fortunes after the early nineteenth century. The historic buildings also evidence the engagement with international trade in their use of imported materials, such as Dutch pantiles and whalebone, in the style of the buildings, namely the Dutch gables, and in the names or former names of the buildings, such as the lost Zulu house names.

Cley's historic buildings are also rooted in the building traditions of their locality. The predominant building materials for houses, agricultural and educational buildings and boundary walls is flint, from small pebbles neatly coursed to chunky flints mixed with brick rubble. Red brick was used for dressings as well as for the higher status buildings; stone and gault brick are rare in the village as they could not be locally sourced. Roofs are mostly covered with red clay pantiles. Whilst some of the buildings in Cley illustrate wider, fashionable influences on their design from at least the seventeenth century onwards, the consistent use of local materials, especially flint, gives them a local vernacular touch.

The most significant historic buildings are acknowledged through national listing whilst this Appraisal sets out the buildings proposed for local listing for their contribution to the village. The principal historic buildings are the Grade I listed church, which dominates Newgate, the south end of the village, and the Grade II\* listed Windmill, which not only presides over the northern end of the village but is a local icon that is frequently reproduced in images and symbols not only of Cley but of the North Norfolk Coast.

Cley, especially around the High Street, is densely built up and most of the green space within the village is private gardens, which are usually enclosed by flint and brick walls or hedges. However, Cley Green and the churchyard are important open green spaces at the south end of the village. The tree-lined narrow roads and tracks at the periphery of the village, Church Lane and Anterton Hill, are important buffer zones between the core of the village and the landscape around it, and provide a green backdrop to the village when viewed from the marshland. Another transition area is the Cley Hall grounds. The vegetation in the Conservation Area is also an important element of its character as the relatively few trees, rows of pine trees, gorse bushes and reed beds, and the absence of large oak trees are all illustrative of its proximity to the sea.

The setting of Cley contributes to its significance and interest. To the north of the village lies the vast open expanse of the salt marshes, which in the past were harvested and are now protected and used for recreation. The River Glaven Valley to the west is also important as the river was one of the determinants for Cley's existence and for its layout. Next to the salt marshes and river valley, the agricultural land around Cley is easy to overlook but it not only provides an essential element of the setting of the former farm buildings within the village but was also part of Cley's story as port because many of Cley's exports were agricultural.

Cley also has an important relationship with Wiveton and Blakeney, which were other ports of the Blakeney Haven. They contribute not only to the historic context for Cley but also are part of the physical setting with Wiveton, especially its church, prominent in views from Cley, as is the tower of Blakeney church.



# Section 3

## Historic Development

This section describes the history of Cley-next-the-Sea and discusses how the settlement pattern has developed over time.



Contents



Appendices

### Contents

- [3.1 Early History of Cley-next-the-Sea](#)
- [3.2 Medieval History](#)
- [3.3 Cley in the Seventeenth Century](#)
- [3.4 Cley in the Eighteenth Century](#)
- [3.5 Cley in the Nineteenth Century](#)
- [3.6 Cley in the Twentieth Century](#)
- [3.7 Historic Development Plan](#)

Cley has early origins but flourished as an international trading port from the thirteenth century. A fire in 1612 resulted in much of the town being rebuilt further north and it continued as a port into the nineteenth century. Tourism has now replaced maritime trading as the key industry.

### 3.1 EARLY HISTORY OF CLEY-NEXT-THE-SEA

The name Cley derives from the old English name 'Claia', 'the place with the clayey soil', as recorded in the Domesday Book of 1086.<sup>04</sup> At this point, William I owned the land as an outlier of his royal estate of Holt.<sup>05</sup>

The first written records documenting maritime trade at both Cley and Blakeney are from the mid-thirteenth century; at this time both settlements were established ports with a coastal and foreign trade based around fish. Medieval Cley lay south of the church by the river, rather than on the present location; the wide River Glaven enabled large ships to unload their cargoes at Cley, much further inland than would be possible today.

### 3.2 MEDIEVAL HEYDAY

In 1253 Cley was granted a weekly Friday market and a yearly fair on the vigil and feast of St Margaret; this fair was confirmed again in 1310.<sup>06</sup> St Margaret's Church was built in the fourteenth and fifteenth centuries; the ornate nature of the church and its impressive size indicates the past wealth of the medieval port. Cley was in fact superior in its trade activity to Blakeney well into the sixteenth century.

By the early sixteenth century the Glaven estuary was flourishing in terms of coastal and foreign trade, the former largely depended on salt fish, both Icelandic cod and ling, as well as locally caught cod, herring and sprats. Foreign trade stemmed mainly from the Low Countries, Norway and Iceland with imports centring around brick, iron, building stone and rope. Exports largely consisted of agricultural exports, barley, malt and grain. By 1590 the Glaven ports were enjoying their most thriving period.

The late fifteenth century Long House (now 1 and 2 Long House Yard), located in the northern part of the High Street, to the east of the Windmill, is the oldest

known house in Cley; it contains a fragment of a c.1500 wall painting, against the rear east gable wall, depicting a unicorn and mirror. Green Farmhouse, to the north of the church, the former centre of the village, has sixteenth century elements.<sup>07</sup>

A 1586 map gives visual evidence of the position and size of Cley at a time when the port was at its most prosperous. It records Cley as a relatively large settlement, with 59 buildings, lying next to the main channel. The Blakeney channel is illustrated as much smaller than that leading to Cley, suggesting that Blakeney was less important as a port at this date.<sup>08</sup> Cley is not in its present position but centred around the large church with its prominent spire, the former heart of the village, which lay on the intersection of roads from Holt, Wiveton and Blakeney. Houses line an inlet, now Newgate Green, which may have been the former quay.<sup>09</sup> The map, whilst showing buildings such as churches, houses and mills, also includes pictorial details giving a sense of the local environment and industry, such as animals in fields, rabbits, a ship wreck, figures cockling on the beach and ship and fishes in the sea and along the channels.



Map of Blakeney Haven and the Port of Cley, nineteenth century facsimile of a 1586 original, thought to have been surveyed by John Darby (Image courtesy of Norfolk Record Office: MC 106/28/1)

### 3.3 CLEY IN THE SEVENTEENTH CENTURY

In 1612 Cley fell victim to a devastating fire and 117 buildings in the Newgate area, near the church, were destroyed.<sup>10</sup> The fire, along with the silting up of the estuary, triggered the town's migration to the north towards the sea and new buildings were erected further downstream; this explains the church's dislocation from the centre. A few houses still line the green by the church marking the former site of the medieval port of Cley. Cley Old Hall, north of Cley Hall, dates from the late sixteenth / early seventeenth century.

During the seventeenth century, coastal trade increased; Blakeney and Cley were the major passage for the agricultural produce of north-east Norfolk. The main produce comprised barley, malt and fish, whilst London supplied wine, groceries, cloth and other materials. Blakeney and Cley's exports largely consisted of agricultural produce, yet they imported a range of objects, for example coal, iron, wood, luxury food items, spices and wine. By the early seventeenth

century, trade had reached France, Spain and in 1589 there had been mention of the first Blakeney ship sailing for the Mediterranean to source exotic goods and spices.<sup>11</sup> However, from the seventeenth century, foreign trade began to decline as routes required larger ships which were too big for the harbour and Blakeney and Cley began to rely more upon London, Yarmouth and Hull for exotic goods rather than trade overseas themselves.<sup>12</sup>

During this century landowners began reclaiming and draining marshland to increase the acreage of their pasture. In the 1630s, Van Hasedunk, a Dutchman, began enclosing marshes in Salthouse to the east. Sir Henry Calthorpe and, following him, his son Philip enclosed Blakeney marshes, during which he built a bank across the River Glaven in c.1637 with the aim to prevent the tides from reaching the church and the surrounding area.<sup>13</sup> This obstructed the passage of ships to Wiveton and those of inhabitants of Cley living at Newgate. However, it was fortunate for Cley that the

majority of the settlement had shifted to the north; Wiveton on the other hand was on the landward side and her ships could no longer travel upstream. From this point, ships had to unload their goods at the newer Cley settlement and then take them by land to Wiveton and Cley (Newgate). The increased cost of transporting goods from Cley up to Wiveton seriously damaged trade and caused the decline of the port here.

The bank, combined with natural accretion, resulted in the silting up of the main channel of the Glaven estuary. Owing to local protest the Privy Council ordered Philip Calthorpe had to remove the bank. Philip Calthorpe, instead, embanked Blakeney marshes to the west of the Cley channel and Simon Britiffe did the same to his marshes to the east around 1650.<sup>14</sup> Although these embankments did not interfere with trade at Cley, the rate of silting in the channel increased, contributing to the eventual decline of the port.<sup>15</sup>

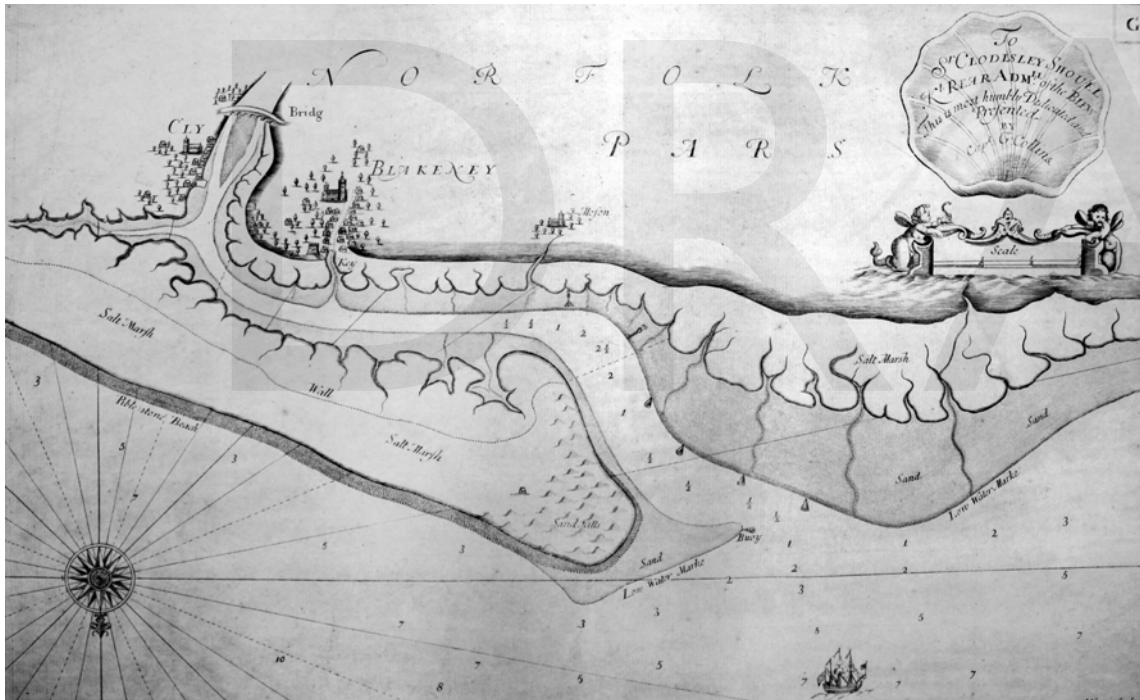
### 3.4 CLEY IN THE EIGHTEENTH CENTURY

Improvements to Cley's infrastructure were carried out in the early eighteenth century. For example, the streets were paved in 1738 and in 1739 a wooden bridge across the salt marshes to Wiveton was built.<sup>16</sup> A map of c.1774 by Captain G. Collins shows a small cluster of settlement remaining around the church and a bridge crossing the estuary and linking Cley to the settlement

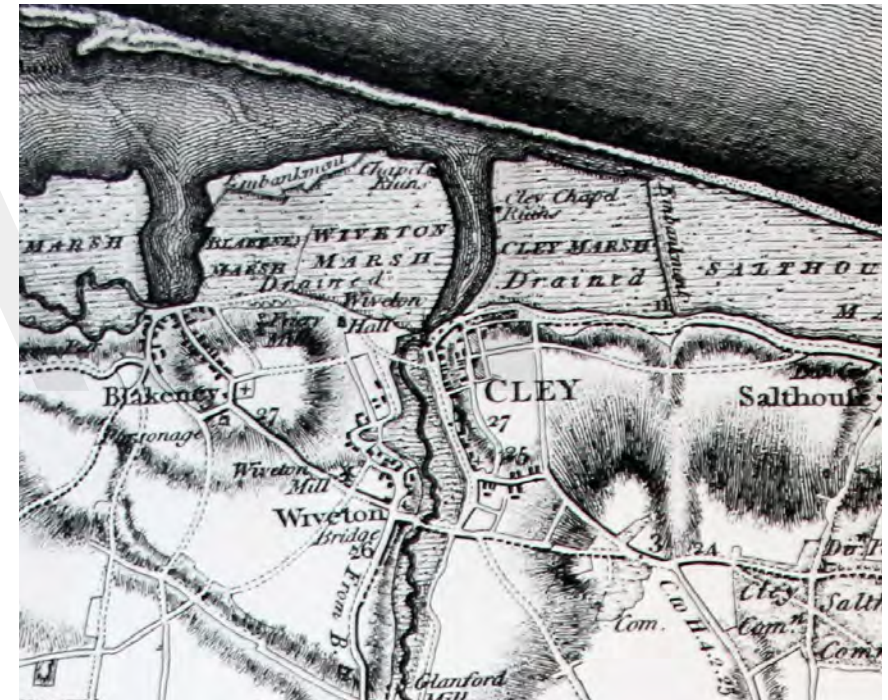
at Blakeney. The bridge depicted is probably the wooden bridge built in 1739.

Faden's map of Norfolk, dating to 1797, shows Cley's street pattern for the first time. This is easily identifiable as the street layout today, with the High Street running north-south and turning eastwards at its north end, Holt Road, The Fairhaven and Church Lane to the east

of the High Street, Town Hill, Old Woman's Lane and Anterton Hill all visible. Some further roads are marked around the area of Cley Hall. The church is shown at the south end of Holt Road. A general indication of buildings is given, which is in a similar pattern to today, with development concentrating on the High Street, Coast Road, north end of The Fairhaven, east side of Holt Road and around Newgate.



Map dedicated to Sir Cloddesley Shovell (Rear Admiral of the Blue) by Captain G. Collins, c.1774 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: Map Box XXX)



Faden, Map of Norfolk, 1797 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C9111.4261)



### 3.5 CLEY IN THE NINETEENTH CENTURY

Whilst in 1817, Blakeney was revived by an Act of Parliament which cut a new channel and improved the quay, Cley, where silting was a major problem was less active.<sup>17</sup> The Cley Inclosure Act in the early 1820s restrained the revival of the port at Cley. The Act intended to reclaim the marshland on both sides of the Glaven by putting a bank and sluice across the river in a similar location to the bank installed in 1637. The Act inclosed lands in the parish of Cley, as well as those in Wiveton; landowners with the largest land holdings over the area include W. Buck, Lord Calthorpe and John Bolding.

Cley Windmill dating to c.1819<sup>18</sup> is a famous landmark in Cley, located in a picturesque position



Tower Mill, Cley, undated (c. early twentieth century) (Image courtesy of Norfolk Record Office: MC 365/27PH1)

on the seventeenth century deep-water quay. It was first mentioned in the Norfolk Chronicle in June 1822 as ‘newly erected’; at this point the mill was powering two pairs of French burr stones, a flour mill and jumper.<sup>19</sup>



Plan of lands in Wiveton and Cley next the Sea, 1824 (Image courtesy of Norfolk Record Office: C/Sca2/39)

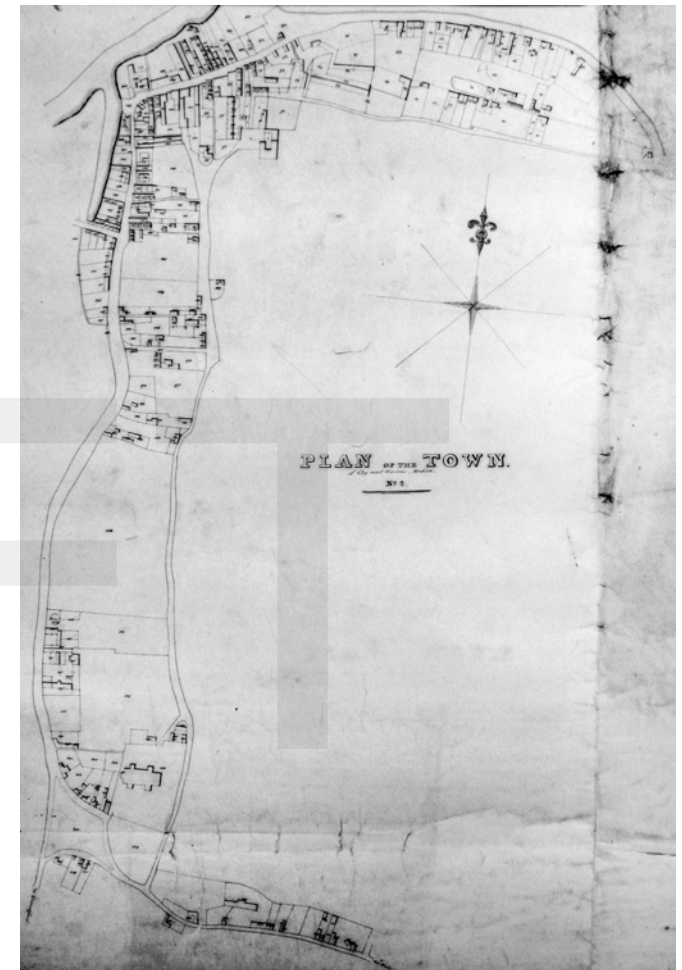
The 1841 Tithe map of Cley shows the church next to the green, at the south end of the village but does not show many other individual buildings. The street pattern is discernible though, with its similar layout to today, as well as a number of alleys and lokes connecting the High Street with The Fairhaven.

The 1870s/80s heralded the arrival of the railways to North Norfolk; this infrastructure which enabled cheaper and faster transportation of goods terminated the dwindling streams of trade to and from the Glaven ports.

The first OS map, in the 1880s, shows settlement at Cley in two parts; the main concentration of buildings lies to the north, whilst an intimate cluster of dwellings are positioned around the church. Development along the High Street, Quay and western side of the north end of Holt Road are easily identifiable as the buildings still there today, and the street pattern also matches with the present day. Along the Coast Road a number of small dwellings or outbuildings have been redeveloped as detached houses since the time of this map. Around Town Yard are farm buildings and detached dwellings, though to the north and south, between Holt Road and Church Lane, are pockets of land still undeveloped, including a large stretch south of Town Yard down to the church. The southern end of the town is, comparatively, less developed. A few houses sit to the north of Cley Green, as well as St Margaret's Church, the biggest landmark in this area of the village. The only other notable settlements nearby are two farms, one to the north and one to the south of the church.



1887 OS map © Crown Copyright 2018. All rights reserved. Licence number 100020449.



One of the tithe maps for Cley next the Sea, Norfolk, 1841 (Image courtesy of Norfolk Record Office: DN/TA445)

### 3.6 CLEY IN THE TWENTIETH CENTURY

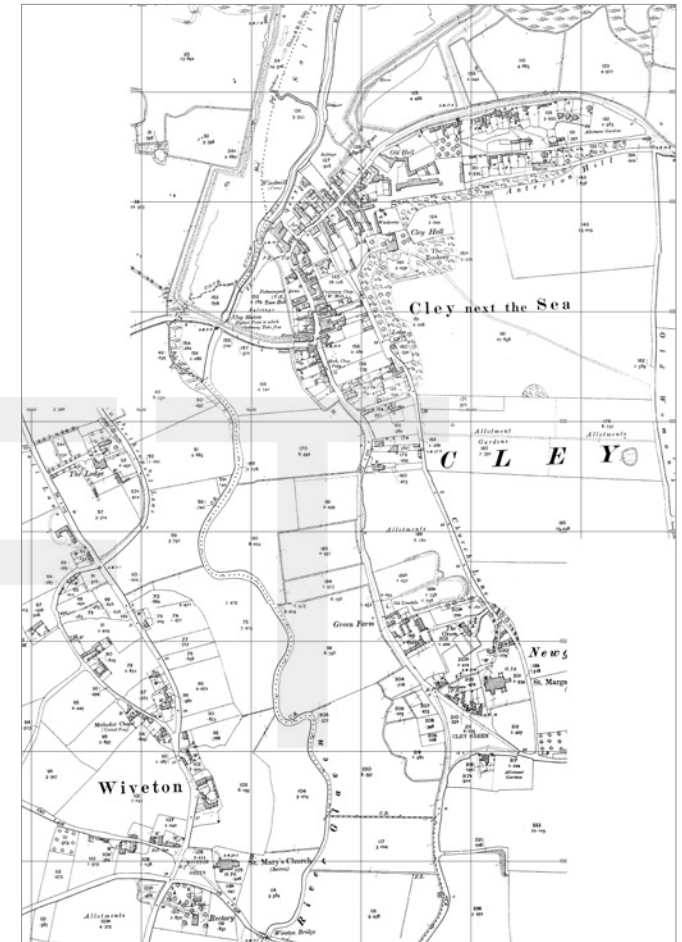
The 1906 OS map shows little change in the pattern of development from the 1880s. The first signs of redevelopment of houses along the Coast Road are visible through the construction of four detached houses at the east end of the village. More development, including The Green, had sprung up to the north of the church.

By the 1920s, Cley had become a holiday town; tourism has remained as one of the key industries in the village since. The windmill, for example, was converted to holiday accommodation in 1921.

Photographs of the early twentieth century capture Cley a hundred years ago. The Church was one of the most photographed features of the village, with images

showing the ruinous south transept (in this state from c.1600 and still preserved as a ruin today). One photograph demonstrates how the buildings next to the church have changed very little in the intervening period, with just a first-floor extension added to one house. Boundary walls remain an important defining feature of the churchyard.

Further photographs of a similar date show that the character of the High Street has also changed very little from today. The photographs show the tarmacked road and cobbled pavements, houses in vernacular styles, with flint or rendered brick the dominant materials. The rooflines are characterised by different heights and pitches of tiled roof with plentiful chimney stacks. The curved Dutch gable of the George Hotel makes it a notable landmark.



1906 OS map © Crown Copyright 2018. All rights reserved. Licence number 100020449.



Cley church, undated (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 3554)



Cley Church, undated (c. early twentieth century) (Image courtesy of Norfolk Record Office: MC365/26 PH1)



View of the High Street with the archway by the George Hotel on the right, undated (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE NS2975)



View of the High Street with the Fishmonger's Arms and the George Hotel, 1931 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 5525)



View of the High Street with the George Hotel in the background, 1933 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 17634)

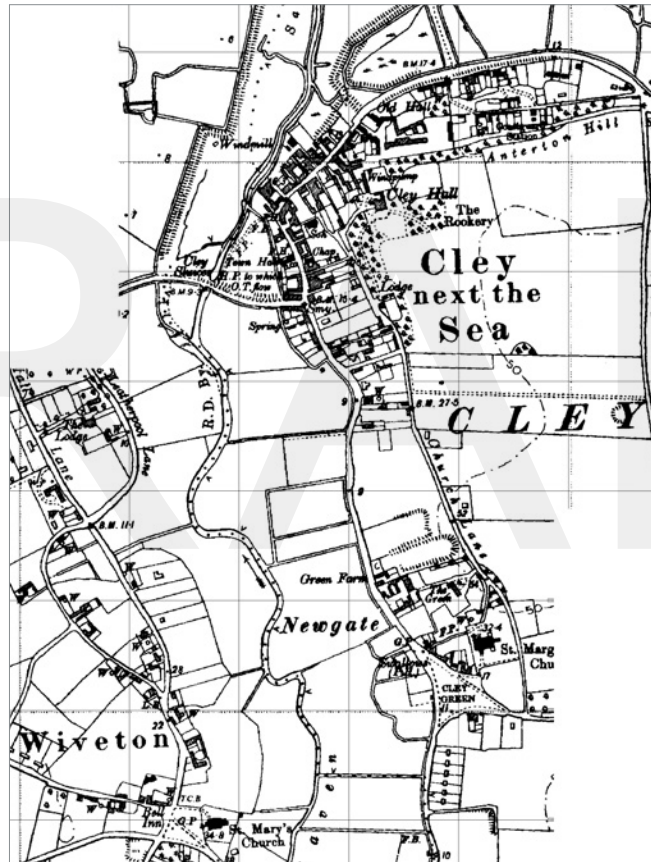
Cley was well defended during World War Two, with a coastal battery at the eastern end of Blakeney point, comprising two gun emplacements, pill boxes, barbed wire defences and a complex of buildings, with a minefield to the east. A hexagonal pillbox, which formed part of the coastal defences at the Cley Battery, is located on Cley Eye.

Between the early twentieth century OS maps and the 1952 map, few developments occur and Cley maintains its form with the dislocated north and south parts of the village. Only one or two new houses have started to be constructed on the east side of Holt Road.

Photos from the late 1940s and early 1950s show high water and flooding at Cley. The flood of 1953, which affected many Norfolk coastal settlements, broke down the embankment in places at Cley and Blakeney. An aerial photograph of the time shows the water reaching up to the buildings on the west side of the High Street. The water fills the marsh flats beside the River Glaven and this photograph perhaps gives an impression of the river before silting occurred.

An aerial photograph of Cley, taken in 1964, show that the area between the north and south sections of the village, which in 1950 was largely unoccupied, had been partially infilled by a few isolated, detached houses and a row of council houses on Holt Road, set back behind a service road. The church, however, still sits out on a limb from the rest of the village. In the late twentieth

century this residential development continued, with most of the land between the north and south parts of the village infilled with detached housing, infilling of other small pockets of land and further houses built on the coast road.



1952 OS map © Crown Copyright 2018. All rights reserved. Licence number 100020449.



The flood of 1953 with water flowing inland at Cley, 1953 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 7079)



Aerial view of the north of Cley looking east, c.1964 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 12092y)

Photos from the 1960s and 1970s again show how little the character of the village has changed over time, with vernacular materials and detailing, and low level but varied massing of most buildings, except for the prominence of the church and windmill. This character remains and is one of the key draws of the prominent tourism industry today.



Cley Channel, c.1960 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 25723)



View across Cley Marshes with the church in the distance, 1974 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE photo box)



High Street, Cley, c.1960 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 25721)



High Street, Cley, 1973 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 23650)



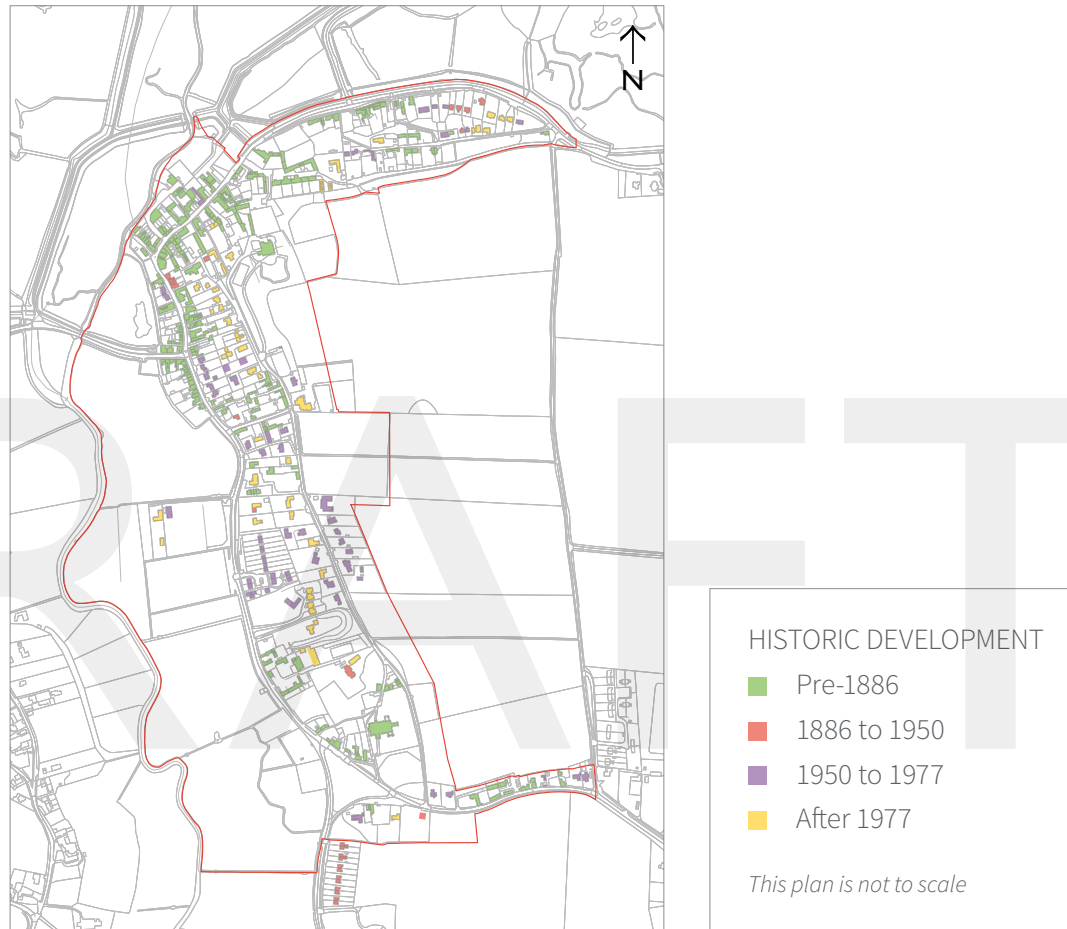
High Street, Cley, c.1960 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE 25722)



View of Cley Mill, 1975 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/CLE photo box)

### 3.7 HISTORIC DEVELOPMENT PLAN

This plan indicates the age of the existing built fabric of the main buildings and structures in Cley. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.



© North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



# Section 4

## Character Assessment

This section describes the elements of the Cley-next-the-Sea Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

### Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape and Spatial Analysis](#)
- [4.4 Architecture](#)
- [4.5 Green Landscaping](#)



## 4.1 LOCATION AND TOPOGRAPHY

The Cley Conservation Area covers almost the entire the village of Cley, following the historic development along the High Street, Holt Road and Church Lane. The Conservation Area is bounded on the west by the River Glaven, and encompasses almost all built development within Cley, ending at Old Woman's Lane. Areas presently excluded from the Conservation Area includes development on the eastern side of the south end of Old Woman's Lane, on the east side of Glandford Road and the development on the Coast Road east of Old Woman's Lane.

Cley is located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the salt marshes to the north form part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which is the finest coastal saltmarsh in Britain and amongst the best in Europe.<sup>20</sup> It has a population of approximately 430 and is located roughly four miles north-west of Holt and 27 miles north-west of Norwich.<sup>21</sup>

The village is on gentle slope, which rises from the marshes south-eastwards to the area of Anterton Hill. Though the land along the main thoroughfares of Holt Road and the High Street are reasonably flat, Church Lane and the Fairstead slope up as they approach Anterton Hill to the north. The bedrock geology is principally chalk, formed in sedimentary deposits. Superficial geology includes deposits of clay.



CLEY-NEXT-THE-SEA LOCATION PLAN

- Norfolk Coast Area of Outstanding Natural Beauty
- ▨ North Norfolk Coast Site of Special Scientific Interest

*This plan is not to scale. Base map © Google Earth 2018*

## 4.2 SETTING AND VIEWS

### Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

### The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

The setting of a conservation area provides its physical context, reflecting the landscape character around it. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area’s surroundings, local topography, natural and built features, and relationships between buildings and spaces. At Cley-next-the-Sea the natural landscape setting is a key part of the character of the village. This is described below, together with details of Cley’s relationship with the nearby Glaven Port villages and a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean they have no value.

#### 4.2.1 Surrounding Landscape

To the south and east of the village lie arable fields, whilst to the west, south of the Coast Road, is agricultural land reclaimed from the silting up of the river banks. These provide open fields of crops or grass typically surrounded by hedges and some trees. Fields, particularly on the banks of the River Glaven, are often bounded by drainage channels. The character of the agricultural landscape is generally very green and lush, particularly in the summer time.

The River Glaven flows down the wide, flat valley between Cley and Wiveton to skirt the north-west corner of the village at The Quay before its course continues north towards the estuary, flanked by salt marsh and reedbeds.

To the north of the village, the salt marsh, natural and artificial brackish lagoons, reedbeds and maritime pasture of the SSSI provides important habitats for a variety of flora and fauna, including many nationally and internationally important breeding bird communities.<sup>22</sup> The character of the marshes includes a flat, open plain of grasses and reeds, stretching northwards to broad open skies. Undulating hills around the village are still low lying and the sense looking south is also one of a wide, open landscape and sky.



The River Glaven from the bridge on New Road, looking south



Typical agricultural landscape off Old Woman’s Lane



The salt marshes to the north of Cley

#### 4.2.2 Relationship with Other Settlements

Cley is one of the group of villages, which also includes Blakeney and Wiveton, that formed the Glaven Ports historically. These were fishing ports in the medieval period, with origins as inlets around the coast which provided a base for longshore fishermen. Overseas imports of salt for the fishing industry lead to the expansion of the ports and by the early sixteenth century the Glaven estuary was flourishing in terms of coastal and foreign trade. The substantial medieval churches in these villages are testament to their former prominence as trading ports.

The landscape surrounding the villages has changed dramatically since that time. Previously a much wider estuary and river would have meant the landscape immediately surrounding Cley and Wiveton would have been dominated by water, with the river a prominent feature cutting between these two settlements.

Since the demise of trade and the silting up of the river and estuary, the connection between the Glaven Ports is via road or by the coastal path which runs out into the marshes from Blakeney to Cley. Agricultural land lies between these three villages, though Wiveton Hall also sits on the north side of the Coast Road approximately equidistant between Blakeney and Cley.

The villages are also connected by views, with views of Wiveton church visible from Cley and vice-versa. The tall tower of Blakeney church is also visible from Cley. Both Cley and Blakeney are both visible within the same vista when on the coastal path, while the slight set back of Wiveton from the coast means it is hidden from view. Views are discussed in more detail below.

All the villages have similarities in terms of the relatively small scale and massing of most buildings, and the use of brick and flint as the predominant building materials.

### 4.2.3 Views into the Conservation Area

A selection of numbered key views has been included on the following pages with further view images included in [Appendix B](#).

The two major landmarks in the village are the windmill and the church. The windmill is the predominant structure in views of the north end of the village. There are many attractive views from the coastal paths across the marshes. In views closer to the village, such as from the bank north of New Road, the coastal path just north of the village and from the Beach Road, the assemblage of different buildings, generally of traditional materials with pitched or hipped roofs and chimneys, also form an important part of the views. Further away, such as from the coastal path near Blakeney, the buildings of the village are less distinctive and the windmill is the most prominent built feature. Of great importance in these views is the setting of the village, namely the salt marsh and reed beds, and the sense of wide open skies.

Also visible in views looking west from the coastal paths, Beach Road and Old Woman's Lane is the main tower and, sometimes the secondary tower, of Blakeney church. Unlike views of Cley or Wiveton churches, only the top of the tower or towers can be seen.

At the southern end of the village at Newgate, it is Cley church that dominates views into the Conservation Area. It is highly visible in views from Old Woman's Lane and the footpaths west of the lane. In most of these views, Wiveton church can also be seen, providing an interesting echo of the nearer Cley church. Cley church can equally be seen across the valley of the River Glaven from Wiveton, including glimpsed views along The Street and from Wiveton churchyard.

Apart from the footpaths and field entries, where there are breaks in the hedge, the village is hidden from Old Woman's Lane. Even from the footpaths, views of the layout and buildings of the village are generally curtailed by topography and street pattern.



Plan showing location of key views. A selection of numbered key views has been included here with further view images included in [Appendix B](#). This plan is not to scale. Base map © Google Earth 2018

### View 01

Key view from the path on the bank to the north of the Coast Road taking in the whole of the Conservation Area from north to south



### View 02

Panoramic view from the top of the steps up to the Coast Path from the Beach Road taking in the north of the village, in which the Old Hall and windmill are prominent, and the vast expanse of salt marsh and open sky that is characteristic of the North Norfolk coast. The tower of Blakeney Church is another landmark in the view.



### View 03

Cley as viewed from the Coastal Path at Blakeney.



### View 04

View from the south track between Old Woman's Lane and Church Lane looking south across the backs of the dwellings and former farm buildings on the Holt Road and the churches of Cley and Wiveton.



### View 05

View from north track between Old Woman's Lane and Church Lane looking west across the Conservation Area towards the twin towers of Blakeney Church



### View 06

View of Cley Conservation Area with the church particularly prominent viewed from Wiveton churchyard



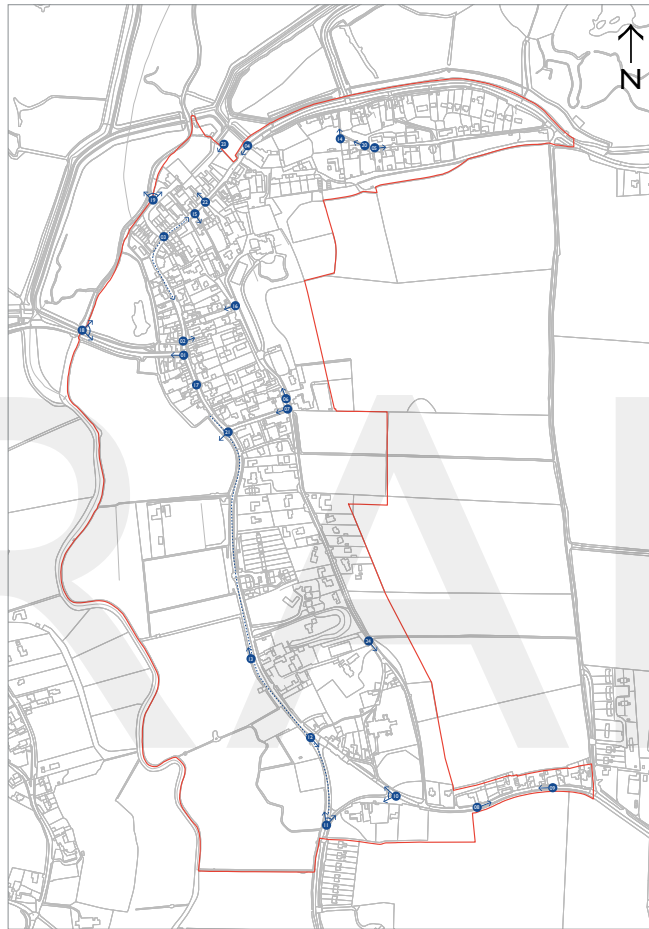
DRAFT



#### 4.2.4 Views within the Conservation Area

Views within the Conservation Area can be divided into four broad categories:

- Views along streets and across spaces, usually with no particular focal point but with reflect the character of the Conservation Area
- Views along the narrow lokes or alleys
- Views mostly along or from the peripheral areas of the Conservation Area that take in the marsh or river valley setting
- Views of particular landmark buildings, namely the Church and the Windmill.



Plan showing location of key views. A selection of numbered key views has been included here with further view images included in [Appendix B](#). This plan is not to scale. © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

### Views along Streets and across Spaces

At the north end of Cley, the High Street offers dynamic views, that is views that are appreciated as one moves and which change accordingly, along its length in both directions. The High Street is lined with a variety of different buildings. Whilst some of the larger and more distinctive ones, such as the Manor House, Old Town Hall House, the George and Sunbeams, draw attention, the tightly packed arrangement of buildings and the narrow street does not allow them to become focal points of views. The views along the High Street are therefore dynamic views of fortuitously juxtaposed buildings of differing styles, massing and materials that sit harmoniously alongside each other.

At the south end of Cley, there are views across Cley Green from different corners and angles. The low buildings crowd along the north and south sides whilst the church, set back from the green and up on a rise in the land, towers over them. Besides the open space of the Green, another important component of the views in Newgate is the flat river valley to the west with Wiveton church forming a landmark across the river.

The east arm of the Holt Road offers dynamic views of the traditional farmhouse, farm buildings and dwellings that are located on or close to the north side of the road. They contrast with the green boundary of the hedge on the south side, which breaks occasionally to offer limited views of the fields to the south, which have a higher ground level than the road.

### View 01

View from High Street towards New Road. The variety of windows in the flint, brick, rendered and tiled building of Picnic Fayre reflect the traditional buildings found in Cley whilst the stalls outside contribute to the commercial character of this part of the village.



### View 02

View north up the High Street. The view evolves as one walks along the street and different buildings come into view.



### View 03

View east along the High Street



### View 04

Key view south-west along the High Street looking from where the building density lessens. This view gives a good sense of the density of small scale buildings with a varied skyline dominated by chimneys. There are few trees and this, with the reeds, reflects the proximity to the marsh and the sea. The windmill is prominent to the north with the main tower of Blakeney church visible in the distance.



### View 05

View east along Hill Top is characterised by traditional, small scale vernacular cottages and a narrow, unmade track defined by boundary walls.



### View 06

View along The Fairstead from the junction with Town Yard



### View 07

View west along Town Yard with the various cottages framing the street and the river valley opening up beyond



### View 08

There are dynamic views in both directions along the east arm of the Holt Road that are characterised by the low farm buildings and traditional flint and brick dwellings lying close to the road on the north side and the open agricultural land concealed by hedge to the south.



### View 09

There are dynamic views in both directions along the east arm of the Holt Road that are characterised by the low farm buildings and traditional flint and brick dwellings lying close to the road on the north side and the open agricultural land concealed by hedge to the south.



### View 10

Panoramic view from the east corner of Cley Green with dwellings on the south and north sides as well as the pub and the open view across the river valley to the west.



### View 11

View of buildings on the north side of the Green from Glandford Road on the southern edge of the Conservation Area



View 12

View from Holt Road across Cley Green



View 13

View looking north up the Holt Road towards the Lime Kiln Cottage



Views along Lokes and Alleys

There are several lokes, alleys and yards that run usually at right angles from the main streets. These are characteristic of the Conservation Area with a consistent set of characteristics, albeit varied depending on the different loke or yard. The lokes, alleys and yards offer very tight views bounded by small scale traditional buildings, usually of flint or brick, and high flint walls. The most attractive views are arguably those along Old Post Office Loke and into Wright’s Yard.

In addition, views looking out of these towards the salt marshes or the river valley give a sense of the landscape context of the Conservation Area. The best examples are the alleys between Hill Top and the Coast Road.

### View 14

View down the footpath bounded by high flint walls towards the marsh is characteristic of the village



### View 15

View south down the lane off the High Street opposite the Customs House is a typical constrained view framed by flint walls and traditional vernacular dwellings



### View 16

View east along Old Post Office Lane, which is bounded by small flint and brick cottages



### View 17

View down Wright's Yard from the High Street, which is framed by traditional flint cottages



### Views giving a sense of the setting of the Conservation Area

Contrasting with the dense building at the core of the village, the roads and footpaths at the edge of the Conservation Area offer views that contrast the assemblage of small scale traditional buildings with the vast expanses of salt marsh, open flat river valley and large skies that are fundamental elements of the setting of the village.

Whilst most views are from peripheral areas, one of the key views is from the west end of Hill Top, where the land drops away to the marsh beyond and a fine vista of the salt marshes opens out.

### View 18

Key view from the path on the bank above New Road at the edge of the Conservation Area looking back towards the Conservation Area. The panoramic view encompasses the more densely built up area to the north along the High Street and the sparser southern end of the village. It also takes in the important elements of the villages setting including the reed beds and river valley.





**View 19**

Panoramic view from the bridge to the Quay. It extends from Blakeney Church tower visible above the Wiveton Hall estate, the hall itself glimpsed through the trees, across the open expanse of the marsh beyond the river channel to the windmill standing above the Quay.



**View 20**

Key view from Hill Top looking over the typical red clay pantile roofs of the cottages lower down the slope towards the vast expanse of marsh beyond. It is marred by the prominent electricity pole and the terraced deck.



**View 21**

View looking over the river valley towards Wiveton church from the junction of Town Yard and the Holt Road. This view has been selected to be representative of the many variations of the view looking west from Holt Road across the valley towards the river and Wiveton.



### Views of Landmark Buildings

As noted, the two main landmarks in the village are the windmill and the church. Whilst these feature prominently in views into the conservation area and in other general views, there are also points at which they form the principal feature in the view, such as at key points along the south end of Church Lane and along the High Street.

There are other buildings, which due to their location in the streetscape, form the terminus to views. Fairstead House provides the focal point of views south along The Fairstead, although in itself, it is not an especially arresting building. Similarly, Knoll House provides the focal point of views south at the kink in Church Lane. The view of the vernacular classical façade is framed by trees whilst the railings on the low flint walls further reinforce this framing effect.

### View 23

From footpath at north edge of the Conservation Area provides a typical view of the windmill standing above the reed beds.



### View 22

From the end of Howes Yard provides a direct view of the windmill above the traditional buildings in the foreground.



### View 24

South down Church Lane towards Knoll House, which is framed by trees



## 4.3 TOWNSCAPE AND SPATIAL ANALYSIS

### 4.3.1 Street and Plot Patterns

Historic plot boundaries and patterns are important in defining how a settlement has developed over time or where change has occurred, and are therefore important to preserve where they survive. They can relate to historic open spaces, routes, gardens and ownerships. They can also demonstrate how buildings were sited practically to relate to an original function, for aesthetic reasons to relate in a picturesque way to a garden, or in order to make them prominent in the landscape, as in the case of the church.

The village of Cley is a linear C-shaped settlement with buildings as often arranged along paths and alleys as along vehicular roads. It is concentrated along the primary roads of the Holt Road, High Street and Coast Road with secondary parallel streets, Church Lane, The Fairstead and Hill Top. At the south end of the village, Cley Green is a triangular space bounded by roads. A T-junction between the High Street, Holt Road and New Road forms a more crowded focal point at the north end of the village.

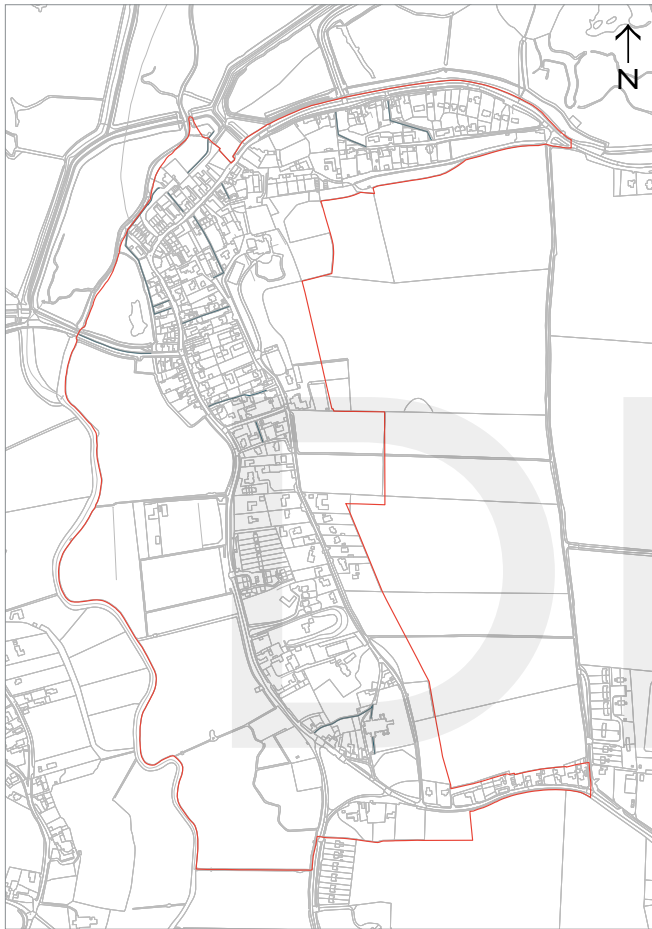
Along Holt Road, the Coast Road and much of Church Lane there is only development on one side of the street. However, the hedges and trees along Holt Road and Church Lane mean that there are only glimpsed views of the river valley and farmland beyond. Along the Coast Road, by contrast, there is a sense of openness with the vast expanse of the marshes to the north.

Along the High Street, New Road and the west side of the north end of Holt Road the buildings are generally built on or close to the street, with some parts of the High Street not even having a pavement. Buildings are densely packed and plots are generally narrow with yards or small gardens to the rear of buildings. Many dwellings are arranged with their gable end facing the street to maximise the amount of building on the plots. There are views into the former stable yards of the George and Sunbeams from the High Street. The George's beer garden and the car park by the converted maltings both offer open space in contrast to the tightly packed houses. There are also glimpses at intervals down the narrow lokes and yards between some of the houses.

There is a similar density of building along New Road, the very north end of Holt Road, and the south end of The Fairstead, as well as the lokes in the village core. There is also a similar though lesser density of building along Town Yard. There are pockets of dense building with lokes on a short section of the Coast Road and on the east arm of Holt Road, the historic dwellings are built up to the street.

However, along The Fairstead, the rest of Holt Road and the Coast Road, Church Lane, on the knoll above the church, north and south of Cley Green, and on Hill Top, buildings are generally set further apart in their own garden plots. Most of the plots are of relatively recent creation.

The former farms, Old Hall Farm, Green Farm and to a lesser extent Newgate Farm, interrupt the general pattern of plots, with the converted barns and outbuildings representing a different pattern of settlement with buildings set around yards and a pattern of less concentrated development. There are also larger houses that sit in substantial plots: Cley Hall off The Fairstead, and Chalk Pits, The Hollow and The Green to the north and east of Green Farm.



PEDESTRIAN ROUTES  
— Pedestrian Route  
*This plan is not to scale*

Plan showing pedestrian routes within Cley Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

### 4.3.2 Public Realm

Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture. In Cley there is not a great deal of managed public realm, with limited number of pavements for example, and no designed public spaces. Instead the character of Cley derives from its rural character and anything overly manicured would lead to an inappropriate suburban character. There needs to remain a sense of this natural character, with grass or small plants growing along the edges of lokes, for example, not necessarily being an issue unless they are actually causing damage to built fabric.

Surface paving throughout the Conservation Area on all principal roads is tarmacked, apart from the east end of Hill Top, which is rough track. Footpaths leading off the High Street are paved with textured setts, whilst other footpaths are unpaved. Gravel is only used in the main public carpark next to the Village Hall and along some private drives.

Although all the main traffic routes through the village are tarmacked, none are provided with a continuous pavement, except for the Coast Road and New Road leading out of the village. On both Holt Road and the High Street, there are only small sections of pavement; this is a significant factor in summer, where the high volume of pedestrians in the road can cause problems along the narrow High Street. There is no pavement along the narrower, secondary roads of Church Lane, The Fairstead and Town Yard.

Along the High Street there are a variety of bollards of different materials, heights and designs, some linked by chain or rope, that individual owners have erected to deter vehicles getting too close to their property. Public street furniture includes footpath signage, bins and a K6 telephone box. The profusion of cables from the electricity and telegraph poles are intrusive. The large residents' car park by the converted maltings has an unattractive floorscape consisting of a mixture of patches tarmac and concrete.

Along the Coast Road, there is an increasingly rural character to the public realm with grass verges flanking the road. Bus stops are demarcated with simple signs and small areas of concrete paving to minimise their impact on views of the salt marsh. Timber fingerposts provide discrete signage to footpaths whilst standard highways signage directs traffic and indicates speed limits. A failing concrete bench and a red dog waste bin detract from the character of the public realm.

Similarly, around Cley Green, blue and gold bins and a modern telephone box jar with the rural village green character. The brick and pantile bus shelter, however, is more in keeping. There are various timber benches and picnic benches south of the churchyard.

The main public carpark for Cley is located off The Fairstead adjacent to the Village Hall. It is a large gravelled area, enclosed by a hedge. There is some modern street lighting in this carpark, as well as a recycling centre in the north-west corner, and a portaloo, serving as the only public toilet in the village.



*K6 Telephone box, Grade II Listed*



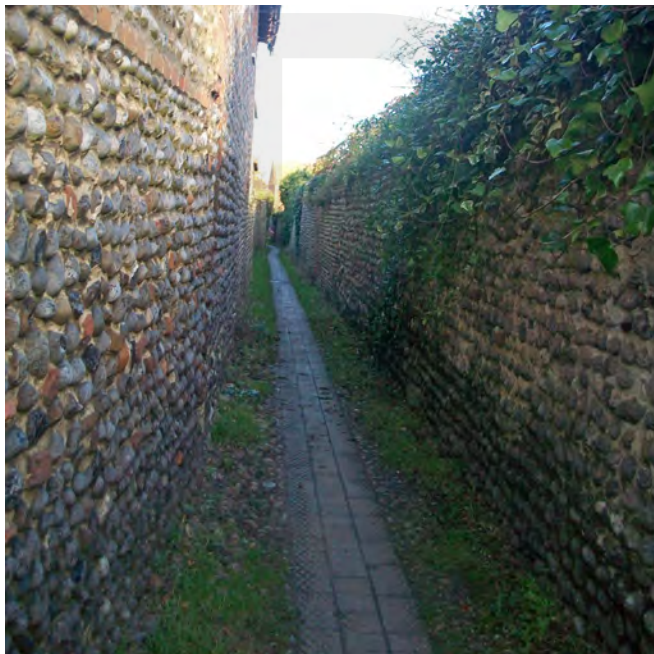
Main village carpark



Wooden bollards protecting the façade of the house



Detail of the paving to the footpaths



Footpath leading between the Fairstead and the High Street



Bus shelter



Private resident's carpark on Holt Road

## 4.4 ARCHITECTURE

### 4.4.1 Scale and Massing

Scale relates to the size of a building and is influenced by the number of storeys and also the height of each storey, which affects the eaves height of a building. Two buildings adjacent to each other that are both two storeys high may be of different scales if one building has taller storeys and therefore a higher eaves height. Scale also relates to the size of the building in terms of its width and/or depth.

Massing relates to the volume of a building or its different components and how different volumes relate to each other.

The buildings across the Conservation Area are generally relatively small in scale. Most are one or two storeys, some with attics, and often with fairly low eaves heights. Some of the buildings along the High

Street are taller, being a full three storeys in height, and the eaves heights are also higher along the core of the High Street. Across the Conservation Area, modern buildings generally have higher eaves heights than many of the historic buildings. Cley was not a designed village and there is no sense of the larger scale buildings having been deliberately placed as landmarks at the junctions or corners of the High Street.

The largest scale building in the village is the church at Newgate, which is also of a larger scale than the church in neighbouring Wiveton. The scale of the church is amplified by the relatively small scale of most of the buildings around it and its situation on a slight rise. The Three Swallows pub, for example, is notably low in its eaves height. The recently constructed building to the south of the church disrupts this pattern of scale as it is larger in scale than the houses around it.

Other larger scale buildings include:

- The former Chapel in the High Street;
- The former Primary School in The Fairstead;
- Cley Hall;
- Cley Old Hall;
- The Old Customs House; and
- The George.

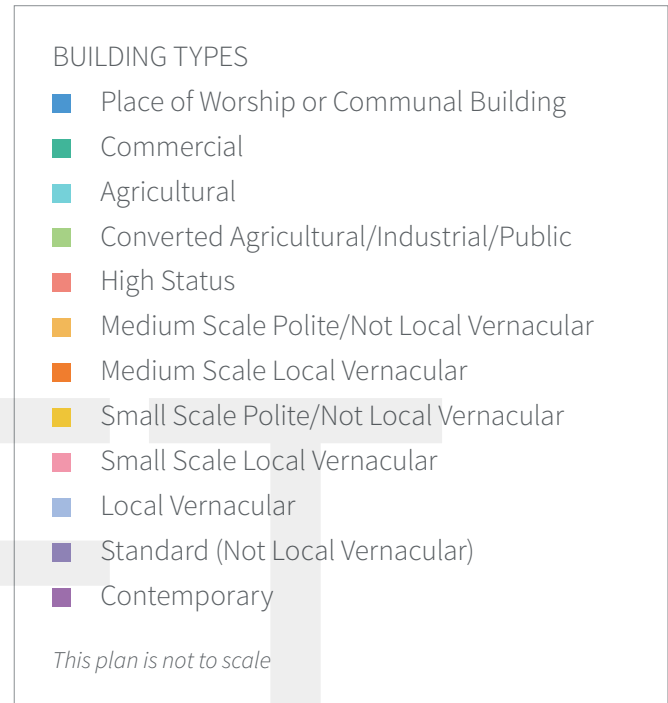
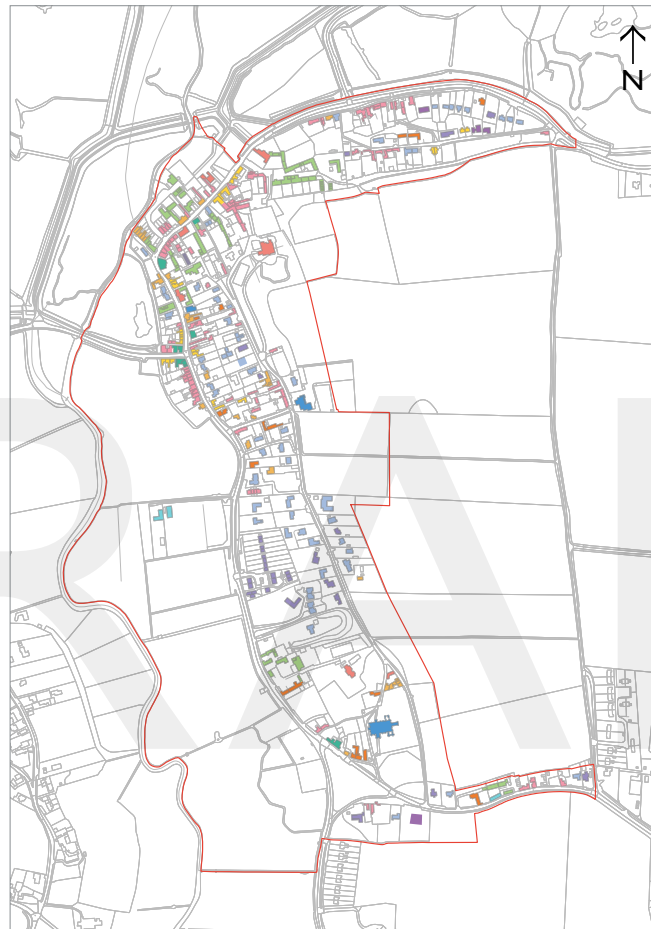
These buildings should remain noticeably larger in scale than the buildings around them.

The buildings along the High Street are closely massed with different ranges often reflecting different periods of development in a building's history. By contrast, the buildings in the remainder of the Conservation Area are generally more simply massed. Many buildings, such as those along most of Church Lane and much of the Holt Road, are single-phase construction buildings.

#### 4.4.2 Building Types and Design

This section considers the different building types that can be found in the Cley Conservation Area and the architectural design associated with them. The buildings in the Conservation Area are predominantly in residential use but a proportion of these have been converted from other building types and, although altered, are recognisable as being of a different type of building originally. For example, there are very few buildings that are still in agricultural use in the Conservation Area but there are several that have been converted into dwellings and still retain their agricultural character. The plan adjacent indicates building types. The subsequent text considers four principal building types:

- Residential;
- Farm;
- Commercial; and
- Public and Communal.



Plan showing types of buildings in Cley Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



## Residential Buildings

Most of the buildings within the Conservation Area are residential dwellings. There are a tremendous variety of styles employed for residential buildings in the Conservation Area. Stylistically, there are houses that reflect the fashionable architectural tastes from all periods from the seventeenth century onwards; some of those styles were regional but increasingly were national styles. The materials selected affects the character of each building. There are few buildings that do not incorporate flint to some degree in their design but those that do not tend to have a more universal appearance less characteristic of the vernacular of the Conservation Area.

The scale of dwellings varies significantly. The largest residence in the village is Cley Hall but there are other examples of high status residences across the village, including The Green and Knoll House at Newgate, Sunbeams and the Old Manor House on the High Street and Old Cley Hall. These houses are larger in scale and more refined in their design.

Along the High Street, dwellings may be of a small or medium scale but generally are politer in their design. Many have brick, rendered or painted façades and incorporate sash windows. Away from the High Street, many of the historic residential properties are small in scale and more vernacular in their design and use of materials, for example through the use of larger flints.

There are, however, isolated examples of universal buildings such as the two cottages forming Richmond Terrace on Hill Top, a typical pair of late Victorian red brick cottages, and Ingleside, a typical red brick, early twentieth century villa on the Holt Road.

There has been a considerable amount of building in Cley since the middle of the twentieth century, particularly between Newgate and the core of the village to the north, as well as east of the main village core along the Coast Road and Hill Top. The modern houses in Cley can be divided into three groups. The first are those houses and bungalows of a standard design that could be found anywhere in the country, such as those in Lime Kiln Close or the Box House on Hill Top. Further examples can be found just outside the Conservation Area on the Glandford Road and Old Woman's Road. Most dwellings built since the 1980s, however, have incorporated some amount of flint and usually clay pantiles that, with varying levels of success, has given these buildings the characteristics of traditional local vernacular buildings. The third type of modern buildings are those that have been constructed in an entirely contemporary style. Some, such as Marshlands, have been well designed and executed, and should be regarded as the heritage of the future.



*Sunbeams, an example of a high-status house employing a vernacular style, with prominent Dutch gables.*



*Rendered cottage style development along the High Street*



*The Gables, High Street. A high-status house to a classical design.*



*Detached modern house on Holt Road*



*Modern cottage development along the High Street*



*Detached modern house on Hill Top*

## Farm Buildings

There are three former farms within the Conservation Area: Newgate Farm to the south, Old Hall Farm to the north and Green Farm to the east. The barns and outbuildings form distinct complexes within the Conservation Area but the character of the buildings has been changed from purely agricultural buildings by their conversion to residential. Apart from one outbuilding at Newgate Farm that appears from the road to retain an agricultural use, the only other agricultural buildings within the Conservation Area are the two buildings to the east of Holt Road. These are modern block buildings with asbestos roofs.

The historic agricultural buildings, by contrast, are predominantly flint with red brick dressings and clay pantile roofs. They vary in scale from large barns to smaller outbuildings and tend to be grouped around yards. To facilitate conversion, new windows have been inserted into what would have once been mostly blank walls. Windows are typically painted timber casements, which help to preserve a sense of a historic character.



Green Farm



Newgate Barns

## Commercial Buildings

Historically there were many more commercial buildings in Cley and these included the warehouses that were essential for the merchants to store their imported and exported goods in. Many of the formerly commercial buildings have been converted, as have formerly industrial buildings such as the maltings on the High Street and the Windmill. Whilst such buildings retain characteristics of their commercial or industrial pasts, they have been changed by their conversion. Similarly, there are buildings that have changed uses, such as the house now known as Sunbeams, which was built as a house in the eighteenth century but served as The Fishmongers Arms for many years in the nineteenth and twentieth centuries before being converted back to a house.

Today there are two distinct types of commercial building left in Cley: shops and pubs.

The shops are often similar in style to the smaller houses that line the High Street but are distinguished by signs and large windows or shop fronts at ground floor level. They are concentrated at the junction of the High Street and New Road, and further north along the High Street itself. Although not designed as such, one of the buildings near the Windmill has been converted to a shop.

There are three buildings that are still in use or legible as public houses. The Three Swallows on Cley Green is a comparatively small scale building with a long rendered façade punctuated by windows. The currently empty public house on the north stretch of the High Street is similar in style. The George, by contrast, is a later construction with a prominent decorative gable and its red brick façades are decorated with terracotta string courses, cornices and door hood incorporating dragons.



The Three Swallows



The George Public House



Shop frontage to the High Street



Shop frontage to the High Street

### Public and Communal Buildings

There are a small number of buildings in Cley that fall under various categories (public, communal, educational and place of worship) but can be grouped as those originally open to the general public for no commercial gain. This group comprises the Church, former Methodist Chapel, Village Hall, Old Town Hall, former Institute and Old School House. There is no unifying style typology across this group other than that they are designed for a particular purpose and are generally of a larger scale. Apart from the Church, located at Newgate, the others are all in the north-east core of the village.

The flint and stone Church of St Margaret of Antioch is one of the landmark structures of the village and dates from the fourteenth and fifteenth centuries. The grandest of the churches in the Blakeney Haven, it is unusual amongst Norfolk's many fine churches for its Decorated tracery.

The former Methodist Chapel on the High Street is one of the few gault brick buildings in the village. Large pilasters and a doorcase comprising both pilasters and engaged columns contribute to the unsophisticated Classical façade, which has a gable in lieu of a pediment.

The Old Town Hall was built in 1896 and, apart from its terracotta plaque, looks like a Victorian house with pairs of bay windows and timbered dormer windows. The red brick and flint Old School House, located at

the end of The Fairstead, is a single storey building of a large scale. Its tall windows are typical of a building of its type. The other Victorian building in the group, the former Institute on the High Street, has a large decorative gable end though a modern extension in front of it has diminished its impact. The former Institute has been much more altered as a result of its conversion and no longer appears as though it were once a public building.

The Village Hall, at the junction of Church Lane, Town Yard and The Fairstead, was built in 1978. Its proportions are awkward as it lacks height relative to its width. The red brick elevations are enlivened by brick cornice detailing.



*The Old School House*



*Cley Church*



*The former Methodist Chapel*



The former Institute






The Old Town Hall

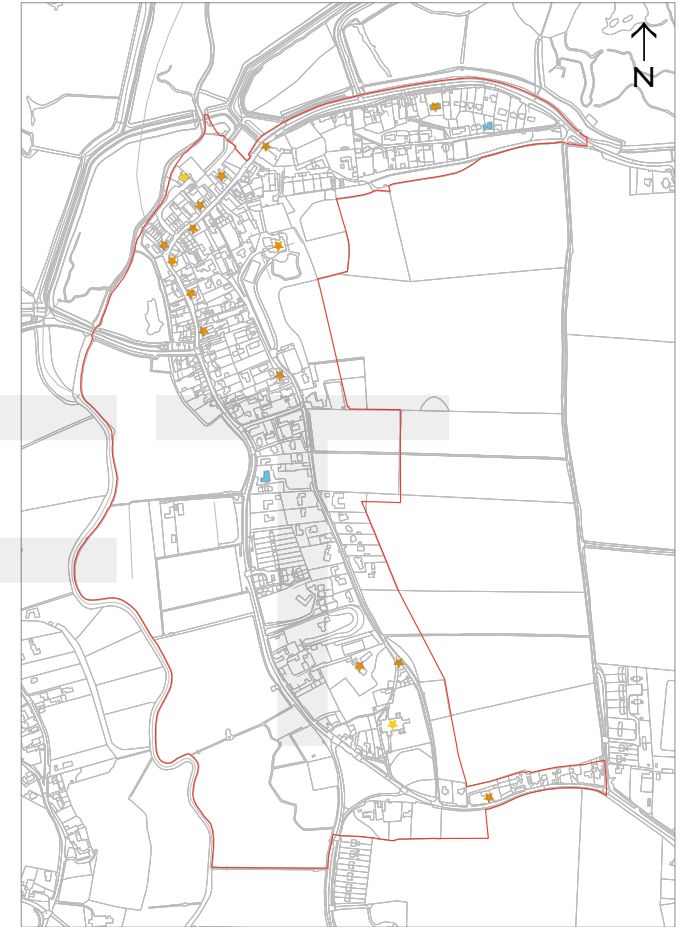


The Village Hall

LANDMARK BUILDINGS

-  Major Landmark
-  Local Landmark
-  Modern Building of Merit

*This plan is not to scale*



Plan showing landmark buildings and modern buildings of merit Cley Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

#### 4.4.3 Typical Materials

Within the Conservation Area, as with Norfolk more typically, the most common building material is flint. A number of different flint walling techniques have been used. These include:

- Cobbles;
- Coursed flint;
- A mixture of flint and brick construction; and
- Knapped flint, found on areas of the Church and other high-status buildings.

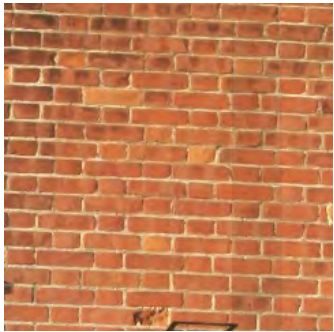
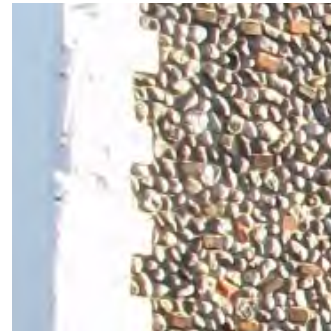
Along the High Street, there are numerous instances of the flint being rendered or painted, though this is less common towards the peripheries of the village.

On most buildings, the flint walls have been paired with brick detailing, such as window surrounds, coins and string courses. However, there are also a number of wholly brick-built buildings throughout the village, representative of its prosperity as a medieval port. Typically, the brick used is red in colour, though there are examples of buff gault brick on certain key

buildings, such as the Old Chapel. There is a mixture of painted, rendered, or un-treated brick within the Conservation Area, and some late nineteenth century properties employ terracotta detailing. Stone is uncommon within the Conservation Area, though can be found on high-status buildings such as the Church, and on the medieval arch on the High Street. One unusual use of materials is whale vertebrae on Whalebone House on the High Street.

Almost all the roofs within the Conservation Area are constructed of clay pantiles, either coloured red or black (Dutch glazed), though there are some exceptions, such as the Church, which has a partly leaded roof, and the Old School House, which has a slate roof.

Windows are typically timber, though there is some usage of uPVC on modern build housing and, unfortunately, some of the historic buildings. Doors are also most commonly timber, often with glazed sections, whilst some modern properties have uPVC doors.





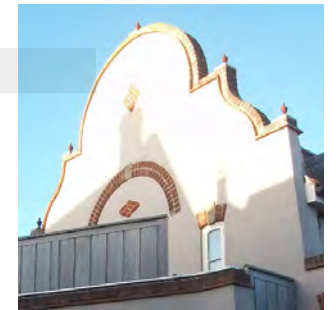
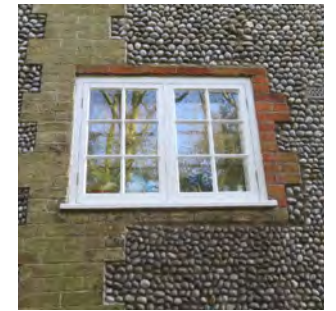
#### 4.4.4 Architectural Details

The properties in the Conservation Area are built in a variety of styles, though the most prevalent is the use of a simple vernacular classical style. This is expressed through symmetrical façades and, on higher status buildings, classical door surrounds and window detailing. Another significant stylistic motif common throughout the village is the use of Dutch Gables, indicative of the former importance of trade with the Low Countries.

Windows are typically either wooden casement or sashes, though there is a variety of different styles of each. Casement windows, though wooden, tend to be modern replacements, designed to be in-keeping with the historic character of the village. Sash windows are more common in the north end of the village along the High Street. There are a number of uPVC windows throughout the village, but these tend to be in modern properties. There is a mixture of door styles throughout the Conservation Area, though especially along the High Street, the doors are solid rather than part glazed.

Brick detailing employed throughout the Conservation Area takes the form of dentilled cornices and alternating quoins, this motif also being employed to frame doors and windows. On certain properties, the bricks have been picked out in white, to distinguish them from the dark flint used for walling. Other common details include the use of name or date plaques on houses or walls, often picked out in terracotta or brick.

Chimneys are an important element not only of individual buildings but the collective roofscape of the village. Chimneys are vulnerable elements and many have been rebuilt, some several times. The size, height and design of chimney pots vary and reflect the different ages of construction. Most chimneys are red brick and typically are found at the gable ends of buildings. Where this is not the case, chimneys usually rise centrally through the ridge line. Unfortunately a large number of chimneys have television aerials or satellite dishes affixed to them.



#### 4.4.5 Boundary Treatments





The predominant boundary treatment within the Conservation Area is walls. These are most commonly flint though some incorporate brick dressings or brick rubble. There are many flint walls demarcating boundaries between properties, and between properties and the public realm, whether that is streets or alleys. They are a very important feature of the Conservation Area. Some sections of walling around the former Customs House and associated with Green Farm, Holt Road are specifically listed at Grade II status. As well as historic walling of varying heights, there are many examples of modern flint or flint and brick walls throughout the village.

The other common boundary feature is hedging, sometimes in conjunction with a verge, as along much of Church Lane. Hedges are also found along Hill Top and the Coast Road.

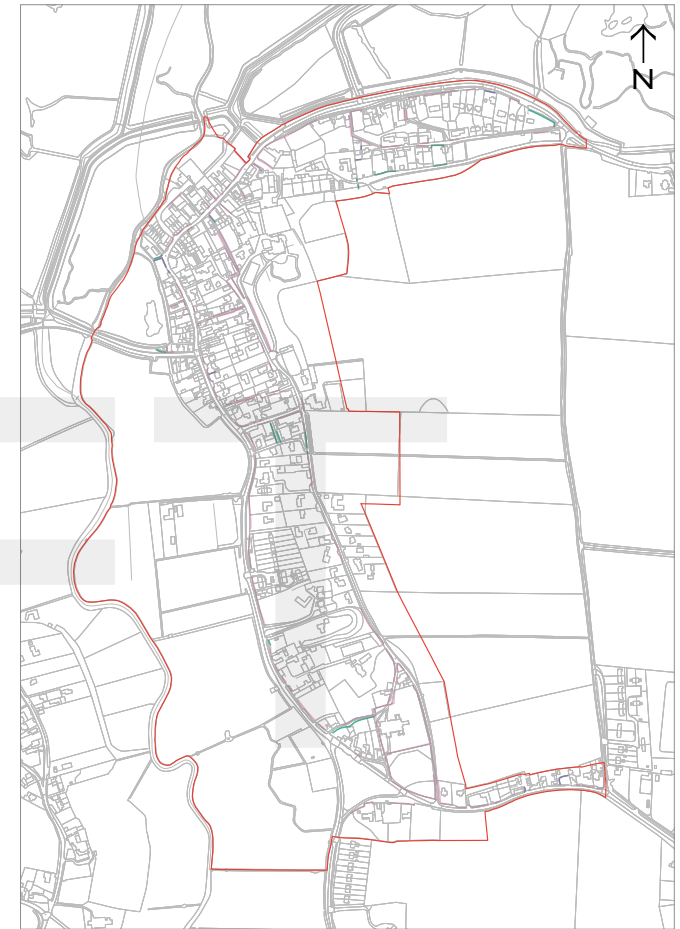
Fencing is a much less common boundary feature in Cley. In short sections, such as along the boundaries of a couple of properties on Church Lane, the impact is limited. The long stretch of tall timber fencing topped with chicken wire at the east end of the Coast Road has a more suburban character that detracts from the Conservation Area. Similarly, the rusty, collapsing chainlink fencing along the footpath between the Holt Road and the churchyard is unattractive. There is a short section of railings bordering the east of the Churchyard on Church Lane, replacing a former historic wall.

Cley's proximity to the sea and its vulnerability to flooding means that coastal sea defences are necessary. Along the rear of properties to the western side of the High Street, the sea defence takes the form of a high concrete wall, which regrettably detracts from the character of the Conservation Area and restricts views across the marsh. However, the potential damage to the village's many heritage assets from flooding means that the sea defences are essential.

#### BOUNDARY TREATMENTS

-  Flint or Flint and Brick Wall
-  Brick Wall
-  Low Wall with Railing
-  Fence

*This plan is not to scale*



Plan showing boundary treatments within Cley Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



Concrete walling to footpath at west of High Street



Listed wall and railings outside of Custom House



Grade II listed wall to Green Farm



Modern walling imitating the historic style



Railing to Church Lane

## 4.5 GREEN LANDSCAPING

### 4.5.1 Open Spaces and Greens

There are a number of open areas within the village. The largest of these is the group formed by Cley Green and Churchyard at the south of the village. Cley Green is a large triangular area of open space, formed at the junction of Holt Road and Glandford Road. Separated from the Green by the road is the Churchyard, which is a wide enclosed area. It is divided into two sections, only the north of which contains gravestones. The south is enclosed as a large square of lawn and mature trees. A modern extension to the Churchyard has been formed to the east of Church Lane.

Recreational space is provided at the Village Hall, where a children’s playground has been constructed to the rear of the Hall. To the south of this space is a substantial area of land used as allotment gardens. Both these areas only fall partly within the Conservation Area.

Within the centre of the village itself, there are almost no open spaces, due to the densely developed nature of the High Street. The one open area is the beer garden attached to The George, laid out with picnic benches. This area opens out at an important corner of the High Street, allowing views both east and south.

One major open space associated with Cley, though largely falling outside the Conservation Area, are the coastal paths which cross the marshes. These run between Blakeney and Cley, as well as to Cley Beach and across the marshes to the east, a particular haven for birdwatchers.



Cley Village Green



Allotment Gardens west of Old Woman's Lane



Cley Churchyard



Beer garden attached to The George



OPEN SPACES, TREES AND VEGETATION

- Significant Green Space
- Important Tree
- Important Group of Trees

*This plan is not to scale*

Plan showing open spaces, trees and vegetation in Cley Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

#### 4.5.2 Trees and Vegetation

Cley's proximity to the sea is reflected in both its comparatively few trees, especially at the north end of the village, and the types of trees that grow in the village. Pine trees of different varieties, which are better suited to sandy soils, punctuate the skyline and contribute, along with gorse bushes, the reeds and salt marshes, to the character of the landscape in and around the village.

There are particularly few trees along the High Street and the few that exist, usually in private gardens, are generally relatively small. Hill Top, by contrast, has more trees, which together with those along Anterton Hill, contribute to a backdrop of trees on top of the hill when viewed from the marshes. The grounds of Cley Hall have the most extensive area of trees at the north end of the village.

The southern end of the village is generally greener than the more densely built up northern end. The two arms of the Holt Road have some trees on the undeveloped side of the road with a particular cluster opposite Green Farm. On the developed side of the road, the trees, which are a mixture of pines and deciduous trees, are located in private gardens and along access roads. In the fields of the river valley to the west of the village, small trees can be found along field boundaries and these serve to frame views of Wiveton church.

The small trees on Cley Green are less significant than the larger mature trees planted around the green space south of the churchyard. The cluster of trees in the grounds of The Green, a large dwelling on Church Lane, form an important group of trees and a backdrop to views from Cley Green and are a component of views of the church.

Church Lane's character contrasts considerably with that of the Holt Road in part because of the comparative proliferation of trees. Important groups flank the lane just north of Knoll House, framing views of the listed building, whilst characteristic rows of pine trees punctuate boundaries south of Enfield, the White House and Goldfinches. The various trees in the grounds of the dwellings conceal the buildings and, together with the prevalence of hedges and shrubs, often on verges, create a leafy character to Church Lane.

The main open grassed area is the Village Green, which is planted with mature trees at the south corner, though these are not evergreen, which greatly affects the appearance of the Green in the winter months. The sense of open space around the Village Green is complimented by the Churchyard to the immediate north. This too is planted by mature trees at its south end, which screen the graves from view of the road.

Much of the southern portion of the Conservation Area has a green feel, due to the hedgerow borders and connection to open fields in the east, west and south. This is also true in the north-eastern section of the Conservation Area, along Anterton Hill. Within this grouping, Church Lane and the Fairstead present some of the greenest spaces due to the denser tree planting along the western side of the road; this is particularly true of the Fairstead, which benefits from tree planting in the gardens of Cley Hall.

The densely developed nature of the High Street mean that this space lacks much greenery, the few elements being associated with gardens of private houses.



# Section 5

## Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings proposed for the Local List. It also gives details of archaeological potential within the conservation area.

### Contents

[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)



## 5.1 INTRODUCTION

The Cley-next-the-Sea Conservation Area contains numerous individual heritage assets, principally Listed Buildings but also potential Locally Listed Buildings.

This section of the Character Area Appraisal outlines the heritage assets within the Conservation Area and is accompanied by a detailed Audit of Heritage Assets in [Appendix C](#).

The audit has been carried out by means of visual examination from public thoroughfares only. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section is an overview of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

## 5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II\* and II.

There are 33 listed buildings within the Conservation Area. Generally, these are concentrated along the High Street, though there are a cluster of listed farm buildings to the south of the village, along Holt Road. The concentration of Listed Buildings along the High Street represents the commercial importance of the town and its relocation to this area following the fire in 1612, with many being associated with mercantile and other commercial purposes.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a farm within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of listed buildings is shown on [page 66](#) and listed in detail in [Appendix C](#).

## 5.3 LOCALLY LISTED BUILDINGS

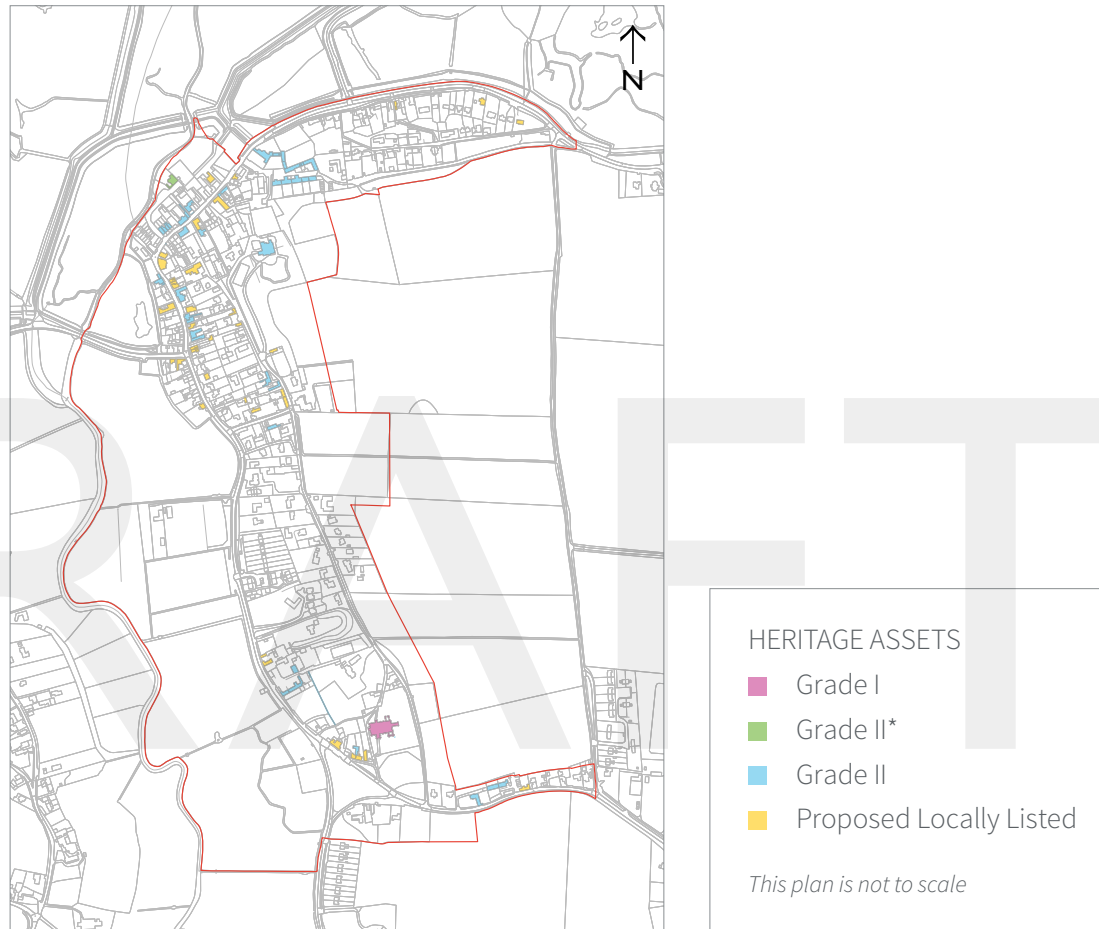
A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning considerations, but which are not formally designated.<sup>23</sup> The creation of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.<sup>24</sup> Locally listed buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value.

Buildings within Cley have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the Audit of Heritage Assets in [Appendix C](#).

#### 5.4 HERITAGE ASSETS PLAN

This plan highlights the spread of proposed Locally Listed Buildings and Listed Buildings within the Conservation Area. This accompanies the Audit of Heritage Assets in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



© North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the North Norfolk Heritage Environment Record.<sup>25</sup>

There has been a reasonable amount of archaeological investigation within Cley that has led to the identification of sites throughout most of the village. There are large gaps, however, where there has been nothing recorded, which means that the archaeological understanding of the village is not comprehensive.

Prehistoric finds from the Palaeolithic period to the Iron Age have been found within the parish, which covers a wider area than the Conservation Area. To the north of the Conservation Area at Blakeney Eye, there is evidence of Neolithic settlement whilst to the south of the Conservation Area, there is evidence of Bronze Age settlement. The Bronze Age barrows at Cley, together with those at Salthouse and Kelling, represent one of the largest barrow cemeteries in Norfolk.

Roman coins and pottery have also been found throughout the parish including in the village. A rare early Anglo-Saxon bracteate (a thinly beaten ornament of precious metal, in this case gold) was found at Blakeney Eye to the north of the Conservation Area. Middle and Late Anglo-Saxon finds of metalwork and pottery have also been found in the parish.

Besides smaller medieval finds, excavations and aerial photography have revealed medieval features such as a flint and brick wall near the church, which may have been the harbour wall, six saltern mounds (where salt was made) of either medieval or post-medieval date, and other flint walls and cobbled surfaces. Some extant buildings contain late medieval elements including the fifteenth or sixteenth century wall painting in the Longhouse on the High Street, sixteenth century elements in Green Farm and Old Hall, which was probably built on the site of a medieval moated manor house.

To the north of the village, a banked enclosure and earthwork platform might be the remnants of the fort built in 1588 as a defence against the Spanish Armada. Other post-medieval banks also survive though many are concealed under modern banks.



# Section 6

## Street-by-Street Assessment

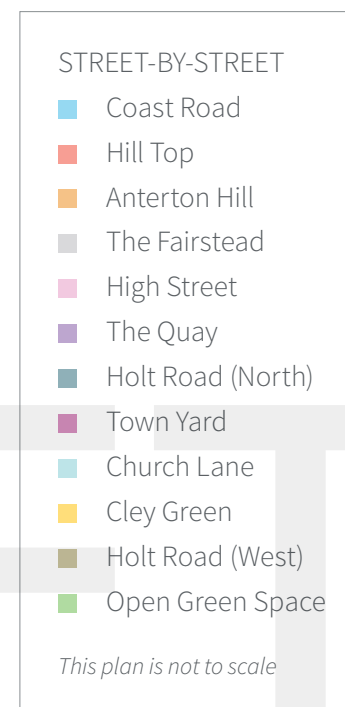
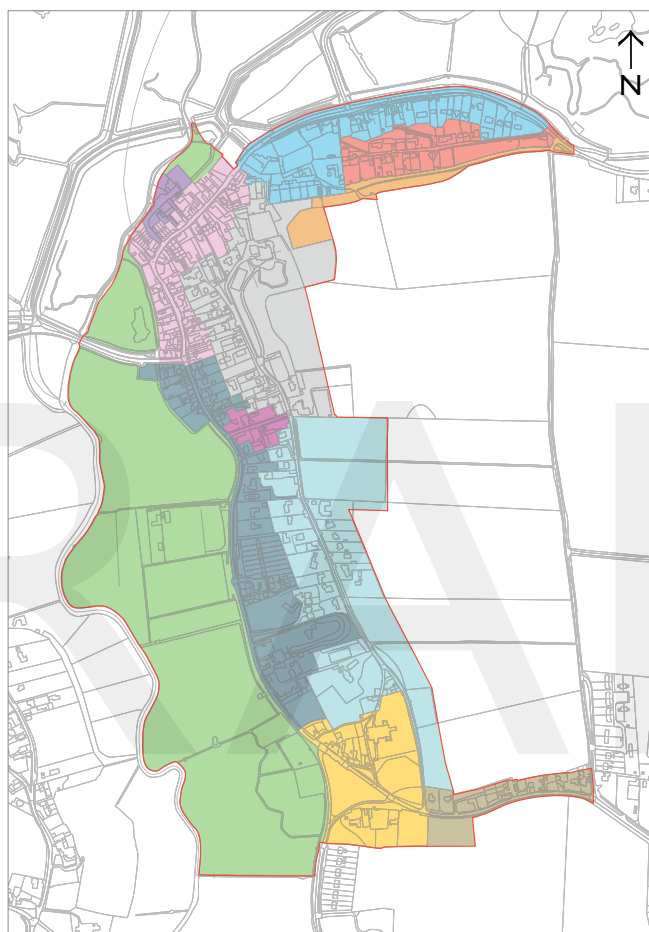
This section identifies the key features, both positive and negative, which define the character of each street in Cley-next-the-Sea.

### Contents

- [1. Coast Road](#)
- [2. Hill Top](#)
- [3. Anterton Hill](#)
- [4. The Fairstead](#)
- [5. High Street](#)
- [6. The Quay](#)
- [7. Holt Road \(North\)](#)
- [8. Town Yard](#)
- [9. Church Lane](#)
- [10. Cley Green](#)
- [11. Holt Road \(West\)](#)
- [12. Open Green Space](#)

# 6 Street-by-Street Assessment

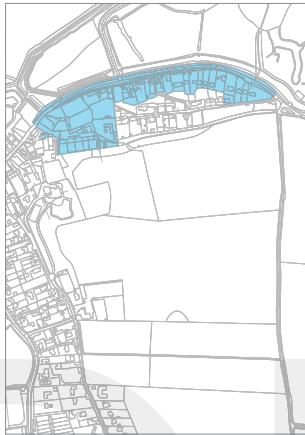
Cley is characterised by the diversity of its buildings and their irregular arrangement. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building and proposed locally listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further detail.



© North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 1. COAST ROAD

Curving main road flanked by salt marsh to the north and a variety of houses to the south, including historic cottages perpendicular to the road



### Defining Features

- Undeveloped on north side with expansive views over the salt marshes
- Most dwellings are arranged parallel to the road with large windows to take advantage of the views
- However, many of the historic buildings are laid out at right angles to the road to minimise the impact of the weather
- Two pedestrian footpaths, lined with buildings at their north ends, lead up to Hill Top
- Old Hall Farm Barns, converted farm buildings, are arranged around yards set back from the road
- Old Cley Hall is the largest dwelling on the Coast Road; most buildings are of a small or medium scale

### Key Issues

- Pressure for development in prime location
- Fitted flood defences to doors and windows that detract from the appearance and character of the historic buildings
- Prominent rubbish bins
- Use of unsympathetic render to external walls which appears flat and harsh, therefore detracting from appearance
- Pot holed track parallel to Coast Road that provides access to some dwellings and is used as a path by pedestrians
- Ivy growth on flint walls

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 1. COAST ROAD (CONT.)

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Replacement of fence at east end of Coast Road with more in-keeping boundary treatment and removal of leylandii hedge
- Replacement of uPVC windows with painted timber windows
- Replacement of single pane windows installed in historic buildings, as sash or casement windows with mullions and glazing bars are more in keeping
- Removal of television aerials and satellite dishes
- Removal or replacement of corroded concrete bench

### Listed Buildings

#### Grade II

- Cley Old Hall
- Barns 40m SE of Old Hall
- Ranges of Attached Farm Buildings at Old Hall

### Proposed Locally Listed Buildings

- Umgeni
- Peggotty's Cottage
- Rushmere
- Watchers Cottage

DRAFT

## 2. HILL TOP

Narrow track across the ridge with alleys leading to the Coast Road. The dwellings vary from historic converted outbuildings to large modern villas.



### Defining Features

- Character changes considerably along the street with the street becoming a track at the west end and houses generally becoming smaller.
- The east end has a wider road with modern houses on one side and woodland on the other.
- Variety of dwellings in the central portion including a rendered pair of cottages with a slate roof, a typical pair of Victorian red brick cottages that have been much extended and vernacular detached dwellings.
- Small scale, historic cottages, many of which are connected with each other occupy the south side of the western end.
- Occasional mature trees.
- Unsurfaced road.
- Alleys to the Coast Road have grass footpaths and are stepped or sloping.

### Key Issues

- Ivy and moss growth on flint boundary walls.
- Failing flint walls along the alleys.
- Storage of bins along the street.
- Suburban character to west end dwelling, gate and garden.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Ensure potholes are dealt with quickly to avoid them becoming large and hazardous.
- Carefully remove ivy from flint walls and carry out necessary repairs.
- Ensure property boundary demarcations are maintained.
- Conceal breezeblock walling.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



## 2. HILL TOP (CONT.)

### Listed Buildings

---

None

### Proposed Locally Listed Buildings

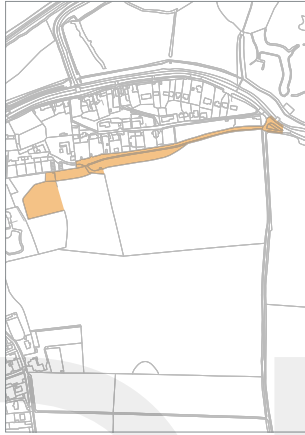
---

None

DRAFT

### 3. ANTERTON HILL

On the edge of the village, narrow uphill track to the Old Hall Barns with access to the rear of Hilltop properties. Predominantly lined with hedges and mature trees. Glimpsed views of the fields to the south.



#### Defining Features

- Unsurfaced track bounded by hedges and mature trees.
- Access to rear of Hilltop properties with some ancillary structures visible, such as garages.
- View into Old Hall Barns at the west end of the track and views across the fields to the south.

#### Key Issues

- Suburban driveways and features that are out of keeping with the rural character of this street.
- Extensive ivy growth in trees and hedges.

#### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Removal of dilapidated shed near Old Hall Barns entrance.
- Avoid installation of brick setts or other similar surfaces to form driveways.
- Remove ivy from trees and hedges to ensure their future survival.
- Maintain green vegetation boundary demarcations to the rear of the Hilltop properties to retain the character of the street.

#### Listed Buildings

See Coast Road

#### Proposed Locally Listed Buildings

None

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 4. THE FAIRSTEAD

Cley Hall and its grounds occupy much of the east side of the tree-lined street. Mostly small-scale historic cottages intermingle with modern bungalows and houses.



### Defining Features

- Cley Hall is largely obscured by trees but its long flint boundary wall, flint and red brick lodge and mature trees provide a distinctive contribution to the streetscape.
- Fairstead House and the green open space in front form a gracious area near the southern end. The design of the Cottage strengthens the similarities with area of Church Lane around The Knoll.
- The flint walled Fairstead Cottages are built abutting the street and are highly visible from the Village Car Park entrance.
- Unobtrusive or concealed bungalows and houses along the west and north sides with historic dwellings dispersed amongst modern ones.
- The Old School, a typical red brick Victorian school house with tall windows.
- View of Cley Mill to the north.

### Key Issues

- Parking along the street, no parking signs and cones.
- Bins stored along the street or just within property boundaries so they are visible from the street.
- Modern roofscape additions (e.g. solar panels, satellite dishes).

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Removal of no parking signs as these detract from the street's appearance.
- Removal of solar panels and relocation of satellite dishes to less obtrusive locations.
- Removal of ivy from trees to prolong the life of the trees.
- Enhancement of the area around the Village Hall.
- Enhancement of the Village Hall fenestration.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 4. THE FAIRSTEAD (CONT.)

### Listed Buildings

---

- Cley Hall
- Fairstead House
- The Cottage

### Proposed Locally Listed Buildings

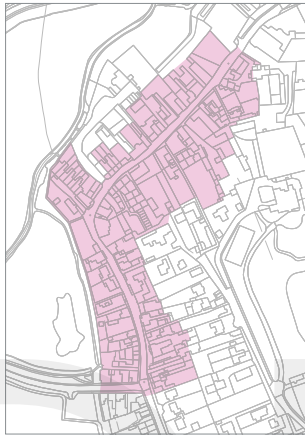
---

- Old Schoolhouse
- Holly Cottage
- Little Cottage
- The Lodge
- The Fairstead and Fairstead Cottage

DRAFT

## 5. HIGH STREET

Sinuuous narrow street with variety of fine historic and some modern buildings. Lokes and yards off the street further increases the density of building.



### Defining Features

- Dense arrangement of building with larger buildings along the street and smaller cottages and ancillary buildings around yards and along alleys off the street.
- Variety of building styles, some with evidence of former uses, such as the Chapel and the Town Hall House. Key buildings punctuate the streetscape.
- Buildings with (historic) shop fronts, mostly at the southern end.
- Buildings set on or close to the street.
- Small gardens either at the front or rear of properties providing relief from the density of building.
- Narrow roadway.
- The George public house's beer garden provides a green space.
- Glimpsed views of Cley Mill and the marshes.

### Key Issues

- Narrow road, compounded by parked cars, creates congestion which creates an unpleasant environment for residents and visitors as well as spoiling the appearance of the main street in the village.
- Vehicles cause damage to built fabric.
- Lack of bin storage.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 5. HIGH STREET (CONT.)

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- There are some modern dwellings that do not detract from the Conservation Area but which could be enhanced.
- The former Institute no longer reads as the public building it once was due to changes made for its conversion to a private dwelling. Reversal of these changes would create an improved terminus to the north corner of the High Street.
- Replacement of harsh renders with softer lime renders would improve the appearance of some buildings.
- Replacement of uPVC windows would enhance the appearance of the street.
- The private car park east of the Crabpot could be enhanced.
- Poor quality driveway surfaces should be improved.

### Listed Buildings

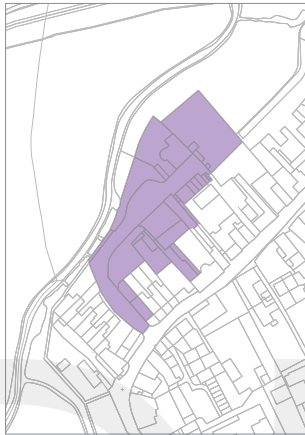
- The Long House
- The White House
- The Custom House
- The railings and gates in front of the Custom House
- Mill Leet
- London House (120m south of Mill Leet)
- The Gables
- The Manor House
- Bank Cottages, 1-3 High Street
- Medieval Arch incorporated into Maison du Quai
- Flanders
- Sunbeams
- K6 Telephone Kiosk
- Rocket House
- Whalebone House
- Starr House

### Proposed Locally Listed Buildings

- Zetland House
- The Harnser
- Lark House
- Crabpot Books
- *Warehouse behind Crabpot Books*
- Worthington House
- The George
- Bank Cottages
- Old Chapel
- The Old Town Hall House
- Hambleton
- Wrights Yard Cottage
- Carlton House, Anchorage

## 6. THE QUAY

Remnant of the port that gave Cley its wealth and importance, the Quay is dominated by the iconic windmill.



### Defining Features

- Cley Mill’s round brick tower and white sails are a local landmark and a much used regional and national icon.
- River Glaven and small boats moored against the quay.
- Converted warehouses and outbuildings.
- Panoramic views of the marshes and, in winter, glimpsed view of Wiveton Hall.

### Key Issues

- Prominence of parking.
- Bin storage, especially along the approach road.
- Pressure for balconies and picture windows in dwellings.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Given the scale of the bin issue, concealment of the bins should be addressed in this area.
- Signage is generally discreet and should remain so.

### Listed Buildings

- Cley Mill

### Proposed Locally Listed Buildings

None

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 7. HOLT ROAD (NORTH)

Small scale buildings on both sides of the northern end of Holt Road give way to predominantly twentieth century housing looking out over the river valley to the west.



### Defining Features

- Small scale historic terraced housing at the northern end (and along New Road) with the former forge buildings on the corner (Picnic Fayre).
- Expansive views over the river valley towards Wiveton from south of the junction with Town Yard.
- Historic farm complex of Green Farm.
- Mostly modern housing on the east side ranging from typical modern bungalows and small detached houses to large houses concealed from the road in large plots. Some good examples of contemporary dwellings.

### Key Issues

- Busy road with water and mud thrown up against historic buildings and walls sitting on the road.
- Litter in the ditch along the road.
- Visibility of wheelie bins.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Improvement of road camber/drainage near Green Farm.
- The standard modern housing provides opportunities for enhancement of the area. However, there is some aesthetic benefit to massed housing of this type (i.e. Lime Kiln Close) remaining homogenous so it reads as the type of housing estate it is.
- The fencing, handrails and surfacing of Lime Kiln Close could be improved.
- Removal of large wall mounted signs.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



## 7. HOLT ROAD (NORTH) (CONT.)

### Listed Buildings

---

- Green Farmhouse
- Garden Walls at Green Farmhouse
- Barn 30m NE of Green Farmhouse

### Proposed Locally Listed Buildings

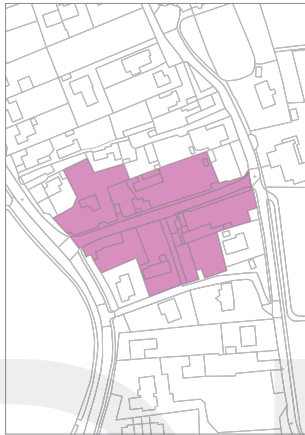
---

- Lime Kiln Cottage
- Lime Kiln Barn
- Loke Cottage
- Ingleside
- Hunters
- Picnic Fayre
- Northcote (New Road)

DRAFT

## 8. TOWN YARD

Short road with a combination of historic and modern dwellings built of traditional materials. Village Hall forms the terminus in views up the street and the river valley opens up at the lower end.



### Defining Features

- Sloping narrow street.
- Mixture of historic and modern dwellings united by common building materials.
- Prominence of tall flint boundary walls.
- Village Hall at east end of the street.
- View of river valley to the west end of the street.

### Key Issues

- Busy road for its size because it provides access to the Village Car Park.
- Ivy growth on flint walls.
- Prominence of uPVC windows.
- Out of scale leylandii trees.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Careful removal of ivy from flint walls and necessary repairs.
- Replacement of uPVC windows with more in-keeping alternatives.
- Replacement of leylandii trees with other shrubs/ small trees, preferably deciduous.

### Listed Buildings

- The Pyghtle

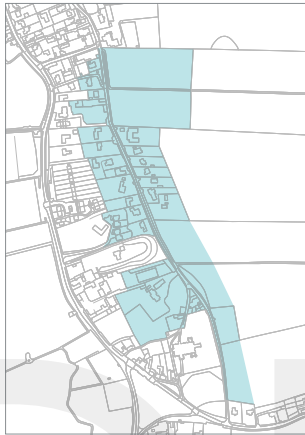
### Proposed Locally Listed Buildings

- Salt Marsh Cottage

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 9. CHURCH LANE

Narrow lane lined with hedges and mature trees. Dwellings are mostly twentieth century and often single storey with a notable cluster of historic houses north of the church. Allotments and fields form open space along much of the east side.



Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

### Defining Features

- Narrow lane with alternating sense of enclosure and openness resulting from the presence of high hedges and mature trees.
- Cluster of nineteenth century flint and buff brick dwellings north of the church with cast iron railings around Knoll House.
- Predominantly twentieth century dwellings of low massing set back from the road behind flint walls or hedges.
- Glimpsed views of allotments and fields to the east.
- View down avenue of trees to Knoll House.

### Key Issues

- Risk of introduction of suburban elements or styles, especially as dwellings are refurbished, (e.g. brick sett drives).
- Creation of wide drives and/or loss of gates.
- Pressure for more development.
- Poor maintenance of public right of way.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Keep driveway openings to a minimum and install gates to maintain the boundary demarcation.
- Ensure any new or replacement dwellings are of an in-keeping scale, design and massing.
- Avoid suburban elements in landscaping around dwellings, especially along frontages.

### Listed Buildings

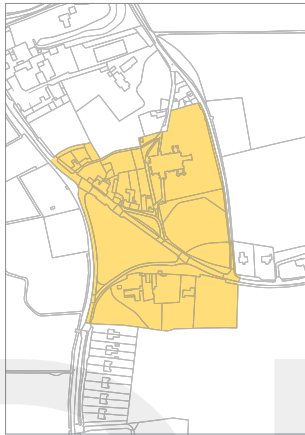
- The Knoll with attached garden wall and railings
- Church of St Margaret of Antioch
- Memorial to James Greeve 20m S of the Church

### Proposed Locally Listed Buildings

- Middle Knoll and Little Knoll
- Church Knoll
- The Green

## 10. CLEY GREEN

Triangular green and open spaces near the impressive, elevated, medieval stone church, which dwarfs the flint and brick cottages on two sides of the green.



Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

### Defining Features

- Magnificent stone church elevated on a rise above the green.
- Predominance of open space in the form of the triangular Newgate Green, the churchyard and the space to the south of it.
- Views across the river valley to Wiveton.
- Mostly small-scale, historic buildings on the south side of the green with slightly larger and more polite cottages on the north side.
- Long, low form of the historic public house.

### Key Issues

- Parking on the green and impact also on the grass.
- Churning up of the ground at junctions.
- Maintenance of the memorials and the gates in the churchyard.
- Boundary demarcations in poor repair or of poor quality along the footpath between the churchyard and Holt Road.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Repair the gates in the churchyard.
- Replace the wire fences along the footpath with better quality fencing.
- Repair the memorials in the churchyard.
- Replace the railings along the south end of Church Lane.

### Listed Buildings

- Well Cottage

### Proposed Locally Listed Buildings

- Three Swallows
- Glaven House
- Newgate Cottage

## 11. HOLT ROAD (WEST)

Mostly small scale and historic dwellings along the north side of the main road from the south-west and open fields glimpsed between the high hedges to the south.



### Defining Features

- Newgate Farm complex.
- Small scale historic cottages set close to the road.
- Small to medium scale modern dwellings set back from the road behind flint walls.
- High hedges marking the edge of arable fields to the south.
- Views across the fields, which provide a contrast with the sense of enclosure along much of the street.

### Key Issues

- Condition of flint walls, which are made damp with mud and water from passing traffic.
- Solar panels.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Repair of flint walls.
- Replacement of inappropriate windows in some historic cottages.

### Listed Buildings

- Newgate Farmhouse
- Barn 40m E of Newgate Farmhouse

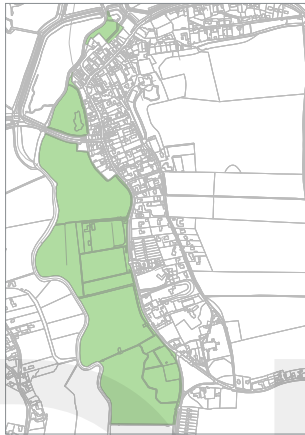
### Proposed Locally Listed Buildings

- Green Shutters

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

## 12. OPEN GREEN SPACE

The flat, green river valley floor that has been reclaimed as agricultural fields or form reed beds.



### Defining Features

- Flat, green, reclaimed agricultural land adjacent to the River Glaven to the west of the village.
- Bounded by hedges with some small trees.
- No buildings apart from low rise agricultural group.
- Reed bed to the north of the village.

### Key Issues

- Maintenance of hedges, trees and gates.

### Recommendations and Opportunities for Enhancement

- Development (including redevelopment the existing built area for non-agricultural uses) should not be permitted to preserve the green open space.

### Listed Buildings

None

### Proposed Locally Listed Buildings

None



Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

# Section 7

## Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

### Contents

[7.1 Condition](#)

[7.2 Negative Features](#)

[7.3 Traffic and Parking](#)

[7.4 Coastal Location and Climate Change](#)

[7.5 Pressures from Development](#)

[7.6 Second Home Owners and Holiday Cottages](#)

## 7.1 CONDITION

Generally, the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. The building in notably poor condition on Holt Road has received planning permission for renovation. It is important for the buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This not only maintains their aesthetic qualities but also the integrity of the built fabric and prevents loss of historic fabric. Some buildings or structures in poor condition include monuments in the churchyard, the pillbox on Anterton Hill and the reinforced concrete seat on the Coast Road.



*This reinforced concrete seat on the Coast Road is in poor condition and detracts from the quality of the area*



*The pillbox at the end of Anterton Hill is unmaintained and largely covered by vegetation. Although not a designated heritage asset as many pillboxes are, it would be desirable to ensure this one is maintained as it illustrates the wartime precautions installed in the village*



*Some of the monuments in the churchyard would benefit from conservation*



The boundary walls across the village are predominantly flint. Whilst flint is inherently an extremely strong material, the soundness of walls constructed of it relies on the maintenance of the mortar. If the mortar is not repointed promptly, flints will fall out, which not only detracts from the appearance of the wall but also allows water ingress and vegetation growth that weaken the wall further. Given the prominence of flint walls in the village and their important contribution to the village's character, it is important that the walls are well maintained. To preserve the appearance and integrity of the walls, lime mortar should generally be used as cementitious mortar will cause the failure of soft bricks and lime mortar already in the wall.



*The terracotta dragon at the corner of The George shows evidence of damage from vehicles*



*A poorly maintained wall that has started to suffer substantial loss*

Buildings close to the road and boundary walls are vulnerable to the effects of traffic. Along the narrow High Street, bollards of various types and steps are used to demarcate boundaries and prevent cars from either parking or coming too close to buildings. There is, however, a risk, especially from large vehicles, of vehicles clipping or colliding with buildings.



*Flints will fall out of walls that are not well maintained. Vegetation growth causes damage to walls. Poor quality cement repairs affect the appearance of walls, especially where they cover the edges of the brick*

A further issue is the impact of water and mud being thrown up from vehicle tyres. This can cause damp to penetrate the building fabric, especially of soft brick and stone, leading to deterioration. Of especial concern is the dip in the surface of the Holt Road next to Green Farmhouse, where the gable wall and adjacent boundary wall are soaked with muddy water from the water that collects here, which could lead to accelerated decay. The coating of mud can also detract from the appearance of the built structure, as on the boundary wall of the house on Cley Green.

The quality of the landscape around the buildings is also important in maintaining the condition of the Conservation Area. The grass at the edge of Cley Green and the road junctions around it suffers from cars driving on it and turning it to churned up mud. To maintain the rural character of the conservation area, it is not desirable to add bollards everywhere but it may be necessary to do so on the north side of Cley Green. Potholed tracks also detract from the setting of the buildings.



*Green Farmhouse and boundary wall is soaked by passing cars driving through the water collected in a dip in the road*



*The boundary wall is in poor condition and spattered with mud. The gate should also be reinstated*



*One of the areas of Cley Green being churned up by vehicles*



*Potholed tracks detract from the setting of the buildings and are a potential source of injury for pedestrians*

## 7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of suburban elements or elements that are out of keeping with the Conservation Area, such as timber fencing and solar panels. With changes in technology, the removal of television aerials and satellite dishes should be encouraged.

Wheelie bins are now a common feature across the country and in a small settlement with historic buildings where there is no bin storage designed in, there is no option but to have bins stored in view, such as in alleys off the historic streets. Where practical and subject to planning policy terms, it might be possible for households to screen bins with planting, fences or walls. Where practical, it might be possible for households to share the large bins to reduce their numbers.

The replacement of front gardens with hard landscaping or the excessive widening of access points also erode the character of the Conservation Area and results in the loss of boundary demarcation. Similarly, the introduction of leylandii hedges and trees compromises the horticultural character of the Conservation Area.

The replacement of historic or traditional doors and more especially windows with inappropriate alternatives, such as uPVC, is a significant threat to individual historic buildings and to the Conservation Area as a whole. Changes to fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing the breathability of the building. It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway or footpaths.



*The concrete flood defences are not an attractive addition to the village but a very necessary one*



*Profusion of electricity and telegraph cables across the High Street*



*Front garden replaced with concrete. Not only does the concrete surface detract from the Conservation Area but also the loss of a boundary demarcation.*



*Satellite dishes, though usually small, are fixed to chimneys and detract from the appearance of the historic buildings, especially when the buildings are the terminus to a view*



*The combination of air conditioning unit, lights, alarm, junction box and signs create a cluttered appearance*



*The row of rubbish and recycling bins lining the access road to the Quay. The size of bins means they are an issue across the village*



*The addition of a balcony over the public footpath affects the experience of the view, albeit fleetingly, as the sense of open sky that is integral to views in North Norfolk is spoiled*



*The timber fencing has a suburban quality that is out of keeping with the character of the conservation area. The chicken wire extension further detracts*



Large areas of brick sets have a suburban character



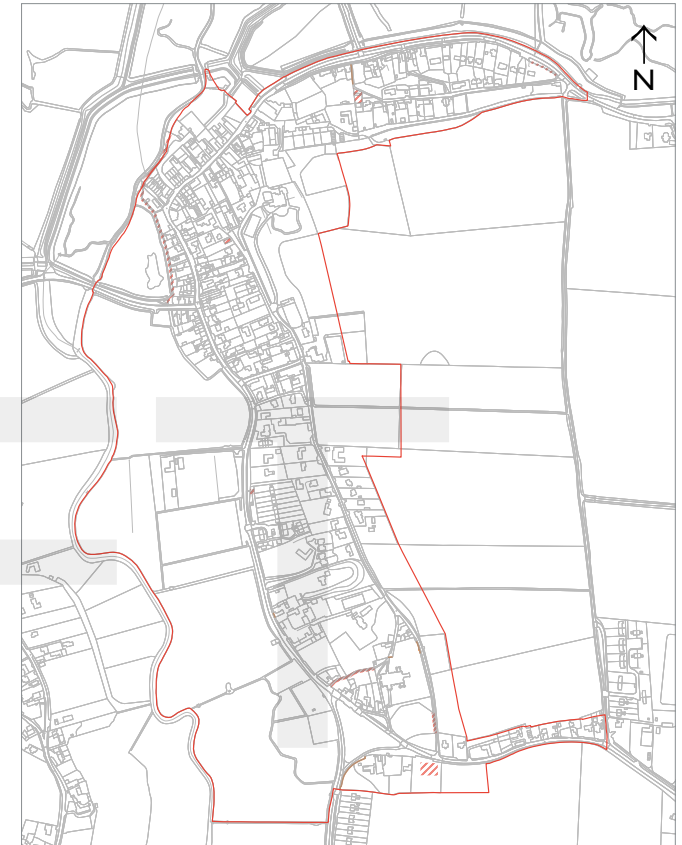
The concrete retaining wall is prominent on the slope of a lode up to Hill Top and detracts from the character of the area





Prominent solar panels detract from the character of the conservation area



The scale and massing of this new dwelling are out of keeping with the other dwellings around Cley Green and significantly detracts from views around the Green as well as the setting of the church and nearby historic buildings



Plan showing negative features within Cley Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

- NEGATIVE FEATURES**
-  Negative Features
  -  Feature Whose Condition Detracts

This plan is not to scale

### 7.3 TRAFFIC AND PARKING

The A149 Coast Road runs through Cley and incorporates the High Street. This is narrow and not really suitable for large vehicles, which as noted above cause damage to the buildings. With parking in the street also, the High Street can become jammed, especially in the tourist season. This detracts from the character of the Conservation Area and the ability to appreciate the historic buildings and views along the High Street.

Cley has a car park by the Village Hall, which is free to encourage people to use it rather than parking on the street. However, people do park on the street because of a lack of off-street parking associated with homes and shops. There is not sufficient parking in the summer. Parked cars detract from the appearance of the Conservation Area, especially when parked on Cley Green, and spoil views. There is also a risk to historic buildings and boundary walls from people attempting to fit cars into unsuitable spaces.

### 7.4 COASTAL LOCATION AND CLIMATE CHANGE

Cley is located less than 30m above sea level. Sea level rates are estimated to increase by between 68 and 80cm over the course of the twenty first century whilst changes in temperature and precipitation are also likely to occur.<sup>26</sup> The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

- Rising sea levels with an associated increase in the frequency and severity of flooding;
- Increased frequency and severity of storms affecting beaches and other facilities associated with visitors, which could in turn affect the tourist economy;
- Warmer and drier springs and summers resulting in a potential longer tourist season; and
- Loss of habitats and species.

Historic buildings and environments will also be affected by changing climatic conditions. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress and damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding, drying out of the ground or deeper/more intensive crop cultivation.

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset. As can already been seen in Cley's flood defences, there are instances where the benefit to a group of heritage assets and the wider historic environment of the conservation area outweighs the localised harm to the setting of some heritage assets.

## 7.5 PRESSURES FROM DEVELOPMENT

With a national housing shortage, planning policy has evolved in recent years to encourage house building. The popularity of Cley means that there is considerable pressure for the construction of new or replacement dwellings.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not have to match those of the existing buildings in the area. There is a risk in a village like Cley that the construction of too many buildings of contrasting design and materials could erode the character of the conservation area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider conservation area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views of the village.

The central band of houses on Holt Road and Church Lane, built on land that was undeveloped in the nineteenth century, are mostly modern and offer scope for rebuilding if desired, as do the modern buildings along the Coast Road and Hill Top. It is noted, however, that many of these buildings are constructed of traditional materials and therefore do not detract from the Conservation Area. Any replacements should seek to enhance the Conservation Area.

Development will not be permitted to the north of the village because of its designation as a Site of Special Scientific Interest. Development will also not be permitted on the fields or any brownfield site west of the Holt Road as this would mean building in the river valley, which would affect the setting of both Cley and Wiveton. Proposals on the other peripheries of the Conservation Area will be subject to current planning policy.

## 7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Cley's coastal location means that it is a popular choice for second home owners and for investors creating holiday cottages to take advantage of both general tourists and birdwatchers. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally. The threats in Cley are the same: a hollowing out of the community, especially in the winter; a distorted population that undermines local services (there is no primary school, for example); and local people priced out of the village they grew up in.

# Section 8

## Management Plan

This section sets out recommendations for the management and enhancement of the conservation area. It also includes details of a review of the boundary of the conservation area.

### Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)



## 8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of Cley-next-the-Sea Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, listed building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Cley from the outset and that change makes a positive impact on the Conservation Area.



*The Quay*

## 8.2 CONSERVATION PHILOSOPHY

*The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Cley-next-the-Sea Conservation Area.*

- Fundamental to the character of Cley is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
  - Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
  - Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
  - Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
  - The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
  - The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in density of building between the core centred on the High Street and the remainder of the village.
  - The rural character of the village will be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
  - Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It will be of high quality in both its design and construction so that it is valued by current and future generations.
  - Landscaping associated with new development should be appropriate to the area of the village in which it sits. There will be a presumption in favour of the retention of existing mature trees for all new developments. New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
  - The setting of the village contributes considerably to its special interest and will be maintained. The salt marsh will be preserved to the north of the village as will the open river valley to the west. The presence of agricultural farmland to the south and east of the village will also be continued.
  - The historic links with the other Blakeney Haven ports are significant and views to Wiveton and Blakeney will be preserved.

## 8.3 RECOMMENDATIONS

### 8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Cley that is a fundamental part of its character, which is predominantly flint, complemented by brick, render and pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay. Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

#### Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken in a timely manner.

- Reversibility (the ability to remove a modern repair or material without damaging underlying historic fabric) is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

### 8.3.2 Retention of Existing Features and Details

The existence of key features and details and their design, materials and form make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character. In Cley, buildings are typically small to medium scale and are constructed of flint with red brick or of red brick, which is sometimes painted, limewashed or rendered. Building styles, often in reflection of the age and use of the building, and include vernacular cottages to symmetrical townhouses as well as converted buildings, such as warehouses public buildings and a chapel. Traditional windows are timber sashes or casements. Traditional doors are usually either panelled or plank and batten doors. More detail can be found in [Section 4](#).

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details not only still have aesthetic value but also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

#### Recommendations

- Original and historic windows (including dormers) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- uPVC windows and doors should not be permitted within a Conservation Area and will not be allowed on listed buildings. Building owners will not be required to immediately remove existing uPVC windows or doors but when replacements are required in the future, these should be in timber, particularly on primary elevations. Windows should generally be either vertical sliding sashes or sidehung casements. This will enable the character of the Conservation Area to gradually be improved over time.

- Shop fronts and display windows, whether in retail use or not, should be retained and preserved.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls should be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones and decorative features should be retained and preserved in situ.
- Historic gates, railings and walls should be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that not only does not cause harm but also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment, which will be a requirement of any planning application for change in the Conservation Area (see information box on the right). This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

### What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

### 8.3.3 Alterations, Extensions and Demolition

Cley has evolved over centuries and its built fabric reflects both changes in the village's fortunes and in prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. This is also true of solar panels. The siting of these on primary elevations visible from the public highway is strongly discouraged within the Conservation Area, in order to preserve its historic character. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall adjacent to the highway.

Demolition of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the number of listed buildings and proposed locally listed buildings within the Cley Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Cley at this time.

#### Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that changes should be respectful of the typical architectural and visual character of the Conservation Area. Enhancement could be achieved through removing a feature which is out-of-character with the characteristic of the area and replacement with something more in-keeping.

- Extensions should be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings.
- The use of traditional materials should normally be used for alterations and extensions, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions should be of a high quality of design and constructed.
- Negative features should be removed when the opportunity arises.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

#### 8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. There are very few undeveloped plots in Cley and neither the saltmarsh to the north nor the river valley to the west

would be appropriate sites for development. Whilst the centre of Cley along the High Street is densely built up, there are less dense areas of building to the east and especially to the south. There may be pressure to subdivide the larger plots in these less dense areas. However, this should be avoided to prevent overdevelopment and the compromise of the character of different parts of the Conservation Area.

Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preeminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

### Recommendations

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should generally be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Should a large area of development occur within the Conservation Area or adjacent to it, the development should be identifiable as a new area whilst preserving existing plot or field boundaries.

### 8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Cley is a rural coastal village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm.

The green spaces within Cley provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

### Recommendations

- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.
- Boundary walls should be preserved and regularly maintained.
- New development should generally have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces within the Conservation Area should be preserved.
- Parking on Cley Green will be discouraged.

#### 8.3.6 Setting and Views

The setting of Cley contributes to its special interest. The physical setting encompasses different types of landscape. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The setting also encompasses the historic links between the Blakeney Haven ports. Where these are linked by visual connections, these should be preserved.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest.

### Recommendations

- Development on the protected salt marsh will not be permitted. Construction of new shelters on the marshes will be carefully located and designed to minimise their impact on the views from the Conservation Area. Signage and infrastructure on the marshes will similarly be carefully designed and laid out.
- Development will not be permitted in the river valley between Cley and Wiveton. The replacement of any agricultural buildings should be on a like-for-like basis in terms of footprint, scale and massing. The design of any replacement agricultural buildings should be simple and the materials used should facilitate blending into the landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings will be preserved.
- Views towards Wiveton and Blakeney will be preserved.

#### 8.3.7 Traffic and Parking

Cley was not laid out to accommodate modern vehicular traffic. Cley's streets are generally narrow with some, such as Church Lane and Hill Top, being single track, whilst the narrow High Street has pinch points, which are made worse by parked vehicles. Nonetheless, the High Street forms part of the A149 Coast Road and has to accommodate both a considerable volume of traffic and size of vehicle. Damage is caused to buildings by vehicles passing too close to them.

Cley is a popular tourist destination and is especially busy in the summer season. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants.

Public transport in Cley is limited to a bus service. The bus routes need to be passable by buses. The maintenance of the bus service will help reduce the number of cars in the village or at least contribute to the number not increasing.

### Recommendations

- A free village car park should be maintained and kept clearly signposted.
- The availability of parking at the Cley Visitor Centre should be well publicised.
- On-road parking along the High Street should not be permitted in the summer.

### 8.3.8 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

#### Recommendations

- The Conservation Area boundary should be revised to exclude the village car park. The boundary currently runs through the middle of the car park. The car park is not deemed of sufficient merit to be included in the Conservation Area and therefore it is recommend that it is excluded in its entirety.

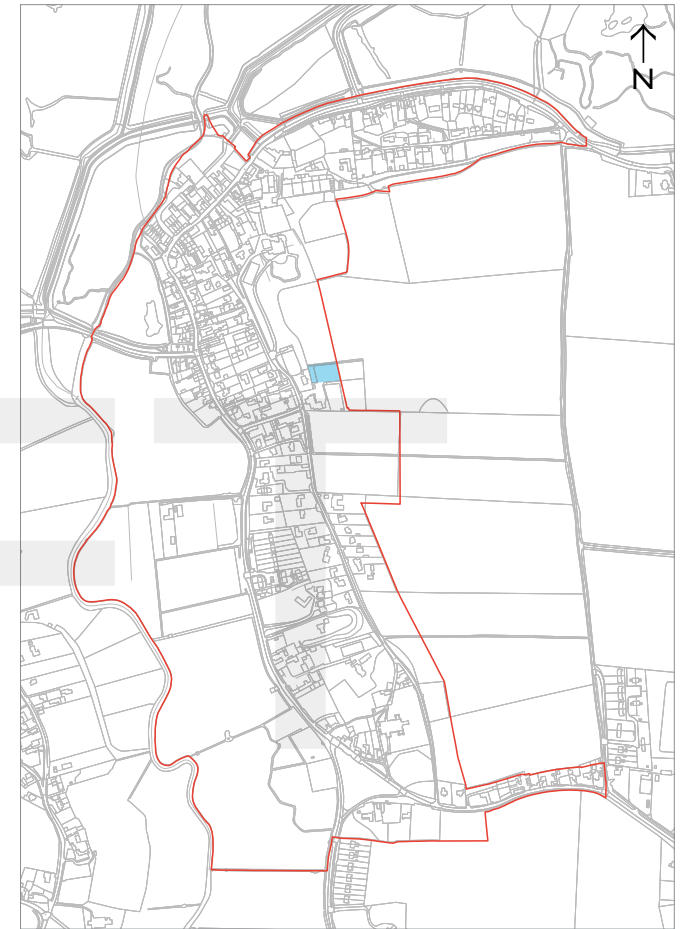
- The architectural and historical significance of three areas of housing that currently lie outside the Conservation Area to the east and south has been considered. Although there has historically been a farm to the south-west of the village, this alone was not deemed sufficient reason to extend the Conservation Area. Similarly, the dwellings in the two southern areas reflect wider national trends of village development in the twentieth century but they are not of sufficient interest nor character to be included in the Conservation Area. The Coast Road buildings were deemed of insufficient interest and too distant from the main village for incorporation into the Conservation Area. Nonetheless, consideration should be given when change is proposed in these areas on the impact on the setting of the Conservation Area.

#### BOUNDARY REVIEW

— Conservation Area Boundary

■ Reviewed Area: Proposed Removal

*This plan is not to scale*



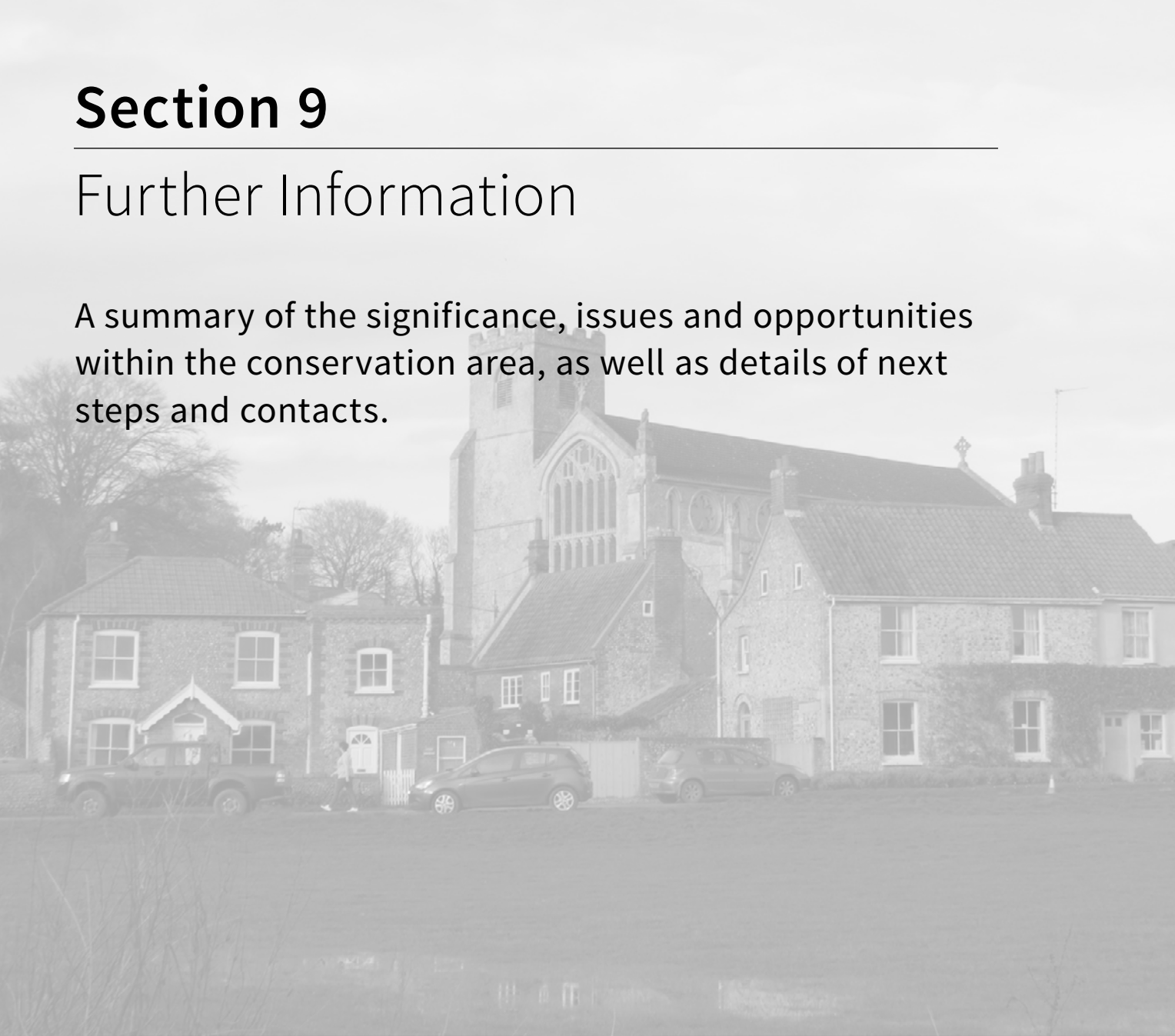
Plan showing proposed Conservation Area boundary alteration © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



# Section 9

## Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.



Cley is a beautiful historic village, valued by locals and visitors alike, which is set in an important coastal and a charming rural landscape. Its heritage values stem from its history as one of the Glaven Ports and its diverse collection of historic buildings in a street layout that reflects the landscape and specific history of the village.

The preservation and enhancement of the character, appearance and special architectural interest of the Cley-next-the-Sea Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

## RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.
- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

## PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.north-norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: [planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)

## ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

## FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

## TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/online-applications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

## COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

DRAFT

# Appendices

## Contents

- [A. Endnotes and Bibliography](#)
- [B. Additional Views Images](#)
- [C. Audit of Heritage Assets](#)
- [D. Full Size Plans](#)

# Appendix A

## Endnotes and Bibliography



## ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 <http://www.heritage.norfolk.gov.uk/record-details?TNF267>
- 05 John Wright, 'Domesday Blakeney' in *The Glaven Historian: The Journal of the Blakeney Area Historical Society*, p. 49.
- 06 Jonathan Hooton, *The Glaven Ports: A maritime history of Blakeney, Cley and Wiveton in North Norfolk*, p. 61.
- 07 <http://www.heritage.norfolk.gov.uk/record-details?TNF267>
- 08 Ibid., p. 107.
- 09 Jonathan Hooton, *The Maritime Trade and Decline of the Port of Blakeney and Cley, 1500-1900*, p. 3.
- 10 Frank Meeres, *The North Norfolk Coast*, p. 76.
- 11 Hooton, *The Glaven Ports*, p. 92.
- 12 Hooton, *The Glaven Ports*, p. 59.
- 13 Nikolaus Pevsner, *The Buildings of England: Norfolk I, Norwich and North-East*, p. 435.
- 14 Hooton, *The Glaven Ports*, p. 149.
- 15 Hooton, *The Glaven Ports*, p. 16.
- 16 Meeres, p. 104.
- 17 Meeres, p. 81.
- 18 Meeres, p. 96.
- 19 Meeres, p. 96.
- 20 Site of Special Scientific Interest Designation: North Norfolk Coast.
- 21 As per 2011 Census
- 22 Site of Special Scientific Interest Designation: North Norfolk Coast.
- 23 Historic England *Local Heritage Listing*
- 24 Historic England, *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016), p.16
- 25 Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/record-details?uid=%27TNF267%27>
- 26 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.

## GUIDANCE DOCUMENTS

- Historic England, *Conservation Principles, Policies and Guidance*, (2008);
- Historic England, *Valuing Places: Good Practice in Conservation Areas*, (2011);
- Historic England, *Conservation Area Designation, Appraisal and Management*, (2016); and
- Historic England, *Understanding Place: Historic Area Assessments* (2017).

## ARCHIVAL MATERIAL

### Norfolk Record Office

#### Maps:

MC 2443/3: C19th map

C/SCA2/72: Cley next the Sea and Wiveton Inclosure Act map

DN/TA 445: Tithe map

### Norfolk Heritage Centre

#### Maps:

Map of Cley and Blakeney by H.R. Palmer, 1835

Map of Blakeney by Captain G. Collins, c.1774

C 9111.4261 Faden Map of Norfolk, 1797

### Photographs:

C/CLE 25723: Cley Channel  
C/CLE 25721: Street in Cley  
C/CLE 25722: Street in Cley  
C/CLE 3554: Cley Church  
C/CLE 5544: Church, South transept  
C/CLE 5521: Church, North transept  
C/CLE 17634: Street in Cley  
C/CLE NS 2975: High Street  
C/CLE 23650: Street in Cley  
C/CLE (no reference): View of Cley Mill (N. Taylor photographer, 1975)  
C/CLE (no reference): View across Cley Marshes (1974)  
C/CLE 7079: Cley flood 1953  
C/CLE 12224: Cley Nature Reserve  
C/CLE 12092: Aerial view of Cley and surrounds  
C/CLE 30110: Aerial view of Cley  
C/CLE 7084: Cley flood  
C/CLE 5525: Fishmonger's Arms  
C/CLE 5254: Old gateway from chapel now in High Street

### SECONDARY SOURCES

Blakeney History Group, *Blakeney in the eighteenth century* (Blakeney, 1991)  
P. Brooks, *Have you heard about Blakeney?* (Blakeney, 1981)  
B. Cozens-Hardy, 'The Glaven Valley', in *Norfolk Archaeology*, vol. XXXIII  
J. Hooton, *The Maritime Trade and Decline of the Port of Blakeney and Cley, 1500-1900* (Norwich, 1973)  
J. Hooton, *The Glaven Ports: A maritime history of Blakeney, Cley and Wiveton in North Norfolk* (1996)  
F. Meeres, *The North Norfolk Coast* (2010)  
T. Palmer, *A day out in Blakeney with Morston, Cley, Weybourne and Holt*  
N. Pevsner, *The Buildings of England: Norfolk I, Norwich and North-East* (1997)  
G.R. Sayers, *A brief history of Blakeney* (1970s)  
F. Starr, *Cley: village memories* (1989)  
F. Stephenson, *The Story of Blakeney* (Blakeney, 1970)  
S. Whittle, *Cley: seasons to be cheerful* (2015)

### PAST REPORTS

*Cley Conservation Area form and character description* (1998)

### WEBSITES

Historic England, The National Heritage List for England, <https://www.historicengland.org.uk/listing/the-list/>  
Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/record-details?TNF267>

# Appendix B

## Additional Views Images





# B Additional Views Images

Dynamic view moving west along the Coast Path towards Cley with the densely built up area around the High Street creating a low cluster of buildings augmented with prominent chimneys and the windmill providing a focal point on the edge of the reed beds and salt marsh



Panoramic view of the north end of the Conservation Area from the bend in the Beach Road. The larger scale of the Old Hall makes it prominent.



View from the junction of New Road and the Wiveton Road to the west of Cley. Cley Windmill is a prominent landmark.



View from the east end of the track from Old Woman's Lane to Church Lane looking south-west towards to two churches of Cley and Wiveton.



View from the east end of the track from Old Woman's Lane to Church Lane looking north-west towards Blakeney church



View of the church from a break in the hedge on the west side of Old Woman's Lane opposite the entrance to the modern housing



View of Cley Conservation Area with the church particularly prominent viewed from The Street in Wiveton. The low density of buildings in Wiveton means there are many open views across the valley to Cley



View north up the High Street, reflecting the variety of scales, rooflines, materials and vernacular details, as well as the tunnelling effect on views that the buildings have due to their locations set up against the road



View at the corner where the High Street bends round to the east



View south down the High Street



View south-west along the High Street



View from the north bus stop on the Coast Road looking towards the High Street with the windmill and Blakeney Church tower providing focal points slightly apart from the cluster of dwellings



View towards Newgate from the church's south porch



View looking south towards Fairstead House, which provides a focal point in the view.



There are dynamic views in both directions along the east arm of the Holt Road that are characterised by the low farm buildings and traditional flint and brick dwellings lying close to the road on the north side and the open agricultural land concealed by hedge to the south.



View looking north to the pub and cottages on the north side of the Green from the south side.



View from the north side of Cley Green towards the buildings on the south side.



View up the footpath bounded by high flint walls is not amongst the most attractive in Cley, marred by the prominent mediocre house at the top of the hill.



View between Peggotty's Cottage and Sea Bank is typical of the villages along the North Norfolk coast with a narrow focussed view defined by the high flint walls.



View down footpath towards the marsh beyond the cottages oriented at right angles to the Coast Road. Features such as the trellis fence and satellite dish do not enhance the view.



View west along Old Post Office Lane, defined by cottages and flint walls and framed by the more polite vernacular classical Holly Cottage and the contemporary building of The Retreat



The footpath that runs along the Quay provides a similar view of the windmill



View from footpath above the Coast Road at the end of the west alley looking towards the open expanse of the marshes.



View from the north end of Old Woman's Lane at the junction with the Coast Road across the marsh



View from the south side of the Green towards Wiveton church



View looking across the river valley towards Wiveton Church from the Glandford Road



View from the bus stop at the north end of Cley Green towards Wiveton church





View along the track between the more polite flint dwellings behind Knoll House towards the church, which forms a prominent terminus to the view



View from the northern gate to the churchyard from Church Lane looking towards the church



View from the southern gate to the churchyard from Church Lane looking towards the church



View across the green south of the church towards the church from Church Lane




# Appendix C


## Audit of Heritage Assets


Identification of all the designated and proposed locally listed heritage assets within the Conservation Area.





## COAST ROAD


Address / Building Name	The Old Hall
Street-by-Street Assessment	Coast Road
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373491">https://www.historicengland.org.uk/listing/the-list/list-entry/1373491</a>
Brief History	C16th C17th with stair turret and window alterations of mid-C20th
Brief Description	Flint with brick dressings and pantiles. Seven bay structure over two storeys plus attic. Probably standing on site of medieval manor house.
	

Address / Building Name	Barns 40m SE of Old Hall
Street-by-Street Assessment	Coast Road
Status	Listed Building Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373492">https://historicengland.org.uk/listing/the-list/list-entry/1373492</a>
Brief History	Early C18th with later alterations including the rebuilding of the oversailing eaves cornice.
Brief Description	Four flint and brick barns under 3 roofs.
	

Address / Building Name	Ranges of Attached Farm Buildings at Old Hall
Street-by-Street Assessment	Coast Road
Status	Listed Building Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1172463">https://historicengland.org.uk/listing/the-list/list-entry/1172463</a>
Brief History	C18th
Brief Description	Lofted, four bay cowshed with attached two storeyed, single bay dwelling. The cowshed is also attached to the Old Hall by a single storey range to the north.
	

Address / Building Name	Umgeni
Street-by-Street Assessment	Coast Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Two and half storey brick and flint house with prominent Dutch gables overlooking marshes. Variety of window styles including one oriel and one with round headed arch.
	

Address / Building Name	Peggotty's Cottage
Street-by-Street Assessment	Coast Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th or earlier
Brief Description	Coursed flint, two storey cottage with roughcast rendered north elevation. Oriented north-south, the south gable evidences change from a more steeply pitched roof. Clay pantile roof with a red brick chimney at each end. Single storey extension in flint and brick at rear. All windows are replacements.
	

Address / Building Name	Rushmere
Street-by-Street Assessment	Coast Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Two storey, three bay, late-nineteenth century flint cottage with brick dressings. Central bay projects with third gable. Clay pantile roof with bargeboards to front gable and red brick chimney over each end gable. Two over two painted timber sash windows appear original. Brick and flint porch extension to west of central bay.
	

COAST ROAD (CONT.)

Address / Building Name	Watchers Cottage
Street-by-Street Assessment	Coast Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C20th
Brief Description	Square two-storey two-bay cottage with hipped roof and central red brick chimney stack. Prominent location on small rise. Six over six painted timber sash windows. Plaque NNT – 1986.



THE FAIRSTEAD

Address / Building Name	Cley Hall
Street-by-Street Assessment	The Fairstead
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373453">https://www.historicengland.org.uk/listing/the-list/list-entry/1373453</a>
Brief History	c.1770
Brief Description	Red brick façade of five bays, double depth plus rear wings to left and right. Symmetrical south front of two storeys with central pediment, wide eaves and modillions.




Address / Building Name	Fairstead House
Street-by-Street Assessment	The Fairstead
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049854">https://www.historicengland.org.uk/listing/the-list/list-entry/1049854</a>
Brief History	C18th and later
Brief Description	House, formerly five cottages. Coursed flint with mosaic brick dressings and pantile roof. Irregular plan of long range with six uneven bays.





Address / Building Name	The Cottage
Street-by-Street Assessment	The Fairstead
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1305114">https://www.historicengland.org.uk/listing/the-list/list-entry/1305114</a>
Brief History	Early C19th front C17th/ C18th rear range
Brief Description	Pebble flint with gault brick dressings and pantiles to hipped roof. Two bays of double depth, two storey façade.





THE FAIRSTEAD (CONT.)

Address / Building Name	The Old School
Street-by-Street Assessment	The Fairstead
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Former school, large-scale, single storey structure with tall windows, original tall red brick chimneys and a bell turret. Flint with red brick dressings and small cornice.
	


Address / Building Name	Holly Cottage
Street-by-Street Assessment	The Fairstead
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Painted brick two storey cottage with historic sash windows and red pantile roof. Simple timber porch with trellis. One red brick chimney and one rendered chimney.
	


Address / Building Name	Little Cottage
Street-by-Street Assessment	The Fairstead
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Probably C18th
Brief Description	One and a half storey cottage perpendicular to road. Flint and red brick with brick dressings including a dentil cornice. Red pantile roof with catslide dormer windows and a single replacement chimney,
	


Address / Building Name	The Lodge
Street-by-Street Assessment	The Fairstead
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Nineteenth century flint and brick cottage, serving as entrance lodge to Cley Hall. Octagonal red brick chimneys and tall dormer windows to pantile roof.
	


Address / Building Name	The Fairstead and Fairstead Cottage
Street-by-Street Assessment	The Fairstead
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th and C19th
Brief Description	Two storey former barn with inserted casement windows and two heights of pitched roof. Some windows are metal whilst others are replacement timber. Small red brick chimneys to pantile roof.
	


HIGH STREET


Address / Building Name	The Long House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1172597">https://www.historicengland.org.uk/listing/the-list/list-entry/1172597</a>
Brief History	Late C15th
Brief Description	House now two dwellings. Rendered and colour-washed. Four bays of one and a half storeys, with passage to rear between bays three and four.
	

Address / Building Name	London House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049858">https://www.historicengland.org.uk/listing/the-list/list-entry/1049858</a>
Brief History	c.1700 C19th wing to east.
Brief Description	Brick and flint with pantile roof, one bay double depth structure, of two storeys plus attic.
	


Address / Building Name	The Manor House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1305073">https://www.historicengland.org.uk/listing/the-list/list-entry/1305073</a>
Brief History	C17th with later additions
Brief Description	Formerly rendered and colour-washed, now exposed flint, with roof of black unglazed pantiles. L-plan: wing to road is six bays, two storeys with attic.
	


Address / Building Name	Medieval arch at Maison du Quay
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049857">https://www.historicengland.org.uk/listing/the-list/list-entry/1049857</a>
Brief History	C15th
Brief Description	Stone arch of former doorway, heavily weathered. Set into right hand façade of Maison du Quai
	


Address / Building Name	Sunbeams
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049856">https://www.historicengland.org.uk/listing/the-list/list-entry/1049856</a>
Brief History	Early C18th
Brief Description	House, previously inn. Rendered with black glazed pantile roof. Five irregular bays with two bay addition to right. Two storeys.
	


Address / Building Name	K6 Telephone Kiosk
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373505">https://www.historicengland.org.uk/listing/the-list/list-entry/1373505</a>
Brief History	1935
Brief Description	Square iron kiosk with domed roof, to designs by Sir Giles Gilbert Scott
	


HIGH STREET (CONT.)


Address / Building Name	Rocket House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1172519">https://www.historicengland.org.uk/listing/the-list/list-entry/1172519</a>
Brief History	Mid-C18th on earlier core
Brief Description	Brick colour-washed pink with black glazed pantile roof. Three bays, two storeys plus attic. Central door enclosed by C19th porch
	

Address / Building Name	Whalebone House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049855">https://www.historicengland.org.uk/listing/the-list/list-entry/1049855</a>
Brief History	C18th façade with alterations
Brief Description	House now shop. Flint with stone dressings, pantile roof and gable parapet. Two storeys and two bays.
	

Address / Building Name	Starr House
Street-by-Street Assessment	High Street (East Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1172486">https://www.historicengland.org.uk/listing/the-list/list-entry/1172486</a>
Brief History	House c.1700 Shop c.1800
Brief Description	At right angles to High Street, shop façade to street. Gault brick, three bays, two storeys. Raised platform reached by stone steps. Ground floor façade punctuated by square fluted pilasters.
	


Address / Building Name	Lark House
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th and C19th
Brief Description	Two storey dwelling formed of two cottages, evidenced by different roof pitches and doorway revealed by recent removal of the render. Flint with brick dressings including dentil cornice (revealed Summer 2018), and two brick chimneys. C19th sash windows of varying proportions and fine doorcase and panelled door.
	

Address / Building Name	The Harnser
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Prominent corner location. Formerly King's Head public house. Flint with red brick dressings including dentil cornice and rendered façade to street. Sash and casement windows, mostly replacements. Two red brick chimneys to hipped Dutch pantile roof.
	


Address / Building Name	The Crab Pot
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Single storey book shop with late nineteenth or early twentieth century shop front. Painted brick walls with brick cornice and Dutch pantile roof.
	

HIGH STREET (CONT.)


Address / Building Name	Warehouse behind Crabpot Books
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early-mid C20th
Brief Description	Converted painted brick warehouse with flat roof and Crittall windows.




Address / Building Name	Worthington House
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C19th/early C20th
Brief Description	Slightly off-centre symmetrical façade of flint and brick with brick dressings and late nineteenth/early twentieth century sash windows. Red clay pantile roof with small rebuilt chimneys.




Address / Building Name	The George
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th with late C19th frontage
Brief Description	Public house in prominent location on High Street. Building incorporates C18th fabric but has a late C18th façade. Brick built with terracotta detailing and Dutch gable. Modern single storey additions not included in the listing.




Address / Building Name	Bank Cottages
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C18th/Early C19th
Brief Description	Set of two storey cottages with pantile roof, rendered. Decorative porches to doors.



Address / Building Name	The Old Chapel
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey, gault brick former chapel with gable designed to appear as a pediment supported on brick pilasters. Timber sash windows and decorative doorcase with engaged columns.





Address / Building Name	Hambleton
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C17th/ C18th with later range
Brief Description	Small scale, two storey L-shaped cottage with rendered walls, red pantile roof and red brick chimneys. Early nineteenth century sash windows to north range and early nineteenth century doorcase. Late nineteenth or early twentieth century sash windows to west range.








HIGH STREET (CONT.)


Address / Building Name	Carlton House, The Anchorage
Street-by-Street Assessment	High Street (East Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey pair of gault brick cottages with early nineteenth century sash windows and black glazed pantile roof. Prominent location at the junction with New Road. Modern additions are well proportioned and contrasting materials but are excluded from listing. Fine example of nineteenth century ironwork decoration to front garden wall of Carlton House.
	

Address / Building Name	The White House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373512">https://www.historicengland.org.uk/listing/the-list/list-entry/1373512</a>
Brief History	C18th
Brief Description	House, rendered with black glazed pantile roof. Four bays and two storeys. Gabled parapets with pyramidal stone finials at bases.
	


Address / Building Name	Gate Railings in front of Customs House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049820">https://www.historicengland.org.uk/listing/the-list/list-entry/1049820</a>
Brief History	C18th
Brief Description	Wrought iron railings and gate to High Street front of Customs House. Square brick biers each surmounted by stone ball.
	


Address / Building Name	The Custom House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049861">https://www.historicengland.org.uk/listing/the-list/list-entry/1049861</a>
Brief History	c.1700
Brief Description	House set back from street. Pinkish brick with red brick dressings and roof hidden behind parapet. Three bay double depth structure over three storeys plus attic. Asymmetrical façade to street.
	


Address / Building Name	Mill Leet
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049860">https://www.historicengland.org.uk/listing/the-list/list-entry/1049860</a>
Brief History	c.1700
Brief Description	Brick with some coloured headers and pantile roof. Shaped gable to road. Double depth plan over two storeys.
	


Address / Building Name	The Gables
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1172622">https://www.historicengland.org.uk/listing/the-list/list-entry/1172622</a>
Brief History	Warehouse C17th adopted as house C18th
Brief Description	Brick façade colour-washed pink, with black glazed pantile roof. Seven irregular bays of two storeys and attic, passage and two storied extension to rear.
	

HIGH STREET (CONT.)


Address / Building Name	Bank Cottages Bank House
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1172533">https://www.historicengland.org.uk/listing/the-list/list-entry/1172533</a>
Brief History	Late C18th façade to older core
Brief Description	Terrace of three cottages. Formerly rendered and colour-washed, now exposed brick and flint with pantile roof and raised gable parapet. Double range of three bays and two storeys.
	

Address / Building Name	Flanders
Street-by-Street Assessment	High Street (West Side)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049859">https://www.historicengland.org.uk/listing/the-list/list-entry/1049859</a>
Brief History	c.1780s
Brief Description	House, formerly shop. Front façade colour-washed brick with pantile roof, three bays and two storeys. Central door under semi-circular fanlight with glazing bars.
	


Address / Building Name	Old Town Hall
Street-by-Street Assessment	High Street (West Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1896
Brief Description	Two storey brick built house with bay windows to ground floor and gabled dormers in roof. Date stone on principal façade.
	


Address / Building Name	Zetland House
Street-by-Street Assessment	High Street (West Side)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Mid C19th
Brief Description	Two and half storey brick and flint house with classical detailing in gault brick. Pantile roof and gault brick chimneys. Timber sash windows and doorcase. Elaborate gutter.
	

THE QUAY


Address / Building Name	Cley Mill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049823">https://www.historicengland.org.uk/listing/the-list/list-entry/1049823</a>
Brief History	C18th
Brief Description	Windmill used as holiday accommodation. Brick Tower, white painted wooden cap, sails and fantail. Five storeys with part balcony to 2nd floor.
	


TOWN YARD


Address / Building Name	The Pyghtle
Street-by-Street Assessment	Town Yard
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049824">https://www.historicengland.org.uk/listing/the-list/list-entry/1049824</a>
Brief History	c.1800 with older core
Brief Description	Rendered flint with dentil cornice and pantile roof. Three bays of two storeys with one and half storey extension to right in coursed flint
	

Address / Building Name	Salt Marsh Cottage and outbuilding to rear
Street-by-Street Assessment	Town Yard
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	One and a half storey red brick cottage with dormers in red pantile roof.
	


HOLT ROAD


Address / Building Name	Barn at Green Farm
Street-by-Street Assessment	Holt Road (North)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049821">https://www.historicengland.org.uk/listing/the-list/list-entry/1049821</a>
Brief History	1715
Brief Description	Coursed flint with brick dressings. Extended porch to second bay of west front.
	


Address / Building Name	Green Farm House
Street-by-Street Assessment	Holt Road (North)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373473">https://www.historicengland.org.uk/listing/the-list/list-entry/1373473</a>
Brief History	C17th
Brief Description	Coursed flint with evenly spaced bricks to some cornices. Three bays, two storeys with attached former dairy to left.
	


Address / Building Name	Garden Walls at Green Farm House
Street-by-Street Assessment	Holt Road (North)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373474">https://www.historicengland.org.uk/listing/the-list/list-entry/1373474</a>
Brief History	1676
Brief Description	Coursed flint under flint coping with brick ridge and dogs tooth brick cornice
	


HOLT ROAD (CONT.)


Address / Building Name	Lime Kiln Cottage
Street-by-Street Assessment	Holt Road (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C17th-C19th
Brief Description	Historically part of Green Farm complex. Flint and brick cottage with red clay pantile roof with dormers and red brick chimneys of different designs. Mix of casement and sash windows.
	

Address / Building Name	Lime Kiln Barn
Street-by-Street Assessment	Holt Road (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C17th-C19th
Brief Description	Historically part of Green Farm complex. Flint and brick converted barn/outbuildings with red pantile roofs. Modern timber casement windows and rooflights.
	

Address / Building Name	Loke Cottage
Street-by-Street Assessment	Holt Road (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Red brick cottage with plat band detail set in a defined garden and forming the focal point of Dawes Loke. Red clay pantile roof with red brick chimney. Nineteenth century sash windows. Modern brick and timber weatherboarding extension not included in listing.
	

Address / Building Name	Ingleside
Street-by-Street Assessment	Holt Road (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C20th
Brief Description	A rare local example of an early twentieth century Arts and Crafts house. Red brick with corner pilasters and moulded brick arch to entrance. Two full height canted bays. Timber sash windows.
	

Address / Building Name	Hunters
Street-by-Street Assessment	Holt Road (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Detached two storey square brick and flint cottage with dentil cornice. Hipped Dutch pantile roof with central red brick chimney. Sash windows to street façade, casements elsewhere. Originally two cottages. Prominent as the first building on this side of the road.
	

Address / Building Name	Picnic Fayre
Street-by-Street Assessment	Holt Road (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Probably Early C19th with mid C19th extension
Brief Description	Two (early nineteenth century) and one storey (mid nineteenth century) brick and flint building. Former forge, now shop. Long window with mullions is typical of a forge.
	

HOLT ROAD (CONT.)

Address / Building Name	Northcote, New Road
Street-by-Street Assessment	Holt Road (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C18th
Brief Description	Painted brick two storey townhouse with dentil cornice, symmetrically arranged sash windows and central doorcase. Dutch pantile roof with pair of red brick chimneys.



CHURCH LANE

Address / Building Name	The Knoll with attached garden walls
Street-by-Street Assessment	Church Lane
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049852">https://www.historicengland.org.uk/listing/the-list/list-entry/1049852</a>
Brief History	c.1800
Brief Description	Pebble flint with gault brick dressings, slate roof, and raised gable parapets. Three bays over two storeys, with rear wing to right. Stone plaque inscribed Randall Buildings.



Address / Building Name	Church of St Margaret
Street-by-Street Assessment	Church Lane
Status	Listed Building Grade I
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1172407">https://www.historicengland.org.uk/listing/the-list/list-entry/1172407</a>
Brief History	C14th and C15th
Brief Description	Parish church, flint with stone dressings and grey tiles. NW tower, nave, north and south aisles, ruined north and south transepts, chancel, and porches to N, W and S.




Address / Building Name	Memorial to James Greeve
Street-by-Street Assessment	Church Lane
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049853">https://www.historicengland.org.uk/listing/the-list/list-entry/1049853</a>
Brief History	1689, additions 1722, 1728 and 1743
Brief Description	Altar tomb memorial. Brick walls, sandstone slab with inscription to James Greeve and family. Greeve assisted the famous admiral, Sir Cloudsley Shovell.




CHURCH LANE (CONT.)


Address / Building Name	Knoll Cottages
Street-by-Street Assessment	Church Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey brick and flint cottages with buff brick detailing. Forms a group with the Knoll.



Address / Building Name	Church Knoll
Street-by-Street Assessment	Church Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Flat roofed two storey structure of gault brick and flint. Forms a group with The Knoll.




Address / Building Name	The Green
Street-by-Street Assessment	Church Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C19th
Brief Description	Large two storey house with attic lit by dormers. Flint with red brick dressings and prominent central gable to front and rear elevations. Tall red brick chimneys enliven the red pantile roof. Timber, leaded casement windows. Rear extension excluded from listing.




CLEY GREEN


Address / Building Name	Well Cottage
Street-by-Street Assessment	Cley Green
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1172448">https://www.historicengland.org.uk/listing/the-list/list-entry/1172448</a>
Brief History	Early C18th C20th extension
Brief Description	Two bay, two storey façade with attic. Brick with pantiles. C20th single storey forward extension.



Address / Building Name	Three Swallows Inn
Street-by-Street Assessment	Cley Green
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C17th/Early C18th
Brief Description	Two storey pub, brick and flint with front façade rendered.



Address / Building Name	Glaven House
Street-by-Street Assessment	Cley Green
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Flint and red brick cottage with rendered historic extension. Nineteenth century sash windows. Red pantile roof with two red brick chimneys,



CLEY GREEN (CONT.)

Address / Building Name	Newgate Cottage
Street-by-Street Assessment	Cley Green
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Two storey flint cottage, painted white, perpendicular to road.



HOLT ROAD

Address / Building Name	Newgate Farm House
Street-by-Street Assessment	Holt Road (West)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1049822">https://www.historicengland.org.uk/listing/the-list/list-entry/1049822</a>
Brief History	1685 C19th extension
Brief Description	Coursed flint with brick dressings. Front is rendered and colour-washed. Single range of four bays and two storeys.



Address / Building Name	Barn at Newgate Farm
Street-by-Street Assessment	Holt Road (West)
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373475">https://www.historicengland.org.uk/listing/the-list/list-entry/1373475</a>
Brief History	C18th
Brief Description	Coursed flint with some brick, brick dressings and asbestos roof. Five bays, with roof over end bays to the right rebuilt to a lower height.



Address / Building Name	Green Shutters
Street-by-Street Assessment	Holt Road (West)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th
Brief Description	Cottage of two parts set on the road. East end is two storey; west end is one storey with attic. Flint with red brick dressings and a variety of historic casement windows including one dormer. Prominent green shutters to windows give the cottage its name.



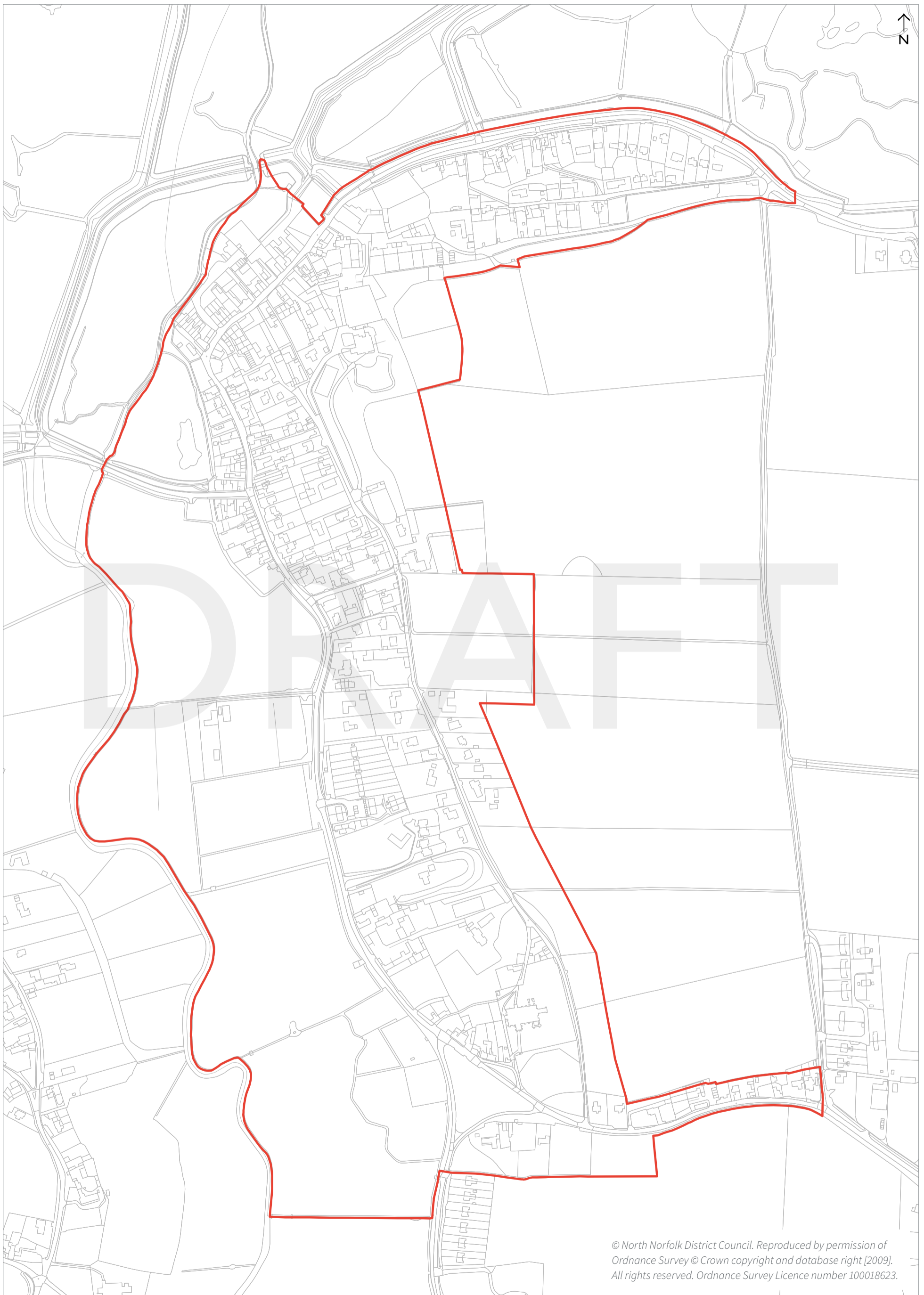
# Appendix D

## Full Size Plans

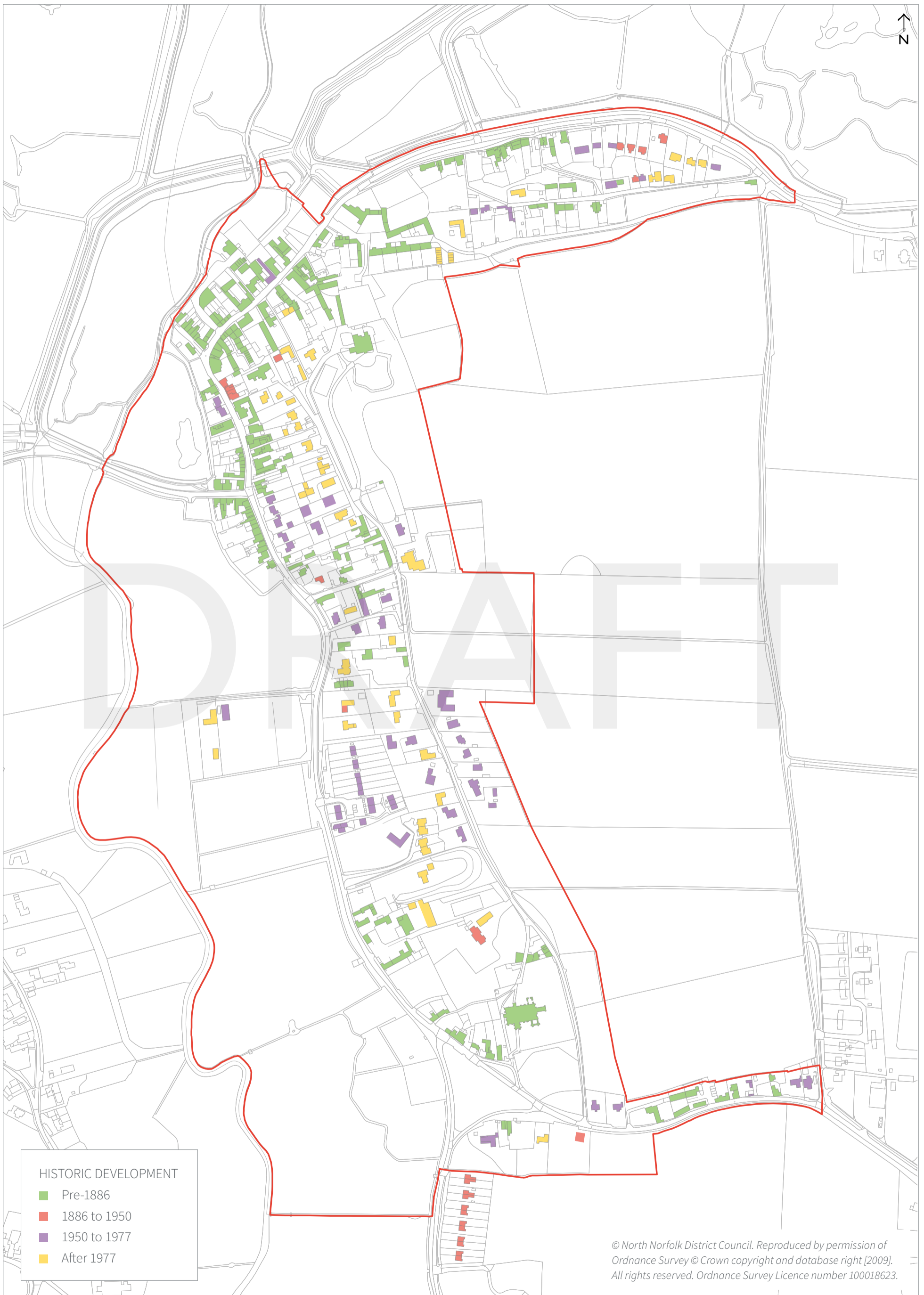




## CLEY-NEXT-THE-SEA CONSERVATION AREA BOUNDARY



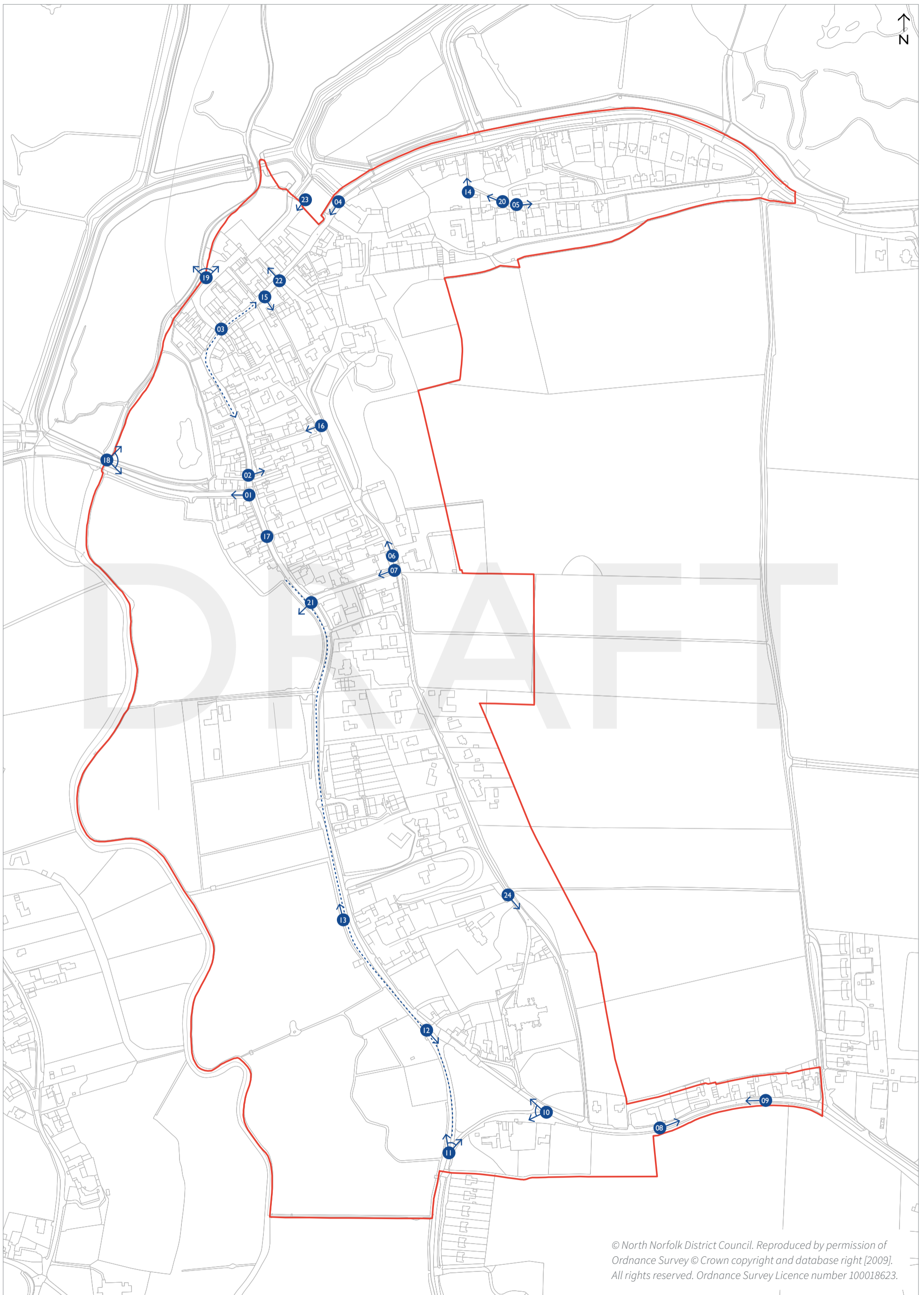
## HISTORIC DEVELOPMENT



## VIEWS INTO CONSERVATION AREA

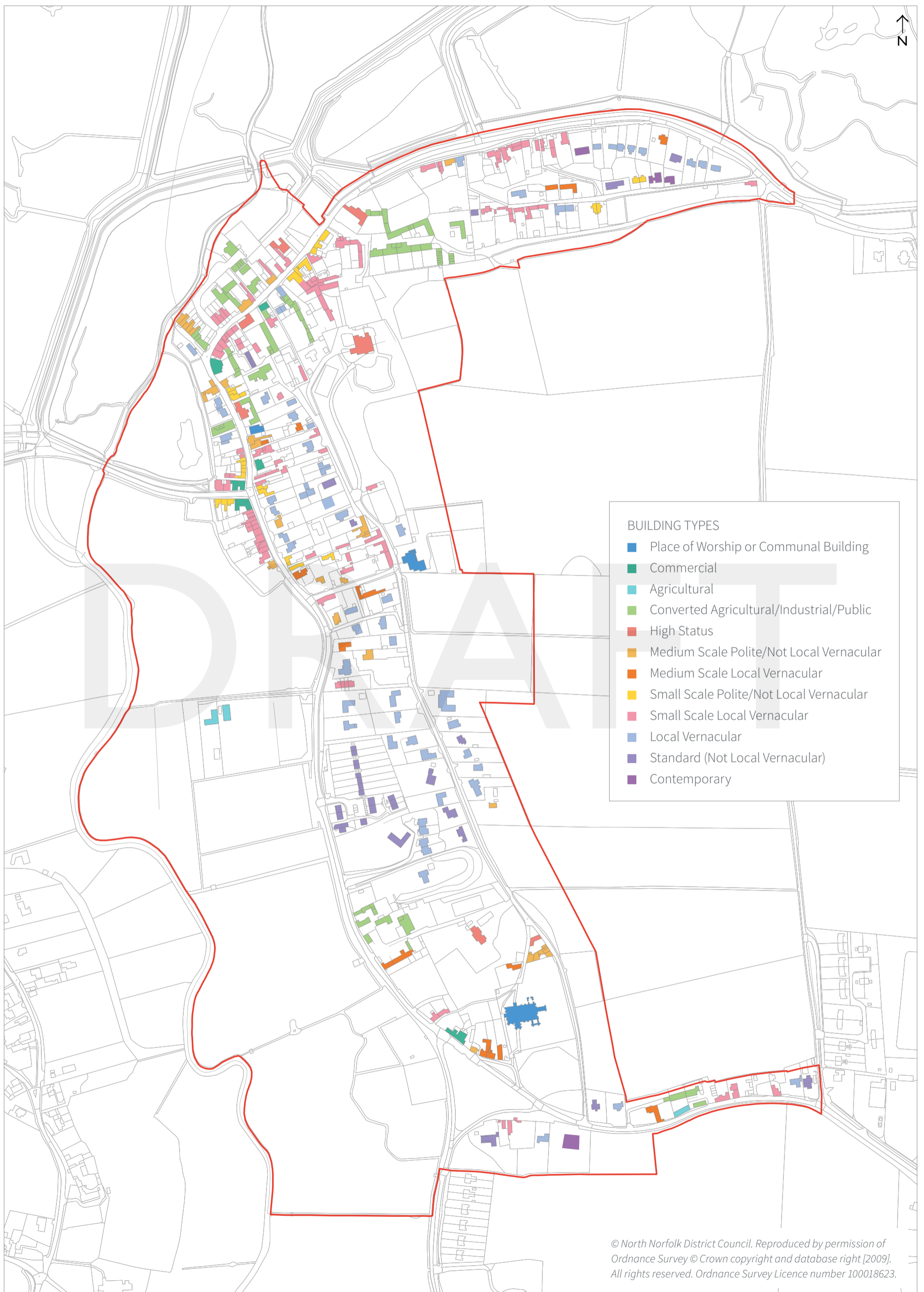


## VIEWS WITHIN CONSERVATION AREA

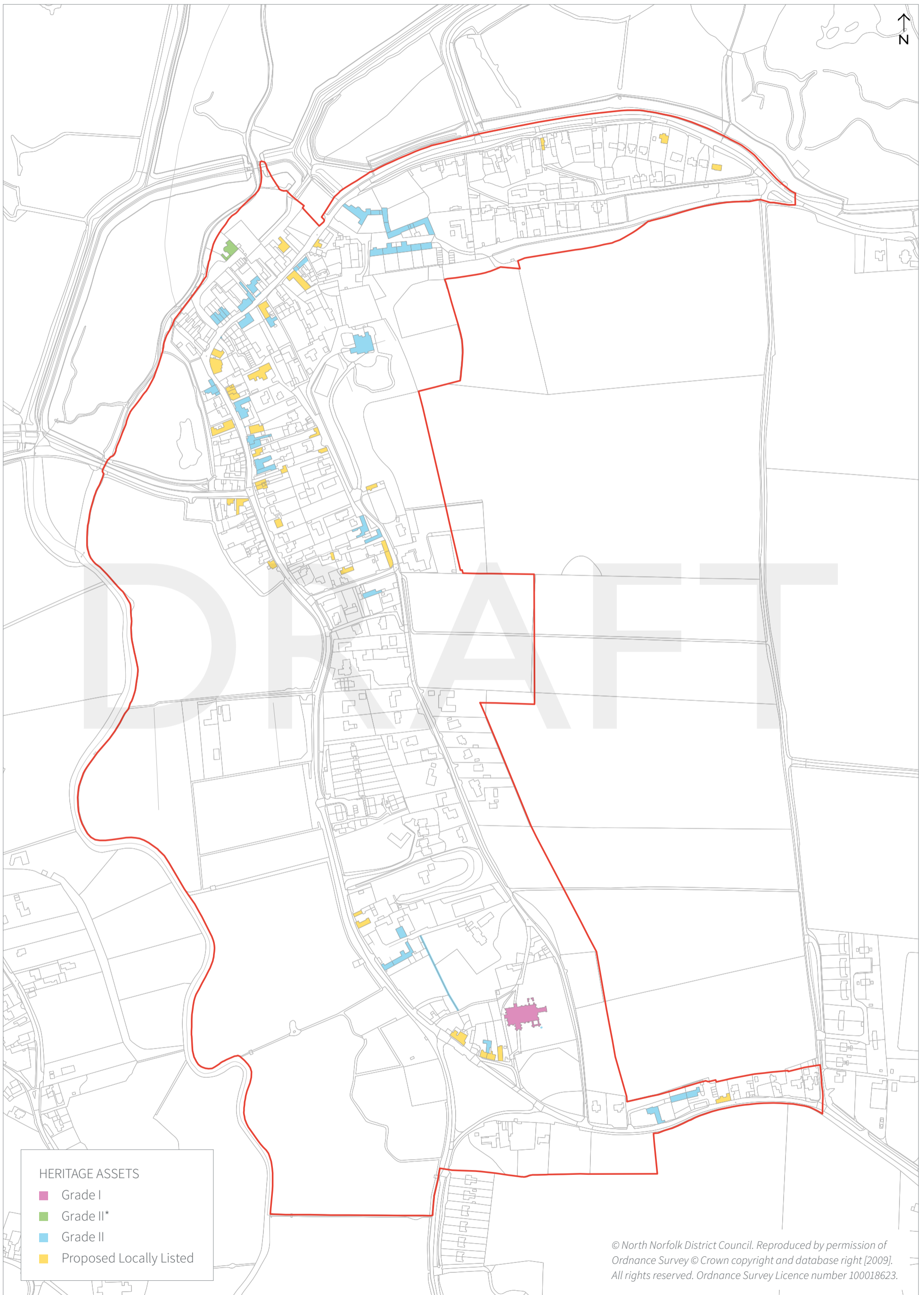


# TOWNSCAPE ANALYSIS

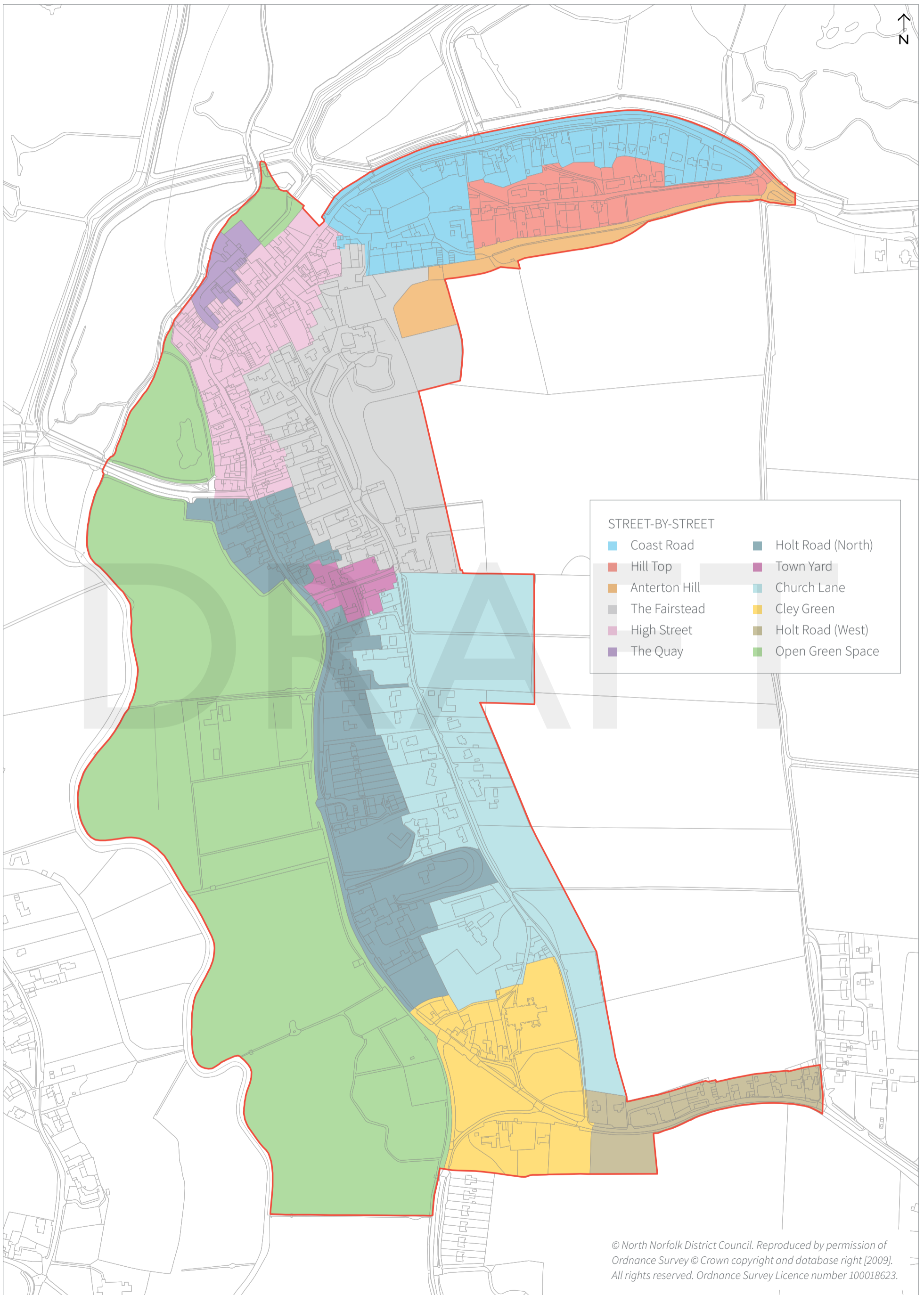


**BUILDING TYPES**

## HERITAGE ASSETS

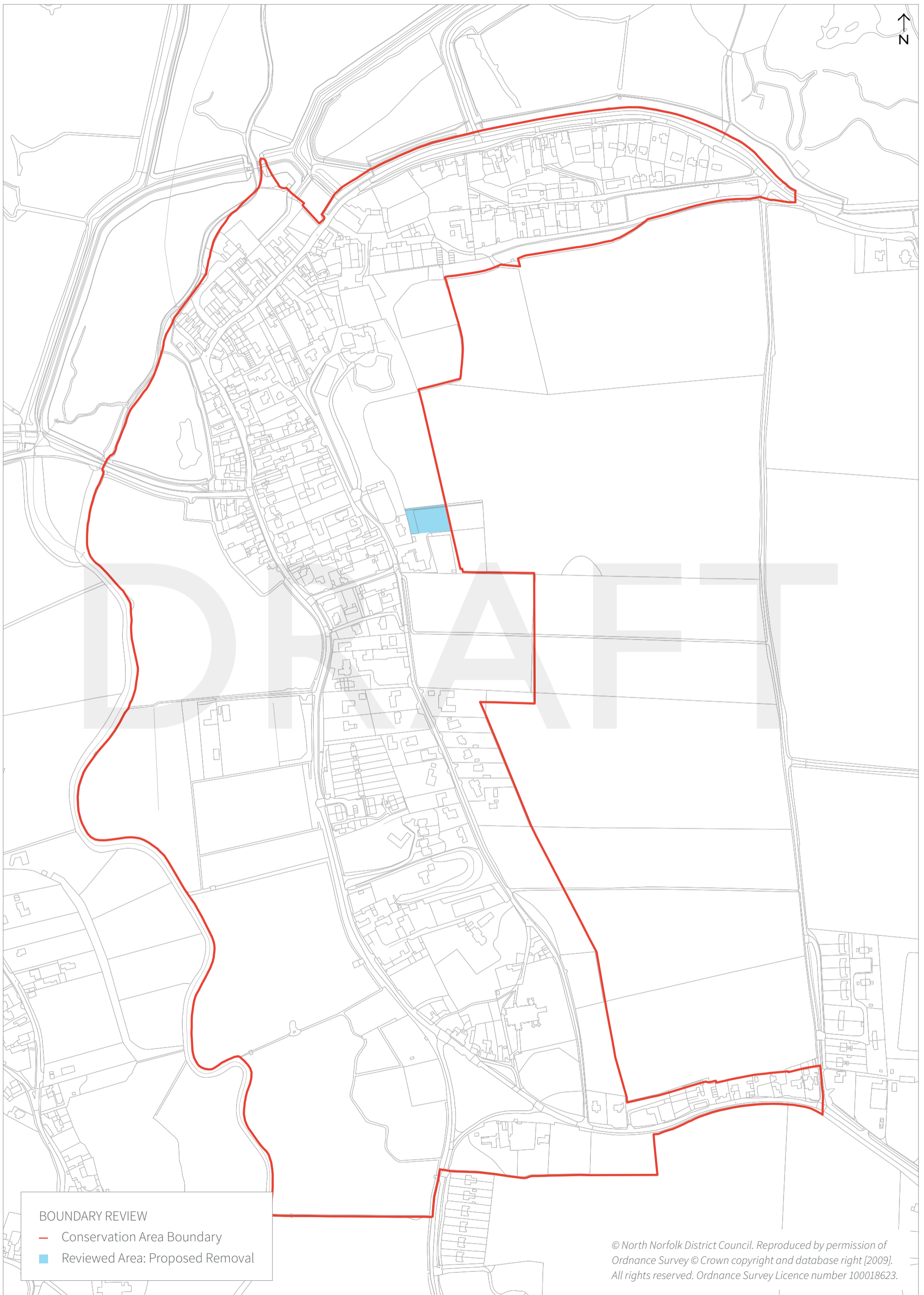


## STREET-BY-STREET






## BOUNDARY REVIEW



# DRAFT

## CONTACT US

 North Norfolk District Council  
Council Offices  
Holt Road  
Cromer  
NR27 9EN

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

 01263 513811

