

# Wiveton

## 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.

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#### 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

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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.



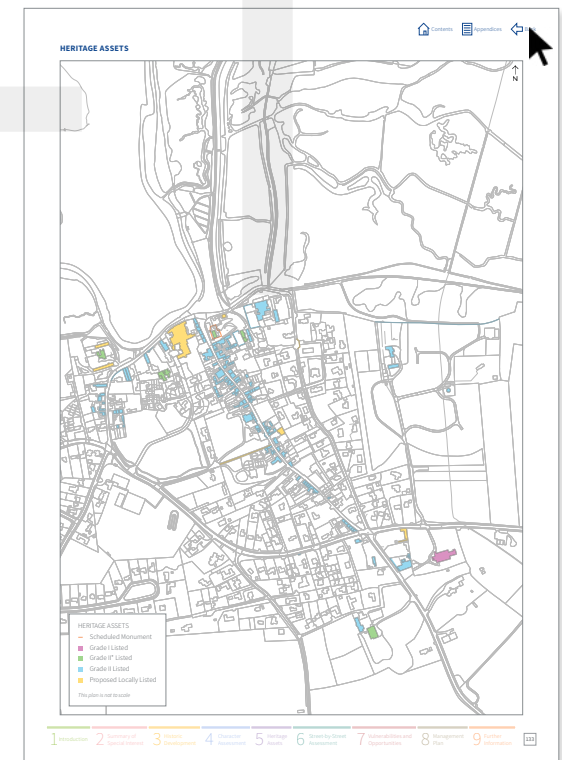
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
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### Plans



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# Section 1

## Introduction

This section gives an overview of the Wiveton 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.



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## 1.1 WIVETON CONSERVATION AREA

The Wiveton Conservation Area was originally designated in 1975. It covers almost the entirety of the village of Wiveton and the fields to the east as far as the River Glaven. The Conservation Area is sparsely built upon with the Green forming the focal point. The church and pub house are located at the south end of the village and another concentration of buildings is located at the junction of The Street and Chapel Lane. Elsewhere buildings are generally arranged on one side of a street so that there is a much green space in the Conservation Area, although this is not necessarily public. With few individual heritage designations within the village, the Conservation Area is important not only for preserving the village's built heritage collectively but also providing protection to individual historic buildings.

## 1.2 WHAT IS A CONSERVATION AREA?

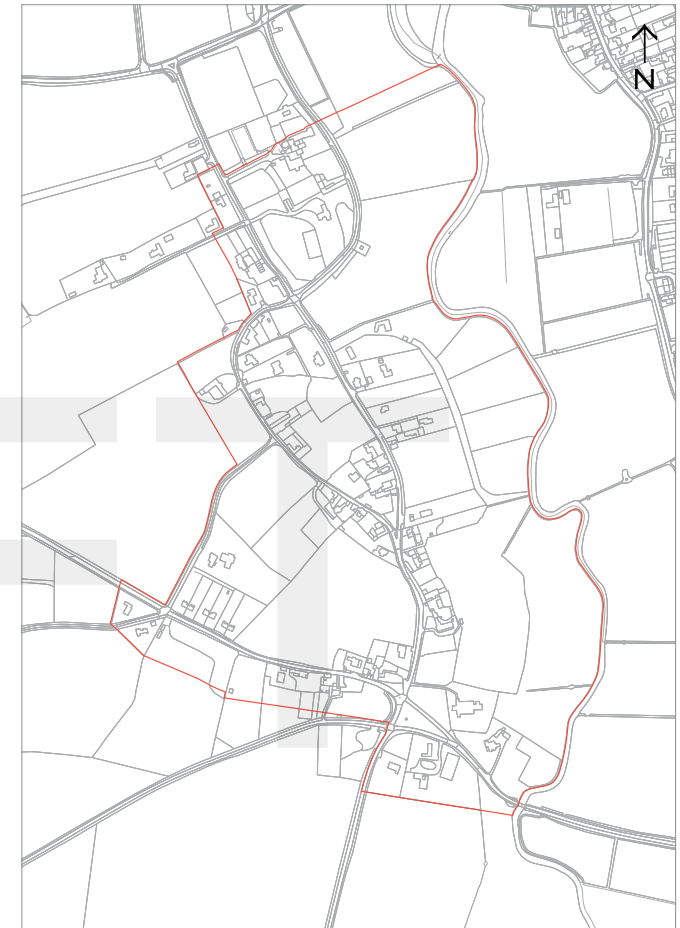
### Definition of a Conservation Area

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.



Wiveton Conservation Area Boundary. This plan is not to scale.  
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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\\_adopied\\_2008\\_-web.pdf](https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopied_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 Wiveton 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;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**



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.
- If you wish to carry out work within the Wiveton Conservation Area your proposals will be assessed against policy EN8 of the Local Development Framework and the NNDC Design Guide.



### 1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/what-is-the-pre-application-service/>

### 1.6 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 Wiveton 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 Wiveton Conservation Area in terms of its history, architecture and setting.

# 2 Summary of Special Interest



The significance of the Wiveton Conservation Area today lies in its distinctive rural character and sparse built development along an unusual elongated street pattern, set within the sloping glacial valley of the River Glaven. There are small clusters of buildings around the village green at the south end of the village and where Chapel Lane cleaves from The Street, yet the large areas of green space, fields running into the village and views of the river valley create the impression that Wiveton nestles lightly yet anciently in its rural setting.

Although there may have been prehistoric and Roman activity in the area, Wiveton owes its existence, with the other Glaven ports of Cley-next-the-Sea and Blakeney, to its proximity to the sea and the safe anchorage it provided on the otherwise exposed North Norfolk Coast. Its location and layout were determined by its relationship to the River Glaven although a lack of surviving documentation limits an understanding of the exact arrangement of the medieval port of Wiveton. Despite Wiveton's importance as a port, which was at times the busiest of the Glaven ports, there is little evidence of this surviving in the village. Wiveton's decline in the early seventeenth century was rapid with the severing of the port from the sea. The built testimonies to the village's lost wealth are the fine fifteenth century church and the stone bridge, their significance reflected in their national heritage designations.

After these two medieval structures, Wiveton's oldest groups of historic buildings include those associated with the three farms, Green Farm, Church Farm and Primrose Farm. These farms located within the village are evidence of the importance of agriculture to the economy and the enduring connection between people and the environment in which they lived. Converted barns around the village reflect changing needs whilst the small number of dwellings of different periods from the eighteenth century onwards indicate the slow expansion of the village's building stock over the past three and a half centuries. Features such as an upturned canon and the K6 telephone box not only contribute to the character of the village but also indicate that Wiveton was not entirely cut off from the changing world after it ceased to be a port. The Old Rectory, Glaven Lodge, 8 and 9 Hall Lane and Wayside House are among the houses that demonstrate the influence of wider architectural fashions on the village. These and others are amongst buildings proposed for local listing in this Appraisal.

Whilst Wiveton Hall's Dutch gables are an indicator of the influences of trade on the village's built fabric (though outside the Conservation Area), Wiveton's historic buildings are strongly rooted in the building traditions of their locality. The predominant building materials for houses, agricultural 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. Roofs are mostly covered with red clay pantiles, although initially these were imported from the Netherlands.

The strong definition of boundaries, usually through the erection of flint walls, is an important element in the built fabric of Wiveton. The narrow streets and unusual street pattern, possibly determined by the river and wet ground, contribute to the village's character. The way in which some parts of the lanes are enclosed by trees and hedges whilst others offer expansive views over the surrounding countryside creates a sense of anticipation and delight. Whilst the rows of pines, especially towards the north of the village, indicate its proximity to the sea, there are many mature deciduous trees that reflect its location in the river valley.

The setting of Wiveton contributes to its significance and interest. To the north of the Conservation Area lies the vast open expanse of the salt marshes, which form part of the Wiveton Hall Estate and are protected as part of the North Norfolk Coast SSSI. The mid-seventeenth century building of Wiveton Hall is important as a heritage asset in its own right. Together with the line of estate cottages on Marsh



Lane, the Hall is also part of the built setting of the Conservation Area. Furthermore, the Wiveton Hall estate is an enduring source of employment and economic activity for the village. The River Glaven Valley to the east is also important as the river was one of the determinants for Wiveton's existence and for its layout. The agricultural land around the village not only provides an essential element of the setting of the farm and former farm buildings within the village but was also part of Wiveton's story as a port because many of Wiveton's exports were agricultural. Also significant are the Wiveton Downs, which envelope Wiveton in a rolling landscape distinct from the flat marshes to the north. The high ground also provides good views of the village.

The other Glaven ports, Cley and Blakeney, are important to the setting and understanding of Wiveton. They contribute not only to the historic context for the village but also are part of the physical setting with Cley, especially its church, prominent in views from Wiveton, as is the tower of Blakeney church.

# Section 3

## Historic Development

This section describes the history of Wiveton and discusses how the settlement pattern has developed over time.



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Wiveton may have had pre-historic origins but it was a large town by the eleventh century and flourished as one of the Blakeney Haven trading ports. Enclosure of the salt marsh in the early seventeenth century cut Wiveton off from the sea and resulted in its sharp decline. Largely rebuilt since then, Wiveton became a scattered village reliant on agricultural. Today it benefits from tourism on the North Norfolk coast.

## 3.1 EARLY HISTORY OF WIVETON

There is evidence of Neolithic occupation in the area near Wiveton, whilst Roman pottery discovered at one site in the village may indicate Roman activity.<sup>04</sup>

The place name Wiveton may stem from the Old English 'Wife's or Wifa's enclosure. The parish of Wiveton had been established by the time of the Norman conquest; the Domesday book reveals that prior to 1066 Thorgrim and Thorketel held the parish lands.<sup>05</sup> At the time of the Domesday survey in 1086, Wiveton already had a large population of 61 households assessed in two separate entries.<sup>06</sup>

## 3.2 MEDIEVAL HISTORY OF WIVETON

The documentary evidence for medieval Wiveton is relatively poor. There seem to have been two manors at Wiveton, which may reflect the two entries in the Domesday Book referred to above. The capital manor came to the Giffords, Earls of Bucks soon after 1086 and later descended by marriage to the Earls of Clare and Gloucester until the fourteenth century when it

came to the Earls of Stafford. It was held by them until the execution of Edward Stafford, Duke of Buckingham for treason in 1521, when it was granted to the Duke of Norfolk. The various earls and dukes did not reside in Wiveton and the manor was occupied by others. The second manor was held by William of Warenne in 1086 and had a varied descent before being settled on the Priory of Walsingham in the fourteenth century. After the Dissolution in the 1540s, it was granted to the Bishop of Norwich.<sup>07</sup>

From around the thirteenth century, the Carmelite friary of Blakeney<sup>08</sup> was located to the west of the current site of Wiveton Hall and a rise of ground was still recorded in the 1842 tithe apportionment as being called Friars Hill and Friars Hill Close.<sup>09</sup> The first incarnation of Wiveton Hall was built in the thirteenth century by the friary for the de Roos family who owned the land between Blakeney and Cley and had given land for the friary.

A medieval bridge was built at Wiveton, to the east of the church, around 1310; the bridge reduced the landward journey between Blakeney and Cley.<sup>10</sup> An enquiry at Holt in 1380 into this and a bridge at Cley established that there had been no bridge before 1290 but that people had crossed at the ebb of the sea. The two bridges were built by William Storm of Snitterley (Blakeney) for the soul of his father Hugh.<sup>11</sup> The current bridge probably dates from the fifteenth or sixteenth century although there has been considerable subsequent repair and partial rebuilding.

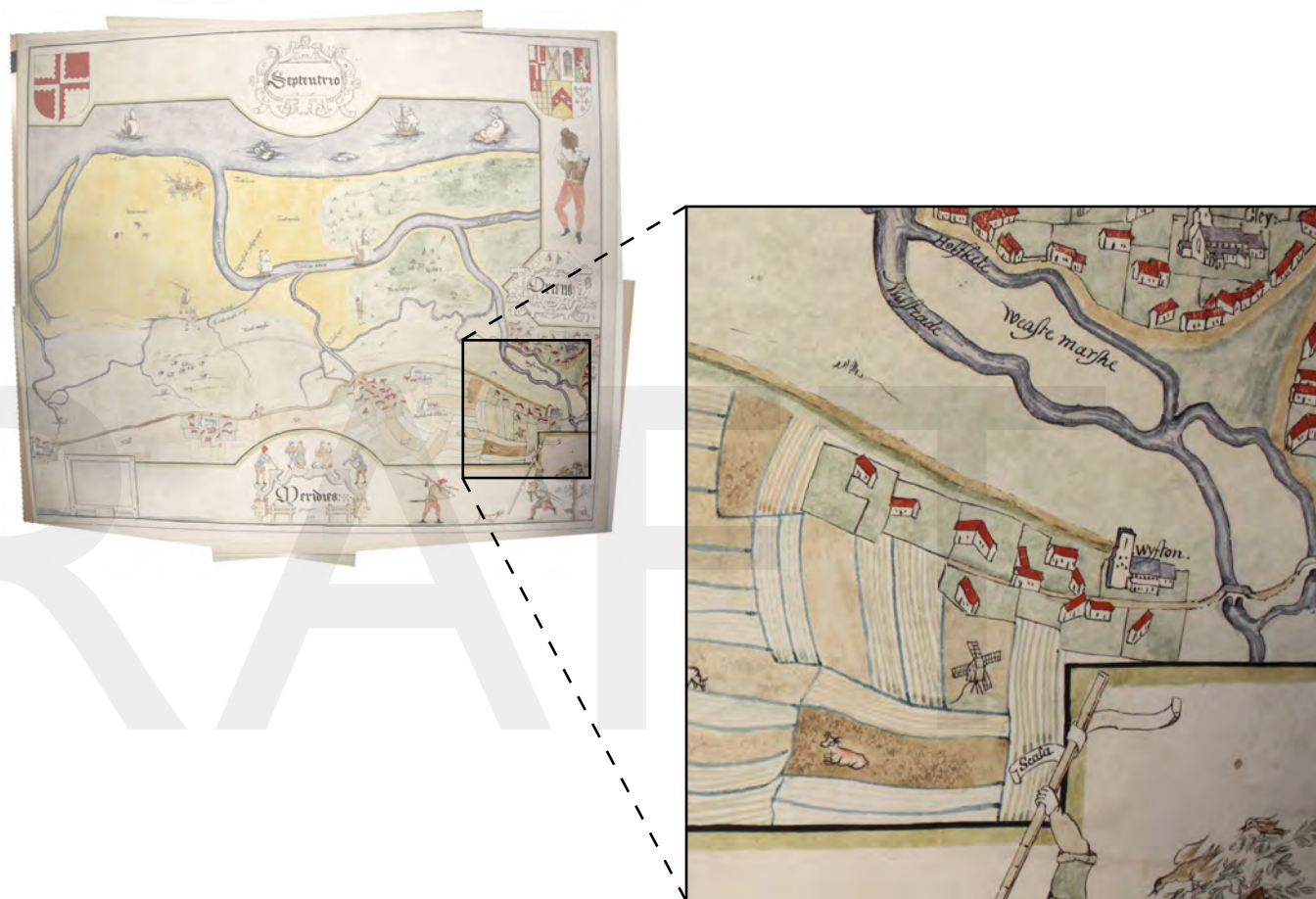
There are existing elements of the Church of St Mary that are thought to have also been built in the early fourteenth century: the west tower and the chancel. The nave and aisles were added later in the same century and the porches in the fifteenth century. It has been suggested that an earlier church existed slightly to the north of the current one. The fabric of the church reflects the trade thriving in Wiveton during the sixteenth century.

By the early sixteenth century the Glaven ports, Cley, Wiveton and Blakeney, were 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 were mostly agricultural, such as barley, malt and grain. The trade also provided further economic activity in terms of supplying the ships, for example, with prepared foods such as biscuits.

Despite the ports being collectively known as the Blakeney Haven, it was Cley and Wiveton that accounted for the greater part of the trading activity as they were more protected quays. In 1580, six ships were recorded at Cley and Wiveton and only one at Blakeney.<sup>12</sup> In 1582 Wiveton owned 13 ships, more than both Blakeney and Cley.<sup>13</sup> The record of so many ships at Wiveton, rather than Blakeney and Cley, may be owed to the popularity of Wiveton among ship owners as a place to build their homes.

The first known depiction of the Blakeney Haven ports, which Jonathan Hooton established had been surveyed reasonably accurately, is a map from 1586. It shows two river channels between Wiveton and Cley with Wiveton lying next to the largest channel opposite the larger settlement of Cley. The Blakeney channel was illustrated as much smaller than that leading to Cley and Wiveton.<sup>14</sup> Wiveton church is recognisable with its large square tower, nave and side aisles with red tiled roofed buildings and a windmill also shown. It is possible this was located to the west of the junction between Sandy Lane and Blakeney Road, on a plot known in the tithe apportionment of 1842 as Old Mill field, which also corresponds with the location of a mill shown on a map of 1797.<sup>15</sup> The 1586 map also shows that there were two bridges between Wiveton and Cley and that the Wiveton bridge had two arches, rather than just the one that exists today. Wright has suggested that the two bridges may have existed until the late 1730s although it is not known when the second span of the Wiveton bridge was removed.<sup>16</sup>

The exact location of Wiveton's quay has been debated. It is often said locally that the quay was just north of the church and that until relatively recently, mooring rings could still be seen on the outside of the churchyard walls. However, Hooton argues that if there was a quay here, it would have been a subsidiary one. He suggests the main quay was further north where there is an inlet.<sup>17</sup> A community archaeology dig found a range of pottery in this area, which would seem to corroborate this suggestion.<sup>18</sup>



Map of Blakeney Haven and the Port of Cley, 19th century facsimile of a 1586 original, thought to have been surveyed by John Darby (Norfolk Record Office)



### 3.3 WIVETON IN THE SEVENTEENTH CENTURY

In 1638 Wiveton had 20 ships, 7 more than in 1582.<sup>19</sup> However, the port's trade and access to the sea was soon to be severed. 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. 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>20</sup> The river past both Wiveton and Cley was cut off. The outline of the former harbour is visible in the fields between Wiveton and Cley. Whilst a fire earlier in the century had led Cley to develop a new quay to the north, Wiveton's anchorage was now 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 at Wiveton.

The bank, combined with natural accretion, resulted in the silting up of the main channel of the Glaven estuary. Philip Calthorpe had to remove the bank, but the years of interrupted trade and silting had permanently damaged Wiveton. 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>21</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>22</sup>

The physical changes were not the only causes of the decline of the Glaven ports: they were unable to keep pace with larger ports such as Lynn and Hull because they were not deep enough to take the ocean-going vessels that were the next phase in the development of maritime trade to North America and the East and West Indies. They also lacked the hinterlands to provide markets for large volumes of exotic goods. With the dawn of the Industrial Revolution, the Glaven ports were disconnected from the new economic heartlands.<sup>23</sup>

Amidst Wiveton's decline as a port, one significant building was constructed that still substantially survives today. Outside the Conservation Area, Wiveton Hall was built in 1652 for John Gifford, the son of a Gloucester merchant. It was constructed in what would have been a relatively old fashioned style, incorporating the Dutch-style gables that are common in Norfolk and reflect its close trading links with the Netherlands.

### 3.4 WIVETON IN THE EIGHTEENTH CENTURY

Wiveton had clearly ceased to be a port by the eighteenth century as it was omitted from the very accurate map ‘Great Britain’s Coasting Pilot’ by Captain Grenville Collins, which was published in 1693 and remained a much used navigational aid for decades. Wiveton must have fallen back on its agricultural economy although it may have continued to be part of the distribution of goods via river.

Faden’s map of Norfolk published in 1797 captures Wiveton at the end of the eighteenth century. It shows a single river channel between Wiveton and Cley crossed to the south-east of the church, which is indicated by a cross. Buildings are indicated on the site of the Wiveton Bell and moving up The Street, Church Farm and the cluster of buildings at the junction with Chapel Lane. Buildings are shown around the western curve of Chapel Lane as well as between Hall Lane and Leatherpool Lane. Wiveton Mill is shown as standing on the corner of Sandy Lane and Blakeney Road. Perhaps the most interesting detail of the map is the way it appears to show the northern area between Chapel Lane and The Street as being marsh or floodplain,

drawn in the same way as the river valley. It is possible that this indicates that this ground was once part of the riverine corridor and might explain Wiveton’s unusual street pattern (with Chapel Lane and Leatherpool Lane perhaps being the older streets that once followed the river course).

The middle of the eighteenth century saw works to the bridge. An illustration of Wiveton Bridge records a grand stone structure with a substantially-sized church rearing behind it. The parapet of the bridge bears the date 1757, presumably the date when rebuilding was carried out.<sup>24</sup>



Faden, Map of Norfolk, 1797 (Norwich Heritage Centre Norfolk and Norwich Millennium Library)



View of Wiveton Bridge, Francis Stone, c.1820 (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)

### 3.5 WIVETON IN THE NINETEENTH CENTURY

In the 1820s the embankment of the River Glaven cut Wiveton off from the sea, fully ending its maritime links. An 1824 Act enclosed lands in Wiveton as well as surrounding parishes, including Cley and Blakeney; landowners with the largest land holdings over the area include W. Buck, Lord Calthorpe and J. Bolding.

The accompanying plans provide the first fairly accurate depictions of individual buildings in the village as well as showing the field boundaries. Apart from the church, the only buildings at the south end of the village are those along the Blakeney Road. Similarly, on the east side of The Street as far as Chapel Lane, only Church Farm, Church Cottage and the terrace of cottages behind it. A distinct cluster of dwellings is discernible at the south end of Chapel Lane whilst further up are Primrose Farm, Double House and two other dwellings, one of which was the parsonage, with Church Barn indicated in grey. Hall Lane House is shown at the south end of Hall Lane with an associated outbuilding. A dwelling is also shown in pink on Leatherpool Lane with a large mass of grey buildings indicating Wiveton Barns. Wiveton Mill, however, had disappeared.

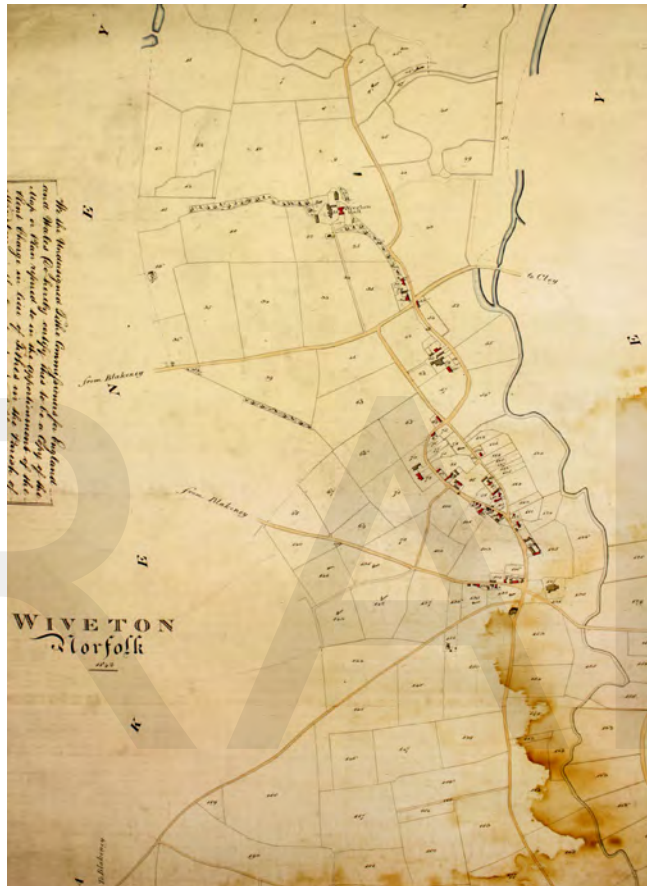


Detail from plan of lands in Wiveton and Cley next the Sea: Inclosure, embankment and drainage, 1824 (Norfolk Record Office)

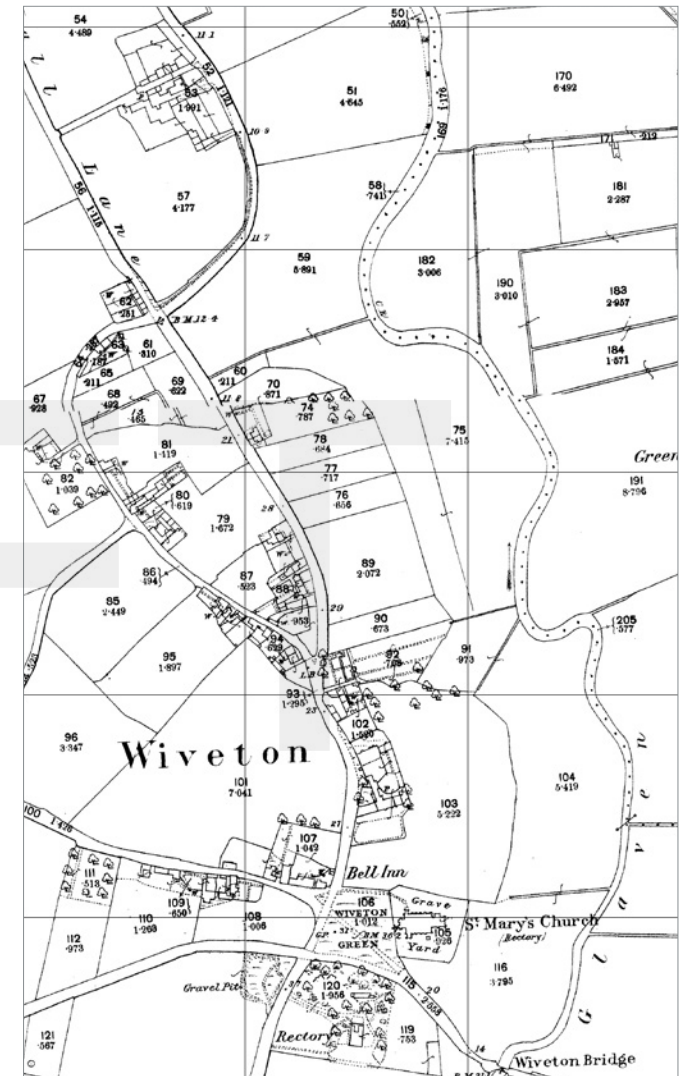


The tithe map of Wiveton (1842-43) shows that a few additional buildings appear to have been built since the enclosure of land two decades earlier. The buildings at the east end of Blakeney Road seem to have been partly rebuilt and an outbuilding added, whilst Green Farmhouse is also shown, which it was not on the 1824 map. Church Farm had acquired a new barn range whilst Sycamore House had been built at the junction with Chapel Lane. Further north along The Street, the first building in this part of the village, Glaven Cottage, had been constructed. On Chapel Lane, The Willows was also newly built, whilst the Double House had new outbuildings. Just outside the Conservation Area to the north, Leatherpool Place is shown as a small cottage and outbuilding. To the south-east of the village, small black rectangles indicate a mill. The Tithe apportionment records that Wiveton Hall, which is situated to the north, outside of the main village, was owned by William Buck. The principal landowners at this time were William Buck and George Nathaniel Best.

The 1887 map of Wiveton records that relatively little change had occurred since 1842. The most significant change was the demolition of the parsonage and the construction of a grander new Rectory to the south of the village green. No mill is shown to the south-east of the village. Glaven Cottage is shown as a pair of cottages whilst Hall Lane House is shown as a terrace of cottages.



Detail from the Tithe Map of Wiveton, W. G. Bircham of Fakenham, 1842-43 (Norfolk Record Office)



OS map of Wiveton 1887 © Crown Copyright 2018. All rights reserved.  
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### 3.6 WIVETON IN THE TWENTIETH CENTURY AND RECENT HISTORY

The pace of change to the built environment of Wiveton remained slow at the end of the nineteenth century. The first OS map of the twentieth century shows that what had been barns on the tithe map had become a dwelling known as The Lodge. On the opposite side of Hall Lane an L-shaped barn associated with Home Farm had been constructed. On The Street, Glaven Lodge was built, replacing an earlier building. The pair of cottages adjoining it had become a single dwelling but would be demolished by 1977.

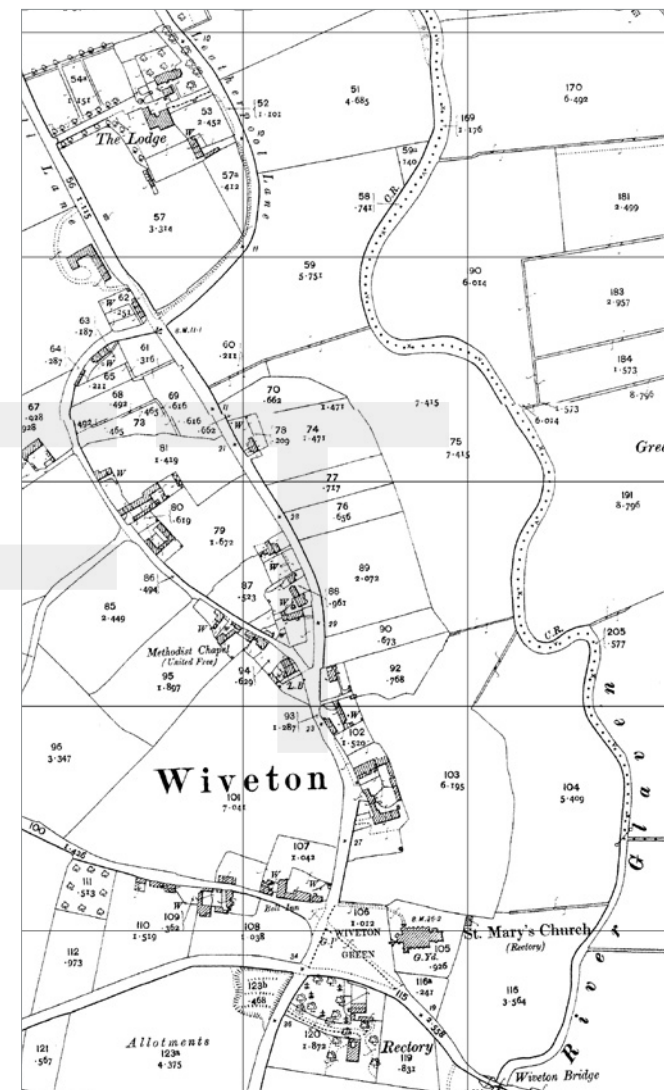
Early twentieth century photographs of the village capture some of the key heritage assets: the church and the bridge.



Wiveton Church, 1929 (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)



Wiveton Bridge, c.1930 (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)



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



Wiveton Church from Cley (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)

The Parish Room on The Street was built in 1911, as commemorated by the foundation stone, which was laid to commemorate the coronation of George V. It was built on the site of an older building and was subsequently extended.

Completed in 1914, a pair of cottages were added on Hall Lane to a design by Stanley J Wearing ARIBA, an architect who moved to Norwich to establish a practice shortly before the First World War. Although much of his work involved designing houses in Norfolk, the two examples of his work that are nationally listed are in Cirencester, Gloucestershire. No. 2 Barton Lane and the terrace of 82, 84 and 86 Gloucester Street, which are accomplished vernacular designs using local stone.<sup>25</sup> The drawing of his Wiveton cottages that appeared in *The Builder* survives in the Norfolk Record Office.

In the interwar years and immediately after, Wiveton acquired some new dwellings the styles and characters of which reflected wider trends than the more traditional materials and designs of North Norfolk. As in many other villages around the country, a row of semi-detached houses was built on the edge of the village on Blakeney Road. The three pairs of houses are of two different designs and appear to be constructed from concrete blocks. On the east side of The Street, Rosemeade was built whilst, Wayside House was built at the junction with Chapel Lane. Wayside House is built of manufactured bricks with distinctive windows of the mid-twentieth century. By contrast, Stonebridge

House, which was built in 1930, was constructed in a softer red brick with gables that both references the Arts and Crafts style and the local Norfolk vernacular.

The next two decades down to the next OS map published in 1977 saw a spate of house building in Wiveton. The entrance to the Rectory was altered to allow the construction of Wiveton Green to the west. Further west along the Blakeney Road, Longfield was built behind the semi-detached houses whilst two dwellings were built to the south-west. A cottage was built behind the Bell on The Street with several others being built on both sides of The Street north of the junction with Chapel Lane. Similarly, several new dwellings were built along Chapel Lane, whilst what is now Hall Lane House had been converted from a terrace into a single dwelling. Hornpie Cottage had also been built off Hall Lane on the east side whilst three new buildings had been constructed on a track to the west of Hall Lane. Utilities buildings had also been constructed, with the two telephone exchange buildings on Hall Lane and the sewage pumping station on Leatherpool Lane.

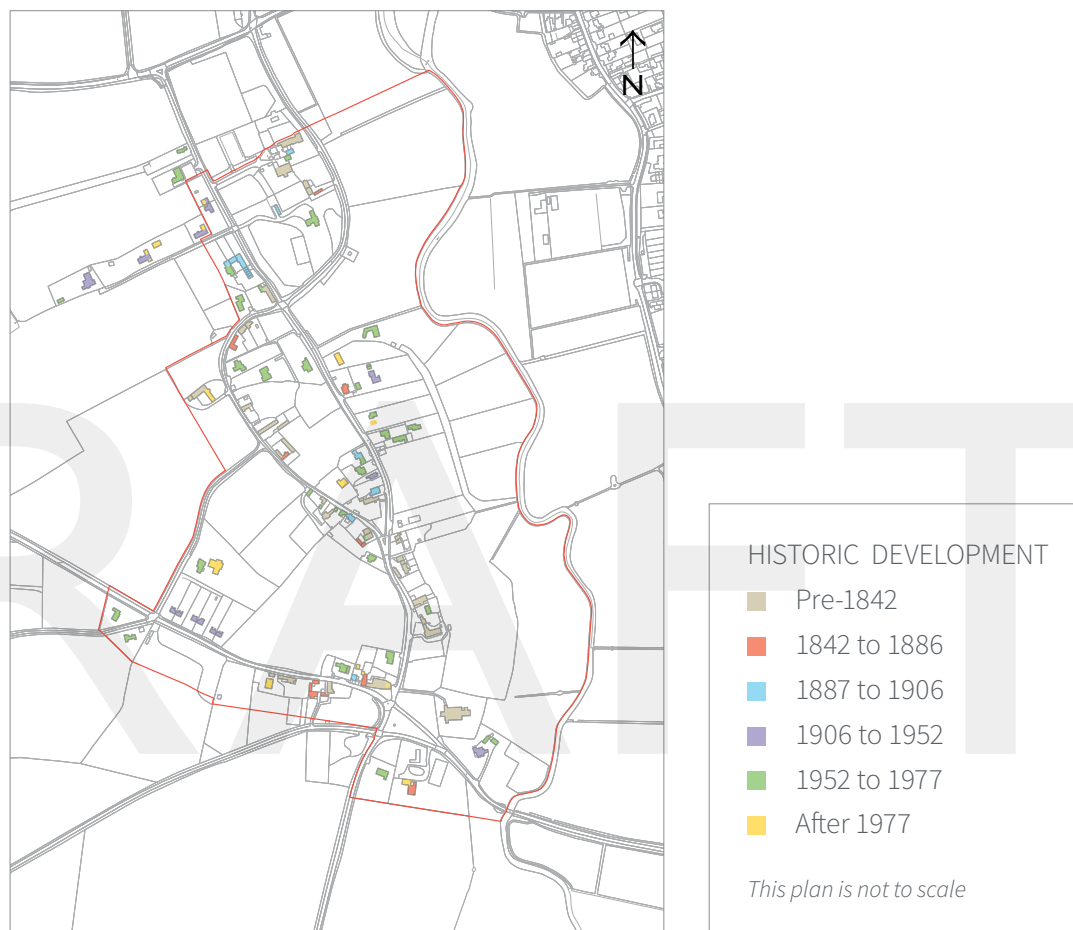
The rate of building has slowed since the late 1970s with more recent works often involving the construction of new dwellings as replacements for the mid-twentieth century ones, as on Sandy Lane and The Street. Small additional buildings have been built or existing outbuildings have been converted next to existing buildings for letting as holiday homes.



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

### 3.7 HISTORIC DEVELOPMENT PLAN

This plan indicates the age of the existing built fabric of the main buildings and structures in Wiveton. 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.



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# Section 4

## Character Assessment

This section describes the elements of the Wiveton 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 Wiveton Conservation Area covers almost the entire village of Wiveton, following the sporadic development along The Street, Chapel Lane, Hall Lane and Leatherpool Lane. The focal point of the southern portion of the Conservation Area is the crossroads of Bridgefoot Lane and Blakeney Road. The only adjoining developed areas excluded from the Conservation Area are two very small areas of modern development to the north of the village.

Wiveton is a village of roughly 74 households with the civil parish covering an area of roughly 4.25 km<sup>2</sup><sup>26</sup>, more than is covered by the Conservation Area. The village sits on the west bank of the River Glaven, opposite the settlement of Cley-next-the-Sea. It is located approximately one-mile south-east of Blakeney, four miles north-west of Holt and 27 miles north-west of Norwich. Wiveton 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. Wiveton Downs Site of Special Scientific Interest (SSSI) is located to the south-west of the Conservation Area.

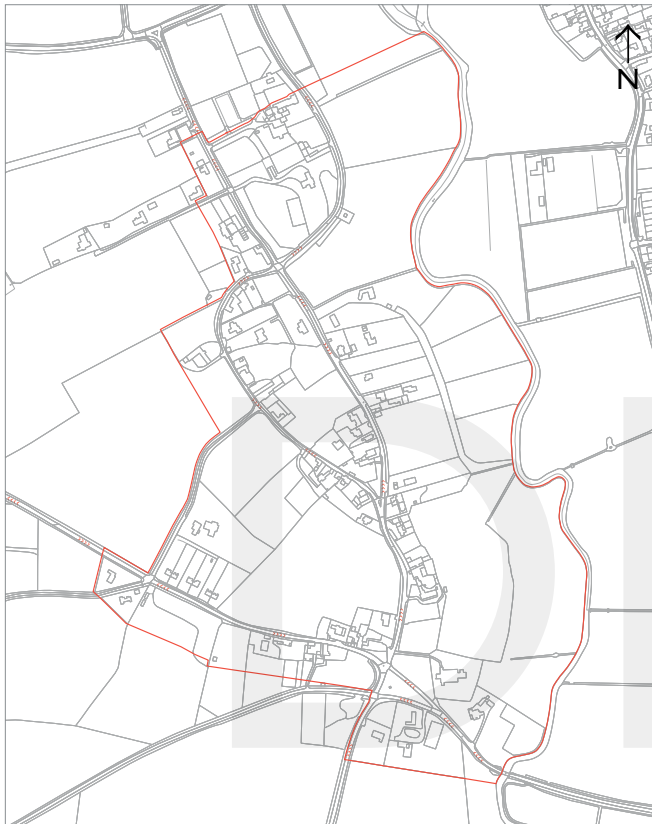
The village is on low lying land next to the River Glaven. The land rises towards Blakeney in the north-west, as well as rising northwards along The Street and Hall Lane. The bedrock geology is principally chalk, formed in sedimentary deposits. Superficial geology includes deposits of alluvium and clay.



WIVETON 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*



Plan showing changes in gradient within Wiveton 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.

#### GRADIENT CHANGES

» Gradient Increase

*This plan is not to scale*

## 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 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.

### 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.

At Wiveton, the natural landscape setting is an important part of the character of the village. This is described below, together with details of Wiveton'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 that they have no value.



#### 4.2.1 Surrounding Landscape

The village is surrounded on all four sides by agricultural land and open fields. To the east, the River Glaven borders the village, across which can be seen the village of Cley. The Cley Parish Church (of St Margaret of Antioch) constitutes a major landmark in views across the valley. Though the village is surrounded by fields to the north, these are divided from it by the Coast Road, a busy A-road connecting settlements on the North Norfolk Coast. Due to the fall in the land, Wiveton is not visible from the Coast Road itself.

To the south-west of the village are the Wiveton Downs, a sand and gravel ridge that is also known as the Blakeney Esker. A glacial formation of outstanding importance, it is designated Site of Special Scientific Interest (SSSI). The SSSI citation notes that it is part of a suite of landforms that are unusual in such proximity, especially in southern England.<sup>27</sup> The Wiveton Downs are also a Local Nature Reserve. The dominant vegetation of the Downs are gorse, heather and oak. The road is lined by a row of mature beech trees that are also a notable local landmark.



*Gently sloping fields with row of pine trees on the ridge to the west of the village*



*Glaven river valley to the east of Wiveton*



*Salt marsh north of the Conservation Area*



*Wiveton Downs*



### 4.2.2 Relationship with Other Settlements

Historically a group of settlements formed the Glaven Ports including Wiveton, Cley-next-the-Sea and Blakeney. These were fishing ports in the medieval period, with origins as inlets around the coast which provided a base for longshore fishermen. The expansion of the ports was encouraged by imports of salt for the fishing industry 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 Wiveton and Cley would have been dominated by water, with the river a prominent feature cutting between these two settlements. Whereas the river does at least still flow past Cley's quay, Wiveton lacks any such evidence of its past as a port. Being further south, there is not the same connection either between the village and the salt marshes.

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.

Views also connect the villages. Cley is clearly visible across the River Glaven to the east of the village, while Blakeney Church at the top of Howe Hill can be seen in views to the west and north-west. 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 Conservation Area

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

Due to the dispersed nature of the settlement, views outside of the Conservation Area generally give limited impression of the scale of development within the village. However, the Wiveton Downs provides hills from which there are good views into the village, notably from Ruberry Hill over which the Wiveton to Blakeney Road passes. All these views, however, underscore the rural character of the village as they are dominated by hedges and glimpses of fields beyond.

Further views of the village are possible from the north-south stretch of the Holt Road in Cley. The Church remains the most prominent landmark from this vantage point with houses along The Street also visible. The hill to the north-west of Newgate in Cley is crossed by a footpath, from which there is a good view of both Cley and Wiveton churches together, the latter forming a smaller echo of the former. From the hill to the south, on the Bayfield Estate, the relationship between Blakeney, Wiveton and Cley is evident, with their church towers providing way markers in the landscape. The view also shows the relationship of Wiveton and Cley to the mouth of the River Glaven.

Key views are included on the subsequent pages. Further images are located in [Appendix B](#).



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

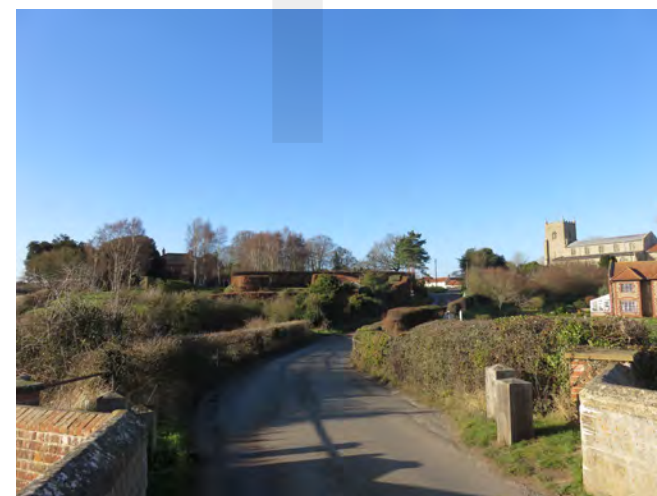
### View 01

Into the Conservation Area from the unnamed road to south. Though much of the village is hidden, the Church is clearly visible.



### View 02

Into the Conservation Area from Wiveton Bridge. This view gives the clearest view of the Church and houses on the southern periphery of the village.



### View 03

Across the Conservation Area to the Church, from a private road off Hall Road.



### View 04

Towards Wiveton from Newgate Green in Cley. The church is clearly visible across the river valley, as are houses along The Street.



### View 05

From the footpath between Church Lane and Old Woman's Lane in Cley with Wiveton church echoing Cley church.





## View 06

From Ruberry Hill



## View 07

Towards Wiveton and  
Cley from Wiveton Downs



## View 08

From sea bank towards Wiveton



## View 09

From Bayfield Estate looking north across the mouth of the River Glaven, including Blakeney, Wiveton and Cley

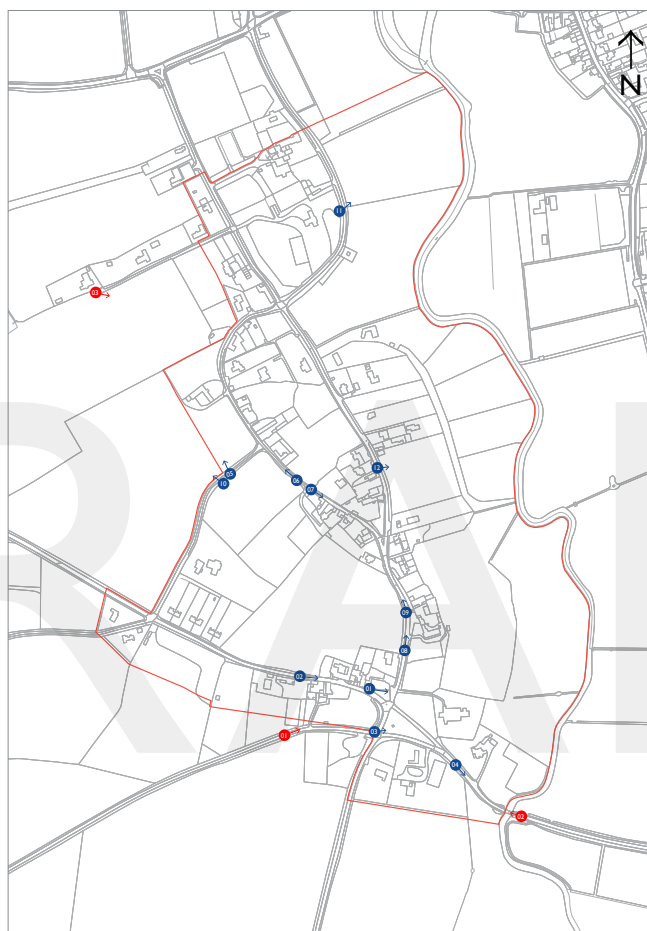


#### 4.2.4 Views within Conservation Area

At the southern end of the village, the key views mostly focus on the church, which is the village's dominant landmark building. It not only forms the focal point from views around the village green but also from the two roads that approach the green from the west. Along Blakeney Road, the historic buildings at the east end of the road contribute positively to the view, framing the church but also forming an attractive group on either side of the street. The bridge also forms the focal point of attractive views across the river valley from Bridgefoot Lane.

The farm buildings and cottages along The Street and Chapel Lane form attract street views that do not have particular focal points but instead combine massed historic buildings within the local landscape. Along Hall Lane and Leatherpool Lane the buildings are more dispersed and so views tend to be of individual buildings seen in the context of leafy lanes and whilst these are attractive, they have not been included as key views of the Conservation Area although they are key views of individual heritage assets.

The sparse development of the village permits numerous views out of the Conservation Area that reinforces Wiveton's relationship to the settlements of Cley and Blakeney. The churches of both are clearly visible across the open fields surrounding the village, and much of the south of Cley is visible across the River Glaven.



#### VIEWS WITHIN CONSERVATION AREA

- Wiveton Conservation Area Boundary
- Views within the Conservation Area
- Views into the Conservation Area

*This plan is not to scale*

Plan showing location of key views. A selection of numbered key views has been included here with further view images included in [Appendix B](#). © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



### View 01

Of Wiveton Church from outside the Wiveton Bell



### View 02

Glimpsed view of the Church from Blakeney Road with Green Farm and historic cottages lining the street



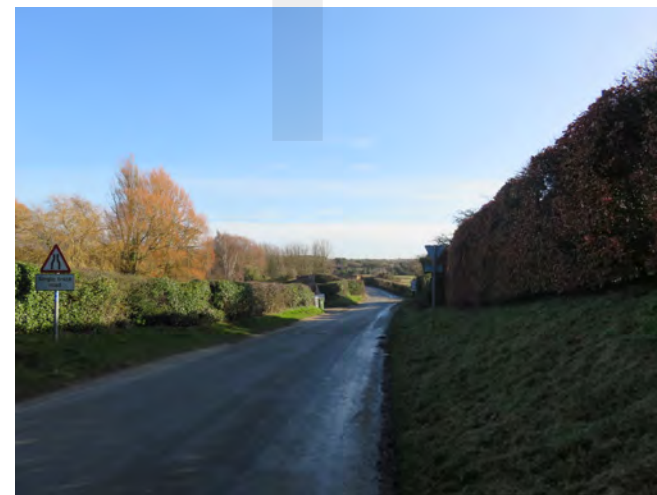
### View 03

Of the Church from the carpark on Glandford Road



### View 04

Of Wiveton Bridge from Bridgefoot Lane





### View 05

North along Chapel Lane with the barn of Primrose Farm and Double House on the right and the row of pines on the ridge visible above the farmland outside the village



### View 06

South down Chapel Lane with the small cottages clustered on the right and a traditional flint wall bounding the left side of the street.



### View 07

North along The Street from outside Church Farmhouse. The buildings are framed by trees creating an attractive rural village vista.



### View 08

North along The Street with the historic barn of Church Farm prominent in the foreground opposite fields bounded by a flint wall with the cottages and houses beyond made more visible by the rise in ground level.



## View 09

Towards Blakeney Church  
viewed from Sandy Lane



## View 10

Towards Cley from The  
Street



## 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.

Wiveton is a dispersed settlement with an unusual street pattern. Dwellings are arranged along some sections of an elongated figure of eight street pattern with few dwellings on the eastern side. This figure of eight is linked by a single street to the village green where five roads meet. A group of buildings occupy the area to the north-west of the green with the church and three dwellings arranged to the east and south.

There is no standard plot arrangement within the village, which contains a mixture of terraced cottages, detached dwellings and farm complexes. In general, the more modern houses are located in large individual plots (for example the three to the west of Hall Lane, Hornpie House, and Trade Winds and Waterside on Chapel Lane), while the historic buildings form clusters of cottages. However, it should be noted that there are some higher status historic buildings located in their own plots, such as the Old Rectory and Stonebridge House. Plot boundaries in the modern village generally follow the late nineteenth century field patterns, which are still clearly visible, even where sub-division has occurred.

Unlike the more densely built up villages of Cley and Blakeney, Wiveton does not have alleys or lokes. There is only one pedestrian path, which is the bridleway known as Sandy Lane.

#### PEDESTRIAN ROUTES

— Pedestrian Route

*This plan is not to scale*



Plan showing pedestrian routes within the Wiveton 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 Wiveton, there is relatively little formal public realm with no pavements and little street furniture.

All the public highways within the Conservation Area are tarmacked, though a number of private drives and access roads are gravelled to differentiate them from the main highway. Along Chapel Lane, there is an area towards the crossroads with Hall Lane and Leatherpool Lane which is gravelled as carparking and a passing place. A gravelled way provides access across the north end of the green to the church. Sandy Lane, a public bridleway, is also gravelled to allow for vehicular access from Blakeney Road as far as Longfield, thereafter being a grass path. An unpaved path at the west end of the green provides safe pedestrian passage from the car park to the pub. The only other paths are at the north end of the village outside the Conservation Area.

Street furniture in the village is minimal. There is no street lighting and electricity and telegraph pylons are simple timber poles. There is a single K6 telephone box located along The Street and a Victorian postbox set into the wall just south of the junction with Chapel Lane. A flint and brick roofed bus shelter is located in the middle of the green, whilst a timber bench is located on the south side of the green. There are also low timber bollards at points around the green.



*Telephone box on The Street*



*Post box set into a wall along The Street*



*The village green from the south-west, showing road signage and bus shelter*



The signage in the village has recently been replaced to omit as much standard road signage as possible and to provide simple fingerpost signs for directions at the village green and the four-way crossroads at the north end of the Conservation Area. There are still some standard signs, such as Give Way signs, but these have been kept to a minimum. Village name signs on entering the village are also simple and small.

The village carpark is located at the south-west corner of the green between Glandford Road and an unnamed road, just outside the Conservation Area. It is a gravel carpark, with a grass overflow, though the entrance is covered with concrete reinforcement setts. There is a recycling bin located in the carpark.



*The village green from the west, encompassing the pub beer garden*



*Northern entrance to Sandy Lane*



*Entrance to Sandy Lane from the south*



*Carpark at the south-west corner of the village green*



## 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.

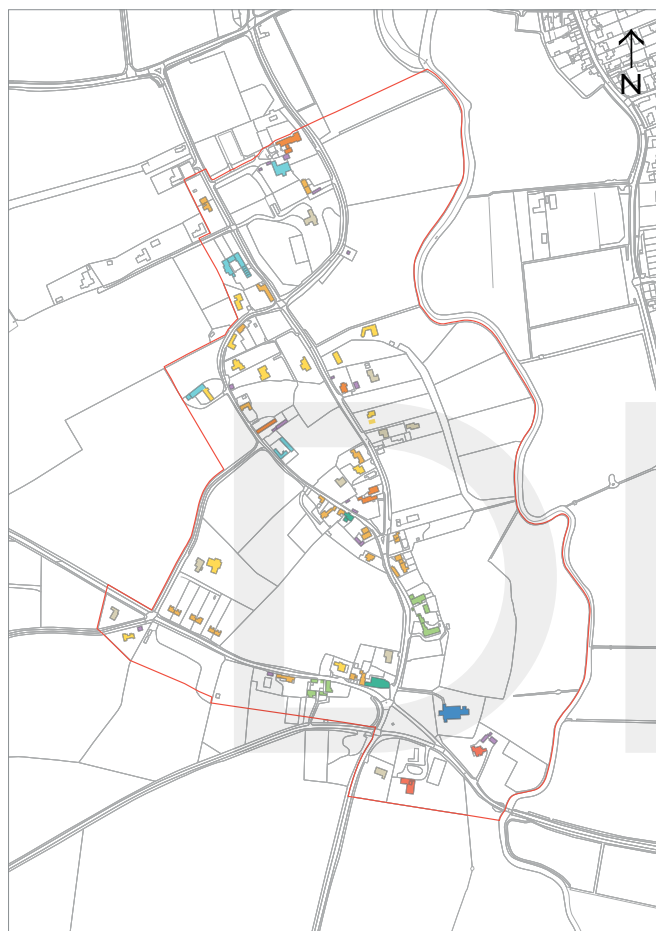
The buildings across the Conservation Area are generally relatively small in scale. Throughout the village, almost all the houses are of either one or two storeys in height. With Wiveton Hall located outside the Conservation Area, the largest scale dwellings are the Old Rectory and Stonebridge House, at the south end of the village. These are close to the village's largest landmark building, the Church, which is prominent through a combination of its scale and elevated position.

Most of the buildings in the village are very simply massed with a single main range, sometimes with a secondary, single storey range that is often under a catslide roof. Some buildings are L-shaped with a gabled range facing the street. The simplicity of the massing of individual buildings is enhanced by the way in which most buildings are set in their own plots and are often not read with other buildings. However, there are small clusters of buildings within the village and in these locations, the small irregularities of positioning and the varied heights and styles of rooflines create an attractive, rural vernacular assemblage. This is true also of the groups of farm buildings.

### 4.4.2 Building Types

This section considers the different building types that can be found in the Wiveton 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. The plan adjacent indicates building types. The subsequent text considers four principal building types:

- Residential;
- Farm;
- Ancillary buildings; and
- Religious, Communal and Commercial.



#### BUILDING TYPES

- Place of Worship or Communal Building
- Commercial
- Agricultural
- Converted Agricultural/Industrial/Public
- Ancilliary Building
- Large Scale Historic
- Medium Scale Historic
- Small Scale Historic
- Modern - Local Materials
- Modern - Non-Local Vernacular

*This plan is not to scale*

Plan showing types of buildings in Wiveton Conservation Area  
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## Residential Buildings

Almost all of the buildings within the Conservation Area are residential dwellings. They vary in size and style but most incorporate flint and red brick to a large extent.

There are few large houses within the Conservation Area with the principal house, Wiveton Hall lying outside the Conservation Area. The largest dwellings in the Conservation Area are at the southern end and were relatively late additions to the village in the mid-nineteenth and early-twentieth centuries. The Old Rectory is a neo-Georgian red brick house with sash windows and a slate roof, whilst Stonebridge House, built in 1930 is an Arts and Crafts style house that uses traditional local materials of flint, red brick and red clay pantiles.



Historic cottages, The Street

Most of the historic dwellings in the village are small in scale with low eaves heights. They are usually flint with red brick dressings and red brick chimneys although a very small number, such as Sunny Corner, have been rendered. Many of the cottages include red brick dentil cornices, which add a higher level of design than is typical of village cottages.

In the late nineteenth and twentieth centuries, dwellings were often designed in styles and using materials that distinguish them from the local vernacular. Examples included the painted brick, symmetrically designed Glaven Lodge, the painted concrete block semi-detached houses on Blakeney Road and Wayside House, which is a typically mid-twentieth century design built of manufactured pressed red bricks.



Glaven Lodge, The Street

In the second half of the twentieth century and the twenty first century, houses, cottages and bungalows have been built mostly using flint with red brick dressings although a small number are of red brick or timber cladding. There is a considerable difference, however, between the more vernacular style of buildings such as Two Trees Cottage and the designs of dwellings such as Tremara and Trade Winds, which are more conventional in their form.



Detached historic brick and flint house, Sycamore House, The Street



Early twentieth century detached large scale house, Stonebridge House, Bridgefoot Lane



Eighteenth century brick built detached house, the Old Rectory, Bridgefoot Lane



Mid twentieth century semi-detached house, Blakeney Road



Well Cottage is a typical example of a large modern cottage built using local vernacular materials



Two Trees Cottage off Blakeney Road is a modern cottage that adopts local vernacular detailing and design as well as materials



Tremara on The Street uses typical local materials but the design is universal



Modern bungalow set in large plot, not in the Conservation Area. This mixing of cottage proportions on large plots is more common to modern development.



## Farm Buildings

The agricultural heritage of the village is expressed through the high number of farm buildings found within the Conservation Area, many of which have since been converted. At the heart of the village, Church Farm remains a working farm with the historic farmhouse, barn and outbuildings augmented by more recent, sometimes less sympathetic additions. Green Farm on the Blakeney Road at the south end of the village is an important collection of farmhouse, barn and outbuildings but these are in poor condition, which detracts from their appearance and the Conservation Area.

Primrose Farm and Church Farm barn on Chapel Lane have been converted, as has the comparative recent Home Farm barn on Hall Lane and the much larger scale and older Wiveton Barns that can be glimpsed from Leatherpool Lane.

The agricultural barns and outbuildings are generally simple flint and brick buildings with pantile roofs and historically had few, if any, windows. However, windows and roof lights have typically been inserted where they have been converted. They are generally arranged around a yard. The farmhouses are vernacular buildings of flint and brick, similar to the cottages in the village but generally have a slightly more substantial air to them.



*Green Farmhouse and shed, Blakeney Road*



*Church Farm Yard, The Street*



*Part of the converted turn of the twentieth century barn formerly associated with Home Farm, Hall Lane*



*Wiveton Barn, Leatherpool Lane*

*The converted Church Farm Barn, Chapel Lane**Converted barn of Primrose Farm, Chapel Lane*

### Religious, Communal and Commercial Buildings

There are very few buildings within the Conservation Area that are not residential or agricultural. At the south of the village is situated the Church and the Wiveton Bell, the pub. The Church is the most prominent building in the village, dwarfing all other structures, and with finely detailing perpendicular tracery and knapped flint decoration. The Wiveton Bell is formed of a series of structures, the main building is two storeys with a low eaves line whilst the adjoining building to the west has an attic lit by a dormer. The different structures are varied in height and roof but three of the four are united by painted render to the walls.

Along The Street lies the Parish Room, a single storey, single cell structure erected to commemorate the coronation of George V in 1910. Like the architecture of much of the village, it is constructed of flint with brick detailing, though set in a very constrained plot.

There is also a building at the south end of Chapel Lane that has a projecting bay window, which may have been the village shop. Historic trade directories from the second half of the nineteenth and early-twentieth centuries indicate there was a shop in Wiveton that was run by various members of the Coe family.

Lying just outside the Conservation Area on Hall Road is the modern telephone exchange. There is a modern electricity hut on Leatherpool Lane which is red brick with a hipped pantile roof, though the fencing and surrounding boxes detract from its appearance.



*Parish Room*



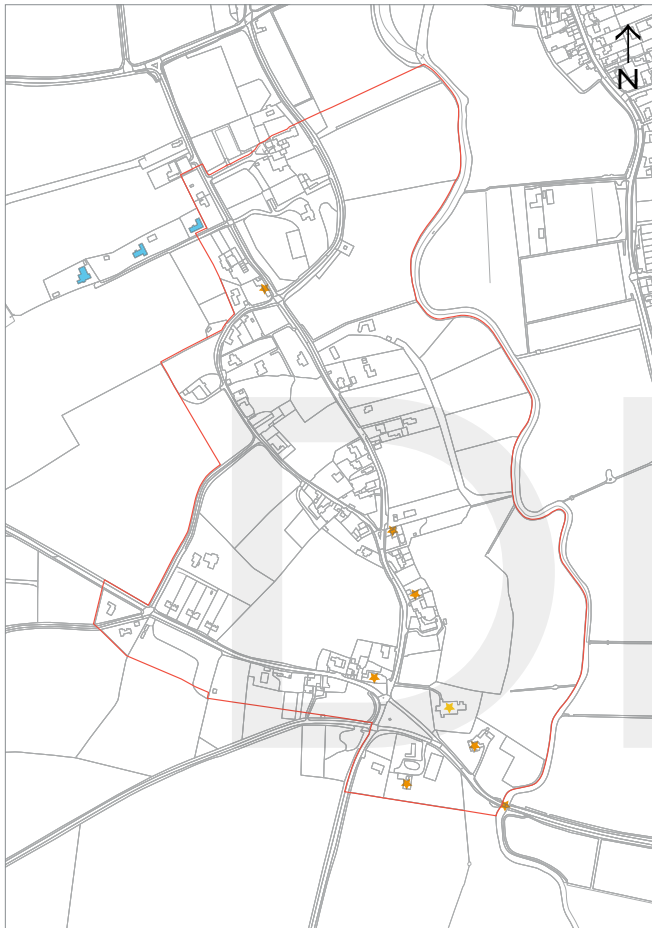
*St Mary's Church*



*Wiveton Bell*



*Possible historic shop front on Chapel Lane*



#### 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 within Wiveton 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 generally, the most common building material is flint. A number of different flint walling techniques have been used. These include:

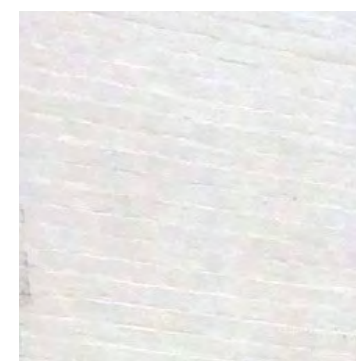
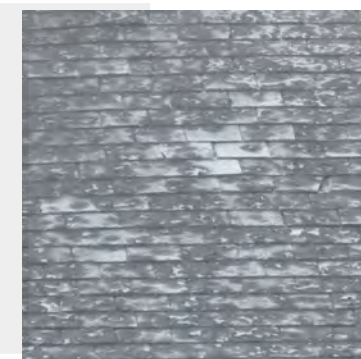
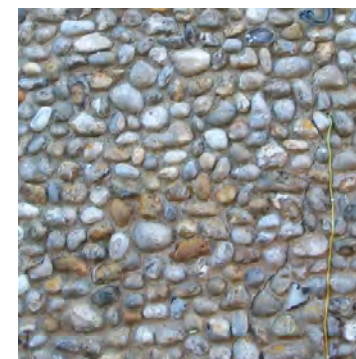
- Cobbles (beach flints)
- Field flints
- A mixture of flint and brick construction (either brick rubble or brick incorporated in a designed pattern)
- Knapped flint, found on areas of the Church and other high-status buildings, sometimes with galletting.

Generally, the flint has been left uncovered, though there are instances of it being painted or rendered.

On most buildings, the flint walls have been paired with brick detailing, such as window surrounds, quoins and string courses. On the outskirts of the village, a number of more modern buildings are built wholly of brick, though there are examples of historic brick-built properties, such as the Old Rectory and Glaven Lodge. Typically, the brick used is red in colour.

Almost all the roofs within the Conservation Area are constructed of clay pantiles, either natural or with a black glaze in the Dutch style. The only exceptions are the Church and the Rectory, which have slate roofs.

Windows are typically timber, though there is some use of uPVC both on modern and historic properties. Doors are also most commonly timber, often with glazed sections. On modern properties, uPVC doors are also common, though these are typically not used on historic buildings.





#### 4.4.4 Architectural Details

The properties in the Conservation Area are mostly built to a simple vernacular style and many date from the nineteenth and twentieth centuries. An important contributor to the character of the Conservation Area is the variety of details, rather than a consistency of details.

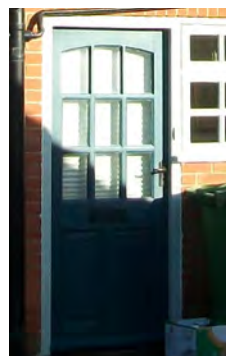
Windows are typically timber casements, though there are some properties with sash windows. There is no common style of sash or casement windows, with many different arrangements of panes being used. Leaded glazing is rare but is found on Welcome Cottage. There are also a number of uPVC windows which have been inserted in historic properties, both on front and side elevations, which detract from their overall appearance.

Dormer windows are found on several buildings, mostly commonly as pitched dormers often with timber weatherboarding. However, there are some examples of the long catslide, tiled dormers that are typical of the region.

Doors are generally half glazed, though like the windows, this takes a variety of different forms. There are some examples of solid doors, both simple tongue and groove doors and more elaborate historic styles.

Brick detailing is commonly used across the Conservation Area. This typically takes the form of alternating quoins at the corners of buildings and to frame windows and sometimes doors. Windows and doors usually sit beneath flat brick arches but sometimes these are slightly arched. The arches are unmoulded. Brick cornices appear on many dwellings, mostly typically as dentil cornices but sometimes as more elaborate arrangements. Generally, the brick has been left untreated.

Chimneys are another important feature. At least one is found on almost every building in the Conservation Area. They are almost all red brick and many on the older buildings show phases of rebuilding. Older chimneys are generally larger than later ones, which have a slimmer profile. Most chimneys have some degree of detailing around their tops. Chimney pots have often been replaced or been substituted for modern flue tops. Many chimneys have aerials or satellite dishes fixed to them, which detracts from their appearance and silhouette.





#### 4.4.5 Boundary Treatments

Walling is the predominant boundary treatment throughout the Conservation Area. These are most commonly flint, some with brick coping and detailing such as buttresses. Walling is found in higher density towards the more developed south of the village, though it exists in the north, such as along the east side of Hall Lane. Walling is not only used to demarcate the boundaries of dwellings but also of fields, as on the west side of the Street opposite Church Farm and the north side of Blakeney Road opposite Green Farm. Whilst some of the flint walling in the village may have medieval origins, the walling around buildings such as the late-nineteenth century Old Rectory and to more recent dwellings along The Street show flint walling has remained a method of boundary demarcation to the present time.



Flint walling with brick and flint buttress, Hall Lane

Another common boundary treatment within the Conservation Area is hedges and dense tree planting. These are usually not closely clipped, particularly in the north of the Conservation Area, where they are only managed so far as to allow cars to pass. Those to the south have a different feel, as they are part of the enclosure associated with farms concentrated in this area and are therefore more manicured.

Where fences are used as boundary markers, it is typically along rear elevations and within gardens, though there are sections of fencing separating properties from the road along Hall Lane and The Street. Fencing is also used to create high boundaries above walls on Chapel Lane. Wire fencing is used as a boundary around the modern electricity hut on Leatherpool Lane.



Wire fencing on Leatherpool Lane



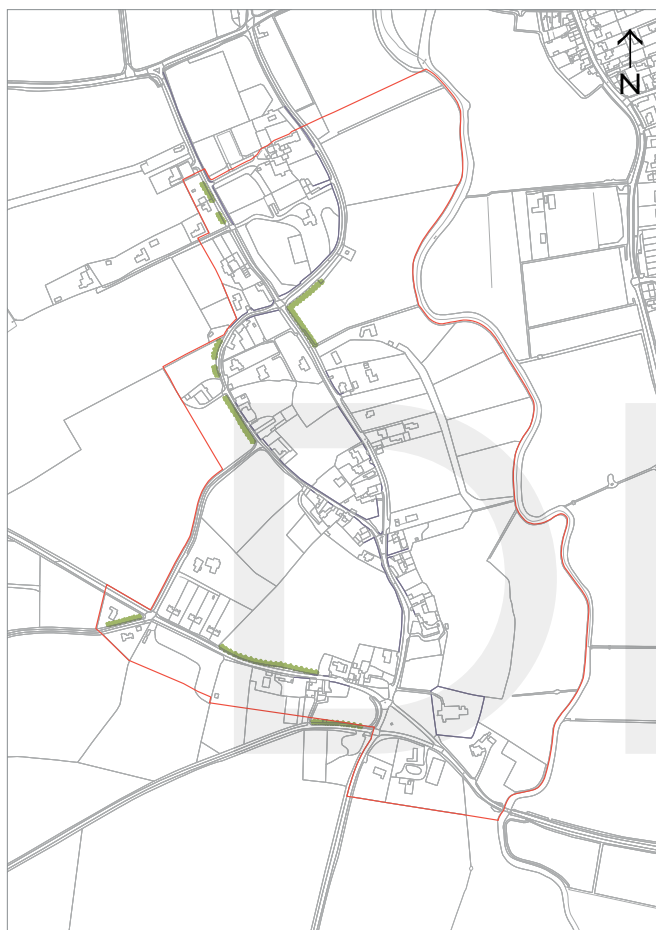
Unkept hedges and tree planting along The Street



Maintained hedgerows along Blakeney Road to the south



Flint walling associated with Green Farm, Blakeney Road



#### BOUNDARY TREATMENTS

- Walls
- Hedges

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Plan showing boundary treatments within Wiveton 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 GREEN LANDSCAPING

### 4.5.1 Open Spaces and Greens

There is a large amount of green space included within the Conservation Area, which although not publicly accessible, contributes significantly to the character of the village and most of which can be enjoyed in views from the streets and footpaths. The open green fields of the river floodplain on the east side of the village are highly significant as part of the formerly tidal area that enabled Wiveton's medieval trading. It also provides a buffer from the village of Cley less than a mile away. The fields between The Street and Sandy Lane and south of Church Barn are similarly important in contributing to the dispersed rural character of the Conservation Area.

The only public recreational area within the village is the green at the southern end of the Conservation Area. The green comprises two mown triangular areas separated by Bridgefoot Lane. Both areas are unfenced with no planting. The open area is enclosed at its edges by the trees of the Churchyard to the east and the Old Rectory to the south. An unusual feature in the village green is an upturned cannon barrel. Said to have been being transported from King's Lynn to Felixstowe during the Napoleonic Wars when its carriage broke, it subsequently burst when some local people attempted to fire it.<sup>28</sup> Immediately north-west of the green is another area used as a garden outside the pub, which was grassed but was covered in decking in spring 2018.

The Churchyard is another important open area in the Conservation Area. It is surrounded by flint walls with tree planting at intervals around the perimeter. The Churchyard itself is grassed with only a path to the Church entrance, though sections of the grass are mown to form paths in summer. A modern Churchyard extension has been opened along the unnamed road to the west, outside of the Conservation Area. It is a heavily tree planted area, which overshadows the grave markers.



*Upturned cannon located on the village green.*



*Entrance to the Churchyard*



*Modern Churchyard extension, outside of Conservation Area*



*Village green*



#### 4.5.2 Trees and Greenery

Trees and hedges form an important part of Wiveton and contribute significantly to its rural leafy character. They play a role in concealing many of the buildings, not only providing part of the setting of these buildings but also creating a sense of anticipation as buildings are revealed as one moves through the Conservation Area. Trees and hedges mark boundaries but very tall trees also provide features in the deep plots. There are also concentrated areas of tree planting such as the recently created orchard on Blakeney Road, the wooded area north of the village green and, on the edge of the Conservation Area in the area between Leatherpool Lane and Hall Lane.

The types of trees are also important in contributing to the character of the Conservation Area. The prominent row of pines to the north of the Conservation Area and other pine trees within the Conservation Area indicate the village's proximity to the sea. Most of the trees in the village otherwise are deciduous trees, though generally comparatively small species rather than large oak trees typically associated with English villages. These trees create a constantly changing appearance and set of views throughout the seasons of the year. In some areas of the village, leylandii hedges and bushes have been introduced, which are out of keeping with the character of the Conservation Area.

An additional summer site visit would be beneficial to assess the trees when in leaf.



*Relatively recently planted orchard plantation on Blakeney Road*



*Flowering trees create an attractive approach to the Conservation Area in Spring*






*Trees of varying sizes and maturity in the paddock between The Street and Chapel Lane*



*Woodland to the north of the Conservation Area*



#### 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 within Wiveton 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.

# 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.

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## 5.1 INTRODUCTION

The Wiveton Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets, including both designated and non-designated 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 are details 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 two listed buildings within the Conservation Area, and one scheduled monument just outside it. These buildings are: the parish church of St Mary, the most important building in the medieval village and the only building to survive from this period; associated with the Church is a series of listed tombstones, relating to important members of the village. The scheduled monument is the Wiveton Bridge, also a survival of the medieval village and possible former site of a chapel.

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. In Wiveton the only curtilage listed structures are the walls and gate of the churchyard and the other monuments in the churchyard. 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 57](#) 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>29</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>30</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 Wiveton 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

The following 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.

#### 5.5 ARCHAEOLOGY SUMMARY

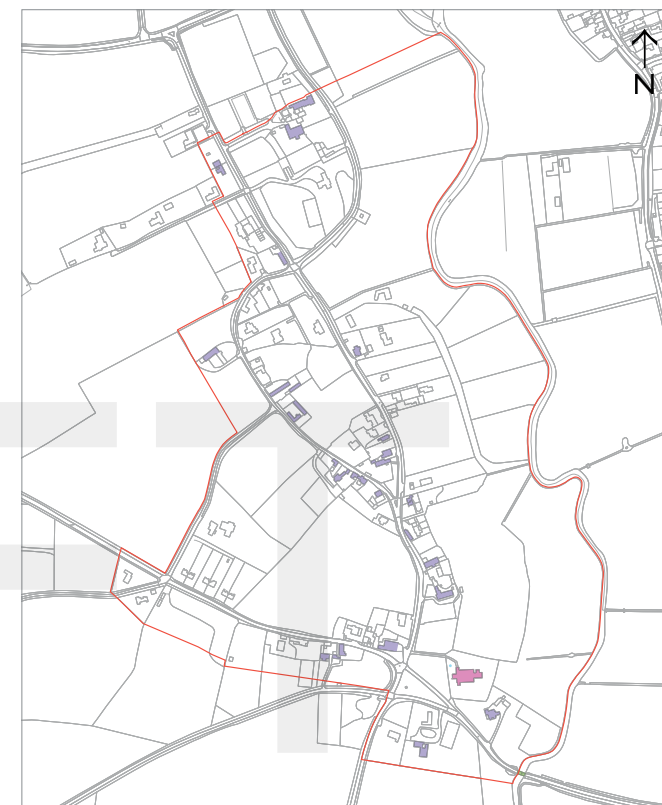
The details in this section have been summarised from the Parish Summary on the North Norfolk Heritage Environment Record.<sup>31</sup>

Archaeological finds dating from the Mesolithic period onwards have been found in Wiveton, including a number of Neolithic flint axeheads, arrowheads, flakes and scrapers. The Bronze Age is the best represented prehistoric period with flint and metal tools and pottery recorded.

Roman finds of coins and pottery suggest Roman activity in the area although they do not confirm a Roman settlement. There have been a number of finds of Anglo-Saxon metalwork, mostly brooches but also other metal items such as a box mount and a strap end. Unusually, there has also been a Byzantine coin recovered. The Anglo-Saxon finds corroborate the documentary evidence of the existence of a settlement since at least Anglo-Saxon times.

Most of the archaeological finds in Wiveton relate to the medieval period including evidence of buildings and pottery sherds. Lumps of flint have been speculated to be the remains of the lost second bridge. Many smaller objects have been found including fine jewellery and a cast bronze vessel, which reinforces the evidence of the church of the wealth of the village in the medieval period.

There has been relatively little archaeological investigation in the village. Given the lack of development within the village and its history as a significant medieval port yet with few surviving medieval buildings, there is high potential for the discovery of medieval archaeology in the village.



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#### HERITAGE ASSETS

- Scheduled Monument
- Grade I Listed
- Grade II Listed
- Proposed Locally Listed

*This plan is not to scale*

# Section 6

## Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Wiveton.

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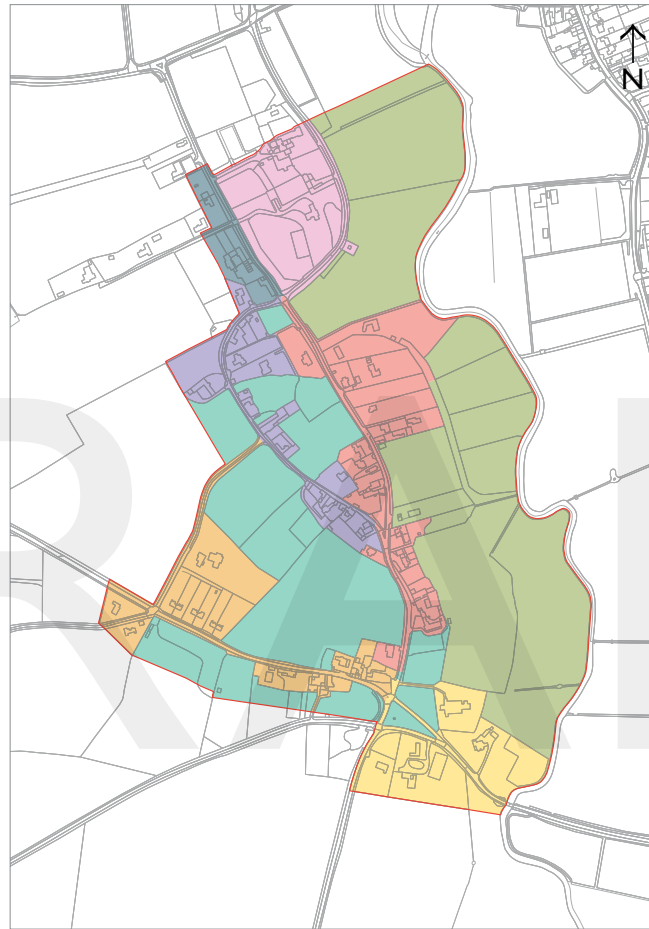
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4. [Chapel Lane](#)
5. [Bridgefoot Lane](#)
6. [Blakeney Road](#)
7. [Green Open Space: River Valley](#)
8. [Green Open Space: Other](#)

# 6 Street-by-Street Assessment

[Contents](#)[Appendices](#)

This assessment, prepared on a 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. Wiveton has a great variety of building styles, which are located at varying distances from the lanes or tracks on which they are located. Without excessive length, the street by street assessments cannot always articulate all the variation that may be found but omission does not equate to lack of importance.



## STREET-BY-STREET

- Hall Lane
- Leatherpool Lane
- The Street
- Chapel Lane
- Bridgefoot Lane
- Blakeney Road
- Green Open Space: River Valley
- Green Open Space: Other

*This plan is not to scale*

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## 1. HALL LANE

The entry point to the village from the main Coast Road, Hall Lane has a leafy character with few visible buildings, which are generally small-scale and a variety of different styles.



### Defining Features

- Dwellings visible on west side of the street whilst the grounds of dwellings to the east are concealed by a flint wall, hedge and trees.
- Lane slopes up and curves, curtailing views along its length.

### Key Issues

- Open access and gravel area to the south of East Barn.
- Prominent electricity poles and cable.
- Utilitarian BT building and mast just north of the Conservation Area boundary.

### 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 and leylandii at the corner of the garden of 9 Hall Lane with more in-keeping boundary treatment.
- Replacement of leylandii hedge north of the barn conversion and the leylandii tree outside East Barn.
- Install boundary definition (e.g. hedge and gate) to the south of East Barn to maintain the boundary line of the street.
- Replacement of timber fence of 8 Hall Lane with a hedge to create a more solid boundary and greater sense of enclosure.
- Removal of television aerials.

### Listed Buildings

None

### Proposed Locally Listed Buildings

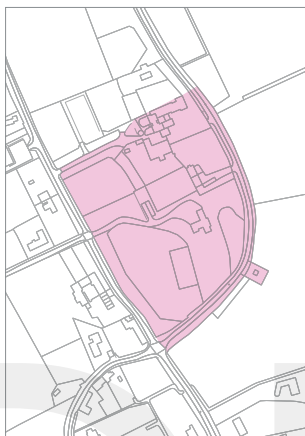
- 8 and 9 Hall Lane
- Hall Lane House

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. LEATHERPOOL LANE

There are a small number of now residential buildings of varying ages set well back from the street amidst mature trees and gardens within the deep curve of the street. Apart from a utility building, the east side of the street is open agricultural land bounded by hedge.



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### Defining Features

- A rural country lane dominated by mature trees and large hedges with grass verges. Flint walls define the boundaries of properties on the west side of the lane whilst hedges demarcate the east side.
- The buildings are mostly set well back from the road in mature gardens. They reflect a wider palette of styles and forms than elsewhere in the village, including the triple height barn of Wiveton Barn and the gambrel roof of Wiveton Barn House.
- Curving street strongly curtails views along it.
- Glimpsed views across the river valley towards Cley.

### Key Issues

- Ivy growth on flint walls.
- Decay of flint walls.
- UPVC windows in some buildings.
- Prominent wheelie bins.
- Lack of tree management meaning trees are intertwined over the road out Wiveton Barns.

### 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 the ivy from the flint walls and associated flint walls repairs.
- Management of trees along the lane to ensure their stability in storms.

### Listed Buildings

None

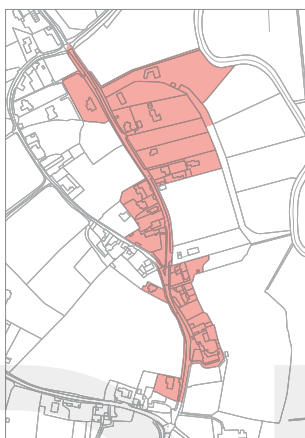
### Proposed Locally Listed Buildings

- Wiveton Barn
- Wiveton Barn House



### 3. THE STREET

The main road through the village, The Street alternates areas of comparatively densely arranged dwellings with open green spaces. Church Farm forms a notable group of buildings. Views across the valley to Cley are important.



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#### Defining Features

- Mostly historic flint and red brick cottages clustered in the centre of the Street at the junction with Chapel Lane. Otherwise dwellings on the west side of The Street are isolated and date from the mid twentieth century onwards. The group of dwellings to the north-east are a mixture of historic and contemporary.
- Church Farm, comprising the farmhouse and farm buildings, is a prominent landmark and is the only farm in the village still in use as a working farm.
- Flint walls or hedges defining the property and field boundaries along the street.
- Views across the river valley to Cley can be glimpsed at intervals.
- Gentle curves in the street and clusters of mature trees create views along the street.
- Away from the junction with Chapel Lane, mature trees and higher hedges creates the sense of a rural lane. At the south end, this contrasts with the open space of the village green that opens up.

#### Key Issues

- Condition of flint walls especially along the southern stretch of the west side.
- Ivy growth on flint walls.
- Ivy growth on trees.
- Condition of hedge on east side, which is thin and has considerable ivy growth.



## 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 the ivy from the flint walls and associated flint walls repairs.
- Removal of ivy from trees and hedges.
- Maintenance of the ditches.
- Boundary demarcation in front of the newly built house.
- Relocation of the central noticeboard on the Village Hall to reveal original central brick feature.
- Relocation or removal of prominent solar panels.
- Replacement of unsympathetic light fittings and modern additions to frontages.
- Removal of climbing wall fittings from Glaven Lodge.

## Listed Buildings

None

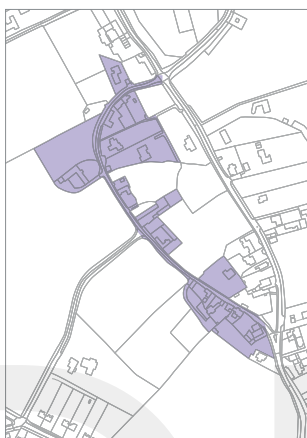
## Proposed Locally Listed Buildings

- Glaven Cottage
- The Parish Room
- Glaven Lodge
- Welcome Cottage
- Sycamore Cottage
- Church Cottage
- Church Farm House
- Church Farm Barn
- K6 Kiosk



## 4. CHAPEL LANE

A narrow lane with denser arrangement of dwellings at each end and a farm set amidst green open space in the middle. The buildings are generally small scale and set close to the street.



### Defining Features

- Small, historic cottages in traditional materials set on or close to the street at the south end. Predominantly modern bungalows set further off the street at the north end.
- The assemblage of buildings forming Primrose Farm and Double House. These are prominent at the junction with the bridleway of Sandy Lane.
- Enclosed, narrow lane with high hedges and some mature trees.
- Lane slopes up and curves, curtailing views along its length.

### Key Issues

- Flint walls not being maintained as indicated by extensive moss growth, and failure of some areas of walling.
- Ivy growth on flint walls.
- Ivy growth on trees.
- Informal car parking areas along the side of the street.
- Windows being replaced with uPVC windows.
- Prominent solar panels.

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## 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 the ivy and moss from the flint walls and necessary subsequent repairs.
- Removal of solar panels.
- Replacement of uPVC windows with traditional timber windows.
- Brickwork repairs to Double House.
- Removal of inappropriate mortar repairs to flint walls and careful correct repairs using lime mortar.

## Listed Buildings

None

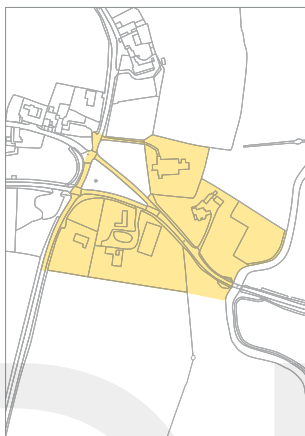
## Proposed Locally Listed Buildings

- Church Barn
- Primrose Farm
- Double House
- White House
- Myrtle Cottage
- Rose Cottage



## 5. BRIDGEFOOT LANE

Defining the village green and encompassing the medieval church, this area represents the centre of the village. The lane is narrow but comparatively open with two substantial red brick dwellings between the green and the scheduled medieval bridge.



### Defining Features

- Undulating lane that defines the two main areas of the village green and connects the green with the medieval bridge.
- Mature trees to the south but a relatively open aspect otherwise.
- Churchyard around the church has a number of fine gravestones, some of which are listed.
- Two substantial houses, the Old Rectory and Stonebridge House, form important gateway buildings on the approach to the village from the south-east.
- Attractive views to Cley from the churchyard and along the river valley floor from the bridge.

### Key Issues

- Open access and gravel area to the south of East Barn.
- Prominent electricity poles and cable.

### Recommendations and Opportunities for Enhancement

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

- Reinstatement of gates to Stonebridge House.
- Replacement of timber fence of Old Rectory along the village green with hedge or flint walling.

### Listed Buildings

- Church of St Mary
- Row of four memorials north of the church tower

### Proposed Locally Listed Buildings

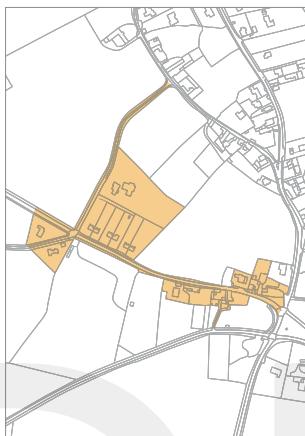
- Stonebridge House
- Old Rectory

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## 6. BLAKENEY ROAD

Rising up away from the village green, historic cottages and a farm complex crowd the east end of the road with dwellings becoming sparser and newer towards the edge of the village.



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### Defining Features

- Concentration of small scale, mostly historic cottages at the east end together with the complex of buildings that make up Green Farm. Further east, three pairs of early twentieth century houses are a distinctive feature.
- Much of the road is bounded by agricultural land demarcated by flint walls. An orchard has recently been planted.
- Attractive view approaching the village green with the church framed by cottages. Also a good view across the fields to Blakeney church.

### Key Issues

- Condition of Green Farm.
- Poor quality render and additions to some of the historic cottages.
- Ivy growth and damage to the flint walls.
- Ivy growth on the trees.
- Small tree planted adjacent to Wiveton Bell.
- Decking in front of the Wiveton Bell.

### 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 leylandii hedging and trees around the semi-detached houses.
- Repairs to Green Farmhouse and reinstatement and reuse of the outbuildings and barns.
- Removal of ivy from flint walls and subsequent repair of the walls.
- Reinstatement of grass outside the Wiveton Bell.

### Listed Buildings

None

### Proposed Locally Listed Buildings

- Wiveton Bell
- Green Farm
- Green Farm Outbuildings



## 7. GREEN OPEN SPACE: RIVER VALLEY

Undulating green fields and meadows rolling down to the Glaven River. Historically this would have had a greater body of water and included the bustling port.



### Defining Features

- Proximity to the River Glaven, which defines the eastern boundary.
- Predominantly arable fields demarcated by hedges and small trees following historic field boundaries.
- Together with corresponding land within Cley on the east side of the river, enables views between the two villages and especially their churches.

### Key Issues

- Use of one field for storage.

### Recommendations and Opportunities for Enhancement

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

- Maintenance and management of hedges and trees to ensure the appearance of the area.

### Listed Buildings

None

### Proposed Locally Listed Buildings

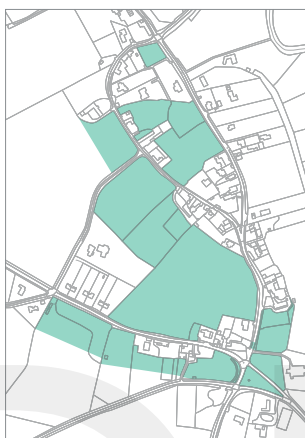
Not applicable

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## 8. GREEN OPEN SPACE: OTHER

The prevalence of green space in Wiveton is one of its defining characteristics. It includes the village green, arable fields, paddocks, allotments and an orchard.



### Defining Features

- Variety of types of green open spaces.
- The village green has two main triangular sections of raised grass. Features on them include an upright cannon, benches and a flint and brick bus stop.
- Arable fields are wide open, undulating areas, the appearance of which changes with the seasons and crops planted.
- The paddocks are grassed, bounded by hedges and often contain mature trees.
- The small area of allotments at the northern crossroads is bounded by a flint wall.
- The orchard on Blakeney Road has been recently planted and is prominent as the ground level is higher than the road.

### Key Issues

- Maintenance of boundary demarcations, particularly flint walls.

### 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 repair of flint walls.
- Management of the orchard as it matures.

### Listed Buildings

None

### Proposed Locally Listed Buildings

Not applicable

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# 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.

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Holiday Cottages](#)

# 7 Vulnerabilities and Opportunities

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## 7.1 CONDITION

Generally, the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. As of 2018, there are no buildings on Historic England's Buildings at Risk Register, although this only covers Grade I and II\* listed buildings, of which there is only one in Wiveton. There are buildings that are in poor condition or which would benefit from maintenance works. Green Farmhouse and its outbuildings are a particular concern because of their poor condition. 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. Many of the windows in the historic buildings have been replaced, for example, and it is important that those that remain are regularly painted to maintain them in a good condition so that they do not rot and require repair or replacement. Dormer windows are particularly vulnerable and need to be regularly maintained. Norfolk bricks are typically soft and prone to erosion especially if the pointing is not maintained. Other threats to the appearance of the buildings include the use of cementitious render, the cracking and failure of render, both of which trap moisture leading to damp and potential rot, and the use of too much mortar between flints which alters the appearance of the flint walls. Moss growing on roofs not only impacts on the appearance of the building but traps moisture against the roof, causing the deterioration of the roof materials and increasing the risk of leaks that will affect the internal fabric.



*Green Farmhouse is a significant local landmark building but its condition detracts from its appearance and that of the Conservation Area*



*Dormer windows are particularly vulnerable and need to be regularly maintained*



*The outbuildings of Green Farm are in a very poor condition*

[1](#)[Introduction](#)[2](#)[Summary of  
Special Interest](#)[3](#)[Historic  
Development](#)[4](#)[Character  
Assessment](#)[5](#)[Heritage  
Assets](#)[6](#)[Street-by-Street  
Assessment](#)[7](#)[Vulnerabilities and  
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*Windows need to be painted not only to maintain the overall appearance of the building but also to ensure that they do not rot and require repair or replacement*



*Norfolk bricks are typically soft and prone to erosion especially if the pointing is not maintained*



*Moss on a roof affects the appearance of the building but also holds moisture against the tiles. The moss also blocks gutters and drains when it is dislodged*



*Cementitious render on a building on Blakeney Road*



*Excessive mortar alters the appearance of flint walls*

The flint boundary walls are a fundamental contributor to the village's character but they are being threatened by a lack of maintenance. There are walls which are failing and others which have collapsed, especially along The Street, Leatherpool Lane and Blakeney Road. On these streets and elsewhere, flint walls are also engulfed with ivy, which not only hides the walls but causes damage to them. 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 essential 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.



*Collapsed flint wall along The Street*



*Damaged flint wall along The Street*



*Failing flint wall on Chapel Lane*



*Failing flint wall on Leatherpool Lane*



*Ivy growing on a flint wall on The Street*



*Ivy engulfed wall on Chapel Lane*



*Engulfed and failing flint wall on Blakeney Road*

Ivy is also a threat to the buildings and the trees in the village. Green Farm and its outbuildings have considerable amounts of ivy growth, which damages the mortar and brickwork. Ivy is also engulfing many trees in the Conservation Area, which can ultimately lead to the death of the affected trees.



*Ivy growth on the double height barn at Green Farm*



*Ivy growing on the trees on the track off Blakeney Road*



Hedges are also an important boundary feature in the village. These too need regular maintenance to ensure they retain their shape and density. Where hedges become thin or break up, the integrity of the boundary is compromised.

The floorscape contributes to the overall appearance of the Conservation Area. Much of the existing manmade floorscape is not historic but the type and quality of materials need to be considered to avoid surfaces that detract either from being poor quality or from being unsuitable for the rural character of the Conservation Area. Similarly, road and track surfaces should be maintained as potholes detract from the appearance of the Conservation Area.

The quality of the landscape around the buildings and the green open spaces is also important in maintaining the condition of the Conservation Area. The verges and areas near the church and pub are at particular risk of being churned up by vehicles. However, it is not desirable to add bollards other than in exceptional circumstances as these add urban elements that detract from the rural character of the Conservation Area. The maintenance of private gardens is also important where they are visible from the street, for example the garden of Stonebridge House is highly visible.



*Hedge thinning on The Street*



*Cobbled floorscape on Chapel Lane is being damaged by vehicles*

## 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.



*Solar panels on two properties on Blakeney Road*



*Solar panels on Church Farm barn*



*Solar panels on Sunny Corner are made more prominent by the rise in the land*



*Climbing wall on the side of Glaven Lodge detracts from the appearance of the historic building*



*Example of prominent bins introducing a suburban element into the rural village landscape*



*Loss of a sense of a defined boundary in front of the new house on The Street*



*The access to the barn conversion on Hall Lane creates a gaping opening in the street boundary*



*Timber fencing on Hall Lane feels out of place compared with the usual flint wall or hedging*



*Leylandii hedge on Sandy Lane*



*Electricity poles and cables deliver an essential service but detract from the appearance of the Conservation Area*

The replacement of historic or traditional doors and more especially windows 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. the 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.

Whilst the Conservation Area is a place where people should be able to live and work, it is important for the preservation of the character of the Conservation Area that stored paraphernalia should not be visible from accesses. Any screening should be in keeping with the Conservation Area, for example hedges rather than trellis or panel fencing. Any screening also needs to be mindful of views.



*Example of an inappropriate uPVC window*



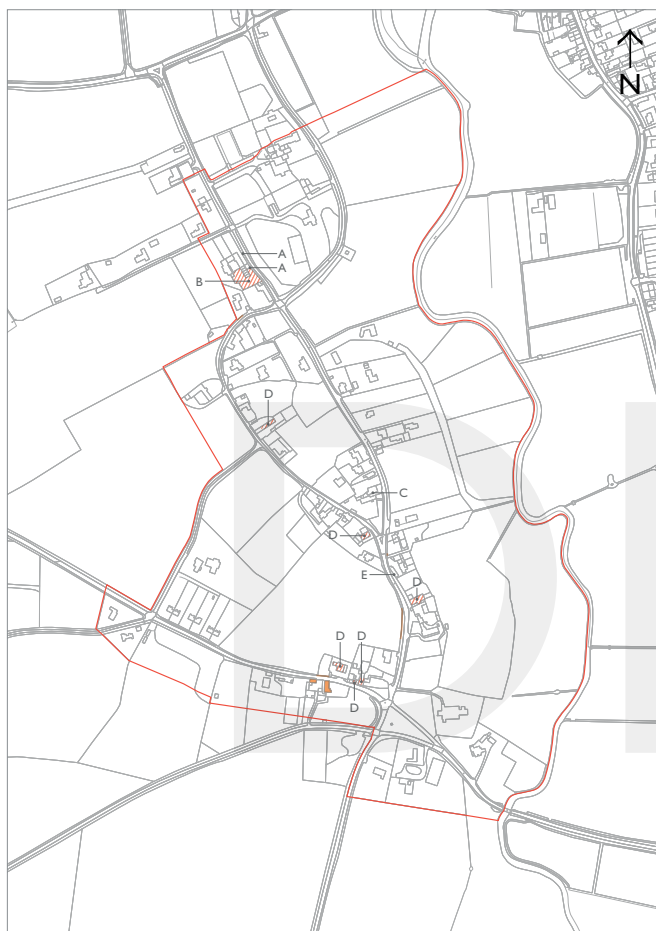
*Window vents added to replacement windows detract from the appearance of the windows*



*The storage of plants and unkempt grass detract from the streetscape whilst the trellis screening blocks the view towards Cley*



*Screening with a hedge would improve the appearance of the corner of Chapel Lane*



#### NEGATIVE FEATURES

- ▨ Negative Features
- A Leylandii Tree
- B Lack of Boundary Demarcated  
Open Gravel Area
- C Climbing Wall Fittings
- D Solar Panels
- E Modern Porch
- Feature Whose Condition Detracts

*This plan is not to scale*

Plan showing negative features within Wiveton Conservation Area  
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### 7.3 TRAFFIC AND PARKING

Whilst the Wiveton Conservation Area is located south of the A149 Coast Road, it is nonetheless relatively busy with vehicular traffic, both from people passing through the village and those visiting the popular Wiveton Bell pub. The lanes are narrow, especially for large vehicles, and there is a risk of damage to buildings and walls that bound the street. Many sections of the streets have short-range visibility whilst the various junctions are also potential hazards, particularly near the village green where there are a lot of junctions close to each other and the ground level is raised above the road level. The absence of pavements for pedestrians further increases the dangers, although the introduction of pavements would change the character of the village significantly and is not advocated.

Wiveton has a car park in a former field on the edge of the Conservation Area which has helped to reduce the parking on the village green that previously blighted the village. Around the village, residents have created informal parking laybys on the verges. Some of these have been gravelled whilst others are bare mud. They are not especially attractive but equally more formal surfaces would alter the character of the Conservation Area. The sparseness of the village means that the issue is not as bad as in more populous villages.



*Examples of parking laybys created on Chapel Lane*

### 7.4 COASTAL LOCATION AND CLIMATE CHANGE

Wiveton 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>32</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;
- Changes to agricultural crops and potentially new diseases affecting agricultural crops; 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. 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 the North Norfolk Coast area means that there is considerable pressure for the construction of new or replacement dwellings. This is less evident in Wiveton than in neighbouring villages, such as Cley and Blakeney, but is nonetheless present and growing.

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 Wiveton 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.

As well as the design of the individual buildings, a very important consideration in Wiveton is the impact on the layout of the village of any additional buildings. One of the principal characteristics of the village is its sparse development and the high visibility of green space within and beyond the village. The construction of any type of housing estate would be entirely at odds with the character of the Conservation Area and will not be deemed acceptable. Equally, the protection from the Glaven Valley Conservation Area, Cley Conservation Area and the two SSSIs and the AONB limits scope for development outside the existing development boundary of the village.

Inside the Conservation Area, there is limited scope for development and any development must comply with planning policy. Consideration needs to be given to the impact of any proposed new dwellings on the character of the Conservation Area (which may include impacts such as parked vehicles as well as of the finished new dwellings) and also of the impact on views. Building on the undeveloped plots to the east of The Street, for example, is not desirable because of the impact on views towards Cley. Where new dwellings may be acceptable, it is important that existing boundary walls, mature trees, shrubs and hedging are fully preserved to minimise the impact on the historic fabric and the character of the Conservation Area. Building on the areas of green open space in the Conservation Area should not be permitted, particularly on the east side of the Conservation Area.



Outside the Wiveton Conservation Area, as inside, any proposed development must comply with planning policy legislation. It should be noted that all the area immediately around the Wiveton Conservation Area falls within other conservation areas (Cley and the Glaven Valley) and therefore the impact of any development must be considered in terms of the impact on the relevant conservation area and the setting of the Wiveton Conservation Area.

## 7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Wiveton's location close to the coast means that it is a popular choice for second home owners and for investors creating holiday cottages to take advantage of the area's popularity with tourists. At the end of 2016, it was recorded that 21% of homes in Wiveton were second homes.<sup>33</sup> Some local jobs and revenue are generated by holiday accommodation but second homes do not bring these economic benefits. The effects of high numbers of both types of properties on local communities are well documented nationally. The impacts in Wiveton are the same as those experienced elsewhere: a hollowing out of the community, especially in the winter; a distorted population that undermines local services; 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 Wiveton 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 Wiveton from the outset and that change makes a positive impact on the Conservation Area.





## 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 Wiveton Conservation Area.*

- Fundamental to the character of Wiveton 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 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 sparse density of building and the distinction of the two clusters of buildings around the village green and the junction of Chapel Lane and The Street. Boundary demarcations, especially flint walls will be preserved and, where necessary rebuilt.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided. The considerable areas of open green space within the Conservation Area will be retained together with the hedges and mature trees that create the leafy character of the village.
- 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.
- Associated landscaping 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 east. The presence of agricultural farmland will also be continued.
- The historic links with the other Blakeney Haven ports are significant and views to Cley 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 Wiveton 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 on a regular basis to prevent problems with condition and to rectify issues before they escalate.

- Reversibility (the ability to remove a modern repair or material without damaging the 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 Wiveton, 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. Most buildings are residential and are vernacular in style. Traditional windows are timber sashes or casements. Traditional doors are usually either plank and batten or panelled 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.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved.
- 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 be either vertical sliding sashes or side-hung casements. This will enable the character of the Conservation Area to gradually be improved over time.



- 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.

### 8.3.3 Alterations, Extensions and Demolition

Wiveton 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 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 to 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.



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 Blakeney 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 Blakeney 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 characteristics 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 will be subject to local and national planning policies. It may take the form of replacement buildings or construction on undeveloped plots. Many properties in Wiveton have large garden plots and the dispersed nature of the village means that there are many places where farmland runs right into the village. The presence of undeveloped land along a street does not equate to a development opportunity as subdivision of gardens or building on farmland will quickly impact on the character of the village.

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 preminent 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 generally be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should normally 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.
- Historic plot or field boundaries should be preserved when new development occurs.

### 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.

Wiveton 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 Wiveton are fundamental to its rural, leafy character and should be preserved and where possible enhanced.



### 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 normally 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 the village green will not be permitted.

#### 8.3.6 Setting and Views

The setting of Wiveton 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.
- Development will not be permitted in the river valley between Wiveton and Cley. 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 Cley and Blakeney will be preserved.

#### 8.3.7 Traffic and Parking

Wiveton's streets were not proportioned to take the considerable volume of modern traffic that passes through the village. With no pavements, vehicular traffic is a potential hazard to pedestrians and also the buildings that abut the street.

North Norfolk is a popular tourist destination and is especially busy in the summer season. Wiveton is not directly on the coast but is nonetheless popular and has an award-winning pub that attracts many visitors. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants.

Public transport in Wiveton is limited to a bus service. The bus route needs 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.
- Parking immediately outside the Wiveton Bell should be limited to people with mobility impairments.



### 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).

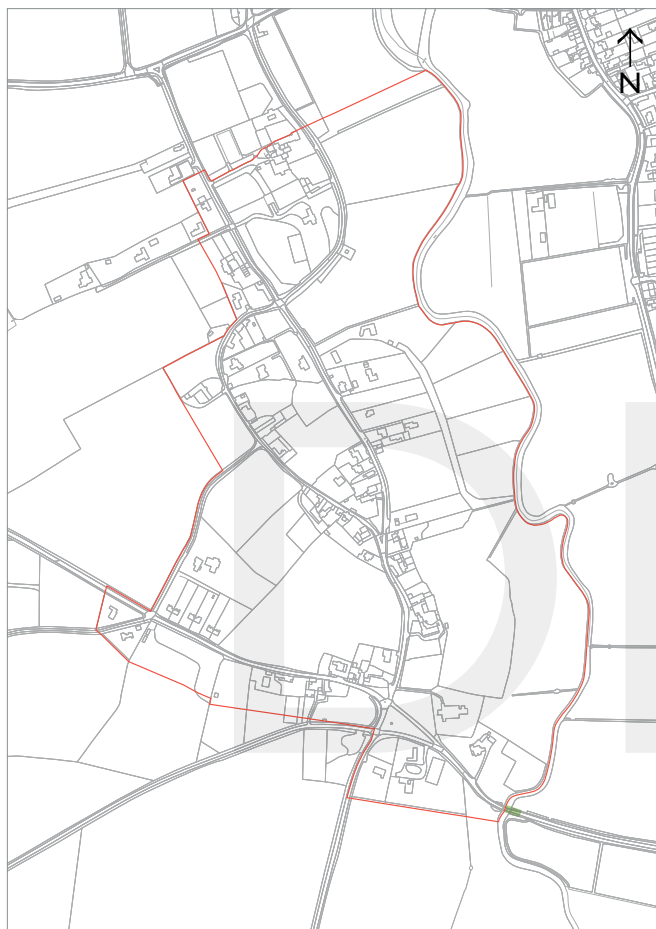
The boundary has been reviewed and proposed changes are detailed below. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

### Recommendations

- The scheduled bridge currently sits just outside the Conservation Area. As one of only three designated heritage assets in the village, this seems an anomaly. It is therefore proposed that the Conservation Area will be extended to include the bridge.
- There is little building outside the conservation area. The buildings on the immediate south-west and north fringes are modern and not of sufficient architectural value to merit inclusion. Therefore it is not proposed that the boundaries be changed in these areas.
- There is a historic building isolated from the main part of the village at the north end of Leatherpool Lane. Across the Coast Road from it are the Wiveton Hall estate cottages with the Hall itself beyond. The incorporation of Wiveton Hall and the associated estate cottages just off the Coast Road

would represent a substantial enlargement of the Conservation Area. The estate is separated by the Coast Road from the village and whilst there are strong historical ties between the two, the estate is different in character from the Conservation Area. Therefore it is recommended that the estate remains separate but could be designated its own conservation area if required. Nonetheless, consideration should be given when change is proposed in these areas on the impact on the setting of the Conservation Area.

- The landscape around Wiveton is already designated as part of the Glaven Valley Conservation Area. No change to the boundary of the Wiveton Conservation Area is therefore required to cover the landscape around.



#### BOUNDARY REVIEW

— Conservation Area Boundary

■ Reviewed Area: Proposed Inclusion

*This plan is not to scale*

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# 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.



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Wiveton is a beautiful historic village, valued by locals and visitors alike, which is set in a pleasant and geologically important landscape. Its heritage values stem from its history as one of the Glaven Ports and its collection of locally distinctive flint and brick houses scattered along the sparsely developed streets.

The preservation and enhancement of the character, appearance and special architectural interest of the Wiveton 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.

# Appendices



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# Appendix A

## Endnotes and Bibliography



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C WIV 13628: Photograph of illustration of Wiveton Bridge

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# Appendix B

## Additional Views Images



# B Additional Views Images



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Into the Conservation Area from Hall Lane



Across the river valley towards Wiveton from the Holt Road in Cley near the junction with Town Close.



From Glandford Road, Cley towards Wiveton with Wiveton church prominent in the view and the Old Rectory visible to the south.



View of Church Barn from Sandy Lane with row of pines standing against the sky beyond



View of Cley from  
Leatherpool Lane



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# Appendix C

## Audit of Heritage Assets

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





LEATHERPOOL LANE


Address / Building Name	Wiveton Barn
Street-by-Street Assessment	Leatherpool Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	House: Probably C17th with C19th frontage Barns: Pre-C19th
Brief Description	House: Flint with brick building of two storeys with attic under gambrel, pantile roof with dormers. Some of the casement windows have been replaced with uPVC windows. Beyond is a range with lower eaves height. It has a roughcast render exterior with a rendered brick dentil cornice and red brick chimney. Barns: Massive triple height barn of coursed flint with red brick dressings and clay pantile roof.
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THE STREET


Address / Building Name	Glaven Cottage, The Street
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Mid C19th
Brief Description	Two storey cottage of flint with red brick dressings. The windows are leaded casements under brick arches. The clay pantile roof has a central red brick chimney with dentil ornamentation. A predominantly brick single storey extension to the north has a timber weatherboarded gable.
	

Address / Building Name	The Parish Room
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1910
Brief Description	Single storey flint building with red brick dressings, including dentil cornice. Pantile roof with a red brick chimney with a very tall chimney pot. The Room was built in 1910 for the coronation of King George V, which is commemorated with an inscribed stone. The building has been extended at the rear with a flat roofed, brick addition, probably second half of the twentieth century.
	

Address / Building Name	Glaven Lodge, The Street
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C19
Brief Description	Detached, three bay, two storey house with attic. White painted brick with dentil cornice and classical portico with octagonal columns. Windows are sashes, except the dormers, which are casement and the window in the modern side extension. Modern pantile roof with clay ridge and two original red brick chimneys with dentil ornamentation. Flint outbuilding to the rear.
	


Address / Building Name	Welcome Cottage
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Probably C18
Brief Description	Large cottage of coursed flint with brick dressings and leaded casement windows. Dormers in the pantile roof and two red brick chimneys. It occupies a commanding position on a rise at the point where the road forks. The flint wall defining the boundary of the property is also important to the cottage's setting and the streetscape.
	


Address / Building Name	Sycamore Cottage, The Street
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C18/Early C19
Brief Description	Two storey house to simple classical design. Flint with brick dressings, Dutch pantile roof and two red brick chimneys. Blakeney Housing Association plaque over the door.
	


Address / Building Name	Church Cottage
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Two storey cottage with modern addition. The flint walls, which have brick dressings. appear to be coursed at the upper level only and are punctuated by iron ties. The clay pantile roof has two red brick chimneys and a modern metal flue. The modern red brick porch has a utilitarian mid-twentieth century light fitting.
	

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THE STREET (CONT.)


Address / Building Name	Church Farm House
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Two storey farmhouse of flint with red brick dressings and casement windows. The clay pantile roof has a large red brick chimney.
	

Address / Building Name	Church Farm Barn
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Double height barn arranged perpendicular to road. The walls are flint with red brick apart from a corrugated, coated sheet metal extension. The clay pantile roof takes the form of a catslide roof over the red brick lean-to part of the barn. The roof over the left hand outbuilding is sheet metal also. There is a timber cartshed at the rear which forms part of the group. A simple but very historic lean-to sits along the road.
	


Address / Building Name	K6 Telephone box
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C20th
Brief Description	Red painted telephone box of K6 designed by George Gilbert Scott.
	

HALL LANE

Address / Building Name	Hall Lane House
Street-by-Street Assessment	Hall Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Probably C18 with C20 alterations
Brief Description	L-shaped flint and brick house with brick dentil cornice. There is a great variety of patterns and materials used in the walls, suggesting considerably redevelopment over time. The north range is a later addition. The porch and possibly the dormer look to have been built in the early twentieth century. There is also considerable variety to the windows, which are general casement. The north extension has timber windows with plain glass whereas those in the historic range are leaded.
	

Address / Building Name	8 and 9 Hall Lane
Street-by-Street Assessment	Hall Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1914
Brief Description	Pair of single storey cottages with attics under steeply pitched roof surmounted by three red brick chimneys. The Walls are predominantly flint with red brick dressings except for the gabled ends, which are rendered. Front windows under semi-circular arches infilled with render. Steeply pitched roofs to porches with semi-circular arched front doors. Date stone 1914. Designed by Norwich based architect Stanley J. Wearing.
	

CHAPEL LANE

Address / Building Name	Church Barn, Chapel Lane
Street-by-Street Assessment	Chapel Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-C19th
Brief Description	Large historic threshing barn converted to domestic dwelling. Not included as listed: attached twentieth century outbuilding range converted to a separate dwelling: The Boatshare.
	


Address / Building Name	Primrose Farm, Chapel Lane
Street-by-Street Assessment	Chapel Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18 with mid C19 addition
Brief Description	Four bay range with fifth bay added, probably in the early nineteenth century. It has higher eaves. The large red brick chimney stack is in the centre of the four bay range. The walls are of flint with red brick dressings, including a cornice, flat brick arches at first floor level and segmental arches at first floor level. The painted timber windows appear to be modern replacements. The roof is clay pantiles. Associated with the farmhouse is a one and a half storey barn that runs parallel to the road, now converted. It is flint and brick with brick cornice. The street elevation has eight pattsresses. The pantile roof incorporates roof lights. A later extension is also of red brick and flint.





Address / Building Name	Double House
Street-by-Street Assessment	Chapel Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18th and early C19th, incorporating earlier fabric
Brief Description	Triple range perpendicular to the road: two ranges of two storeys under roofs of different heights and one single storey range. Three red brick chimneys at each end of the two main ranges and between them; a fourth chimney adorns the single storey range. Clay pantile roofs with solar panels on the single storey range. The south elevation is mostly red brick with some brown brick to the lower storey of the west range. Flat brick arches except one round arch above front elevation windows. Sash windows in the front elevation and east rear range, mostly eight over eight but in different styles West rear range has casement windows. Rear wall predominantly flint and rebuilt in brick. Iron pattsresses.



CHAPEL LANE (CONT.)


Address / Building Name	White House
Street-by-Street Assessment	Chapel Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Probably C18th
Brief Description	Two bay, two storey flint and brick house with rear extension. Four historic sash windows (wo over two) to front, casement windows to rear. Three iron wall pattresses. The pantile roof has one pink brick central chimney stack.
	

Address / Building Name	Myrtle Cottage
Street-by-Street Assessment	Chapel Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C19
Brief Description	Two storey flint and brick cottage with different flints at first floor level suggesting a vertical extension. bay window The large bay shop window looks to be a replacement. There is one fixed historic window at the front of the house.. Single storey white rendered addition to north. The cottage has a brick dentil cornice and a brick chimney.
	


Address / Building Name	Rose Cottage
Street-by-Street Assessment	Chapel Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early C19th
Brief Description	Two storey cottage of flint with red brick dressings and a clay pantile roof with a red brick chimney. Some of the casement windows may be early nineteenth century. The walls are supported with two iron pattresses. The cottage is enclosed by a historic garden wall.
	

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BLAKENEY ROAD


Address / Building Name	Wiveton Bell
Street-by-Street Assessment	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C17th/18th
Brief Description	Village pub. Two storey, three bay building with defined quoins despite its rendering. The painted timber windows and timber porch are modern. To the west is a one and a half storey range with attic dormers. To the east is single storey flint and brick range that has been connected to the main building via a sympathetic new rendered infill structure. All the roofs are clay pantile and there is one chimney to the main building.
	


Address / Building Name	Green Farm
Street-by-Street Assessment	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C17th/Early C18th
Brief Description	Eighteenth century farmhouse in poor condition, though seemingly containing original fabric. Two storey house with steeply pitched roof covered with Dutch pantiles and two small chimneys. Attached is a one and a half storey range with attic dormers, a red clay pantile roof and one chimney. Also a mid twentieth century flat roofed extension. Windows are casements. There are no windows in the street gable elevation, which is marked by a later red brick chimney stack insertion as well as other red brick detailing evidencing change. The farmhouse forms the east side of a yard around which are arranged a barn and other outbuildings (see below).
	


Address / Building Name	Green Farm outbuildings
Street-by-Street Assessment	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Mid C19th
Brief Description	Series of outbuildings attached to Green Farm. To the south-east is a red brick outbuilding with flint gable wall, dentil cornice and half moon windows. Separated by an access track is a red brick double height barn with red clay pantile roof and metal sheeting covering the opening. Parallel to the road are two roofless flint and brick outbuildings.
	


VILLAGE GREEN

Address / Building Name	Church of St Mary
Street-by-Street Assessment	Green Open Space: Other
Status	Listed Building Grade I
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1373501">https://www.historicengland.org.uk/listing/the-list/list-entry/1373501</a>
Brief History	C14th west tower 1437 nave, north, south aisles C15th north and south porches
Brief Description	Medieval parish church with later alterations. Flint with stone dressings. Tower, nave, two aisles, chancel, and both north and south porches.
	

Address / Building Name	Stonebridge House
Street-by-Street Assessment	Bridgefoot Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1930
Brief Description	Substantial Elizabethan revival style house of flint with brick dressings including ‘HS 1930’ in brick in the gable. Two projecting bays to main façade. Clay pantile roof with one red brick chimney. West roof is hipped. The house has a two storey extension to the east. Two storey cross wing with single storey lean-to extension to the rear. Modern conservatory to the west.
	

Address / Building Name	Row of Memorial Stones N of Church Tower
Street-by-Street Assessment	Green Open Space: Other
Status	Listed Building Grade II
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1170670">https://www.historicengland.org.uk/listing/the-list/list-entry/1170670</a>
Brief History	1725 1736 1724 1731
Brief Description	Row of four carved, eighteenth century headstones in limestone.
	

Address / Building Name	Old Rectory
Street-by-Street Assessment	Bridgefoot Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C19th/early C20th
Brief Description	Two storey, neo-classical, red brick house with symmetrical elevations and a hipped slate roof. Two red brick chimneys. Set in substantial landscaped grounds.
	

Address / Building Name	Wiveton Bridge
Street-by-Street Assessment	Green Open Space: River Valley
Status	Scheduled Ancient Monument
List Entry Link	<a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1003157">https://www.historicengland.org.uk/listing/the-list/list-entry/1003157</a>
Brief History	c.1500
Brief Description	Single span, pointed arch stone bridge with (possibly eighteenth century) red brick flanking walls and piers with stone capping. Area of SW corner may be side of C15th Chapel.
	

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# Appendix D

## Full Size Plans



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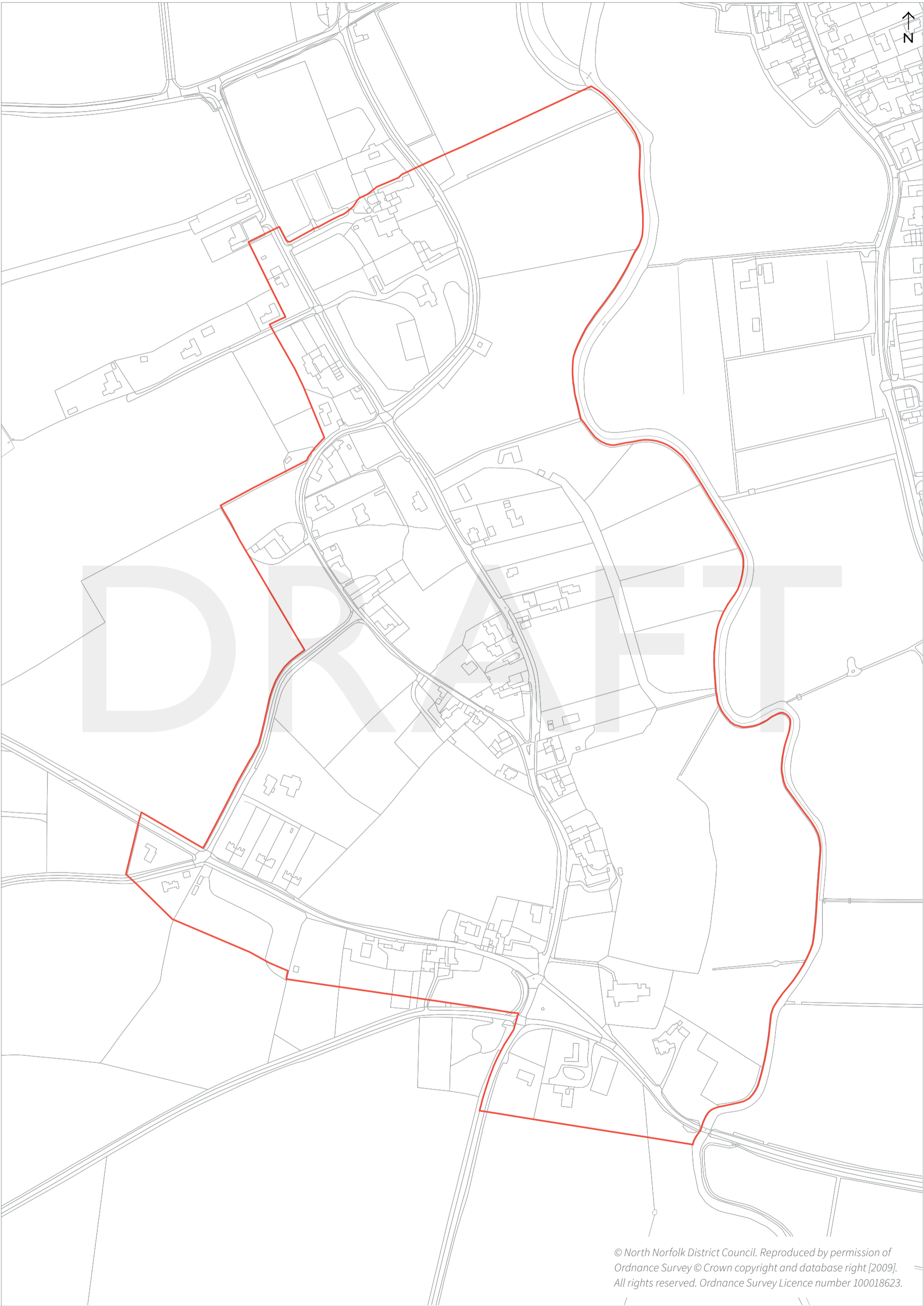
8

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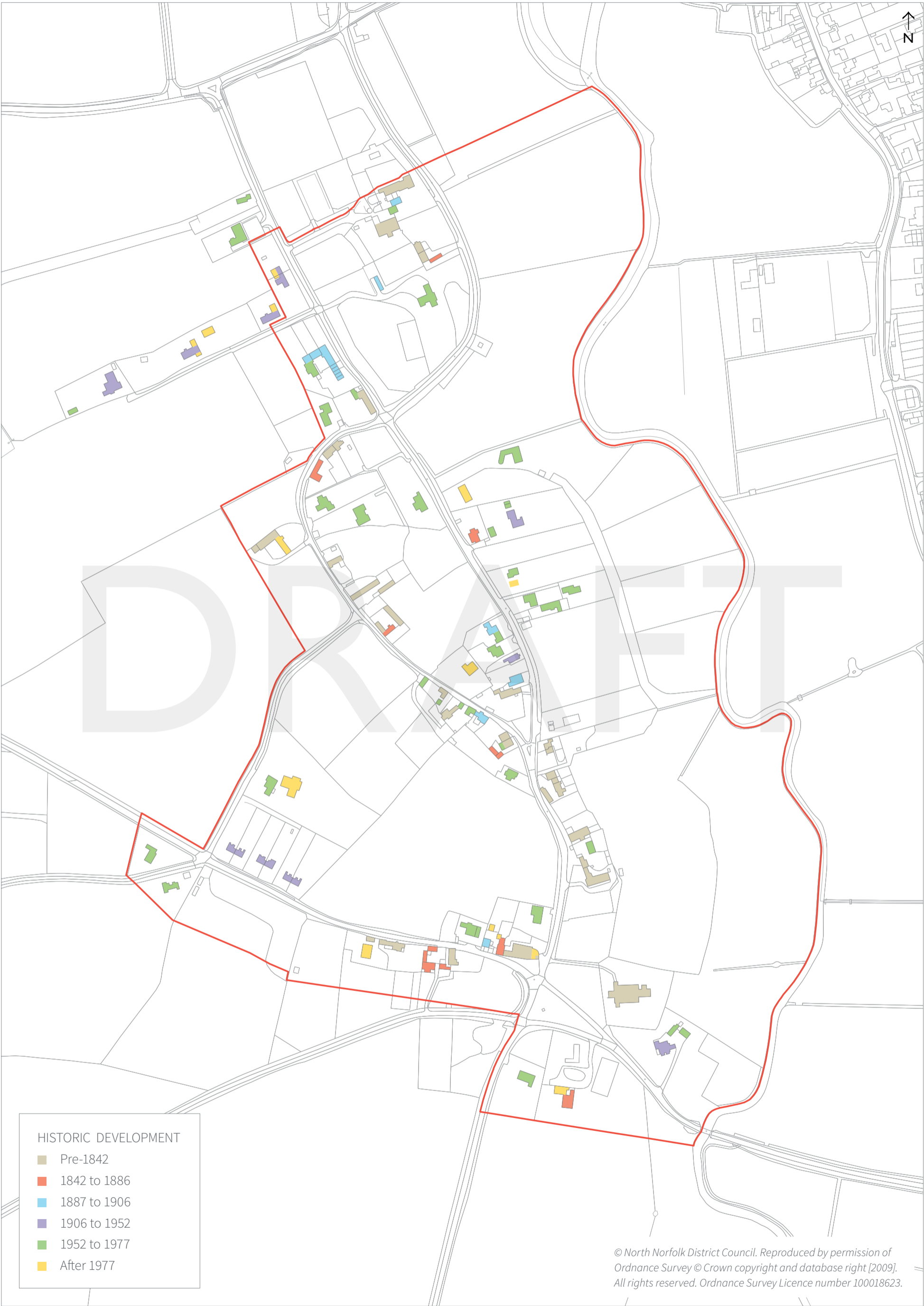
Further  
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WIVETON CONSERVATION AREA BOUNDARY



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HISTORIC DEVELOPMENT



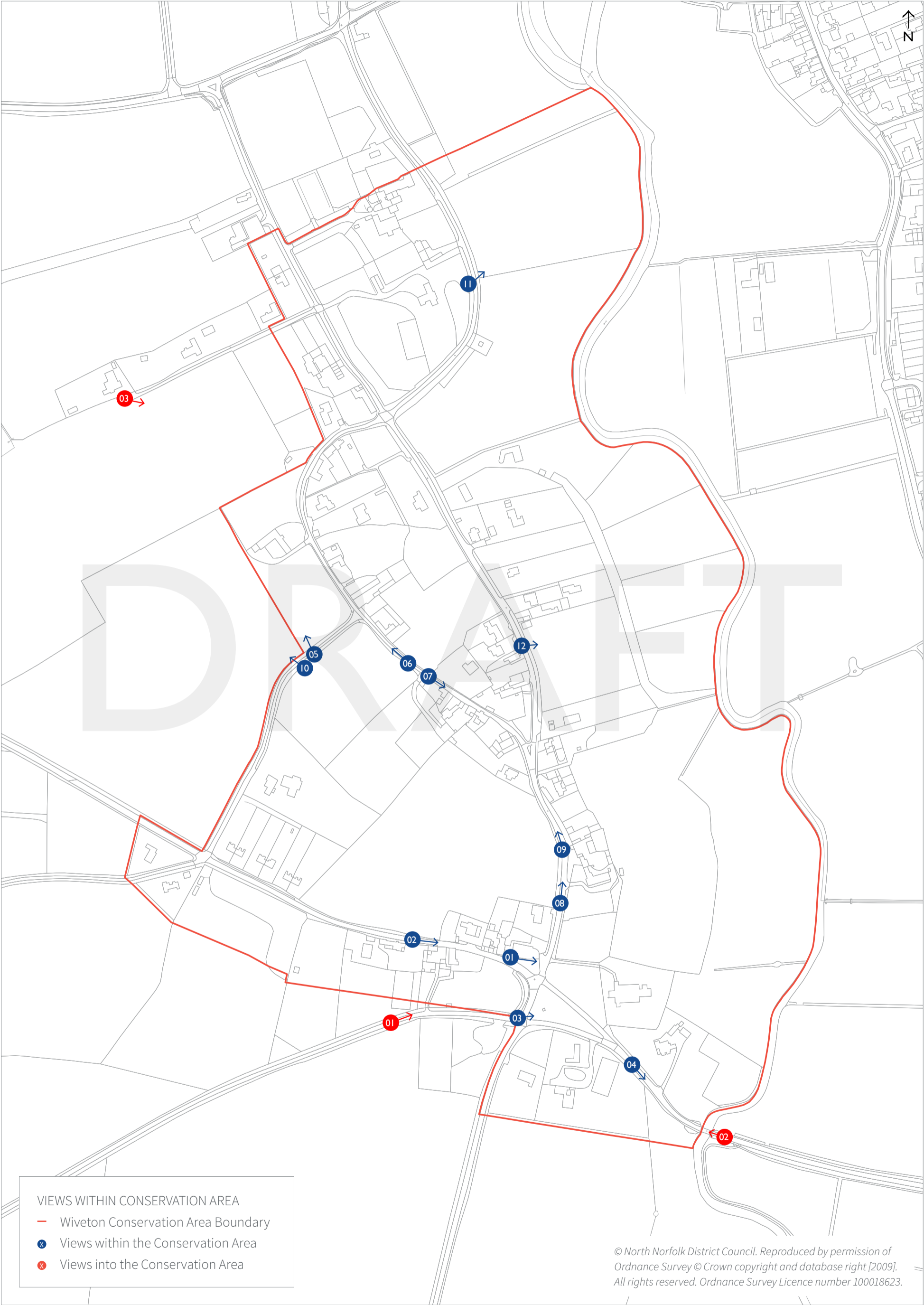
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VIEWS INTO CONSERVATION AREA



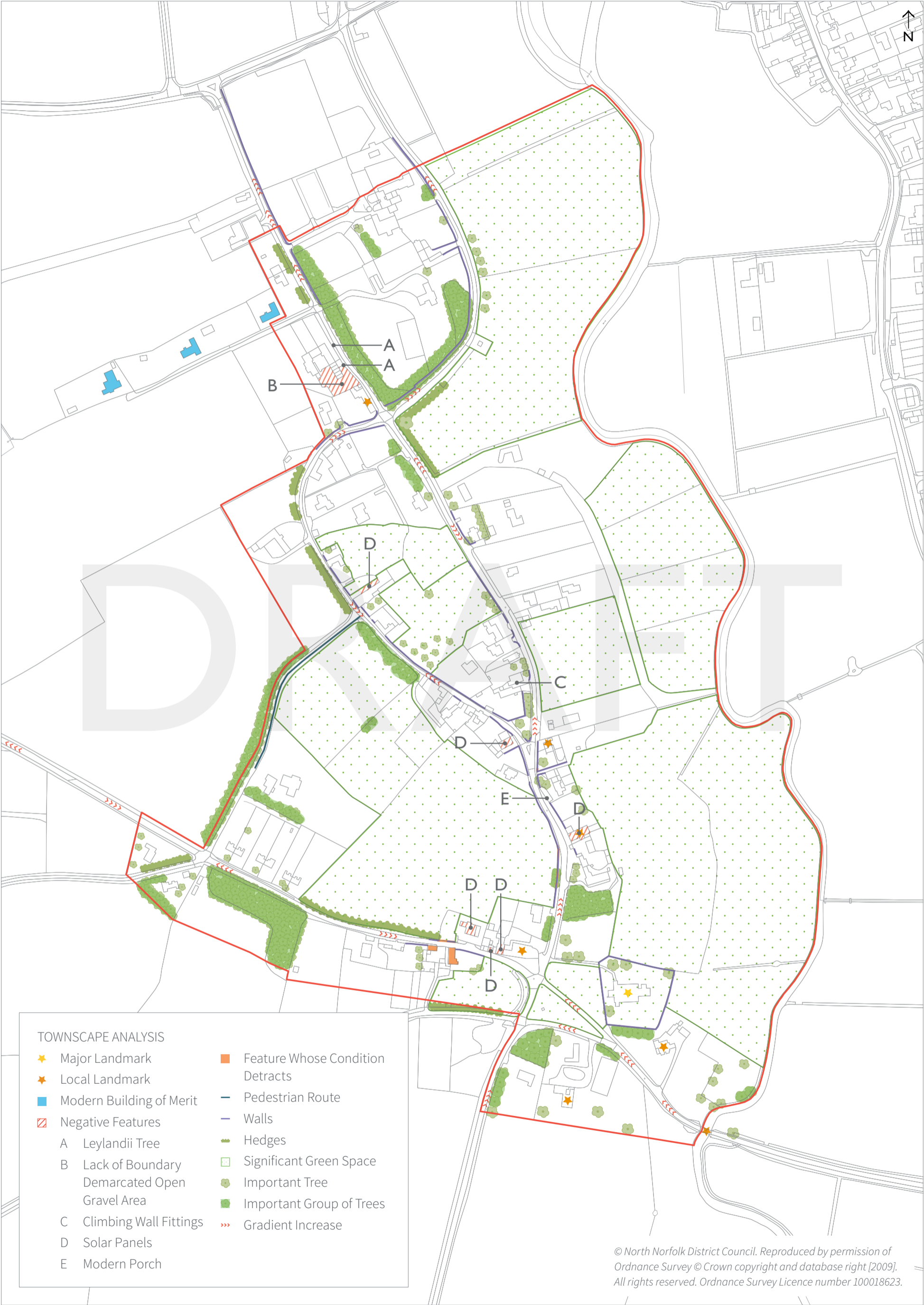
DRAFT

VIEWS WITHIN CONSERVATION AREA

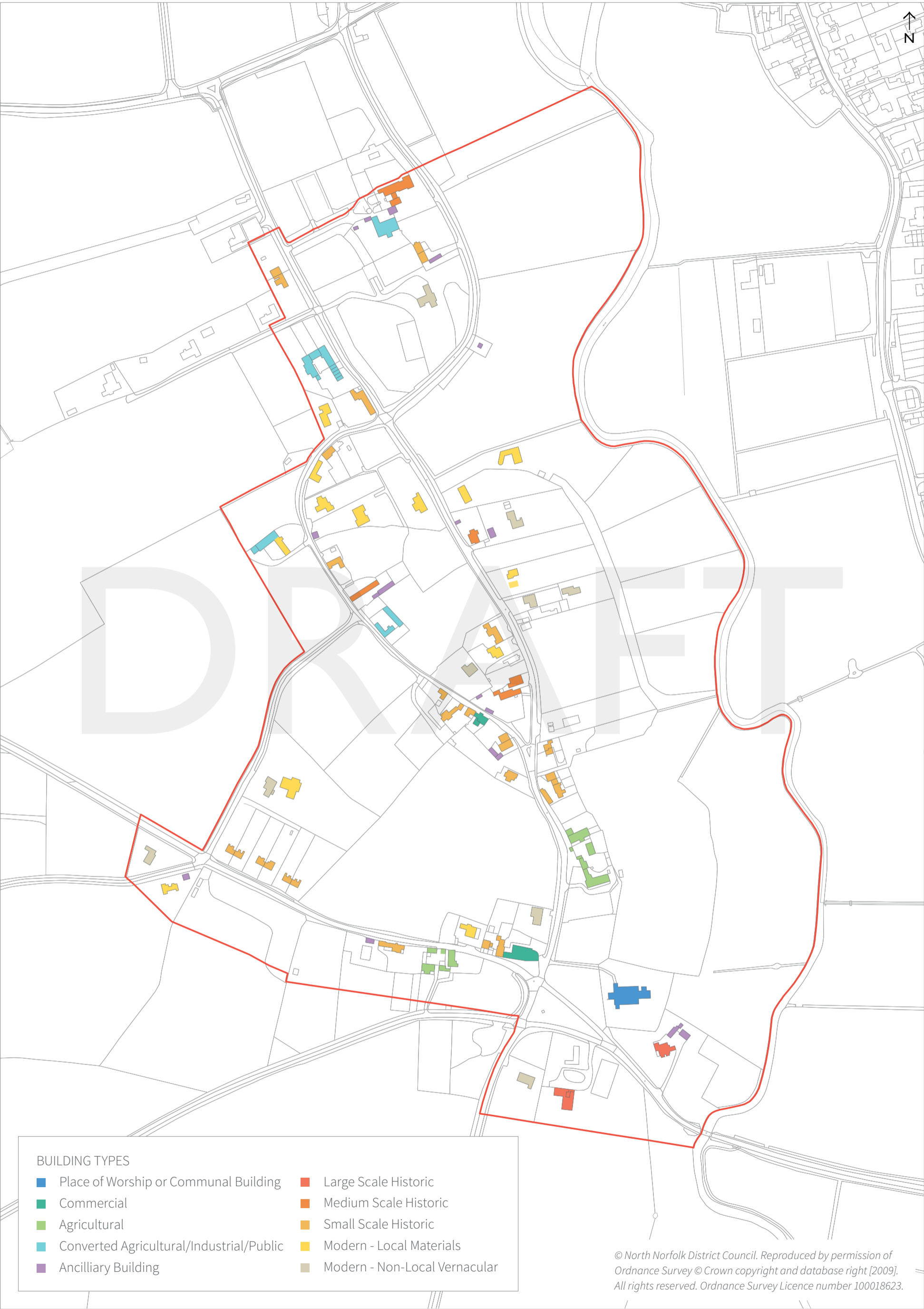


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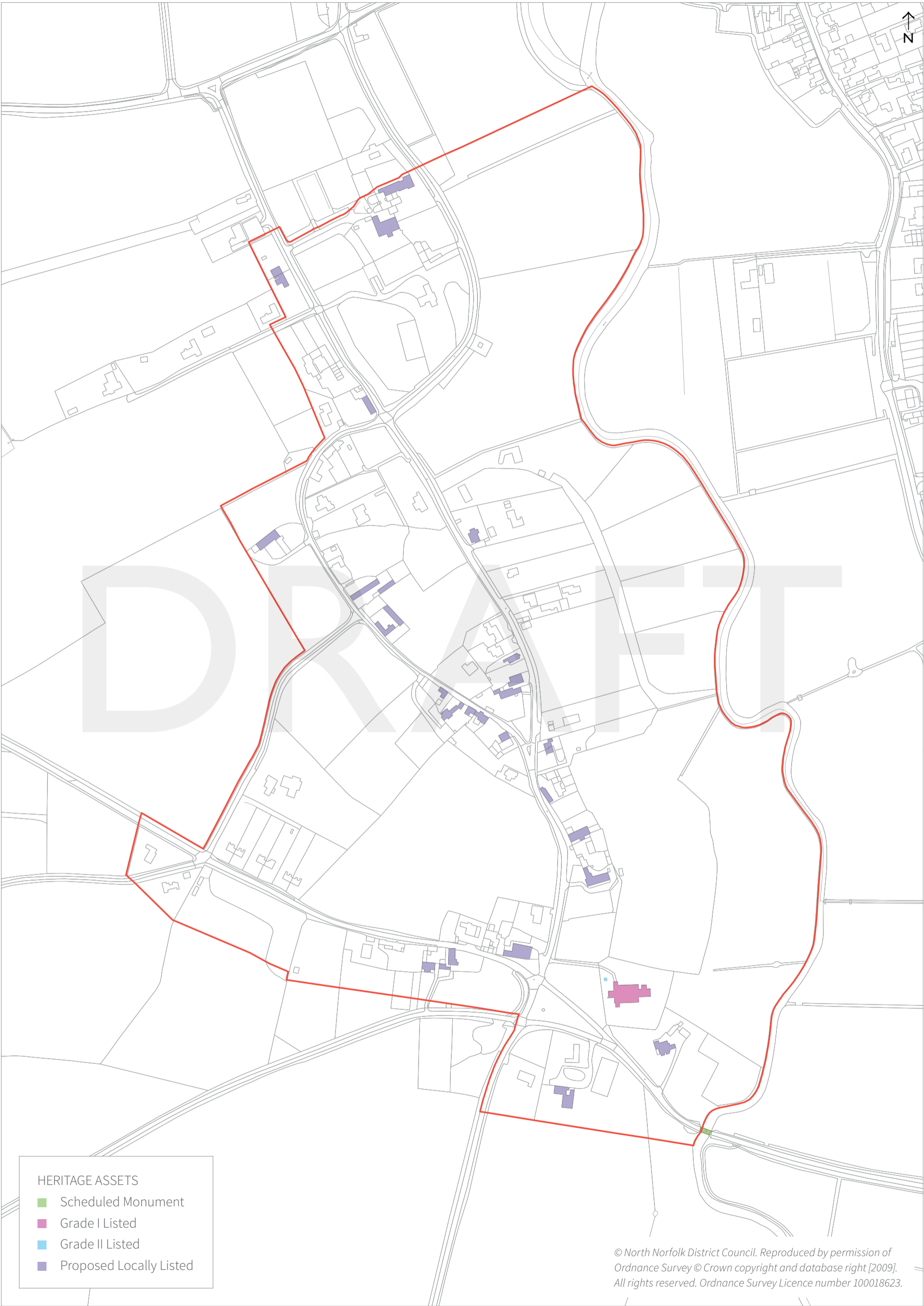
TOWNSCAPE ANALYSIS



BUILDING TYPES

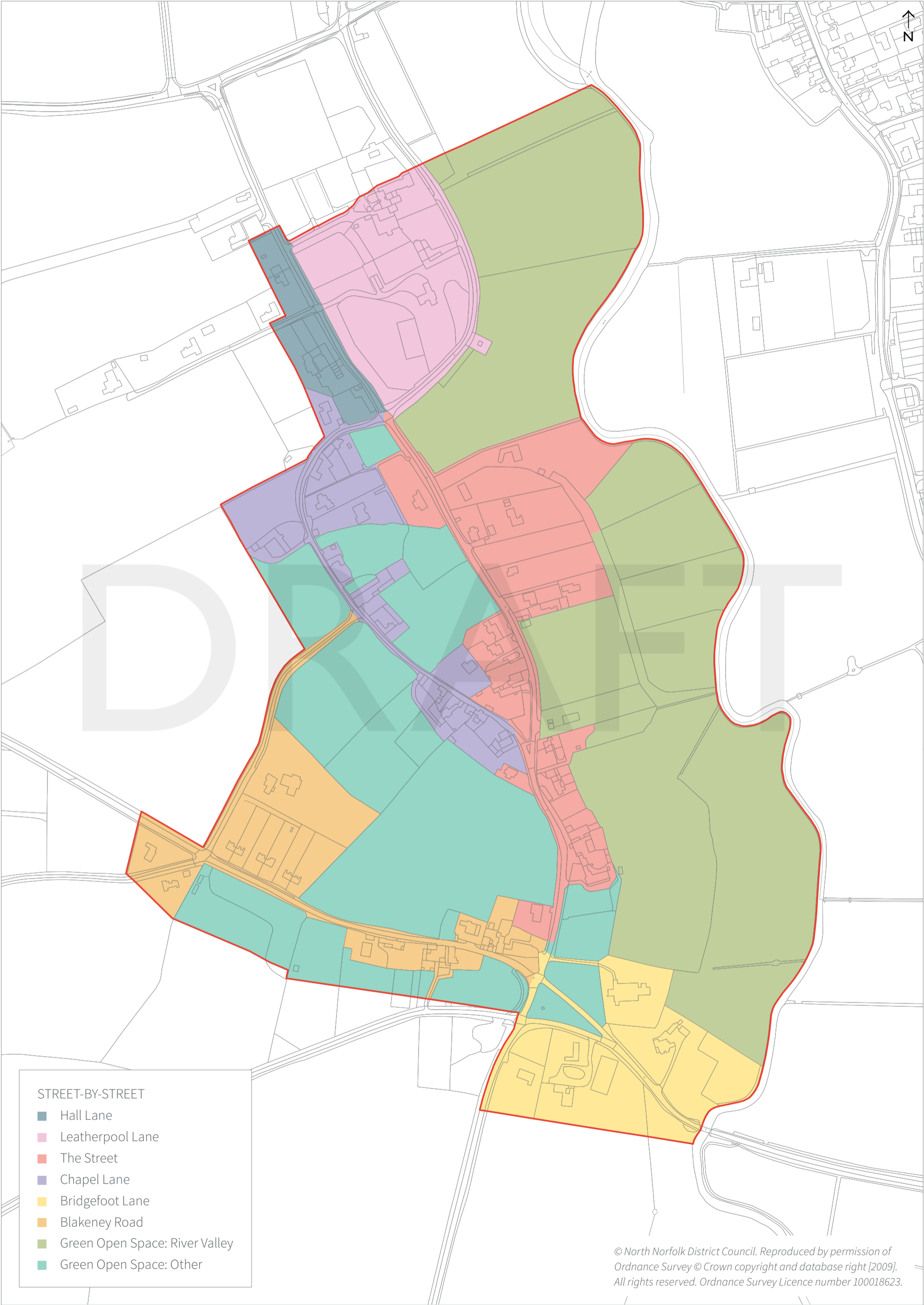


HERITAGE ASSETS

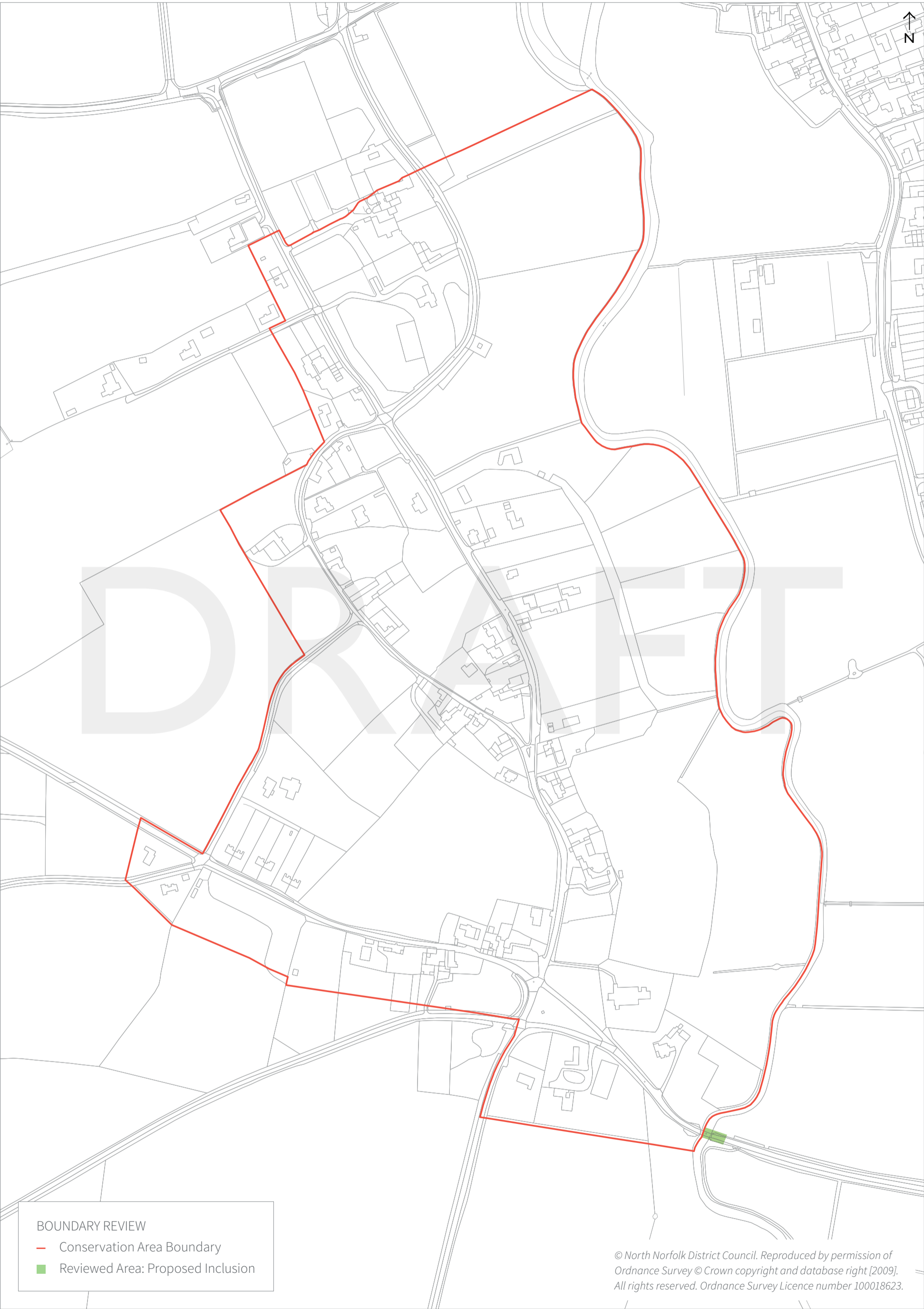


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# DRAFT

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