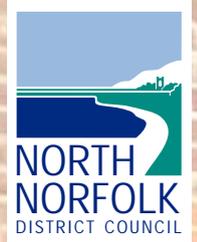


# ALDBOROUGH Conservation Area



## Character Appraisal and Management Plan



Adopted 30 June 2008

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# PART 1 CHARACTER APPRAISAL

## 1 SUMMARY

### 1.1 Key characteristics

This Character Appraisal of the Aldborough Conservation Area concludes that the following are the key characteristics of the conservation area:

- ❑ The large historic The Green is the central feature of the village both in terms of form and function.
- ❑ Buildings around The Green are in a continuous line of historic houses and buildings and cottages with few modern infill sites
- ❑ The Green retains its historic mixed trade and residential character
- ❑ Group of Grade II listed buildings and structures around the Black Boys PH
- ❑ Great diversity of building types and architectural styles
- ❑ The water meadows to the north, east and south of the Green define the settlement pattern
- ❑ Its landscape setting in the small Scarrow Beck valley
- ❑ Quiet with little traffic



### 1.2 Key Issues

Based on the prevalent characteristics identified in the following, a number of issues have been identified and are listed below. These form the basis for the management proposals in the second part of this document.

- ❑ Permitted development resulting in loss of architectural details, boundary treatment and detrimental alterations and extensions
- ❑ Siting and design of new development
- ❑ Inappropriate 20th century infill properties around the Green
- ❑ Some areas have poor boundary and ground surface treatment
- ❑ Review of the conservation area boundary
- ❑ Retention and management of green spaces



## 2 INTRODUCTION

### 2.1 *The Aldborough and Thurgarton Conservation Area*

The conservation area was designated by North Norfolk District Council on 26 January 1989. Aldborough Conservation Area has a historically large, triangular Green as central feature. There are several listed buildings and buildings of local interest as well as simple brick or flint cottages that define the architectural interest of the conservation area. The setting of the village is defined and enhanced by the water meadows, groups of trees and the surrounding landscape. Aldborough and Thurgarton is a rural parish with a mixture of trade and residential properties.

### 2.2 *The purpose of a conservation area appraisal*

Conservation areas are designated under the provision of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage guidance as set out in Guidance on conservation area appraisals (February 2006) and Guidance on the management of conservation areas (February 2006). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). Government advice on archaeology is set out in Planning Policy Guidance Note 16: Archaeology (PPG16).

This document therefore seeks to:

- ❑ Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (Part 1: Character Appraisal)
- ❑ Provide guidelines<sup>1</sup> to prevent erosion of character and achieve enhancement (Part 2: Management Proposals).

### 2.3 *The planning policy context*

This appraisal provides a firm basis on which applications for development within the Aldborough Conservation Area can be assessed. It should be read in conjunction with the wider development plan policy framework produced by North Norfolk District Council. That framework is set out in a number of documents:

- ❑ North Norfolk Local Plan, adopted 1998, policies 35-45
- ❑ North Norfolk Design Guide, 1998
- ❑ Emerging LDF policies: Core Strategy Submission document, June 2007, policies EN2, EN4, EN5, EN6, EN8
- ❑ Emerging LDF policies: Site Specific Proposals Preferred Options report, September 2006
- ❑ Draft North Norfolk Landscape Character Assessment, 2005
- ❑ PPG15: Planning and the Historic Environment
- ❑ PPG16: Archaeology and Planning
- ❑ Heritage White Paper, March 2007. 'Heritage Protection for the 21st Century'

## 3 LOCATION AND SETTING

### 3.1 *Location and context*

Aldborough is located in mid North Norfolk, approximately halfway between the historic towns of Cromer and Aylsham. It is set in a small valley in randomly enclosed rolling open farmland. There is a population of 567 living within the parish.

The conservation area covers most of the built up area of Aldborough and Thurgarton with the omission of a more recent development to the west of the settlement (Prince Andrews Close and Margaret Lily Way) and a group of dwellings on Harmers Lane with The Grange to the north of School Road in Thurgarton.

The southern edge of the conservation area borders the northern edge of the large Mannington and Wolterton conservation area. The eastern edge is defined by the Scarrow Beck.

### 3.2 *General character and plan form*

Aldborough is a rural village with its plan form of the main settlement closely grouped around a large green with roads leading from the Green towards Thurgarton, east towards Alby, Hanworth and south towards Matlaske, Wolterton and Erpingham. There are outlying groups of dwellings loosely connected to the centre by winding lanes.

The form of Aldborough village is that of a single nucleus centred round a Green with outliers to the north west, north east and by the church to the south east. A largely modern southern extension to the settlement around the Green is linear in form while a separate nucleus of buildings is centred around the former water mill. The overall form is fairly coherent and helps give the village its distinctive character.

1 No character appraisal can ever be completely comprehensive and omission of any particular building, feature or space should not be taken to imply that it is of no interest.

### 3.3 Landscape setting

Aldborough is set in the small valley of the Scarrow Beck and the slightly elevated ground to the east with wooded enclosure forms an important backdrop to the settlement around the Green.

The main landscape feature within the conservation area which also determines the form of the settlement is the continuous sequence of water meadows on either side of the two becks. From School Road to the north of the area and from the road to the south of the village garage, these meadows are the predominant open green spaces.

The centre around the Green remains strongly linked to its historical rural surroundings of the water meadows to the north and east of the Green and the elevated, arable grounds to the west. From the Green, views of these meadows are limited.

On the west, the open ground rises slowly towards the Matlaske crossroads from which the village can be seen as a strip of buildings winding through the valley bottom.



*View of the group of buildings around the Mill across water meadows.*

To the south the conservation area is largely screened by the hedges and trees around Rectory Farm and Doctor's Corner. The approach to the Green winds through a mix of historic buildings and modern development with mature trees and hedges forming an important part of the setting.

On the east, the view is closed by rising wooded ground which conceals the village school and a scattered group of larger farm houses and barns which are all outside the conservation area boundary.

Higher open arable land encloses the settlement from view from the north and west. From the north, the village is largely concealed until one reaches Thurgarton Street and the Old Forge, where the road winds downhill between steep banks to reveal the settlement only as one enters it. The approach to the Green from the north is very similar to the southern approach with open views of the water meadows and arable land between historic settlement and more recent housing as one approaches the Green. Again, the road is lined by mature trees and hedges.



*View into the conservation area from the north (Thurgarton).*

## 4 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

### 4.1 The origins and historic development of the area

The name Aldborough is interesting historically in that it meant "an old or disused stronghold" in Old English. The Domesday Book refers to "Aldeburg" and the name used to be spelt Alborough until a "d" was inserted by a former rector and adopted by the Post Office.

Thurgarton is also of interest as it derives from an old Scandinavian personal name: Thorgeirr and the Old English "tun" meaning a settlement. The earliest visible parts of the church date from this same period in history.

It has been suggested that the settlement could be Danish as apparently there is a cluster of villages in Scandinavia by the names of Aldbjerg, Thergarten, Saxtorp and Korrupstie and that the above place are the origins of the settlers in the villages of Aldborough, Thurgarton, Saxthorp and Corpusty.

However, the village, its church and mill are listed in the Domesday Book.

Apparently, the medieval Old Hall in the village was on the site of the Manor Farm. The medieval building was destroyed by fire in the 19th century and a new farmhouse was erected. The possibly oldest surviving building is the Thatched House (or Bone's Store) and dates from the 15th to 16th century. The Old Red Lion, once a private house, dates from the 16th century, as does John Brown's House.



*The Old Red Lion.*



*The Thatched House.*

It has been suggested that houses near the church were abandoned or destroyed during the Black Death and new houses built around the green. But the before mentioned buildings and the existence of the mill suggest that the settlement evolved around the Green and the water meadows.

Like many Norfolk villages, St Mary's Church lies some distance from the village. The church dates to the Saxon period, though most of the church is 14th and 15th century.

A fair was granted in medieval times by King John.

The settlement must have been of similar size and of some importance in medieval times as the village was assessed for township in 1334. Interestingly, the population in 1864 was at 575. This is the same as today. This was followed by a decline when in 1937 the population was only at 425.

The originally separate parishes of Aldborough and Thurgarton were merged in 1935.

#### *4.2 The archaeological significance and potential of the area*

There are no Scheduled Ancient Monuments in the designated area.

Earliest evidence for occupation of the parish dates from the Neolithic period followed by evidence from the Bronze Age. There is no evidence in the parish of Iron Age habitation (see appendix for details).

Roman occupation of the parish has left no traces of buildings, but a significant number of coins. There is some evidence from the Saxon period. St Mary's Church has Saxon or Norman origins (see appendix for details).

Metal detecting in recent years has recovered a wide range of medieval metal objects. Both Aldborough Church (mainly 13th to 15th century) and Thurgarton Church (13th century with 15th century additions) are located outside the designated Aldborough Conservation Area. St Mary's Church is included in the large Mannington and Wolterton Conservation Area.

An annual fair has been held on Aldborough Green since medieval times. In the 1940s, the Green was levelled and the ponds filled. However, the potential archaeological significance still remains.

## 5 SPATIAL ANALYSIS

### *5.1 Character and interrelationship of spaces within the area*

The form of Aldborough village is that of a nucleus centred around the Green with disseminated outliers to the north west (Thurgarton), north east and by the church to the south. The main settlement around the Green is seldom more than one dwelling deep.

A largely modern southern extension to the settlement around the Green is linear in form while a separate nucleus of buildings is centred round the former water mill. The overall form is more coherent than this typological description suggests and helps to give the village its distinctive character. The traditional buildings which encircle the Green and their informal placing, their domestic scale and style, the isolated location of the church away from the focus of the village and the meanders of the brooks linking the parts of the settlement together all give the conservation area of Aldborough and Thurgarton its distinct character.

### *5.2 Key views and vistas*

Around the Green, the views are mainly of the buildings that encircle the Green and few open views out of the CA. However, lifting the eye above the building line looking east, the ancient woodlands give an important backdrop to this part of the settlement.

Views of the open water meadows within the conservation area form an important part of the conservation area. Views of the meadows open up when one leaves the main settlement around the Green in any of the three directions.

Similar views are important from Manor Farm and other locations on School Road (map)

The views of the water meadows are mainly open and far reaching, however, some of the views come to a stop at a hedgerow with mature trees.

Another vista opens up just south of the Green, looking south west the traditional Manor Farm barn forms an important stop of this view.



*Important view of Manor House barn.*



*Water meadows, view from Thurgarton Road.*

Views out of the conservation area are generally limited by the rising grounds of the Scarrow valley.

From School Road, there is an important view of the Old Rectory (The Grange) and its grounds.

First views of the conservation area from the north (Thurgarton) show a mix of large historic and modern agricultural buildings, partly screened by trees and hedges.

## 6 CHARACTERANALYSIS

### 6.1 Activity, prevailing or former uses within the area

#### *Trade and industry*

John Brown, a key figure in the day-to-day affairs of the community during the first part of the 20th century, says: "The village always has been and is now a centre of trade and social activity. As far back as 1840, it had tradespeople of all descriptions grocer, bakers, butchers, blacksmiths, tailors, shoemakers, doctor, schoolmaster, tanners, curriers, plumbers and glaziers, carpenters, whipmaking, basketmaking, saddler and harness making and Public House (Black Boys). The Red Lion was only a beerhouse."

The account of the Women's Institute mentions that glove making was recorded in documents from 1334; this business was carried out in Aldborough till the late 19th century. "At the end of the Loke past Mr. High's bakery, there were open pits used for the tanning of the leather."

The WI history states that in 1937 "the Green has twelve shops, two inns, two carpenter's workshops and one smithy, a post office, a church room an Old Temperance hall and several houses."

There was a lime kiln at Thurgarton and bricks were made at the neighbouring village of Alby.

In the past, most buildings around the Green served a business as well as a residential function. Examples include John Brown's House and the building to the north of Black Boys whose shopfront has now gone. Chesterfield House is an exception as it has never been home to a trade or business.

<sup>6</sup> There were two tanneries on Tan Yard Road and a tannery on the East side of the Green.  
<sup>7</sup> Keith Entwistle: A century of Faces and Places. A History of Aldborough and Thurgarton 1900-2000. Aldborough Village History Society 2002, p.4.



*One of the many shopfronts now removed.*



Today, there are several shops and businesses remaining around the Green. There are the two historic pubs, the Black Boys and the Red Lion, a small supermarket, a butcher and a baker, a post office, an antique shop etc. and the garage just south of the Green.

However, most properties are now residential, and the Green has a quiet and peaceful atmosphere. At weekends, the Green is still used for cricket and football matches. The atmosphere of bustling trade and cottage industries has gone and animals are no longer grazing the Green.

Thurgarton had a branch of the main general store on the Green, a saddler's shop, a smithy and the Public House Bull Inn. All of the above are now converted to residential use.

There are several working farms within the conservation area.

### *The Fair*

The major annual event on the Green is the Aldborough Fair. The original charter was granted by King John and the Fair has taken place in various forms ever since.

Up to the beginning of the 19th century the neighbourhood purchased its household goods there. All kinds of wares, horses and livestock were offered and the fair was also traditional for the hiring of servants. Thereafter, the fair served purely as entertainment.



*The Fair.*

### *The Mill*

There has been a mill at Aldborough since before the Conquest; this mill has been a major industry in Aldborough. With the closing of the mill a significant element of Aldborough life came to an end. It is now divided into three houses and largely hidden from view by more recent housing and a leylandii hedge.



*The mill converted into three dwellings.*

### *Water gardens at Aldborough Mill*

Henry Cooke had taken the wet environs of his working mill as the starting point for the creation of water gardens that were an attraction and amenity to the locals and people further afield. Naturalists like Cherry Kearton had come to study the rare birds and plants that had been encouraged by the landscaping.<sup>9</sup>



*Former water gardens at the Mill.*

### *6.2 Character zones, the qualities of the buildings and their contribution to the area*

Generally, there is a great variety of styles and types of buildings in Aldborough and Thurgarton that contribute to the character of the conservation area. However, their scale, materials and positioning still maintain a coherence and contribute to the overall appearance of the conservation area. The majority of buildings date from the 18th and 19th century.

The scale of buildings is consistently modest with one storey being the norm, while a minority of larger houses, often outlier farms, form the focus for small groups of buildings. Around the Green, the plot widths vary, but generally, there is a strong horizontal emphasis throughout.

Buildings such as the beautifully detailed Methodist Chapel, the interesting little timber clad structure, the 'Reading Room' and the timber boarded mill contribute to the great variety of building types, styles and materials.

However, there are many plain flint or red brick cottages in the village, mainly dating from the 18th and 19th century.



*Plain brick cottages on The Green*

### *The Green and Chapel Lane*

The main part of the settlement with its trade and residential buildings is around a large, triangular Green. In the past, the Green had two ponds. The 'Big Pit' was central to the Green and the 'Little Pit' (only this one seems to be marked on the old OS maps) was towards the eastern end of the Green. After the war, the Green was levelled and the ponds cleared and filled.

The group of larger, 18th century listed buildings around the Black Boys Public House (Chesterfield House, John Brown's House, Old Post House and Fernlea House) lend this part of the CA an urban character as their architectural qualities reflect the style of the red brick town houses in Aylsham of the 18th and early 19th century. The buildings seem to have older cores, but are now mainly Georgian in their appearance. John Brown's House has been refronted with a classical façade.



*Important group of buildings on the Green.*

*Fernlea House* is of two storeys with a dormered roof. It has a red brick facade to the Green and a black pantiled roof with parapet gables. This facade has a flintwork base and vertical blue brick bands between the four windows. These are of mid eighteenth century type with simple sashes and exposed sashboxes. A lead hopperhead survives at the western gable. The front garden of this house survives as a formal box layout with parallel dwarf hedges and a front iron railing on a dwarf wall with central gate. The wall and railing return along Thurgarton Road where a swan neck profile joins the former to the house.



*Fernlea and the Old Post House.*

<sup>8</sup> WI, A History of Aldborough and Thurgarton, 1937.  
<sup>9</sup> A Century of Faces and Places, p.23.

To the right of Fernlea, the Old Post House is a similar eighteenth century dwelling with a slightly higher ridge. It has the same black pantile roof finish and blue brick bands. It has twin gable stacks and the facade is of three sash windowed bays. This house has a good doorcase with canopy, paired columns and an overdoor fanlight. The front garden here is also railed on a low wall.



*Plaster detail on John Brown's House.*

On the west side of the Green, just south of the Black Boys PH are another two notable listed buildings:

The impressive John Brown's House is unusual in the village in that it has a parapet which conceals its low pitched pantiled roof. The red Norfolk brick facade is informed by three Doric pilasters in moulded brick. The white painted sash windows with exposed boxes have nineteenth century glazing bars and meeting rails in familiar cross fashion. The original front door was probably changed to a window in the twentieth century.

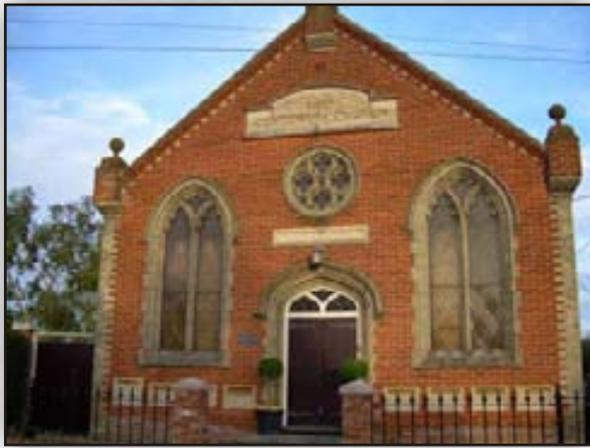
Built on its northern flank is the Grade II listed eighteenth century Chesterfield House. It is also built in the soft red Norfolk brick. The design of this house is in contrast to its neighbour and comprises a strictly symmetrical composition. This is achieved with four sashes and a central door surmounted by twin gabled dormers in a steep red clay pantile roof. The house has gable stacks and parapets.

Some of the brick cottages around the Green are of very high quality with Flemish bond brickwork and reflect architectural detail of the higher status buildings. For example, the pilasters as seen on John Brown's House are echoed on the three early 19th century cottages north of the Thatched House and in the minimal pilaster strips on the cottages north of Chesterfield House.

Chapel Lane extends from the Community Centre in the north east corner of the Green out into the open countryside and the crossroads at Thurgarton Lodge. The road is at first bordered with modern properties with shrub planted front gardens giving a suburban feel to this part of the conservation area. At the bridge over the beck, the Aldborough Surgery with its shrub planted grounds is a recent addition to the conservation area. The building resembles a barn with a large red clay pantile roof.

Beyond the surgery, the lane is mainly characterised by attractive 19th century brick cottages and terraces. The originally stucco render finished terrace (Temperance Villas) reflects the wider architectural influences. The former Methodist Chapel and the interesting green timber clad Reading Room that has been relocated from the Green (see historic map) - both buildings now converted to residential use - make an important contribution to this part of the conservation area. Further on there are several twentieth century houses that neither enhance nor detract from the conservation area, and a group of recent buildings of plain appearance completes the settlement. Unsympathetic changes to windows and wall finishes have a detrimental effect on the character of Chapel Lane.

There are notable historic boundary treatments surviving that enhance this part of the conservation area.



*Primitive Methodist Chapel.*



*Thurgarton Lodge.*



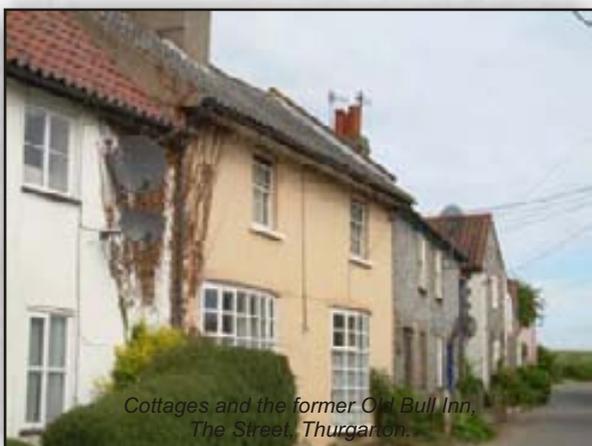
### *Thurgarton*

Thurgarton forms a northern outlier to the conservation area. The settlement is nucleated around the bridge crossing the brook with small cottages in the main nucleus, but there are some important larger buildings and farmsteads along School Road and Thurgarton Road. Thurgarton is more rural in character with its farm buildings and the majority of buildings are more dispersed.

Thurgarton Lodge is one of four properties loosely grouped as an outlier to the conservation area to the north east. It is an early eighteenth century, Grade II listed farm house. North of it stands Malthouse Farm, unlisted, but of similar date. Both houses are well hidden behind mature trees and hedges. To the south east of these stands White House Farm, also unlisted and hidden from view. This is an interesting building with an octagonal central building and octagonal chimney stack.

Manor Farm House, a flint building with brick dressings and alternating brick and heart pattern set into the flint, is dated 1638. This building forms an important group with the converted barn and other outbuildings.

To the Northwest of this group lies the former Rectory, now the Grange. Views of this brick and flint 19th century building with its notable garden wall to the north and east are very important from School Road and this group contributes positively to the conservation area. However, as this part is currently not included in the conservation area, it is suggested that it should be considered for inclusion.



*Cottages and the former Old Bull Inn, The Street, Thurgarton.*



*The Old Rectory (now The Grange):  
View from School Road.*

Chestnut Farm is an early nineteenth century formal farmhouse, now heavily restored, with smut pantile roof and twin gable stacks. The facade is symmetrical and of red brick. The historic farm buildings and barns east of the house are derelict and in need of conservation. The farmhouse and the farm buildings form an important group in this part of the conservation area.



*Chestnut Farm*



Set well back from the road, the Homestead is an eighteenth century house which presents its red brick northern kitchen and service rooms beneath a typical catslide roof to the view. The formal flint and brick facade faces south, but is now pressed hard against the encroaching field in a restricted garden. The house is a good example of its period, having parapetted gables with twin stacks, a flint and brick principal facade with red brick quoins and white painted casements beneath the low eaves. This house forms an important visual stop to the view south as one enters the conservation area.



*View south from the bridge in Thurgarton towards Homestead.*

Greystone House is notable for its beautiful flint pebble walling, buff brick detailing and the symmetrical design.

#### *Mill and south*

This part of the conservation area is characterised by its open spaces, fields and meadows and larger buildings grouped with their former service buildings such as the Mill, Manor Farm, Rectory Farm, Doctor's Corner and the Old School. Views out of the conservation area are an important feature here as they define the settlement in the Scarrow valley.

The Mill stands typically at some considerable distance from the community as the intervening land is waterlogged. The Mill is approached past one or two modern houses whose design and setting are suburban in character and detract from the traditional rural appearance of the conservation area. The present Mill building itself is of early nineteenth century origin but has been radically remodelled to provide a row of three houses. The top floor is clad in horizontal boarding and the two lower floors are rendered. A tall Leylandii hedge blocks views of the South elevation.

South of the Mill is the former granary, a timber clad early nineteenth century building. This is an attractive red clay pantiled hip roofed building of one low storey. The granary is now the annexe to a much larger domestic extension. Also forming part of the group around the mill is a single storey colour washed cottage and a modern one storey house. The traditional group of mill buildings has been added to and altered to such an extent that the impression of the group is now suburban.

Doctor's Corner and Thwaite Hill Cottages form the southern part of the conservation area. Doctor's Corner is a whitewashed house largely hidden from view behind tall yew trees and beech and holly hedges. There is a traditional barred gate in need of repair which stands at the corner of the crossroads.

South of these crossroads and standing with its gable facing south is Rectory Farm, a red brick early nineteenth century farmhouse. On the northern side of the house, there is a row of attractive traditional red brick farm buildings of increasing size, culminating in a broad gabled barn. These buildings are hard upon the narrow road's edge. Together with the farmhouse they make an important contribution to the conservation area.



*View into the conservation area at Doctor's Corner*



*Doctor's Corner*

On the north side of Thwaite Hill Road is a row of houses, some individual, some in terrace form, which comprise the remainder of the settlement. On Thwaite Hill Road, there is a terrace row of six cottages of unusual design. The roof is of low pitch with red pantiles. There are five solid chimneys, the central one shared between houses. At either end of the terrace two cottages have flint faces to the street with small lozenge windows at first floor. These are paired with sash windows. At ground floor level doors

And casement windows alternate and one or two porches are evident. Some of the windows have been altered but this terrace remains an attractive part of the conservation area. The garden frontages of the cottages have unsympathetically been changed for parking.

North of Doctor's Corner, the centre of the conservation area and the Green are approached past a group of 19th and early 20th century cottages and modern buildings, most of which are hedged from the road. Some of the landscaping is very suburban in character and detracts from the rural quality of this part of the conservation area.

This group of buildings is separated from the next group around Manor Farm by open field. Manor Farm is an 19th century house with flint walls and red clay pantile roof. It stands in its own grounds and has various agricultural buildings to the west and north, some of which are historic.



*Manor Farm.*



*Modern landscaping alien in its context*

### 6.3 Key unlisted buildings

Aldborough Conservation Area has many unlisted, historic buildings of local interest. Some of the below mentioned buildings and their contribution to the Aldborough conservation area have already been described in the above. Some of these buildings are important because of their architectural merit while others make an important contribution to the history of the village.

- ❑ Possibly the oldest surviving building on the Green is the Thatched House (or Bone's Store, previously The Cook and Key). It dates from the 15th and 16th century and was originally three houses. The upper storey was added in the 17th century and the houses joined at a later date.
- ❑ The Old Red Lion, once a private house, dates from the 16th century. This building forms an important focal point on the east side of the Green.
- ❑ Manor Farm: This building was built on the site of the medieval Old Hall and makes an important contribution to this part of the conservation area. It stands in its own grounds and is an important focal point as one approaches the Green.
- ❑ The Mill: This building has been greatly altered in the process of conversion. However, the mill has historically been an important enterprise in Aldborough and there has been a mill in this location since before the Conquest.
- ❑ Doctor's Corner: This house was apparently built on Poison Green where the Black Death victims had been buried.
- ❑ The Reading Room, now on Chapel Lane, originally on the Green: This little timber boarded building with twin canted bay windows was originally used for various purposes in the community and located next to Virginia Cottage on the Green. It still retains its character even in its new location.
- ❑ Primitive Methodist Chapel: The building is dated 1907, but architecturally it looks back to the nineteenth century with Gothic twin windows in a red brick and ashlar facade. The gable of the chapel is provided with three brick block pedestals at eaves and ridge, each with a ball finial. Above a quadrifoil window set over the Tudor hooded doorcase is a large ashlar banner inset inscription. The quoins are of white, Holkham brick and the base of the facade has eight inset inscriptions in traditional Methodist fashion. The chapel has a stone base with steps above and is facing the lane. The Methodist chapel was locally a very important church.
- ❑ The Homestead, Thurgarton Road: As described above.
- ❑ Chestnut Farm: As described above.
- ❑ Rectory Farm: As described above lies outside the current conservation area boundary.



*Historic view of the east side of the Green with the Reading Room.*

## 6.4 Local details and public realm

### Roof forms

It is noteworthy that there are quite a number of buildings in the conservation area with hipped roofs. This type of roof lends these buildings a more formal and urban appearance. Examples include various cottages on the Green, together with a terrace of three just north of the Thatched House. There is also the barn on Thurgarton Road that has a hipped roof, the larger houses such as Doctor's Corner and Manor Farm and further cottages in Chapel Lane, again including a terrace of three cottages under a hipped roof (Temperance Villas). There is also a new building down the Loke with a hipped roof.



### Windows and doors

Around the Green, the majority of properties historically had sash windows of various designs.

### Other details

Many buildings show the typical kneelered gables with brick coping. A crow-stepped gable was built up at Fernlea House.

Several buildings show patterned brickwork in flint and the use of blue bricks as a decorative element.

### Ground surface materials

The peripheral road around the Green is asphalt surfaced with a 'utilitarian' concrete kerb. The appearance of this could be improved by a fine gravel adhesive surface and the possible taking out of the kerbs, although, this might lead to problems with edge erosion through cars.

Drives and yards around the Green and beyond often show the traditional and sympathetic gravel. However, many drives have been hard surfaced and are detrimental to the appearance of the conservation area.

There is a traditional cobbled yard remaining at the back of the former Bull Inn Public House. This surface should be conserved as it is a rare survival of a traditional ground surface treatment.





*Inappropriate hard surfacing.*

*Traditional walls, fences and gates*

Traditional walls, fences and gates exist throughout the conservation area and make an important contribution to the character of Aldborough conservation area. Around the Green and in other places historic walls and fences survive and conserve the traditional means of enclosure, both physical and visual. The west side of the Green has properties which often have small front gardens protected by low red brick walls.



*Beautifully detailed gate between The Thatched House and 1 The Green.*



*Traditional fences.*

**Shopfronts**

There are no historic shopfronts of note remaining in the village.

**6.5 Prevalent local and traditional building materials**

Aldborough has a surprising variety of building styles and materials. This variety comes with influences that are more urban than rural in character.

*Walling materials*

**Brick**

The main walling material is a soft red brick with a rich warm colour and mainly laid in Flemish bond construction and lime mortar. Some of the brickwork on cottages is of very high quality Flemish bond and reflect architectural detail of the higher status buildings. Examples : around the Green on Eastview, Greenview and Sunholme as well as on cottages north of Thatched House and Chapman's Row. A good example of Flemish bond can also be seen on Alice Lamberts Cottage on Chapel Lane.



*Flemish bond on Chapman's Row.*

The use of darker burnt blue brick can be seen on Fernlea House and the Old Post House. Both buildings have vertical bands of blue headers between the windows and between the windows and the gable. The use of blue and red bricks can also be seen on the gable of John Brown's House with its randomly chequered brickwork: This use of blue, more costly brick emphasises the higher social status of the group of buildings around the Black Boys PH.

Some use of the Holkham whites (buff brick) can be found: Manor Cottage on School Road and the curved gate walls leading to the drive at Thurgarton Lodge.



*Buff bricks on gateway to Thurgarton Lodge.*



*Coursed flint.*



*Greystones House: buff brick and pebbles*

#### *Flint*

The other common walling material is flint: the variations in the use of this walling material can be seen on the various flint structures that do exist in the village. There is coursed cobble work for example on The Barn on Thurgarton Road and on an outbuilding of the Homestead.

There is 17th century patterned brickwork in flint on Manor Farm House, School Road and on the roadside gable of Fernlea (Green).

Finer pebble work can be found on Stone Cottage (Green) and Greystones House on Thurgarton Road.



*Random flint and brick walling*

#### *Timber boarding*

The Mill has the typical horizontal timber boarding on the upper floor. It is rendered on the ground and first floor. The mix of vertical and horizontal boarding can be found on the Reading Room on Chapel Lane.

#### *Tin*

The Church Room on the Green is made of corrugated tin and the Reading Room on Chapel Lane has a tin roof.

#### *Wall finishes*

Rendered and colourwashed brick or flint walls are common throughout the conservation area. The Temperance Villas on Chapel Lane originally had a Stucco render.

#### *Roofing Materials*

##### *Pantiles*

The main roofing materials are red clay pantiles and black glazed pantiles, such as the Old Post House, Fernlea, Chestnut Farm and some cottages on the east side of the Green. Manor Cottage on School Road has an unusual turquoise pantile roof.

##### *Thatch*

The only building in the conservation area that still retains a thatched roof is the Thatched House on the south west side of the Green. Thatch would have been an important roofing material before pantiles were reintroduced. The steep pitch of some of the historic buildings hints to this former roofing material, e.g. Fernlea or Homestead.

### *6.6 The contribution made by greenery and green spaces and ecology and biodiversity value*

The Green and the water meadows are defining features of the conservation area. They contribute to the open and dispersed character of the settlement and have historically marked out the settlement pattern.

Parts of the Green have a wild meadow biodiversity value: grass and wild plants remain unmown in the summer months with paths mown into them and the neatly cut cricket lawn to the west. The meadow was sown with a grant from NNDC some years ago.



*Wild flower meadow on the Green.*

### *Meadows*

The water meadows are an important element of the conservation area as the settlement pattern owes its form to the confluence of the two streams, the Scarrow Beck and its tributary from the west, and the existence of the meadows.

The water meadows are natural floodlands and are characterised by the absence of fences and hedges. Historically, the meadows were mainly used for hay production and grazing sheep, horses and cattle. The conservation needs and the biodiversity value of these meadows should be considered in an independent appraisal in order to ensure the conservation of the visual and ecological merits of the meadows.

### *Important groups of trees and hedges*

Trees and hedges play an important role in creating the character and appearance of the conservation area.

### *Trees*

The centre and focus of the area, the Green, has few trees. At the eastern corner a pair of silver birch trees and larger shrubs stand in the garden of the early nineteenth century cream washed house. They are visible across the space and form a focus and light foil to the Community Centre. A group of mature trees stands between the Red Lion PH and the play area, screening the modern houses. Another group stands at the southern end of the Green next to the village sign, forming a focal point together with the village sign.

At the Doctor's Corner the large yews form a distinct enclosure to the property and give this part of the conservation area a distinct character. Opposite these the open garden of the suburban property has an important row of lime trees.

The road approaching the Green from the south is enhanced by a row of roadside oak trees planted in the field bank.

The lane junction at the Homestead is surrounded by mature trees, oak, beech and sycamore, which give it a particular character of enclosure.

The setting of the Mill is entirely enclosed by mature trees, most notably a stand of poplars.

Defining in its effect and forming part of the setting of the conservation area is the row of poplars opposite the church and Old Rectory which encloses the Aldborough fruit orchards.

Two large oaks in the field bank on the north west side next to the road leading into the Green form an important gateway feature. Their size and scale enhance the conservation area, but are currently just outside the conservation area boundary. This strip of greenery should be included in the conservation area, also to include the oak tree further north along this field bank.



*Field boundary and trees presently not included in the conservation area.*





*Field boundary and trees presently not included in the conservation area.*

Mature trees form an important part of the composition of the northern settlement, Thurgarton within the conservation area. In particular the mature trees of the nineteenth century houses on School Road form a strong enclosing element.

Hedges are present throughout the conservation area and many of them are of some age, conserving the nineteenth century aspect of the settlement. Many of the properties around the Green have hedges in front of them.

Good hedges also exist at Doctor's Corner and at the Homestead lane junction. School Lane also has traditional hedges.



*Hedges along School Road.*

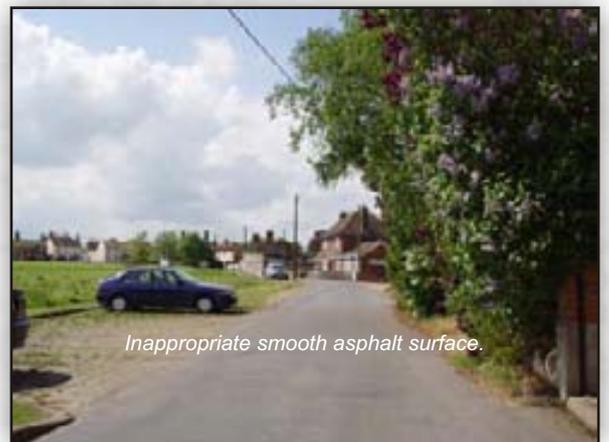


*Hedges as boundary treatment at the Church Room.*

## 6.7 The extent of loss, intrusion or damage, negative factors

### The Green

The roadways and verges, kerbs and parking places of the Green require a review. The aim should be to conserve and enhance this key part of the conservation area and to prevent further erosion. The peripheral road around the Green is asphalt surfaced and of an inappropriate appearance



*Inappropriate smooth asphalt surface.*



*Unsympathetic street furniture on the Green.*

A noticeable intrusion on the Green are the overhead cables and their poles. The possibility of laying these cables underground should be considered to restore the traditional appearance of the core of the village.

#### *Shopfronts, signs and street furniture*

Most of the historic shopfronts that were so characteristic around the Green have now gone. The two historic shopfronts that remain can be seen on the Thatched House and the Antique Shop on the east side of the Green. There is a general lack of consistency and quality of design and materials for signage and shopfronts around the Green. The village sign at the southern end of the Green is not particularly appropriate with its tiny thatched roof and a flint beehive base.

There are also benches and litter bins of inappropriate design that detract from the quality of this important public realm.



*Inappropriate shopfront.*



*Area around the listed Telephone kiosk.*

#### *Modern infill sites*

There are several properties around the Green that are inappropriate in their design, materials and detailing and detract from the general character around the Green.

#### *Erosion of traditional boundary treatment*

Many traditional boundary fences, low walls and traditional hedges have been removed - especially around the Green - and replaced by inappropriate materials or parking bays.

The modern fences and low walls in front of the 20th century properties at the southern end of the Green are inappropriate and should be replaced by hedges or traditional fences as seen elsewhere around the Green.

#### *Erosion of character*

The many accumulative and unsympathetic changes to properties allowed as permitted development lead to an erosion of character that is detrimental to the character of the conservation area as a whole. A good example for the accumulative damage to the character of a terraced building is Temperance Villas on Chapel Lane. Here changes to windows and doors, elevational treatment, boundary erosion, roof and chimneys have resulted in a building that can be considered as negative in the streetscene.

Also, the many satellite dishes that have been attached to the frontages of buildings are detrimental to the character of the conservation area and contribute to the accumulative erosion of character.



*Temperance Villas originally and today.*



## 6.8 General Condition

Buildings in the conservation area is generally very well maintained. There are no Listed Buildings at risk in the area.

There is a group of good historic, ancillary buildings behind the Old Red Lion and the Antique Shop that are in need of repair and a new use (see map).

## 6.9 Problems and pressures and the capacity for change

The NN LDF has identified Aldborough as a service centre village. This brings the possibility of further residential development. Several sites have been identified and assessed for small scale residential development.

The pattern of development in the Aldborough Conservation Area suggests that new development should be infill rather than concentrated on one site. Design briefs will have to consider the prevalent diverse building tradition and the siting of buildings in clusters with buildings of varying types and sizes. See 5.1 for character and interrelationship of spaces and 6.2 for building types in the Aldborough Conservation Area.

## 7. Community Involvement

Involving the community is an important part of the appraisal process.

How have community involvement and the public consultation been undertaken?

- Delivering leaflets to all households and businesses
- Making contact with key community groups and providing briefing sessions
- Holding a public exhibition
- Publishing the draft appraisal on the council's website, accompanied by an electronic comments/feedback form
- Use of media and press releases
- Evaluation

## 8. Recommendations/Conclusion

See also Part 2 Management Proposals.

### 8.1 Suggested boundary changes

There are two suggested boundary changes:

- The inclusion of the field bank with several mature trees along the west side of Thurgarton Road should be considered as they provide an important element of the setting of the conservation area.

- The inclusion of the field and the grounds around The Grange (Old Rectory) in Thurgarton should be considered. The building and its grounds with the garden wall are of local interest and provide a good focal view from School Road in Thurgarton and the water meadows.

## 8.2 Summary of issues SWOT analysis

The following section provides a summary of the SWOT analysis (strengths, weaknesses, opportunities, threats) identified during the appraisal process.

### Strengths

- Location in the Scarrow Beck valley
- Rural, open character with water meadows and Green
- Little traffic and peaceful character throughout
- Important group of Grade II Listed Buildings around the Black Boys Public House
- Good quality 18th and 19th century buildings around the Green and the outlying groups of buildings
- Great diversity in building styles, types and materials
- The large, well maintained Green
- Views of the surrounding landscape enhance the setting of the CA

### Weaknesses

- Poor quality modern shopfronts and signage
- Erosion of character through permitted development
- Loss of original front boundary treatment
- Overhead wires have detrimental effect on character and setting of Green
- Some inappropriate 20th century infill development around Green and beyond
- Satellite dishes
- Poor ground surface treatment

### Opportunities

Four sites have recently been considered for residential allocation in the process of defining the core strategy for the North Norfolk Local Development Framework. New development should positively contribute to and enhance the character of the conservation area and reflect local distinctiveness.

### Threats

- Continuing loss of existing front boundaries
- Continuing loss of original architectural details and use of inappropriate modern materials or details
- Poor quality new development: unrelated design of new housing
- Poor quality shopfronts
- More satellite dishes

## **PART 2 MANAGEMENT PROPOSALS**

### **1. INTRODUCTION**

Part 1 of this document, the Character Appraisal has identified the special positive qualities of Aldborough Conservation Area which make the conservation area special and distinctive and which should be conserved and enhanced.

Part 2 of this document, the Management Proposals, builds upon the negative features which have also been identified, to provide a series of Issues and Recommendations for improvement and change.

### **2. ISSUES AND RECOMMENDATIONS**

#### *2.1 Review of Conservation Area boundary*

The following two areas have been included within the adopted conservation area boundary:

- The inclusion of the field bank with several mature trees along the west side of Thurgarton Road should be considered as they provide an important element of the setting of the conservation area.
- The inclusion of the field and the grounds around The Grange (Old Rectory) in Thurgarton should be considered. The building and its grounds with the garden wall are of local interest and provide a good focal view from School Road in Thurgarton and the water meadows.

#### *2.2 Alterations to unlisted buildings and Article 4(2) directions*

Many of the unlisted buildings in the conservation area have been adversely affected by the loss of original architectural details and building materials, including the replacement of original timber sash or casement windows and timber doors and the inappropriate treatment of historic elevations.

Where single family dwellings are concerned, such alterations can normally be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' and falls into the various classes which are listed in the Town and Country Planning (GPO) Order 1995. Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. This might be considered to prevent the further erosion of historic character of residential properties, particularly where they form a coherent group of well detailed properties.

The Council will consider Article 4(2) Directions to protect buildings that retain original features from inappropriate alteration. The primary focus will be on dwelling houses around the Green that have been identified on the accompanying appraisal map as making a positive contribution to the character and appearance of the conservation area.

The Council will encourage property owners to reverse unsympathetic alterations and to reinstate architectural features, such as windows, doors and boundary walls, on historic properties, with modern replacements in the style and materials of the originals.

The Council will consider the inclusion of some of the terraced cottages around the Green within the Article 4(2) Direction (as identified on the map of the Green).

*Guidance leaflets on conservation, design and sustainability*

Another important means of preventing the continuing loss of character through permitted development rights could be explored through the production of guidance leaflets on conservation and design issues specific to the village of Aldborough.

#### *2.3 Buildings of Local Interest*

Aldborough contains a good number of historic buildings that are unlisted, but which make a positive contribution to the character of the conservation area. This is either due to their age, materials, relation to surrounding historic buildings, architectural detailing, village scene value or a combination of these factors. PPG15 (paragraph 6.16) gives provision for local authorities to draw up lists of locally important buildings which make a valuable contribution to the local scene or local history, but which do not merit national listing. These will be given additional protection, however they will not enjoy the full protection of statutory listing.

The following buildings have been included on the local list:

- The Old Red Lion (consider for listing)
- The Thatched Gallery (consider for listing)
- The Mill
- Doctor's Corner
- Reading Room
- The Methodist Chapel
- Homestead
- Chestnut Farm
- The Grange
- Manor Farm

## 2.4 *Development pressures and quality of new developments*

Some developments in the conservation area, especially around the Green, are out of character with the area due to their inappropriate design, siting, scale or materials. Most of these buildings that do not respond positively to their respective historic host buildings have been identified as negative buildings on the villagescape appraisal map.

The great diversity of building styles and types that is so characteristic for Aldborough should be reflected in new development and the siting of new dwellings must be considered very carefully.

The North Norfolk Design Guide provides guidance that is specific to North Norfolk.

General guidance for good design in historic areas is provided by the English Heritage, *Building in Context: New development in historic areas* and the joint English Heritage and RIBA publication *Capital solutions*.

## 2.5 *Buildings at Risk*

There are no buildings at risk in the Aldborough Conservation Area.

## 2.6 *Tree and water meadow management*

There are currently no Tree Preservation Orders in the Aldborough Conservation Area. Anyone proposing to cut down, top or lop a tree in a conservation area is required to give six weeks notice to the local planning authority (subject to a range of exceptions including small trees or dead, dying or dangerous trees).

The conservation needs and the biodiversity value of these meadows should be considered in an independent appraisal in order to ensure the conservation of the visual and ecological merits of the meadows.

## 2.7 *Public Realm and green spaces*

The Council will work with other agencies, residents and land owners to ensure the public open spaces continue to be maintained and enhanced.

Maintenance/enhancement of the Green and road surfaces

The council will encourage informed enhancement schemes around the Green such as sympathetic boundary treatments and ground surface materials, the replacement of inappropriate street furniture and the laying of overhead cables underground.

General principles of the management of the public realm and green spaces in the historic environment can be referred to in the English Heritage guidance *Streets for All*, date.

## 3 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and changing national government policy. A review should include the following:

- ❑ A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- ❑ An assessment of the recommendations of this document and whether they have been acted upon, and how successful this has been.
- ❑ The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- ❑ The production of a short report detailing the findings of the survey and itemising necessary action;
- ❑ Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or NNDC. This would enable the local community to become more involved with the process and raise awareness of the issues in particular the problems associated with enforcement.

The success of this document will be dependent on its adoption by local residents, regular monitoring and an effective enforcement strategy to ensure that recommendations are achieved.

## 4 HELMAS RESOURCE

Further extensive guidance on the local management of the historic environment can be found on the online resource *Historic Environment Local Management* at [www.helm.org.uk](http://www.helm.org.uk).

## 5. USEFUL INFORMATION, APPENDICES & CONTACT DETAILS

### References

Keith Entwistle: A century of Faces and Places.  
A History of Aldborough and Thurgarton 1900-2000.  
Aldborough Village History Society 2002.

Women's Institute: A history of Aldborough and Thurgarton, 1937.

Norfolk Federation of Women's Institutes: The Norfolk Village Book, 1990.

Norfolk Landscape Archaeology: Parish Summary Aldborough, date.

English Heritage: Guidance on conservation area appraisals, 2006.

English Heritage: Guidance on the management of conservation areas, 2006.

English Heritage/ CABI: Building in Context: New development in historic areas, 2001.

English Heritage and RIBA publication Capital solutions, date?

[www.helm.org.uk](http://www.helm.org.uk)

### Contact details and further information

North Norfolk District Council  
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Council Offices  
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Fax: 01263  
email: [conservation@north-norfolk.gov.uk](mailto:conservation@north-norfolk.gov.uk)

[www.northnorfolk.org.uk](http://www.northnorfolk.org.uk): The Conservation and Design webpages offer links to all main heritage and conservation bodies for advice, guidance and information.

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email: [archaeology+environment@norfolk.gov.uk](mailto:archaeology+environment@norfolk.gov.uk)

All historic photographs were taken from Keith Entwistle: *A century of Faces and Places. A History of Aldborough and Thurgarton 1900 – 2000. Aldborough Village History Society 2002* with kind permission by the Aldborough Local History Society."

## Listed Buildings in the Aldborough and Thurgarton Conservation Area

There are no Grade I or Grade II\* Listed Buildings within the conservation area.

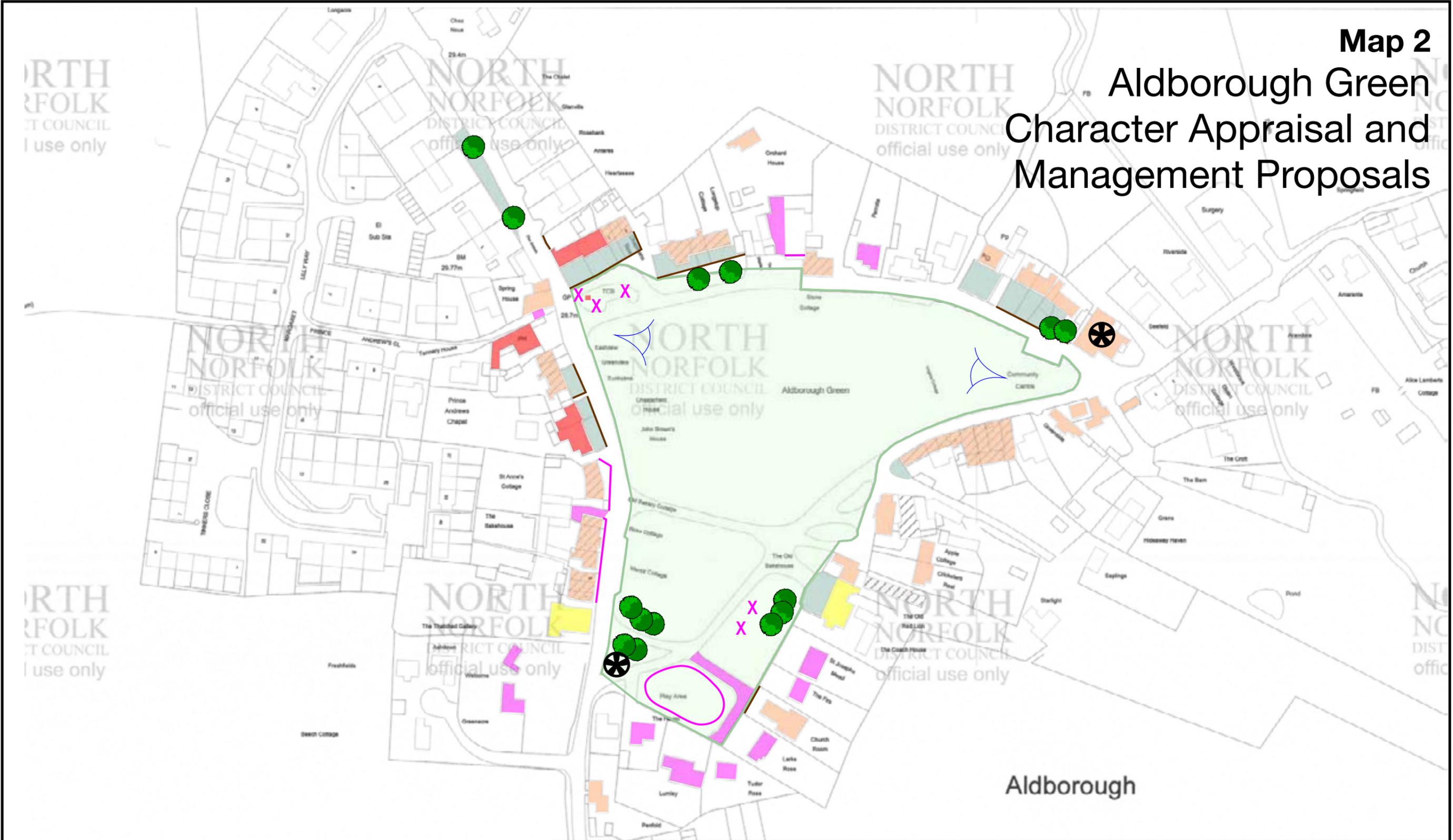
### Grade II:

- Manor Farm House, School Road, Thurgarton
- Old Post House, The Green, Aldborough
- Fernlea House, The Green, Aldborough
- Black Boys Public House, The Green, Aldborough
- K6 Telephone Kiosk, The Green, Aldborough
- Chesterfield House, The Green, Aldborough
- John Brown's House, The Green, Aldborough
- Thurgarton Lodge, Malthouse Lane, Aldborough

### Properties Considered for Article 4(2)s

- Second Slip Cottage
- First Slip Cottage
- Longstop Cottage
- Chapmans Row
- Eastview
- Greenview
- Sunholme
- Old Bakery Cottage
- Rose Cottage
- Manor Cottage
- Barley Cottage
- Virginia Cottage, Whistlestop, Old Tannery, Wenspur

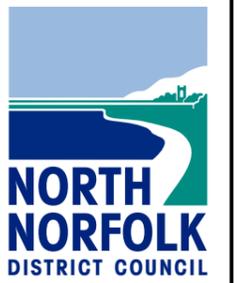
# Map 2 Aldborough Green Character Appraisal and Management Proposals



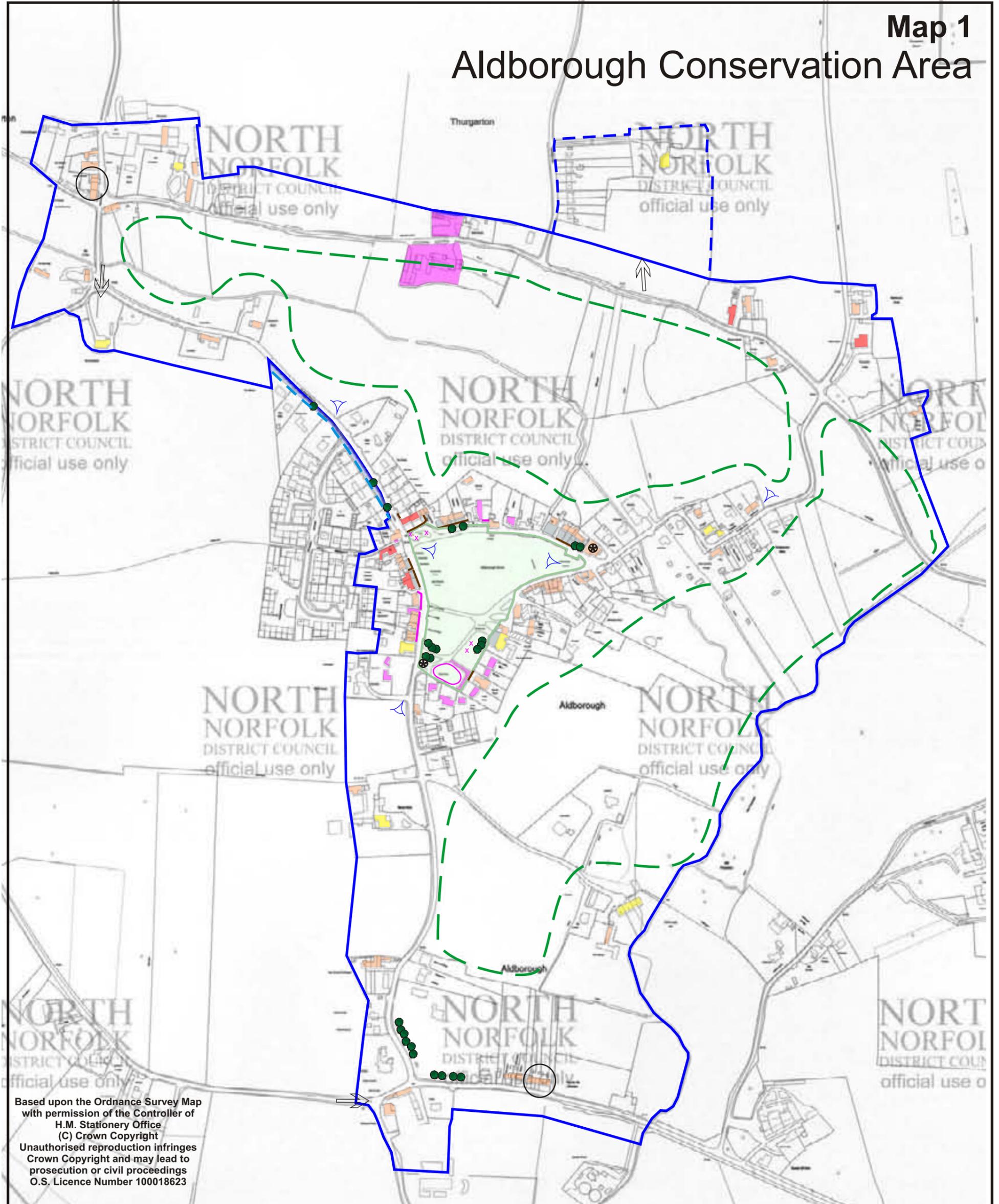
### Legend

- |                             |                         |                                  |
|-----------------------------|-------------------------|----------------------------------|
| Listed Buildings            | Neglected site          | Article 4 (2) Direction proposed |
| Buildings of Local Interest | Focal Point             | Important boundary treatment     |
| Positive Buildings/sites    | Panoramic Views         |                                  |
| Negative buildings/sites    | Important trees/groups  |                                  |
| Negative features           | Important front gardens |                                  |

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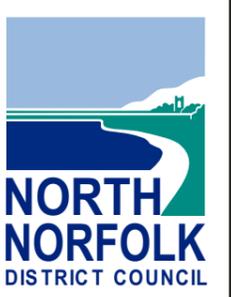
# Map 1 Aldborough Conservation Area



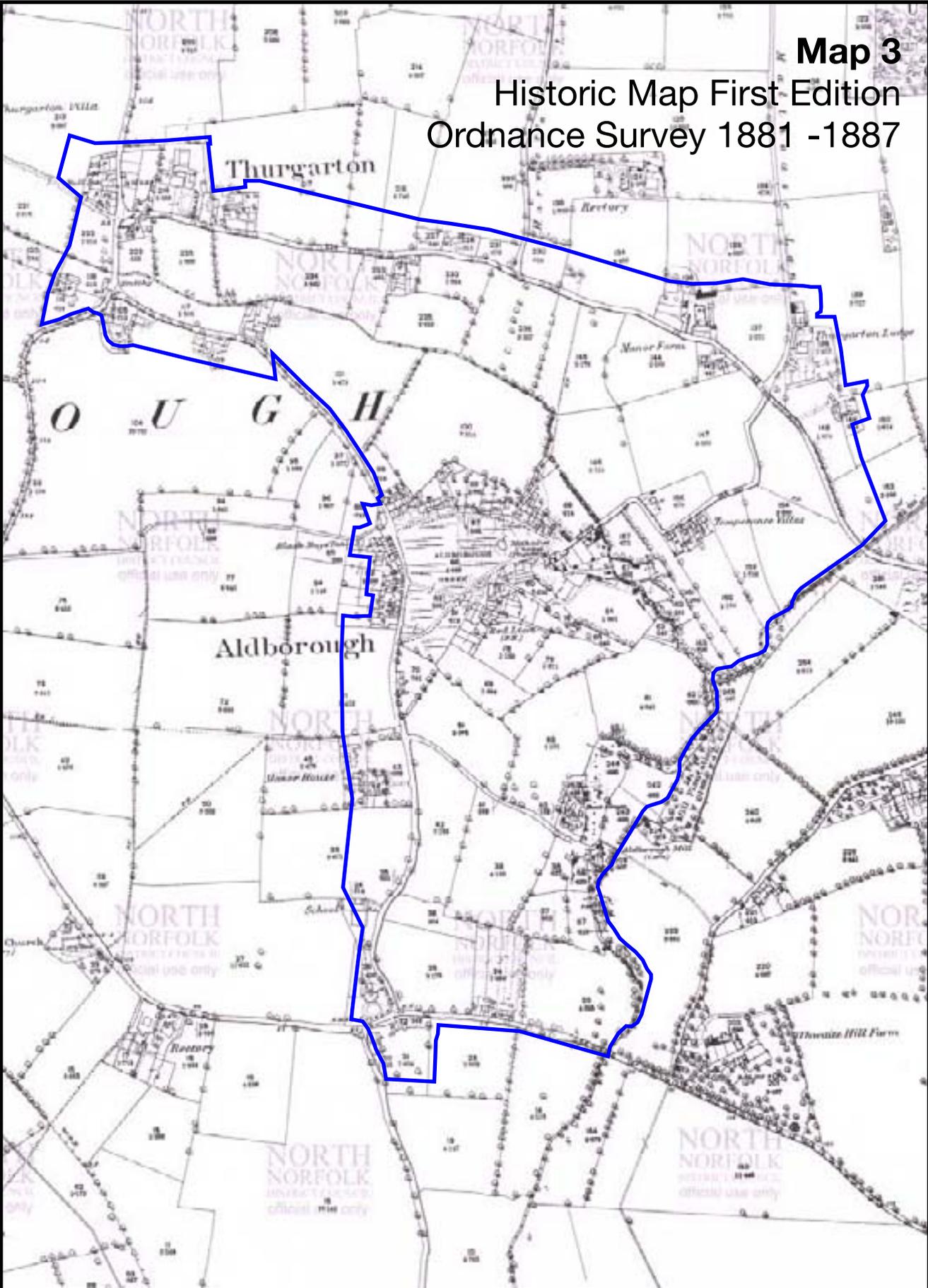
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## Legend

- |                             |                         |   |
|-----------------------------|-------------------------|---|
| Listed Buildings            | Neglected site          | Article 4 (2) Direction proposed                  |
| Buildings of Local Interest | Focal Point             | Water Meadows/Important open spaces               |
| Positive Buildings/sites    | Panoramic Views         | Vistas/Important Views                            |
| Negative buildings/sites    | Important trees/groups  | Adopted alterations to Conservation Area boundary |
| Negative features           | Important front gardens | Erosion of character on unlisted buildings        |



**Map 3**  
Historic Map First Edition  
Ordnance Survey 1881 -1887



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