

Morston

Conservation Area Appraisal and Management Plan

Draft for Consultation: August 2018

DRAFT



PURCELL 

How to Use This Document

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

Contents

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

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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).⁰⁵

Navigation

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



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



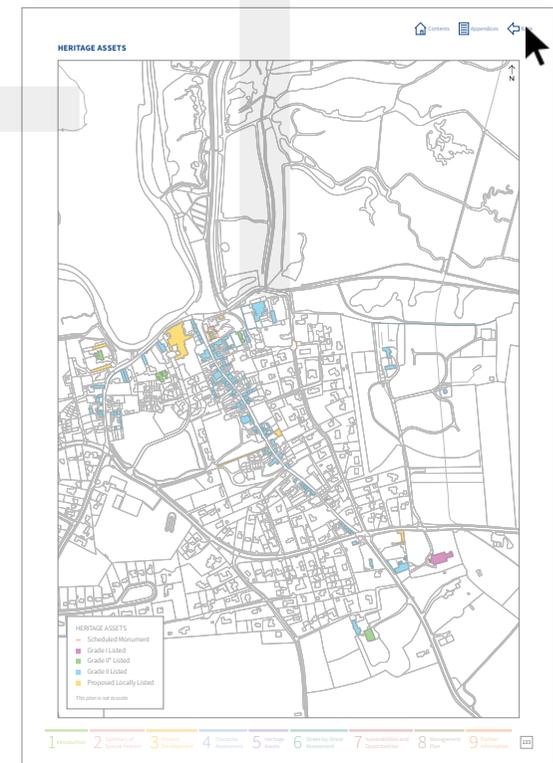
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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



Frequently Asked Questions

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- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
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- How does the natural environment contribute to the special interest of the Conservation Area?
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Section 1

Introduction

This section gives an overview of the Morston 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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- [1.2 What is a Conservation Area?](#)
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1.1 MORSTON CONSERVATION AREA

The Morston Conservation Area was originally designated in 1975. The designation covers most of the built development of the village, from the church to the east, along The Street and leading into Morston Chase to the west. Two unmade lanes branching off to the Quay to the north and in the direction of Langham to the south are also included, as well as Hall Farm at the southern end of the Conservation Area.

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'.⁰¹

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 unto 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 owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation. Furthermore, preservation benefits individuals as a pleasant environment helps to maintain property prices.⁰²

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. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. 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 considering development within the Morston Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



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

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 conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰³ 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 and Management Plan therefore seeks to:

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

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

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

Definition of a Heritage Asset

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

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

In order to protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.
- If you wish to carry out work within the Morston 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.⁰⁴

The Draft Morston 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:

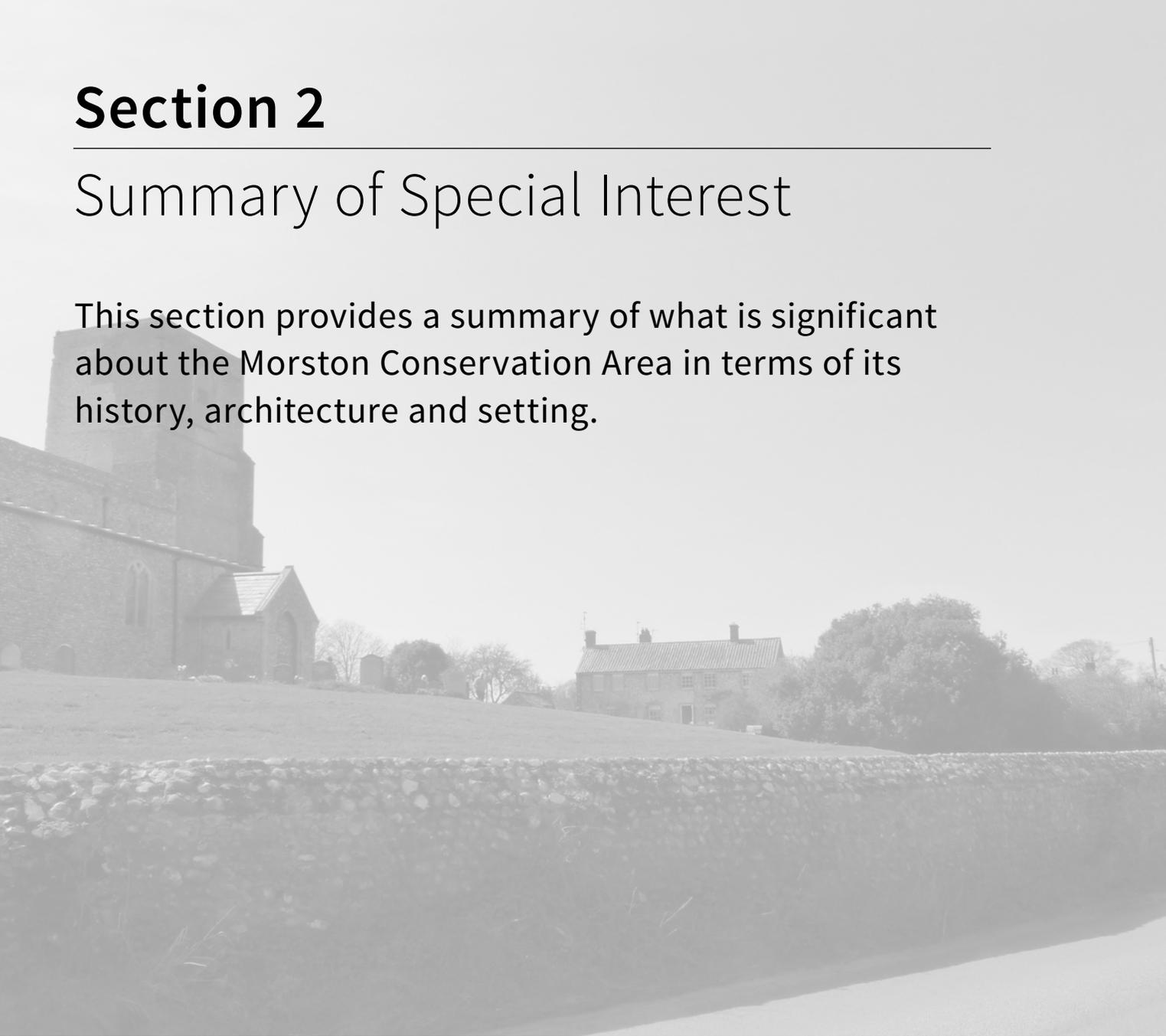
- Discussions with Cllr. Karen Ward (Blakeney, Wiveton, Morston, Glaven Valley) and Cllr. David Young (Cley).
- In March 2018, NNDC and Purcell presented to local residents at the Annual Parish Meeting in Blakeney to inform them of the Appraisal process and the process for consultation.
- NNDC and Purcell 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.
- Discussions were carried out with the Blakeney Area Historical Society regarding historical sources and access to their archive.

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Section 2

Summary of Special Interest

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



2 Summary of Special Interest

The existence of Morston owes itself to agricultural and maritime trades, which have shaped its pattern of development and the buildings within it, with buildings being predominantly residential and agricultural. Tangible evidence of the influence of the coast is seen through the proximity of the Quay, Coastguard House and Coastguard Cottages, as the coastguard for the area was based here in the nineteenth century, and associated maritime businesses, such as boat building and seal trips, which are still located in the village today. The church served as a beacon for boats and is raised up to protect against flooding.

There has been a village here since at least the eleventh century. Morston has remained small and self-contained, not sprawling and spreading, as it was not the busy harbour of its neighbours to the east and the tourist trade only reached the village in the mid-twentieth century. Apart from the church and the occasional seventeenth or eighteenth century house, most of the buildings within the village are nineteenth century and show their original residential and agricultural functions, though the latter have been adapted for residential use, which demonstrates the changing economy of the village in the twentieth century.

Morston's historic buildings are rooted in the building traditions of their locality. The predominant building materials for houses, former agricultural buildings, communal buildings and boundary walls is flint, from small pebbles neatly coursed to chunky flints mixed with brick rubble. Red brick was used for dressings as well as for the higher status buildings; stone and gault brick are rare in the village as they could not be locally sourced. Roofs are mostly covered with red clay pantiles. Whilst some of the buildings in Morston illustrate wider, fashionable influences on their design from at least the seventeenth century onwards, such as the Georgian design of Coastguard House, most are vernacular in character. The consistent use of local materials, especially flint, across both higher status and more modest buildings give a homogeneity to the area.

The most significant historic buildings in Morston are acknowledged through national listing, such as the Grade I listed All Saints Church and a few Grade II listed houses that contribute to the character and local vernacular of the Conservation Area. This Appraisal also sets out the buildings proposed for local listing for their historic and aesthetic contribution to the village, such as the Morston Hall, Coastguard Cottages and several other small dwellings that make a positive contribution to the conservation area.

The setting of Morston is of particular importance to its character, with the open, flat salt marshes interspersed with channels and creeks to the north, all set below the broad Norfolk skies. Views into and out of the Conservation Area to the north are especially important to preserve. This coastal setting is known nationally, and even internationally, as characteristic of the North Norfolk coast and its frequently represented in photographs, art and film, making it well known to the general population. The undulating agricultural landscape to the east, south and west is also important in creating a rural setting to Morston. Trees around Morston Hall, The Street and the Green provide a green backdrop for the buildings in the Conservation Area and green open spaces provide a sense of space and calm.



Section 3

Historic Development

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



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Morston has always been a small settlement based around maritime industries and agriculture. It was never a bustling port, as the Glaven Ports to the east were, but it played a key role in the maritime history of the area as the base for the local coastguards in the nineteenth and early twentieth centuries. Tourism is now one of the key industries.

3.1 EARLY HISTORY OF MORSTON

The name Morston derives from the place's first mention in the Domesday Book of 1086, as 'Merstona', meaning 'marsh town or settlement'. The suffix 'tun' suggests a small settlement, or outlying farmstead belonging to a larger village, and the Domesday Book corroborates this, recording a small population of around 35 people.⁰⁵ The same text records that King William I and Roger Bigot, a Norman Knight and Sheriff of Norfolk and Suffolk, held land in the parish.⁰⁶

3.2 MEDIEVAL HISTORY

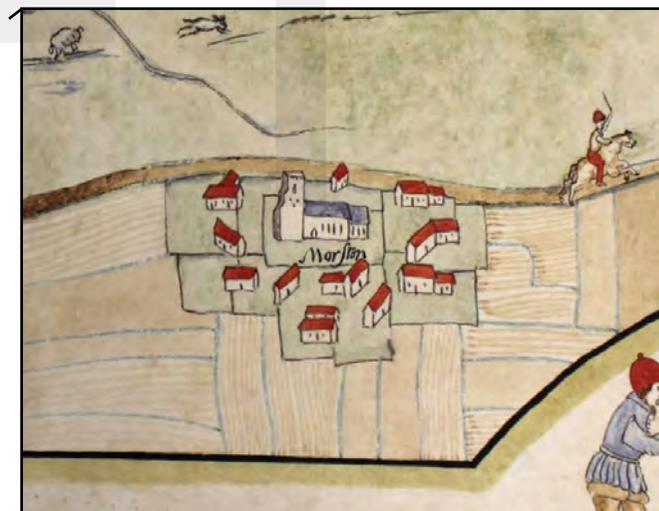
The earliest building to survive in Morston is All Saints Church, which sits on high ground at the east of the village. The base of the west tower dates back to the twelfth century, whilst most of the rest of the fabric dates to the thirteenth century, though a notable exception is the brick rebuilding of part of the tower in 1743 following a lightning strike.

Poll tax records from 1379 record a population of around 200⁰⁷ and the village's population has remained at around 100 to 200 people ever since. During the medieval period, when Blakeney, Cley and Wiveton were important trading ports, Morston did not play a significant role in the commercial activities of Blakeney Haven⁰⁸ and, as such, remained small. As well as industries relating to the sea, such as fishing, Morston's economy was equally reliant on agriculture, with the land surrounding to the east, south and west being used for arable farming and the salt marshes to the north used for sheep grazing.

At the Dissolution of the Monasteries in the 1530s, Morston was under the ownership of the Prior of Norwich Cathedral. Morston then passed into the

hands of Nathaniel Bacon, who resided at Stiffkey Old Hall to the west of Morston.⁰⁹ Bacon was succeeded by the Townshend family.

A 1586 map gives visual evidence of the position and size of Morston and the nearby Blakeney, Cley and Wiveton in the late sixteenth century. Though only a representative indication of houses rather than an accurate depiction, the map gives some idea of the relative sizes of the settlements in the vicinity through the number of houses shown. Whilst Cley is shown as a relatively large settlement, with 59 buildings, Blakeney is smaller, with 32 houses, while Morston only has 17 houses. Wiveton is the smallest settlement on the map.



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

Morston’s church is shown at the centre of the village, with houses to the west of it, as well as the east. The map is indicative only but could imply that there were once some buildings situated to the east of the church where none exist today. The map also includes pictorial details, such as animals grazing on the salt marshes, rabbits, a ship wreck, figures cockling on the beach, and ship and fishes in the sea and along the channels. The map also gives an indication of the open-field system of farming that would have been used at the time, with large fields divided up into long strips called ‘furlongs’ that were farmed by individuals or families.

3.3 MORSTON IN THE SEVENTEENTH AND EIGHTEENTH CENTURIES

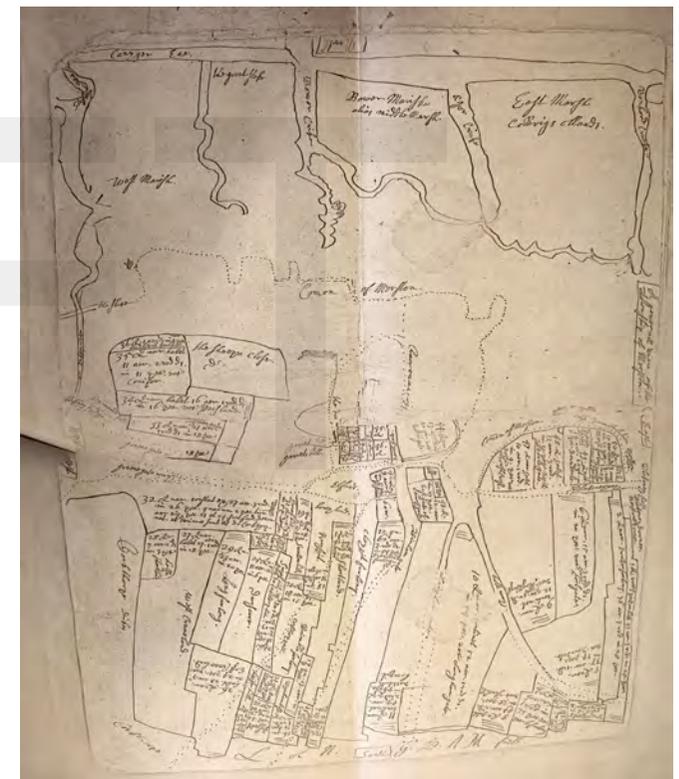
The furlong system is also shown on an early map of Morston, dating to c.1672. The church is indicated, and field boundaries and sizes are marked. Roads with destinations are also depicted, such as to Blakeney to the east and to Binham to the south, as well as marsh creeks and Morston common. The layout of the village and its roads remains fairly similar today. The furlong system began to die out; in 1794 the Enclosure Act meant that land holdings were consolidated and the present field pattern was established.¹⁰

Apart from the church, the oldest buildings in the village date from the seventeenth century: the Manor House and Sunnyside (to the east of Quay Lane). The Hall, which is now occupied by the Morston Hall Hotel, dates to the eighteenth century, although it has been significantly altered.



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

Faden’s map of Norfolk, dating to 1797, shows Morston as a small settlement lying to the west of a narrow inlet, Morston Creek. ‘Bridges’ are noted crossing the Creek. The settlement pattern is much the same as today, with buildings along the main coast road and to the west of the lane to Binham.



Sections of map of Morston, [?1672] (Norfolk Record Office: FX 250/ 1+2)

3.4 MORSTON IN THE NINETEENTH CENTURY

Census returns of the nineteenth century show a mix of occupations. These were mainly related to maritime work, such as shipwrights and fishermen, as well as agricultural workers and individual tradesmen carrying out jobs such as a weaver, a grocer, a carpenter and a dressmaker in 1841.¹¹ Another key job in Morston was the coastguard: the service had been established in the 1820s both to save lives and deter smugglers. Morston was chosen as the base for the service covering the local area, with coastguards recorded in nineteenth century censuses as living in the village. They originally lived in existing houses but the development of the village was shaped by the coastguard service when a grand new house, Coastguard Station House, was constructed for the Captain of the Coastguard in 1836. This was followed by Coastguard Cottages off Quay Lane in 1890-91. The coastguards lived there until 1925 when the station was disbanded.¹² Most of the rest of the buildings in the village were constructed during the nineteenth century, many replacing earlier buildings on their sites.¹³

The tithe map and apportionment of 1838 records a small settlement at Morston. The parish was estimated to contain 2,110 acres, 816 of which were saltmarsh and cockle strand, the rest was arable, with 42 acres of pasture and 18 acres of common or furze. The houses (shown in red) and farm buildings (shown in black) are clustered around what is now called The Street and the church sits just south of this road. Other buildings recognisable as those still present today are Coastguard Station House, Morston Hall, the Manor House and Hall Farm. A number of other smaller buildings tally with buildings that still exist, while others are yet to be built, such as the Anchor Inn and Coastguard Cottages.

A pond is shown at the location of the Green today, as well as a further small one north of the church and the large one to the south-west of the church that still exists today. The major landholders at the time were Lord Charles Townshend (the Lord of the Manor), Elizabeth Wrench and Hugh Rump.



Detail of Morston, Tithe Map, W. G. G. Bircham of Fakenham, 1838 (MS 4541: Norfolk Record Office)

The village was depicted by James Bulwer in paintings from the 1840s and 50s. These evoke the rural nature of the setting of the village, with a ford through the Creek to the east of the church. The flint wall surrounding the church acted as a defence against flooding (for example, protecting the church during the 1953 flooding following a storm surge). The barn at Hall Farm is shown and the low lying pitched roofs of the houses in the town are also depicted, with the church the dominant feature, as it still is today. In the view looking east, the main tower of Blakeney church is just visible in the distance.



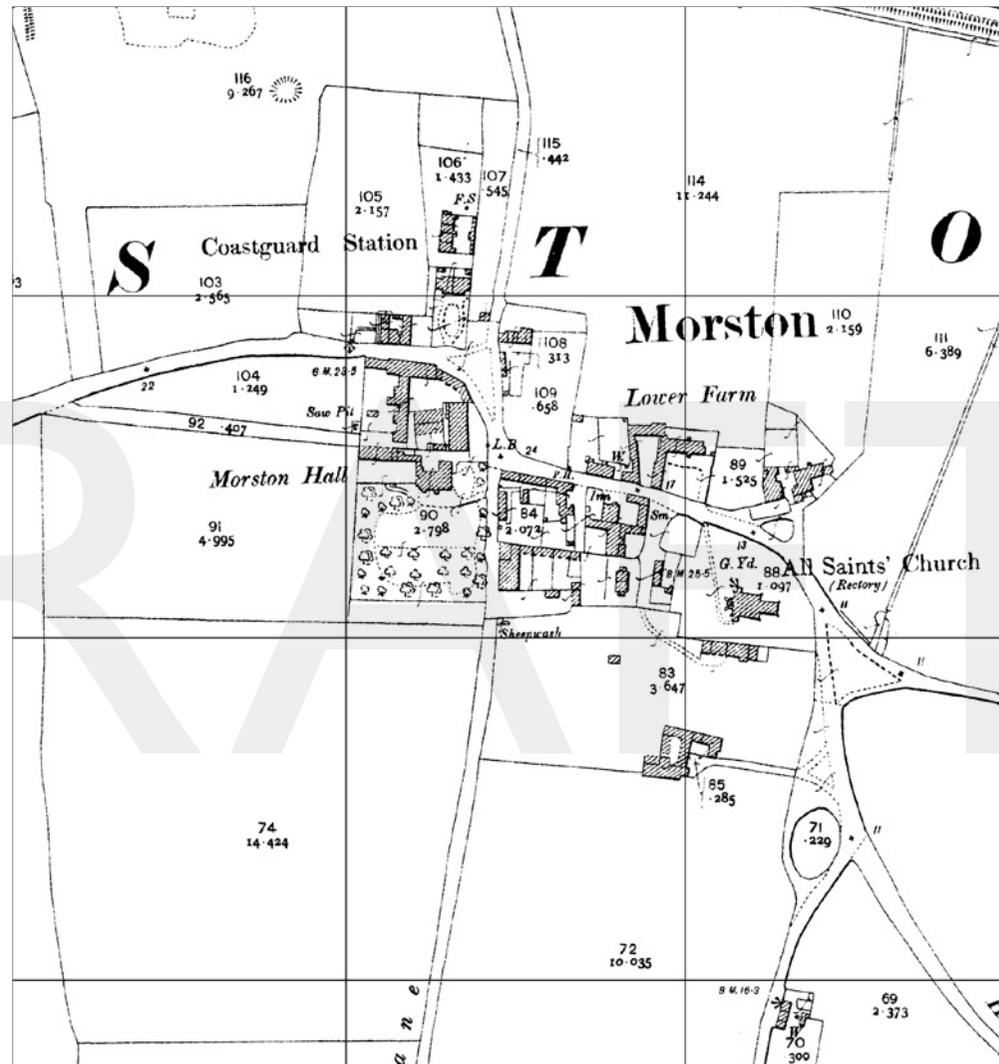
1841? Morston Church, James Bulwer, (NWHCM: 1951.235.27.B198)

1855 Morston Church, James Bulwer, (NWHCM: 1951.235.27.B172)

3.5 MORSTON IN THE TWENTIETH CENTURY

In the late nineteenth century, the national rail network reached north Norfolk. This helped to give rise to tourism in the neighbouring villages of Blakeney and Cley, though Morston remained off the tourist trail until the mid-twentieth century. The decline of the use of horses was reflected in the cessation of the coachman service in c1918 and the closure of the Smithy in c1948.¹⁴

The 1908 OS map shows a similar pattern of development to the tithe map, with a few additions of buildings. The pattern of development is recognisable, with few changes up to the present day. Some obvious twentieth century additions are the Village Hall, Morston House, the Garden of Eden and various buildings on Hall Farm.



Morston shown on the 1906 OS map © Crown Copyright 2018. All rights reserved. Licence number 100020449.

Photographs of the early twentieth century capture the village at that point in time. The church with the retaining wall around the churchyard appears much the same as it did in the 1840s/50s illustrations and as it does today. One photo shows cottages on the Street. The general form of the cottages remains much the same today, though a two storey extension has been added on the west end of the row of cottages on the right hand side of the image, a door has been converted to a window, timber sash windows have been replaced with uPVC, and the cottage furthest away in the terrace has since been rendered. The last photograph shows Sunnyside Cottages. It demonstrates a vernacular, rural charm. Today the end gable has been rebuilt and the two nearest dormer windows have been replaced.



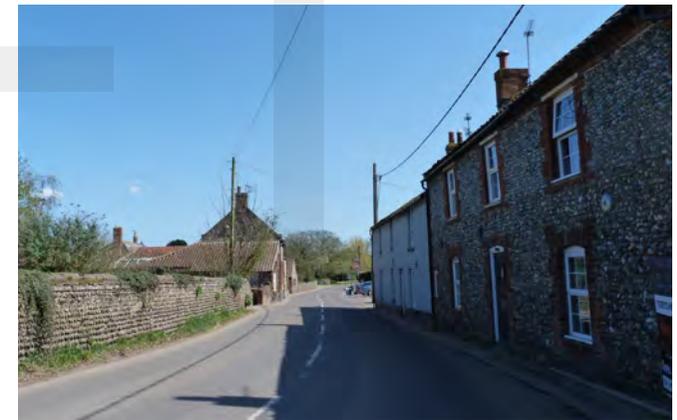
Morston Church in the early twentieth century (Blakeney History Centre with permission of the BAHS Committee, BAHS Images folder, Jim Bolton Postcard Collection)



Morston Church today



The Street looking east in the early twentieth century (Blakeney History Centre with permission of the BAHS Committee, BAHS Images folder, Jim Bolton Postcard Collection)



The Street looking east today



Sunnyside Cottages, pre-1950 (Blakeney History Centre with permission of the BAHS Committee, Carol Bean Collection)

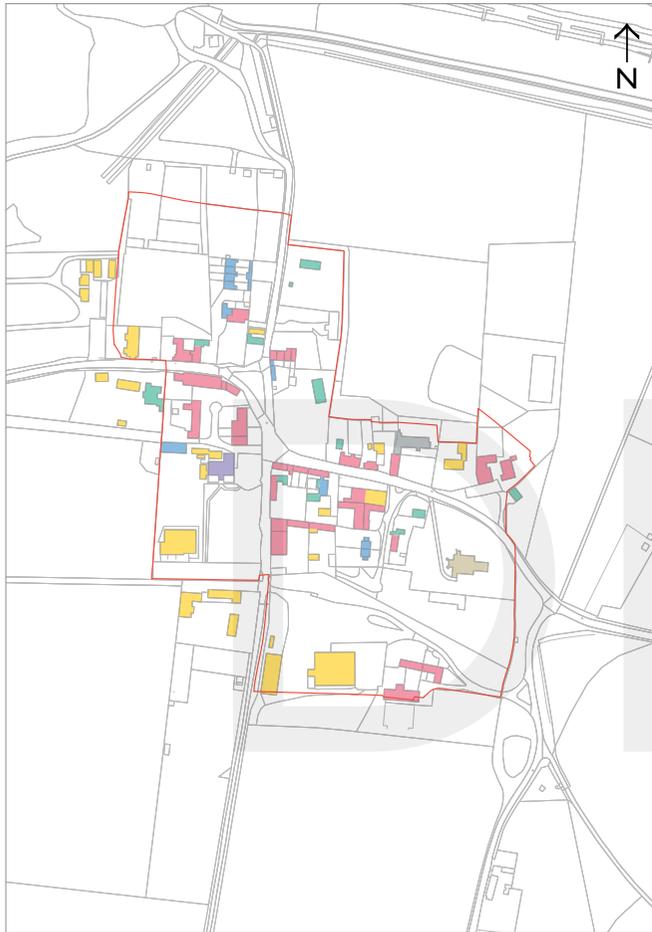


Sunnyside Cottages today

Following the Second World War, Morston became a popular point of departure for wildlife lovers, with ferries taking visitors to the bird sanctuary and seal colony at Blakeney Point. Tourism is now one of the key industries, with people coming to sail, walk, birdwatch, fish or take a ferry to see the seals. Agriculture still continues but is a much-diminished part of the village economy. Other industries now include boat building, Bean's and Temple's Seal Trips, and the hotel, restaurant and cooking school at Morston Hall.



The rear of Morston Hall, 1970 (C/MOR 23395: Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)



HISTORIC DEVELOPMENT

- 12th to 13th Century
- 17th Century
- 18th Century
- 19th Century up to 1887
- 1887 to 1906
- 1906 to 1977
- After 1977

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

This plan is not to scale

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Section 4

Character Assessment

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

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- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape and Spatial Analysis](#)
- [4.4 Architecture](#)
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4.1 LOCATION AND TOPOGRAPHY

Morston is a small village of roughly 42 households.¹⁵ It is located approximately 1.5 miles to the west of Blakeney, 6.5 miles north-west of Holt, and 30 miles north-west of Norwich.

The Morston Conservation Area covers the central core of the village of Morston, following the development along The Street and Morston Chase, as well as encompassing areas to the north and south, along Quay Lane and Binham Lane, including Morston Hall Farm, and the area south of Morston Hall. It excludes a small late-twentieth century housing development to the south-east of the village on Langham Road, Hall Farm to the south of Morston Hall, and the boat building yard and two modern houses to the east of the village on Morston Chase.

The village is mostly flat. The highest point of the village is the parish church, All Saints, which is situated on top of a small mound.

Morston is located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁶



MORSTON LOCATION PLAN

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

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

4.2 SETTING AND VIEWS

Definition of Setting

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

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-cape, 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 Morston the natural landscape setting is a key part of the character of the village. This is described below, together with 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

To the south, east and west, the village is surrounded by agricultural land and open fields, which are bordered along the roads by high hedgerows. The land undulates, with a particular rise to the east to Kettle Hill at the edge of Blakeney. Immediately to the east of the Conservation Area a grassed area with a small gravel car park provides a verge adjacent to the churchyard wall, with a pond set to the south.

To the north, the village is bordered by salt-marshes, and beyond that, the estuary of the River Glaven. Morston Creek leads down to the Quay, which is situated to the north of the Conservation Area. Here a watch tower, now owned by the National Trust, is located next to a car park and boat mooring area, and walkers have access to the coast path which stretches east to Blakeney and west towards Stiffkey.

The salt marsh, natural and artificial brackish lagoons, reedbeds and maritime pasture of the Site of Special Scientific Interest (SSSI) provides important habitats for a variety of flora and fauna, including many nationally and internationally important breeding bird communities.¹⁷ The character of the marshes includes a flat, open plain of grasses and reeds, stretching northwards to broad open skies. This area is a landscape of low level vegetation and tidal creeks; it is possible to navigate boats along the larger of these creeks, and many can be seen moored or beached in the area. In the distance to the north is the shingle spit of Blakeney Point.



Pond to the south-west of the village



The coast path and agricultural landscape to the east of Morston



The Quay and salt marshes at Morston

4.2.2 Relationship with other settlements

The closest settlement to Morston by distance is Blakeney, located roughly 1.5 miles to the west. The two villages are connected by a short section of the coast road, where Blakeney village and church are visible in the distance, as well as by the North Norfolk Coastal Path.

Morston is one of several small coastal villages that historically made their living through maritime occupations and agriculture. It is one of the smaller villages, having not come to prominence as Blakeney and Cley-next-the-Sea did through international shipping trade. Despite this, today Morston plays an important role in local tourism, with the Quay a

popular mooring point and departure point for seal watching trips and walkers. All the nearby 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.



Blakeney as seen from the coastal path at Morston

4.2.3 Views into Conservation Area

Due to the open nature of the land surrounding Morston, it is possible to take long range views showing the Conservation Area from the north and east in particular, with shorter range views possible from the west.

In general, the church is the most visible feature within the Conservation Area, and it dominates in views approaching from the east (view 01) and from the coast path to the north. On the approach from the east, at the top of Kettle Hill, the church is the first feature that comes into view, with the red of the pantile roofs of the village just visible and a green backdrop of trees surrounding the village. The flat landscape of fields to the south and salt marshes to the north stretch out either side of the village.

At closer range from this direction (view 02), most of the village is hidden from view by the curve of the road. However, the church is a powerful landmark, defining the skyline and marking the entrance to Morston. It is set on top of a rise and surrounded by the defining churchyard wall. From Langham Road (view 03) the church is also the key features, with an example of the long flint and brick walls of the village defining the foreground and some characteristic pantile roofs also visible.

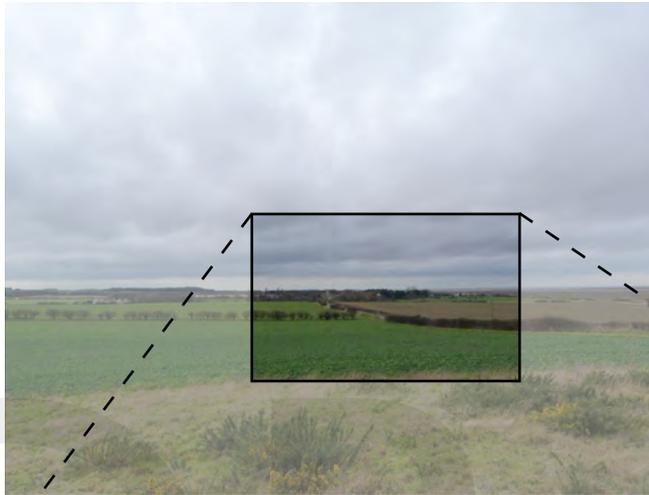
Most of the village is hidden from views approaching from the west along Morston Chase (view 04). The flat landscape means that views here are characterised by hedgerows marking the road and adjacent fields, with a backdrop of trees within the village. A few rooftops can be glimpsed at a distance but clear views of buildings are not possible until having reached the village edge.



Views into Conservation Area. This plan is not to scale. Base map © Google Earth 2018

View 01

From the crest of Kettle Hill on the coast road, shows how clearly the Church dominates the view on the approach to the village from the east



View 02

From Blakeney Road looking west at the edge of the village



View 03

From Langham Road looking north-west towards the church



View 04

From Morston Chase looking east towards the village



View 05

View looking south from the coast path



4.2.4 Views within the Conservation Area

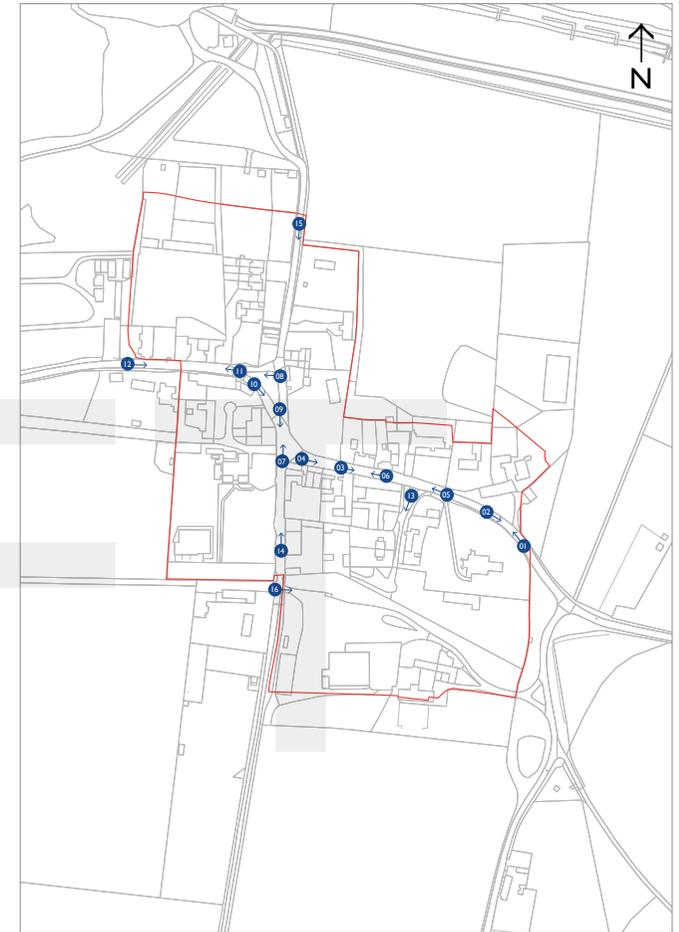
Due to the topography of the village and the sharp bends in the road through it, views within the Conservation Area are largely limited to those along the principal thoroughfares. The views from The Street and Morston Chase towards the centre are prevented from meeting due to the skewed intersection of the road, with views from The Street ending at Morston Hall and those from Morston Chase at the Green. Along both these roads, views take in the historic buildings on either side. At the east end of The Street (views 1 and 2), the feeling is more open, with the churchyard to the south, grassed areas giving way to fields to the east and a small patch of grass on the north side of the road adjacent to Church Farm House.

Moving westwards, the buildings on either side of The Street and Morston Chase channel the view each way (views 3-6 and 11-12). Flint and brick walls lining the road in many places on both The Street and Morston Chase are also a key part of the streetscape, drawing the eye along the roads and around the gentle bends. In the centre of the village views open up across the Green (views 7-10). Walls play a particularly important role in funnelling the view along the edge of the open area, with buildings and trees providing a backdrop.

Despite its elevated position, views from the Churchyard are principally out to the countryside to the east, as built development to the north, west and south limits any long-distance views. The church tower is a dominant landmark in views of the east of the village, though from further west in the village it is often hidden from view, with glimpsed views possible on occasions between buildings (e.g. view 16).

Tracks leading off the main through-road are also a feature of the village, with views up these lined with buildings, walls or vegetation (views 13-15). They provide glimpses towards buildings set back from the main street and, conversely, glimpses back towards the village.

Along Quay Lane, it is possible to glimpse views of the salt marshes and open landscape beyond, with glimpses of roofs of buildings around the Green when looking south back to the village. Along the lane much of the built development of the village is hidden from view, with well-established hedges funnelling the view on either side (e.g. view 15).



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

View 01

North-west along The Street



View 02

Looking south-east along The Street to the edge of the village, with the churchyard wall drawing the eye into the view



View 03

Looking east along The Street



View 04

Looking east along The Street



View 05

Looking west along The Street, with the Anchor Inn to the left



View 06

Looking west along The Street



View 07

Looking north across the Green



View 08

Looking west across the Green and down Morston Chase



View 09

Looking south across the Green



View 10

Looking south-east across the Green, along Morston Chase to The Street



View 11

Looking west down Morston Chase, towards the edge of the village



View 12

Looking east along Morston Chase towards the Green



View 13

South up a lane off The Street



View 14

Looking north along Binham Lane towards the Green



View 15

South down Quay Lane towards the village



View 16

Glimpsed view of the church tower from Binham Lane



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.

Morston is compact in nature, with buildings principally arranged along The Street and Morston Chase that lead through the settlement. These two roads intersect at the Green, which provides a crossroads with Quay Lane and Binham Lane leading north and south respectively. To the south-east of the Conservation Area, Langham Road leads south.

Along the main roads, buildings are usually set with their longer façade hard up against the street edge, with either a narrow or no pavement. Further westwards there are more examples of buildings arranged perpendicular to the street. Behind these are further buildings, either set both side of tracks or in yard arrangements, which shows their former uses as farm buildings set around farmyards. Longer, linear buildings are typically former agricultural buildings.

Morston Hall and Coastguard House differ in being larger, more polite houses which are set in larger landscaped gardens.

4.3.2 Public Realm

Surface paving throughout the Conservation Area falls under three categories. The main thoroughfares of the Street and Morston Road are tarmacked, with painted road markings and a very narrow tarmacked pavement. Quay Lane, as a less frequently used public highway is covered in tarmac with bound gravel, and features no road markings or pavement, though there are low speed humps along its length. By contrast, access roads, such as Binham Lane, are un-tarmacked and instead covered with gravel.

The most uniform element of street furniture is the provision of wooden bollards which serve as a practical yet visually unobtrusive safety measure. These can be found separating the road from areas of grass, such as by the church carpark, the Green and bus-stop, where a wooden bench is also provided for waiting passengers. Other timber benches are located on the Green itself around the central tree, and outside the entrance to Morston Hall.

The Green is an area in which a good deal of street furniture is concentrated, representing its position at the centre of the village and one of the few areas of public recreational space. As well as benches, there is

a small area of public bins and recycling to the north-west, and a flag-pole and decorative anchor located on the Green itself. The anchor is a reference to the strong maritime connections of the village and there are further ornamental anchors located along Quay Lane.

Road signage in the village principally takes the form of brown signs directing the visitor to Morston Quay, though there are some warning chevrons and speed limit reminders. Other street furniture includes telegraph poles, a wall mounted post-box, an historic water pump on Morston Chase, and a single late twentieth century phone box near the Anchor Inn. A mid-twentieth century flint and brick bus shelter is located against a boundary wall at the east end of the village.



Bus shelter to the east of the village



Modern phone-box close to the Anchor Inn



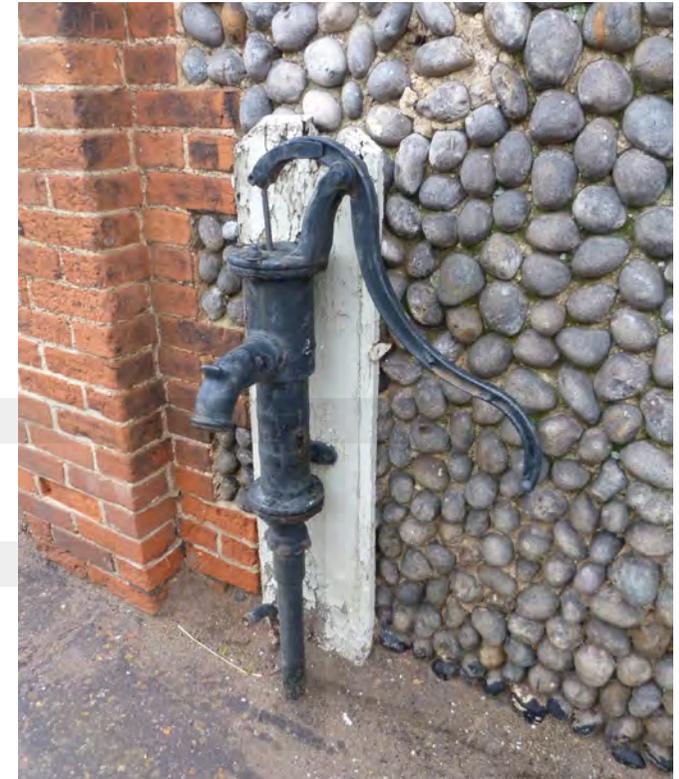
The Green, showing bench seating, wooden bollards and anchor. The flagpole is obscured by the tree



Recycling bin adjacent to the Green



Morston Chase, showing the tarmacked road, wooden bollards, telegraph poles, and narrow pavement



Historic water pump on north side of Morston Chase

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. Throughout the village, almost all the houses are of either one or two storeys in height. There are a few properties which exceed this, principally through the use of dormers at attic level, such as Morston Hall. The key exception is the church, with the height of its tower further accentuated by its location on a rise.

4.4.2 Building Types and Design

This section considers the different building types that can be found in the Morston 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, mainly agricultural, and, although altered, are recognisable as being a different type of building originally.

The plan adjacent indicates building types. The subsequent text considers five principal building types:

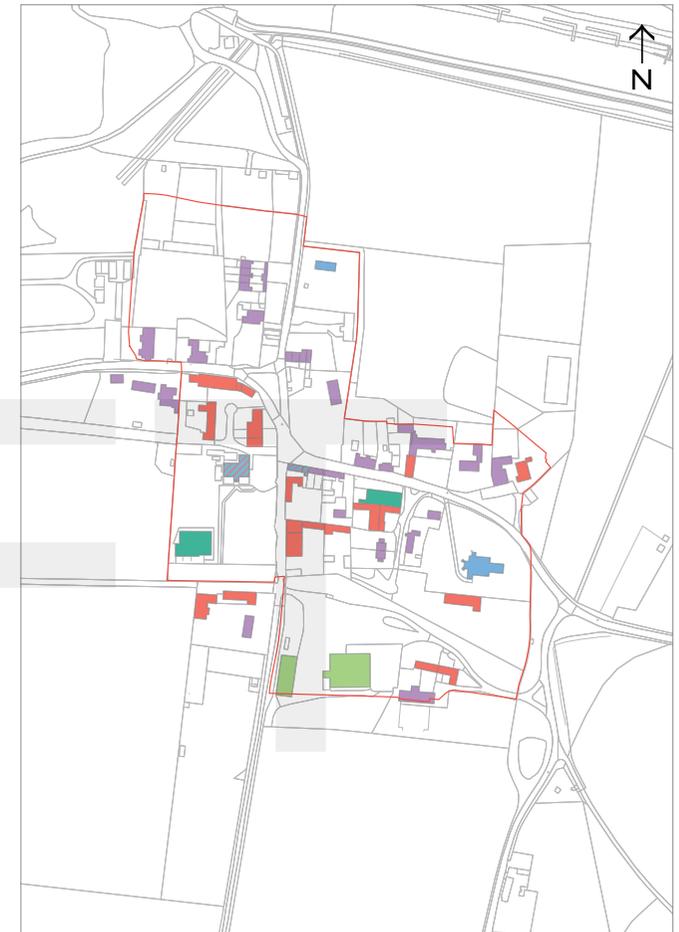
- Purpose Built Residential;
- Barn Conversions;
- Commercial;
- Farm Buildings;
- Communal; and
- Other.

BUILDING TYPES

- Purpose Built Residential
- Barn Conversions
- Commercial
- Farm Buildings
- Communal
- Other

If a building is left blank the use is unknown.

This plan is not to scale



Plan showing types of buildings in the Morston 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.

Purpose Built Residential

The majority of the buildings within the Conservation Area are residential dwellings. Of those that were originally constructed for this purpose, many are modest vernacular buildings, while there are a few examples of larger houses that employ politer architectural detailing.

The vernacular type are typically two storeys and constructed of brick and flint, set within small garden plots. Along the main roads these are often grouped in small terraces and set against the road edge, while further towards the edge of the village they are typically detached. Coastguard Cottages are an exception, being a brick terrace of houses with their own purpose-built row of outhouses to the rear.

There are a small number of larger houses which are all detached and are generally set in slightly more generous gardens. They are larger in scale, though still generally two storeys, and most display Georgian design elements such as symmetrical façades and sash windows. These properties include, Church Cottage, the Manor House, Morston Hall, Coastguard House and China Row. China Row is an exception, displaying an unusual Gothic style.

Modern residential buildings include Morston House, a house to the north-west of the Manor House, the Garden of Eden and The Boathouse. Set just outside the Conservation Area to the west are two further modern houses: West Acre and Hope Cottage. These all use vernacular brick and flint either in a traditional style or in a more modern interpretation (The Boathouse and the house to the north-west of the Manor House). These two also use larger areas of glazing and The Boathouse uses timber cladding. The Garden of Eden is an unusual building within the village, being a single storey timber clad house with an asphalt roof.



Church Cottage



Cottages on The Street



Morston House



House to north-west of the Manor House, with barn conversion in the foreground



The Garden of Eden

Barn Conversions

There are a number of barn conversions within the village. These are clustered in the area north of Morston Hall, several along Binham Lane, to the south of the Anchor Inn, at Hall Farm and Morston Hall Farm. These are typically one storey, with a small number of two storey examples, such as Long Barn on Morston Chase. They are generally flint and brick construction, through with some timber cladding. Windows have been inserted within walls and as rooflights or dormers. The buildings are generally linear in their plan form.



Barn conversions to the south of Morston Hall



Barn Conversion of a former tithe barn, fronting Morston Chase



Barn conversion on Binham Lane

Commercial Buildings

There are few solely commercial buildings within the Conservation Area. The main example is the Anchor Pub, located at the centre of the village on The Street. Its architecture does not differ radically from the domestic buildings in the village, though the use of typical pub signage, as well as the use of external paint marks the building out as distinct from the rest of the houses in the village. The single storey extension to the east is a late twentieth century addition.

Other businesses in the village are run from domestic properties, such as Bean’s Seal Trips, which operates from a cottage along the Street. Morston Hall, a former residential building, is now run as a restaurant, hotel and cookery school. Several of the residential buildings within the village, particularly the barn conversions, are holiday lets.

Other commercial developments in the village fall outside the present Conservation Area and include a boat building yard to the west of the village and the National Trust site at the Quay.



The Anchor Public House



Boat building yard outside the present Conservation Area

Farm Buildings

Hall Farm is still a working farm and, apart from the farmhouse and converted barns, there are also large modern barns at the south end of the Conservation Area, constructed of metal cladding.



Modern barn to the south of the village, as part of the Hall Farm Complex

Communal Buildings

The church is the principal communal and spiritual building in the village. It mainly uses flint, though also employs stone for dressings. This is perhaps the only use of stone within the village as it is not a local material. This demonstrates the importance of the building, as stone would have been costly and difficult to transport here. The church displays Gothic tracery to its windows and crenulations to the nave, though otherwise is fairly plain in appearance.

The village hall is the other communal building in the village. It is a single storey timber clad pre-fabricated building, set off Quay Lane.



The Village Hall

Other

There are several temporary buildings located throughout the Conservation Area. These are generally ancillary structures, such as stables, garages and sheds. A dilapidated shed to the north of the Green is constructed of timber and corrugated metal. Behind this is a timber stable building. Also on Quay Lane is a caravan park, with a number of single storey static caravans surrounding the village hall whose stark white colouring is not considered compatible with the Conservation Area.



Shed to north of the Green



Caravan Park



LANDMARK BUILDINGS

- ★ Major Landmark
- ★ Local Landmark

This plan is not to scale

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

4.4.3 Typical Materials

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

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

Generally, the flint has been left uncovered, though there are instances of it being painted, particularly the Anchor Inn.

On most buildings, the flint walls have been paired with brick detailing, such as window surrounds, quoins and string courses. Some nineteenth century and modern buildings have been built entirely of brick. Typically, the brick used is red in colour; the Coastguard's House is

unusual for its use of buff brick. These yellowish bricks are made with clay found further west, around the Holkham area, where they are used in the construction of the Hall and estate buildings on the Holkham estate. No. 16 The Street is rendered, which is an anomaly within the Conservation Area. Stone is only used on the church for dressings and monuments.

Almost all the roofs within the Conservation Area are constructed of clay pantiles, either coloured red or black. Exceptions are largely confined to temporary structures, which are corrugated metal, to the Church, which is lead, and to the Coastguard Cottages, which use slate. Chimneys are brick.

Windows are generally timber, though there have been several uPVC windows inserted on the front and side elevations of historic buildings. Doors are typically wooden and part glazed, though there are some examples of uPVC doors.



4.4.4 Architectural Details

The properties in the conservation area are generally built to a simple vernacular style and mostly date to the nineteenth century. Windows are typically either wooden casement or sashes. However, there are also a number of uPVC windows, either white or dark brown which have been inserted in historic properties, both on front and side elevations, which detract from their overall appearance. These are often top hung casements which are atypical to the Conservation Area. This is common on The Street and Morston Chase.

Brick detailing employed throughout the Conservation Area takes the form of dentilled cornices and alternating quoins, this motif also being employed to frame doors and windows. Brick chimneys are also common, mainly fairly squat, with stepped capping and terracotta pots, though there are two particularly tall chimneys on the outbuildings to the rear of the Anchor Inn. Other ornate architectural detailing is uncommon in the village, though may be found on larger houses, such as Morston Hall and the Coastguard's House.

A number of properties have been constructed with gabled porches covering the front door. Like the properties themselves, these are generally constructed of flint with brick detailing to the quoins and arch-heads, with pantile roofs.



4.4.5 Boundary Treatments

The predominant boundary treatments within the Conservation Area are walls. These are most commonly flint, some with brick coping and detailing. Hedges are a common boundary treatment at the eastern and western peripheries of the village as well as along Quay Lane. In places they are used to mark property boundaries.

Where panelled fences are used as boundary markers, it is typically along rear elevations, and within gardens, though there are short sections along Morston Chase and along Quay Lane. Along Quay Lane, post and rail fencing encloses a small paddock, with post and wire fencing enclosing fields to the north. Post and rail fences are also used to field boundaries on Morston Hall Farm.



Flint boundary wall to the churchyard



Wall on The Street



Wall to Binham Lane



Wall and gate to Coastguard House



Brick and flint wall to the south of Church Farm House



Wall and hedgerow to Morston Chase



Hedges and fences to Quay Lane



BOUNDARY TREATMENTS

- Walls

This plan is not to scale

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Plan showing boundary treatments within Morston 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 are several open, green spaces within the village which all contribute to its character. The Green provides a central focal point for the village, with its central tree and benches. The Churchyard is also a key green space, alongside which the open space to the south of Church Farm House is important for enabling views of the Church.



The Green



Green area enclosed to house chickens along Quay Lane

Private gardens also form open spaces that contribute to the wider character of the village. The large space at the Garden of Eden, which is seen over a low boundary wall, contributes greatly to the sense of open space at the centre of the village. The front garden of Coastguard House also contributes to a lesser extent.



Village pond to the south-east of the Conservation Area of Langham Road



The Churchyard

Quay Lane opens out to form a quasi-open green area, the land being fenced off to accommodate horses and chickens. Further north, the lane opens out to the marshes and fields beyond.

Outside the Conservation Area to the east, the open green space around the village pond and church car park, contributes to its setting, as it provides a pleasant open area at the entrance to the village and close to the Langham Road.



Garden at the Garden of Eden contributing to the openness at the centre of the village

4.5.2 Trees and Vegetation

The main greenery in the village comes from either grass verges, from boundary hedges and from trees and vegetation within private gardens visible from the road.

The main open grassed area is the Green, which is planted with a single tree, though it is framed by mature trees in the gardens surrounding it. The tree at the centre of the Green is evergreen as are some framing the area. However, the overall appearance is greener in summer when all the trees are in leaf, emphasising the Green as the centre-point of a rural village.

Quay Lane is one of the areas which feels the ‘greenest’, as it is flanked by hedges, which open at points to paddocks, agricultural fields and eventually to the salt marshes. Both the untarmacked lanes leading south from The Street also contain much greenery in the form of trees and hedges from neighbouring gardens.

Grass verges continue on the south side of Morston Chase, and to the north side of the Street, softening the appearance of these roads. Within the village, these verges are grassed, but those on the outskirts of the village are rougher, constituting an extended base to the hedgerow. The Street further benefits from overhanging trees, visible from the gardens of private houses, particularly at its eastern extreme. The gardens of Morston Hall contain a number of mature trees.



Access road leading south off the Street, lined with hedges and grass verges



The Green, with spring flowers, trees overhanging and trees at Morston Hall in the background



Quay Lane, showing the green nature of the road, achieved through the boundary hedges, and open areas of paddock



Grass verge and bordering trees to the east of the village, along the Street



Grass verges to Morston Chase, showing transition from rough to manicured grass verge along the south side of the road



OPEN SPACES, TREES AND VEGETATION

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

This plan is not to scale

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Plan showing open spaces, trees and vegetation within Morston 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.

Contents

[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Morston 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 Conservation Area Appraisal outlines the heritage assets within the Conservation Area and is accompanied by the Audit of Heritage Assets in [Appendix B](#). This identifies the individual designated and non-designated heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. 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 eight listed buildings within the Conservation Area. Generally, these are clustered along the Street and Morston Chase, the main road running through the village. The buildings are typically domestic and are indicative of the development of the village in the eighteenth and early nineteenth centuries, though there are examples of earlier dwellings. The only Grade I listed building in the Conservation Area is the Church of All Saints, located at the eastern end of the village, on a prominent hillside position.

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

The location of listed buildings is shown on [page 50](#) and listed in the Audit of Heritage Assets in [Appendix B](#).

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 applications, but which are not formally designated.¹⁸ 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 planning authorities 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.¹⁹ 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 Morston 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 B](#).

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and listed buildings within the Conservation Area. This accompanies the Audit of Heritage Assets in [Appendix B](#). 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.



Plan showing Heritage Assets in the Morston 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.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.²⁰ The archaeology of Morston is relatively well known, with find sites recorded throughout the parish, dating from the Palaeolithic period onwards. Finds from the Mesolithic period indicate that flint was once worked and artefacts were made at Morston. Other archaeological features include evidence of farming systems from the Late Iron Age and Roman periods. The salt marshes show evidence of being used as a resource from at least the prehistoric period onwards; drove ways were used for moving cattle and an enclosure created for shellfish farming.

Only a few medieval and post-medieval archaeological finds have been encountered, including metalwork, coins and a seal matrix. From 1547 onwards various artificial channels and sea defense were constructed, including a timber sluice which would have controlled water flow. Various other undated features have been recorded in surveys, such as revetments, jetties, a sluice and two wrecked boats, all testament to the maritime industries of the area.

Section 6

Street-by-Street Assessment

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

Contents

- [1. The Street](#)
- [2. Morston Chase and The Green](#)
- [3. Quay Lane](#)
- [4. Binham Lane](#)
- [5. Langham Road](#)

6 Street-by-Street Assessment

Each of Morston's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the listed and proposed listed buildings can be found in the Audit of Heritage Assets in [Appendix B](#).

Note, the building names given in the listed buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. 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 B](#) for further detail.



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1. THE STREET

Part of the principal route through the village. The Street is characterised by a number of houses set against the road, with flint boundary walls also lining the road edges. The Anchor Inn is a key building.



Defining Features

- Gently curving road into the village from the east, moving from a wide prospect by the church to relatively narrow moving westwards
- Curve of the road northwards, at its west end, as it transitions to Morston Chase
- Church a landmark feature at the east end of the road
- Open green spaces of the churchyard and grassed area to the south of Church Farm House at the east end of the road, as well as hedges and matures trees increasing in number at this end
- Buildings set against the roadside, except for the Anchor Inn which is slightly set back
- Flint and brick boundary walls lining the road and property boundaries
- Flint and brick the predominant building material. White painted flint on the Anchor Inn and a rendered building at No. 16

- Most buildings face the street, with one former agricultural building set gable end on
- Most buildings originally constructed as houses, with a small number of converted agricultural buildings
- The Anchor Inn is a key building on The Street and within the village
- Tracks/drives leading off the road to the north and south, with houses on infill plots behind the main road

Key Issues

- A number of uPVC window replacements which are out of character with the historic buildings
- Unattractive bin storage area and rubbish stored around the phone box to the west of the Anchor Inn
- Some damage and vegetation growth to flint boundary walls

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1. THE STREET (CONT.)

Recommendations and Opportunities for Enhancement

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

- Replacement of any uPVC windows with painted timber windows
- Better maintenance of bin storage area and potential for better concealment of bins from main road
- Repair of flint boundary walls using appropriate materials and techniques

Listed Buildings

Grade II

- The Anchor Public House
- 43 The Street

Grade I

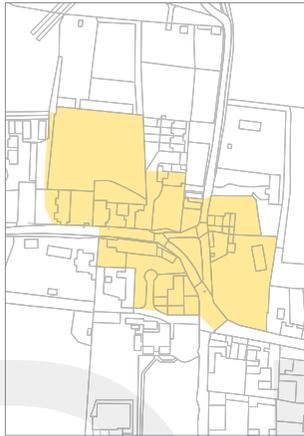
- Church of All Saints

Proposed Locally Listed Buildings

- Church Cottage
- Church Farm House
- Church Barn
- Hall Farm Cottage and Wild Goose Cottage

2. MORSTON CHASE AND THE GREEN

A central green space to the village which provides a pleasant communal area. Coastguard House to the north is one of the larger properties within the village, while there are also converted farm buildings around the green.



Defining Features

- Curve of the road northwards from The Street, then westwards towards the edge of the village creates a series of different views
- The Green, with central tree and benches, creates a pleasant open space in the centre of the village
- The garden of the Garden of Eden property, to the east of the Green, adds to the sense of openness here
- Flint boundary walls are a defining feature
- Agricultural buildings on the west side of the road which have been converted to residential use
- Large property of Coastguard House, set behind a front garden, is atypical of the vernacular building type but is an important reminder of the historic location of Morston as the base for the local coastguards

- Mature trees in the Garden of Eden, to the north of the Green and Morston Hall create a green backdrop to the buildings
- Flint and brick are the dominant material, with one flint building painted white

Key Issues

- Visually intrusive recycling bin to the north of the Green
- Dilapidated shed to the north of the Green
- Some instances of uPVC windows which are out of character with the historic buildings

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2. MORSTON CHASE AND THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

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

- Review recycling bin provision to find a more sensitive solution, which balances visibility (in order that people use the bin rather than litter) and visual appropriateness
- Repair of the dilapidated shed
- Replacement of uPVC windows with timber

Listed Buildings

Grade II

- 27 The Street
- Coastguard House with Garden Walls and Piers
- China Row

Proposed Locally Listed Buildings

- 23-25 The Street

DRAFT

3. QUAY LANE

A track which leads from the Green to the Quay. It is a continuation of the green space of the Green. Coastguard cottages on the west side are testament to the former use of the village as the coastguard's base.



Defining Features

- Narrow track leading to the Quay
- Lined with hedges
- Glimpses of Blakeney in views eastwards from the north end of the Conservation Area
- Coastguard Cottages on the west side are a reminder of the historic location of Morston as the base for the local coastguards

Key Issues

- Ad-hoc speed limit signage at the entrance to the lane
- Static caravans have an incompatible appearance with the built character of the village
- Untidy paddock areas and ad-hoc modern metal fencing on the west side of the lane

Recommendations and Opportunities for Enhancement

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

- Ensure hedging remains in place and high enough to create a screen to the caravans, so that they remain relatively hidden from view within the Conservation Area
- A more coherent signage strategy, which balances visual sensitivity with visibility
- Tidying of the paddock areas and use of more permanent and sensitive fencing solutions

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Coastguard Cottages

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4. BINHAM LANE

A track leading south from the Green which has a distinctive boundary wall along the whole west side, separating the road from Morston Hall, and converted barns to the east.



Defining Features

- Unmade gravel track with buildings lining the east side and boundary wall to Morston Hall lining the west side
- Morston Hall is a key larger scale building within the village
- Flint and brick boundary wall to the Hall runs the entire length of the track
- Sensitively converted barns on the east side of the lane
- Flint and brick buildings with timber windows
- Mature trees in Morston Hall grounds overhanging the lane

Key Issues

N/A

Recommendations and Opportunities for Enhancement

No recommendations specific to this area. The general recommendations within the Management Plan apply.

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Morston Hall

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5. LANGHAM ROAD

A road which marks the village edge to the east. The church is a dominant feature raised on a hill, while green space and a pond provide a pleasant setting to the Conservation Area.



Defining Features

- Open green space at the edge of the village, including the raised-up churchyard
- The church as a landmark feature at the edge of the village
- Long stretch of flint and brick boundary wall running around the churchyard and south along the edge of Morston Hall Farm

Key Issues

- South end of the wall to Morston Hall Farm is damaged [NB: not currently in Conservation Area but would be if boundary was amended]
- Large metal agricultural barns at Morston Hall Farm an appearance incompatible with the character of the Conservation Area

Recommendations and Opportunities for Enhancement

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

- Repair of boundary wall to Morston Hall Farm
- Removal or enhancement of appearance of modern agricultural barn if possible, though it is reasonably well screened in views from elsewhere in the Conservation Area

Listed Buildings

Grade II

- Butter Family Table Tomb
- Hall Farm Barn

Grade I

- Church of All Saints

Proposed Locally Listed Buildings

- N/A

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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.

Contents

[7.1 Condition](#)

[7.2 Negative Features](#)

[7.3 Traffic and Parking](#)

[7.4 Coastal Location and Climate Change](#)

[7.5 Pressures from Development](#)

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

7.1 CONDITION

Generally, the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. As of 2018 there are no buildings on Historic England's Buildings at Risk Register. 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 maintains their aesthetic qualities and the integrity of the built fabric and prevents loss of historic fabric.

There are very few examples of structures in poor condition within Morston. However, problems with condition of note include the dilapidated timber and corrugated metal sheds to the north of the Green which are out-of-keeping with the Conservation Area. Some areas of walls are deteriorating, with worn brick and missing cobbles, together with vegetation growth which will accelerate decay.

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



Damage to boundary wall on The Street, with vegetation growth present



Damaged wall at south-east corner of the Conservation Area [NB: not currently in Conservation Area but would be if boundary was amended]



Worn bricks, caused by water splashing up from the road from passing vehicles



Dilapidated sheds to the north of the Green, with ad-hoc signage at the entrance to Quay Lane

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 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. 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. There are several examples of uPVC windows within the Morston Conservation Area, particularly along The Street and Morston Chase. The plastic frames are thicker than traditional timber frames and often a stark white in contrast to the mellow brick and flint work of the buildings. Several are also styled as sash windows but are actually top-hung casements, which is atypical of the vernacular of the local area where vertical sliding sashes and side-hung casements are prevalent. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

A further threat to the Conservation Area is the intrusion of suburban elements or elements that are out of keeping, such as timber fencing and solar panels. With changes in technology, the removal of television aerials and satellite dishes should be encouraged. The informal gravel or paved surfaces of the tracks leading off the main streets should be retained and not completely paved over, as this would result in a harder surface that is more sub-urban in character. The large recycling bin, though useful in encouraging people to dispose of their litter, is garish in colour and a bulky feature on the Green.

Along Quay Lane there are grassed areas used for keeping animals. The fencing here is ad-hoc, with temporary metal bar fences and Heras fencing. Additionally, the area is untidy with a number of items stored ad-hoc. This gives an unkempt feeling to this part of the Conservation Area. A further unkempt area is around the phone box adjacent to the Anchor Inn, where rubbish has accumulated and large commercial bins are stored.

Some modern structures are out of keeping with the character of the Conservation Area. The large modern barn on Morston Hall Farm, with its metal cladding and large scale, is atypical of the scale and materials of the village. Additionally, the static caravans on the caravan park on Quay Lane are bright white metal that is similarly not in keeping. Both of these areas are, however, relatively well screened in views around the Conservation Area, the barn being well set back from the main road and the caravan park well screened by hedges.



NEGATIVE FEATURES
▨ Negative Features
This plan is not to scale

Plan showing negative features in the Morston Conservation Area
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uPVC window on The Street. Its white colour contrasts starkly with the brick and flint work, while the top-hung casement is atypical of the Conservation Area



The bulky recycling bin to the north of the Green



Unkempt area off Quay Lane



Unkempt area around the phone box



The barn at Morston Hall Farm is atypical in terms of scale and materials but is set back from the road and screened by trees and fences



Caravan park on Quay Lane



7.3 TRAFFIC AND PARKING

The main coast road runs through Morston and the village is popular with walkers. There are limited pavements so pedestrian safety is a priority and there may be pressure for traffic calming measures or wider pavements. Extensive measures and standardised ‘off the peg’ solutions should not be adopted if these are required as this would erode the natural character of the village. More sensitive measures will need to be considered.

Car parks are to the east of the churchyard and at the Quay, though there is also some ad-hoc car parking on the grassed area to the north of the Green. These areas are gravel and sit well with the natural town and landscape. Further parking would likely erode the character of the area and hard tarmacked surfaces should be avoided.

There are few road signs within Morston, which is beneficial for maintaining the character of the area. There are some ad-hoc speed limit signs at the entrance to Quay Lane, understandably in place for the safety of pedestrians. However, these could be of high quality and more co-ordinated to improve their appearance.

7.4 COASTAL LOCATION AND CLIMATE CHANGE

Morston 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.²¹ The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

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

Historic buildings and environments will also be affected by changing climatic conditions. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, 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 or drying out of the ground.

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 may be some instances where the benefit of flood defences for the protection of 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. As a smaller village than neighbouring Blakeney, there has been less pressure for new or replacement dwellings, especially any multiple unit developments. However, some new houses have been built in recent years, showing that there is demand for new buildings within this popular coastal village.

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 necessarily have to match those of the existing buildings in the area. However, there is a risk in a village like Morston 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. However, this does not exclude the possibility of modern design or materials, which may be possible to incorporate sensitively with a high standard of design.

There is limited scope for new buildings within the Conservation Area boundary due to the village's small scale and any new development within the setting of the Conservation Area would have to be considered carefully with regard to its impact on built heritage. The public open spaces within the boundary also offer little to no prospect for development as they are important and valued spaces within the village.

7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

This coastal area is a popular choice for second home owners and for investors creating holiday cottages to take advantage of both general tourists and birdwatchers. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally. The threats in Morston are the same: 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 Morston 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 Morston 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 Morston Conservation Area.

- Fundamental to the character of Morston is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing density of building. The rural and coastal character of the village should be preserved: urban or suburban introductions should not be permitted and an overly manicured public realm should be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It should be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits and current public green spaces will be preserved. 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 and the Quay will be maintained as a functioning harbour. The presence of agricultural farmland to the east, south and west of the village will also be continued.

8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Morston that is a fundamental part of its character, which is predominately 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 the escalate.

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

8.3.2 Retention of Existing Features and Details

Architectural 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. In Morston, buildings are typically small to medium scale, usually utilising flint, red brick or render. Types and styles of buildings are either rural cottages and farms, grander Georgian houses or converted agricultural buildings. Traditional windows are generally timber sashes or side-hung casements, and traditional doors are either timber panelled or plank and batten doors. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character. For example, the appearance of uPVC windows is incongruous with the character of the Conservation Area and they contribute to the trapping of moisture within historic buildings, leading to problems with damp. More detail about the typical features and details within the Morston Conservation Area 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, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- uPVC windows and doors should not be permitted within a Conservation Area and will not be allowed on listed buildings. Building owners will not be required to immediately remove existing uPVC windows or doors but when replacements are required in the future, these should be in timber, particularly on primary elevations. Windows should 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, plaques 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 should be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Morston has evolved over centuries and its built fabric reflects both historic uses and 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 does not cause harm and also, where possible, 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 formal 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 or removal 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 existing controls that conservation area designation brings, plus the number of listed buildings and proposed locally listed buildings within the Morston 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 Morston 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 generally be used for alterations and extensions, generally 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 construction.
- 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. New development may take the form of replacement buildings or construction on undeveloped plots. However, within Morston there are relatively few areas where new development could take place. While there are some large plots, such as the grounds of Morston Hall, the farms to the south and the Garden of Eden plot, these are either historic garden plots or provide important green space as the setting to the historic buildings. To the east, views of the Church are highly important so development should be limited in the vicinity. Any new development that is proposed should respect the character of the Conservation Area and be located away from listed or locally listed buildings where possible. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preeminent and their setting is not harmed. Building on the Green will not be permitted and development which would affect the setting of the salt marshes to the north will have to be very carefully assessed and well designed.

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

Recommendations

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

Morston 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 Morston provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.
- Boundary walls should be preserved and regularly maintained.
- New development should generally have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces within the Conservation Area should be preserved.
- Consideration should be given to the replacement or screening of the recycling bin to the north of the Green.
- Traffic calming signage on Quay Lane should be co-ordinated and high quality.

8.3.6 Setting and Views

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

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

Recommendations

- Development on the protected salt marsh will not be permitted. Construction of new shelters on the marshes will be carefully located and designed to minimise their impact on the views from the Conservation Area. Signage and infrastructure on the marshes will similarly be carefully designed and laid out.
- Key views within, from and into the Conservation Area will be preserved.
- Views of landmark buildings will be preserved.

8.3.7 Traffic and Parking

Morston is a popular tourist destination and is especially busy in the summer season. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants. The coast road runs through the village and cars can enter the village at speed. Standard traffic calming, as seen in any urban area, would be inappropriate as they would be two visually intrusive.

Public transport in Morston is limited to a bus service. 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

- Free village car parks should be maintained and kept clearly signposted.
- If traffic calming measures or improved pedestrian access is required, standardised 'of-the-peg' traffic calming measures should not be used. A more bespoke approach should be taken that balances safety and visual intrusion on the character of the area.

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 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

Proposed changes to the Morston Conservation Area boundary are:

- A The portion of land to the south of Morston Hall Farm. This is in order to conform with property boundaries, as well as to incorporate the section of flint and brick wall at the eastern edge of this area, which continues south from the churchyard wall.
- B Small area to west of The Boathouse. To conform to the property boundary and incorporate the stretch of wall adjacent to Morston Chase which, though modern, is a faithful continuation of the wall stretching to the east to China Row that plays an important part of defining the streetscape here.



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.



Morston is a beautiful historic village, valued by locals and visitors alike. It is set in a stunning coastal and agricultural landscape. Its heritage values stem from its history as a modest village built on maritime industries and agriculture, as well as its use of local vernacular building types and materials.

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

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.

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Appendices

Contents

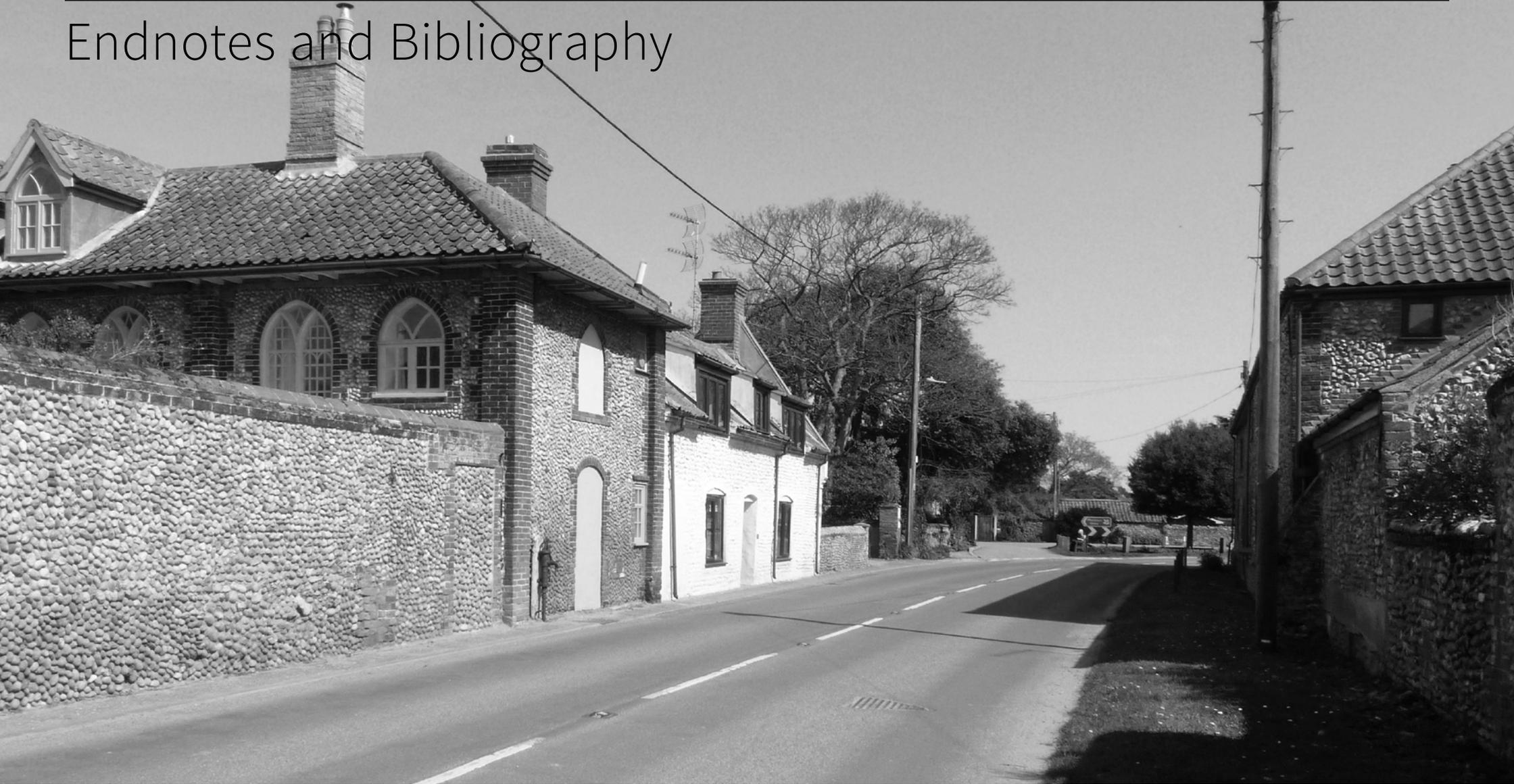
- [A. Endnotes and Bibliography](#)
- [B. Audit of Heritage Assets](#)
- [C. Full Size Plans](#)





Appendix A

Endnotes and Bibliography



ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economic-research/value-and-impact-of-heritage/value-conservation-areas/>
- 03 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 05 Morston Village Design Statement (VDS) Group, *Morston A Village in the Marsh*, p. 5
- 06 *Morston Draft Conservation Area Appraisal*, p. 3
- 07 Morston VDS Group, p. 6
- 08 Morston VDS Group, p. 5
- 09 Morston VDS Group, p. 6
- 10 Morston VDS Group, p. 5
- 11 Cited in Morston VDS Group, p. 5
- 12 Morston VDS Group, p. 6
- 13 Morston VDS Group, p. 9
- 14 Morston VDS Group, p. 7
- 15 As recorded at the 2011 census.
- 16 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 17 Site of Special Scientific Interest Designation: North Norfolk Coast.
- 18 Historic England *Local Heritage Listing*
- 19 Historic England, *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016), p.16
- 20 [http://www.heritage.norfolk.gov.uk/record-details?TNF415-Parish-Summary-Morston-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF415-Parish-Summary-Morston-(Parish-Summary))
- 21 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.



GUIDANCE DOCUMENTS

Historic England, *Conservation Principles, Policies and Guidance*, (2008)

Historic England, *Valuing Places: Good Practice in Conservation Areas*, (2011)

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Historic England, *Understanding Place: Historic Area Assessments* (2017)

MAPS

FX 250/ 1+2: 1672? Map

MS 4541: Tithe map

PHOTOGRAPHS AND IMAGES

C/MOR 9159: All Saints Church

C/MOR 23395: The rear of Morston Hall, 1970

NWHCM: 1951.235.27.B198, 1841? Morston Church, James Bulwer

NWHCM: 1951.235.27.B172 , 1855 Morston Church, James Bulwer

NORFOLK HERITAGE CENTRE

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

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

C 9111.4261 Faden Map of Norfolk, 1797

BLAKENEY HISTORY CENTRE

Image folders:

BAHS: IMAGES, including the Jim Bolton Postcard Collection, the Carol Bean Collection, photos from Rosalind Redfern

BLK: Images

BAHS: Images Blakeney Quay

BAHS: Images Peter Catling Collection, also include photographs from S. East

BAHS: Images WJJ Bolding Collection

CLY: Images, including R. Jefferson Collection

Map Folder

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Appendix B

Audit of Heritage Assets

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



Address / Building Name	Church of All Saints
Street-by-Street Assessment	The Street/ Langham Road
Status	Listed Building Grade I
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373691
Brief History	Mainly C13th and C14th Base of tower C12th. C15th roofs to nave, chancel and north aisle. Bell tower partly rebuilt c.1800
Brief Description	Medieval parish church with later alterations. Tower, nave, two aisles, chancel, and both north and south porches.
	

Address / Building Name	Butter Family Table Tomb
Street-by-Street Assessment	The Street/ Langham Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305616
Brief History	1785
Brief Description	Stone walls with slate ledger slab. Batty Langley Gothic order, with ogee headed panels with bas relief.
	

Address / Building Name	Hall Farm Barn
Street-by-Street Assessment	Langham Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373689
Brief History	Late C18th
Brief Description	Brick and flint barn with ventilation slits and red pantile roof. Now converted to a house.
	

Address / Building Name	The Anchor Public House
Street-by-Street Assessment	The Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049461
Brief History	c.1820 with C20th flat roof extension
Brief Description	Cottage now used as Public House. Flint and brick walls of two storeys and pantile roof.
	

Address / Building Name	43 The Street
Street-by-Street Assessment	The Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171434
Brief History	Late C16th or early C17th with alterations c.1800 and c.1900
Brief Description	Brick and flint house of two storeys with a black pantile roof.
	

Address / Building Name	27 The Street
Street-by-Street Assessment	Morston Chase and The Green
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049460
Brief History	C18th with C20th windows
Brief Description	Formerly a pair of cottages. Brick and flint single storey building with attic.
	

Address / Building Name	Coastguard House with Garden Walls and Piers
Street-by-Street Assessment	Morston Chase and The Green
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373690
Brief History	c.1830 with C20th additions
Brief Description	Two storey three bay house, brick with a pantile roof. Walled garden to front included in listing.



Address / Building Name	China Row
Street-by-Street Assessment	Morston Chase and The Green
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049459
Brief History	c.1820 with C20th additions
Brief Description	Two storey, eight bay house, flint walls with brick dressing and pantile roof. Gothic Y-tracery windows.



Address / Building Name	Morston Hall
Street-by-Street Assessment	Binham Lane
Status	Proposed Locally Listed
List Entry Link	n/a
Brief History	Original house 1640, mostly rebuilt C18th and C19th, with twentieth century alterations.
Brief Description	Brick and flint building of two storeys plus attic. Located in gardens to the south-west of the conservation area. Proposed for local listing because of its age as one of the older surviving buildings in the village, as well as its aesthetic value, use of local materials and its historical status as one of the larger, more polite houses within the village.



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Address / Building Name	Church Cottage
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	n/a
Brief History	Likely C18, certainly by 1848 when shown on the Tithe map
Brief Description	Two storey, six bay, brick and flint house under a pantile roof. Rear elevation overlooking the churchyard. Proposed for local listing because of its age as one of the older surviving buildings in the village, as well as its aesthetic value and lack of modern alterations, such as retention of timber windows.



Address / Building Name	Coastguard Cottages
Street-by-Street Assessment	Quay Lane
Status	Proposed Locally Listed
List Entry Link	n/a
Brief History	1890-91
Brief Description	Two storey brick built range of cottages with slate roof. Proposed for local listing due to their historical link to the coastguard, which was based in Morston from the 1820s-1920s. These cottages were where the coastguards lived. Also a pleasant example of a brick row of cottages with range of outhouses to the west.



Address / Building Name	23 The Street
Street-by-Street Assessment	Morston Chase and The Green
Status	Proposed Locally Listed
List Entry Link	n/a
Brief History	C18th with C20th alterations
Brief Description	Brick and flint building of one storey with attic level. West elevation a twentieth century rebuild in modern brick. Attached to GII listed 27 The Street. Proposed for local listing as a good example of the local vernacular character and materials.



Address / Building Name	Church Farm House
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	n/a
Brief History	Pre-1848
Brief Description	Good example of local vernacular style and materials.



Address / Building Name	Church Barn
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	n/a
Brief History	Pre-1848
Brief Description	Good example of local vernacular style and materials.



Address / Building Name	Hall Farm Cottage and Wild Goose Cottage
Street-by-Street Assessment	The Street
Status	Proposed Locally Listed
List Entry Link	n/a
Brief History	C19th
Brief Description	Good example of local vernacular style and materials.



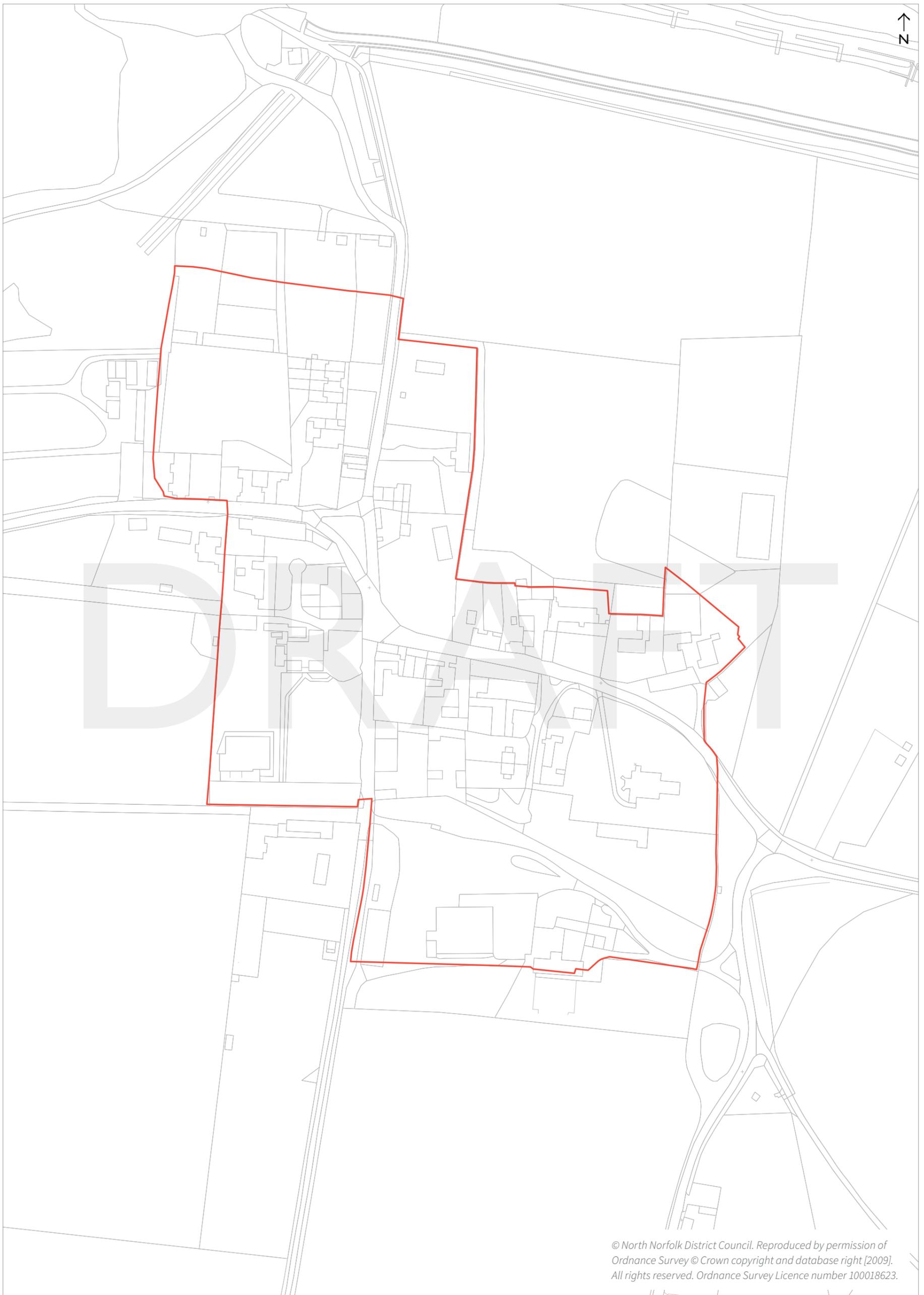
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Appendix C

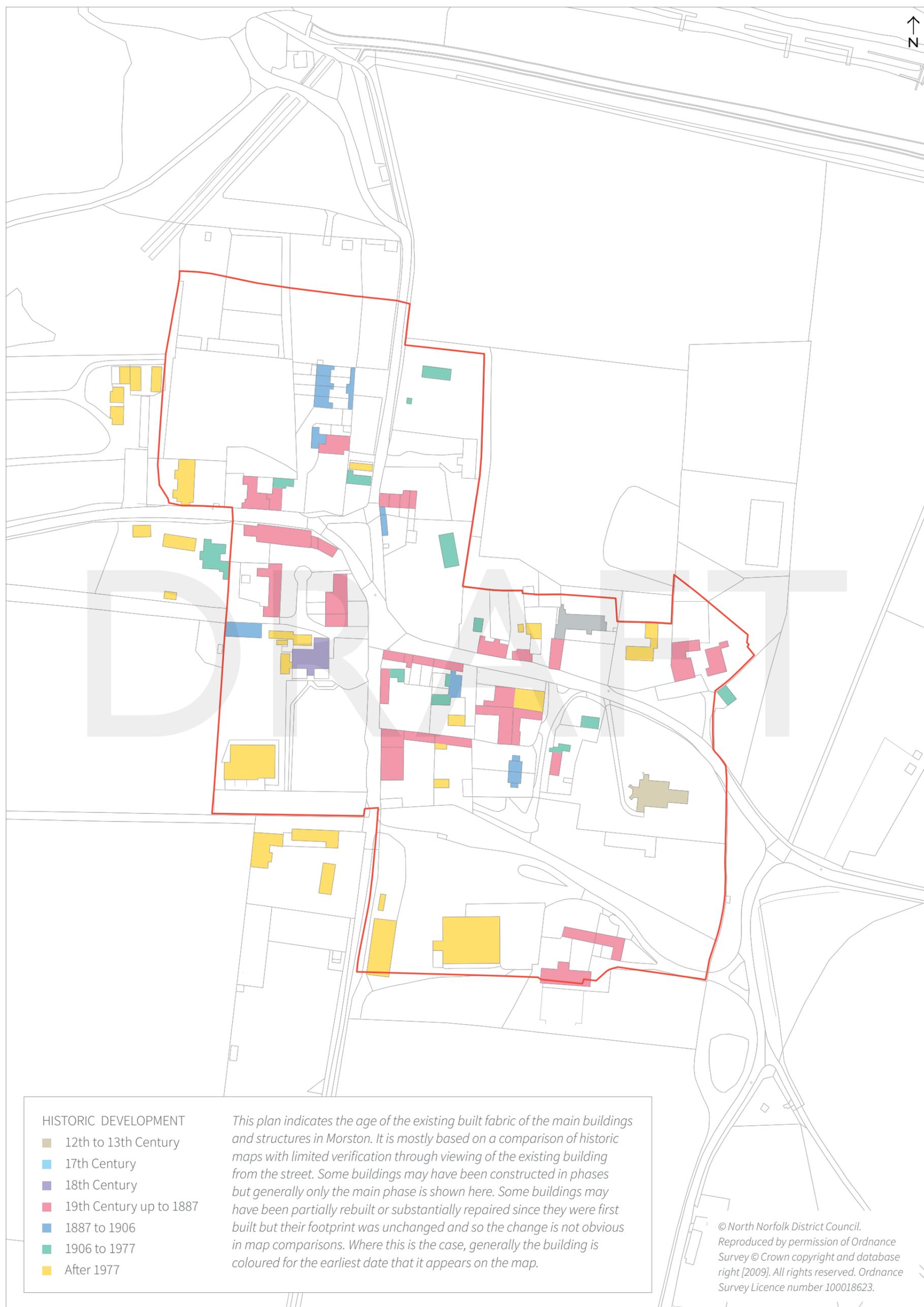
Full Size Plans



MORSTON CONSERVATION AREA BOUNDARY



HISTORIC DEVELOPMENT

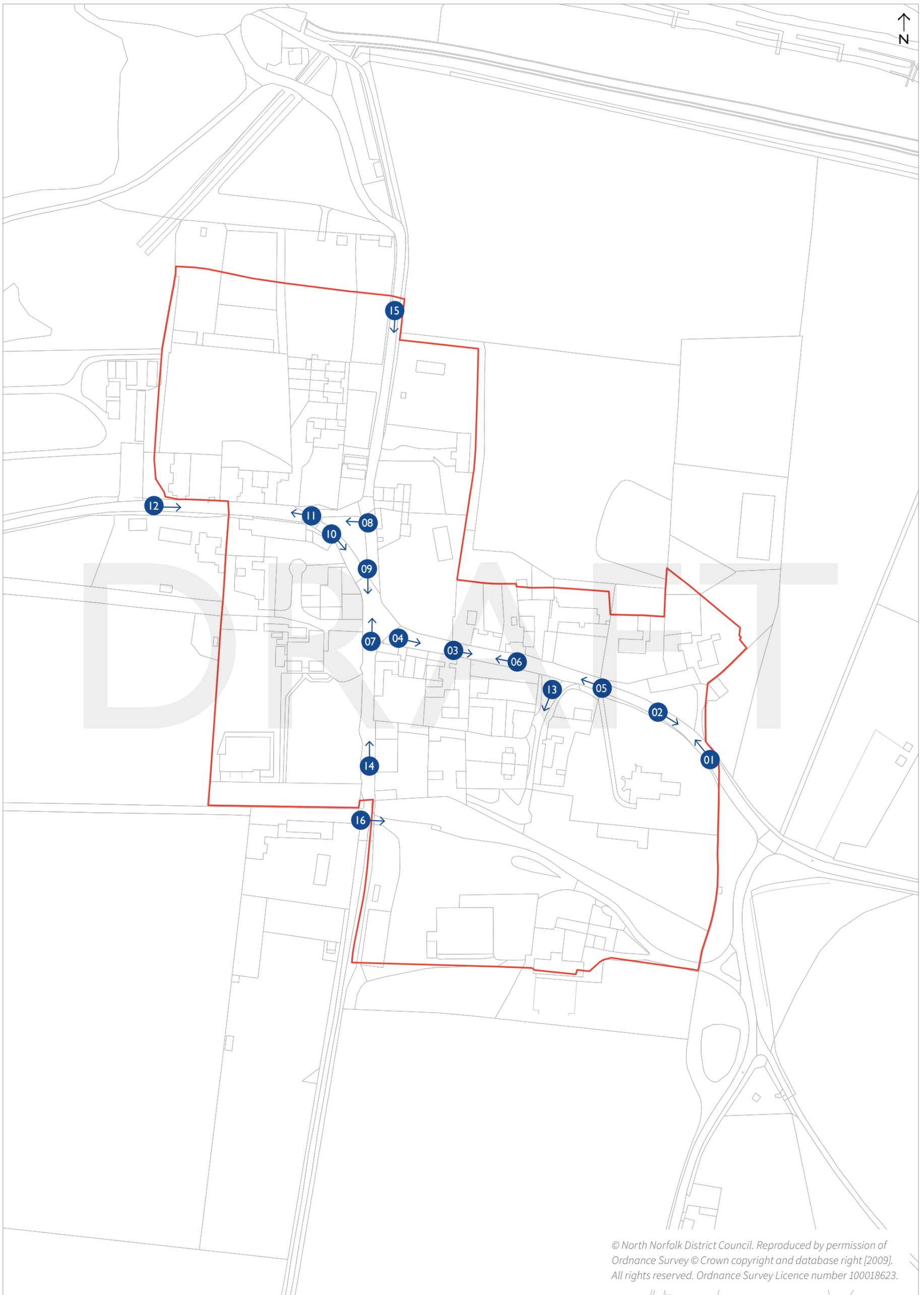


VIEWS INTO CONSERVATION AREA



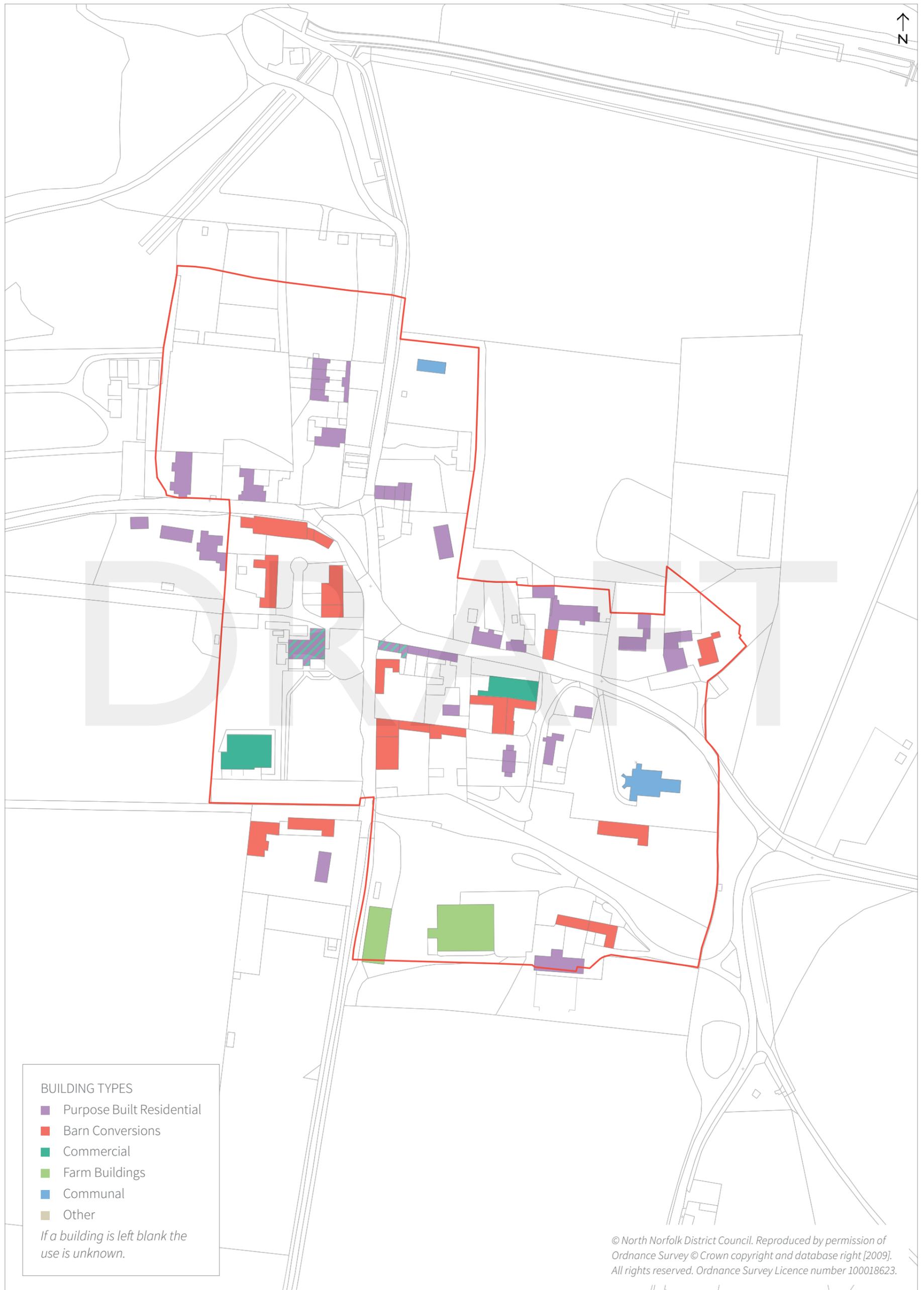
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VIEWS WITHIN CONSERVATION AREA



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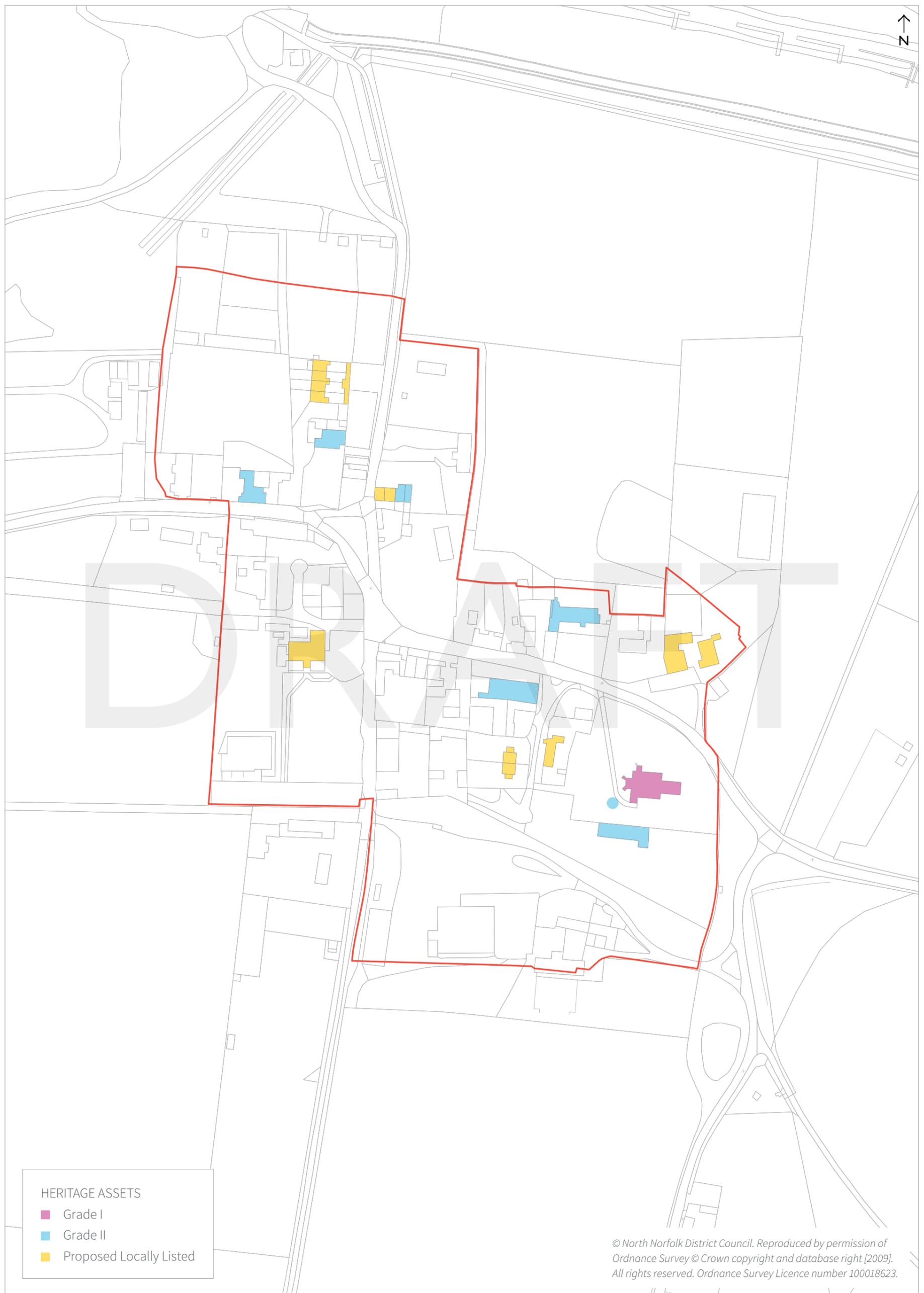
BUILDING TYPES



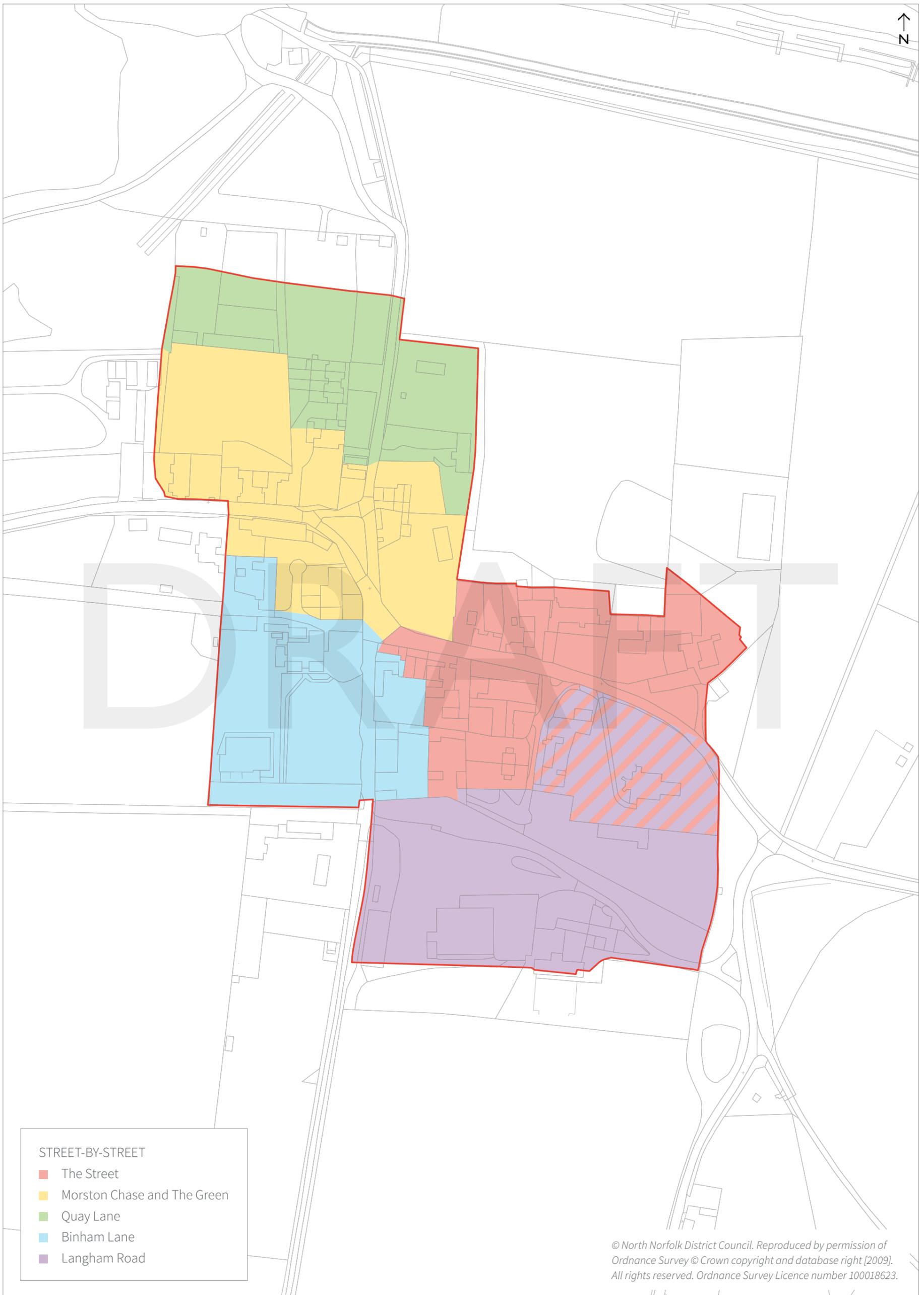
TOWNSCAPE ANALYSIS



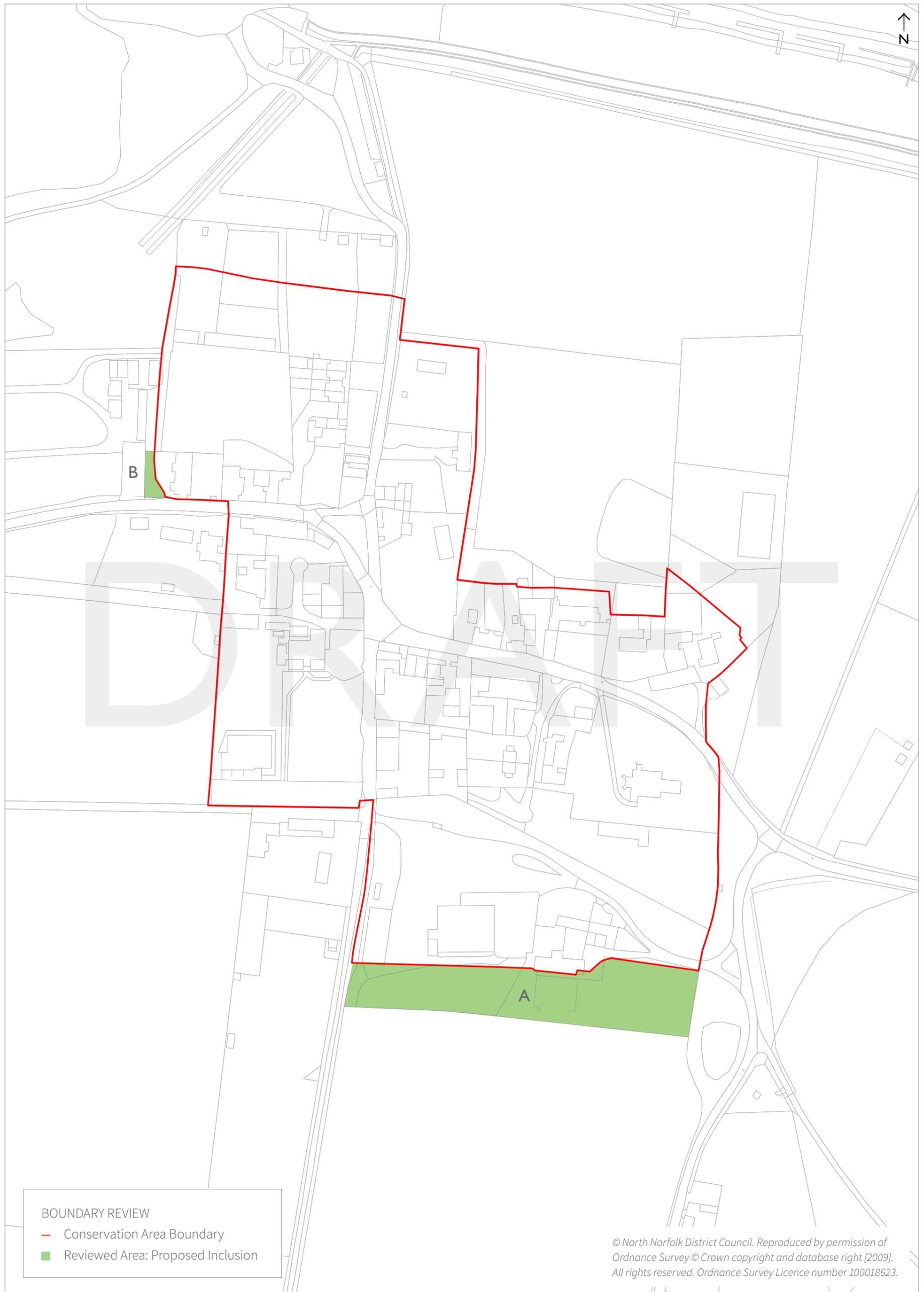
HERITAGE ASSETS



STREET-BY-STREET



BOUNDARY REVIEW



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