

Blakeney

Conservation Area Appraisal and Management Plan

Draft for Consultation: August 2018

DRAFT



PURCELL 

How to Use This Document

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

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3.1 EARLY HISTORY

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



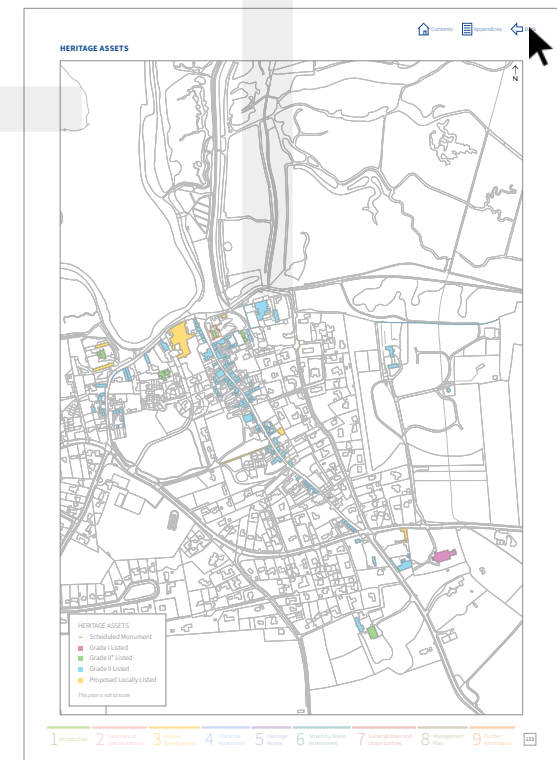
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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Section 1

Introduction

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

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1.1 BLAKENEY CONSERVATION AREA

The Blakeney Conservation Area was originally designated in 1974. The designation covers the historic core of the village which lies along The Quay to the north, along Westgate Street, The High Street and Back Lane leading south. It also encompasses the north side of New Road and parts of Cley Road and Wiveton Road, including St Nicholas' Church. To the east the boundary is drawn along the parish boundary, which cuts through the caravan site but includes Friary Farm, the site of a former Carmelite Friary. Part of the salt marsh and coast path to the north is also included within the boundary.

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 into 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/>



Blakeney 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.

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 Blakeney Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf

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

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of 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 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 Blakeney Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

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

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

Definition of a Heritage Asset

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

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

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

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

1.5 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 Blakeney 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 include:

- 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.
- Discussions were carried out with the Blakeney Area Historical Society regarding historical sources and access to their archive.



Section 2

Summary of Special Interest

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

2 Summary of Special Interest

Blakeney is one of the Glaven ports, which owe their existence to their proximity to the sea and the River Glaven. Together with Wiveton and Cley-next-the-Sea, Blakeney was an important port on the North Norfolk coast, which served import and export trade for hundreds of years. The village's function as a port has shaped its pattern of development and the buildings within it, with the Quay to the north being the industrial hub where former warehouses and granaries are located, intimate historic streets leading south with former worker's and fishermen's cottages, and the Church located to the south on a rise where it could be visible as a beacon from the sea.

Within the layout of the streets in Blakeney, it is possible to trace the village's development over time, with the thoroughfares of Westgate Street, the High Street and Wiveton Road and the former Friary forming much of the medieval settlement. Eighteenth and nineteenth century development, responding to a growth period where the population expanded rapidly, was characterised by the infill of spaces on the historic streets, with a typical layout of terraced houses set perpendicular to the main street along lokes (close, narrow lanes) or courtyards. Lastly, twentieth and twenty-first century development is demonstrated in the more suburban areas of New Road and Back Lane, when the village expanded beyond its historic core.

Blakeney still has a strong relationship with the water, being the only one of the Glaven ports that retains a substantial Quay, where boats form an everyday part of the streetscape and character of the area. In comparison, Wiveton has lost its Quay completely and Cley retains only a small Quay, largely concealed from the rest of the village. The setting of the village is of significance to its character, with the open, flat salt marshes interspersed with channels and creeks, 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 agricultural setting to the south and bank of tree planting along the southern and eastern edges of the village are also important, the latter creating a green backdrop to the village as seen from the marshes. The two towers of St. Nicholas Church provide a punctuating element to the skyline in views, above the varied roofline of the buildings in the historic core. The towers are also a key element in providing a visual link between the neighbouring villages of Cley and Wiveton, where it can be seen in views over the River Glaven. Green spaces within the village, such as The Pastures, are valued open areas for recreation.

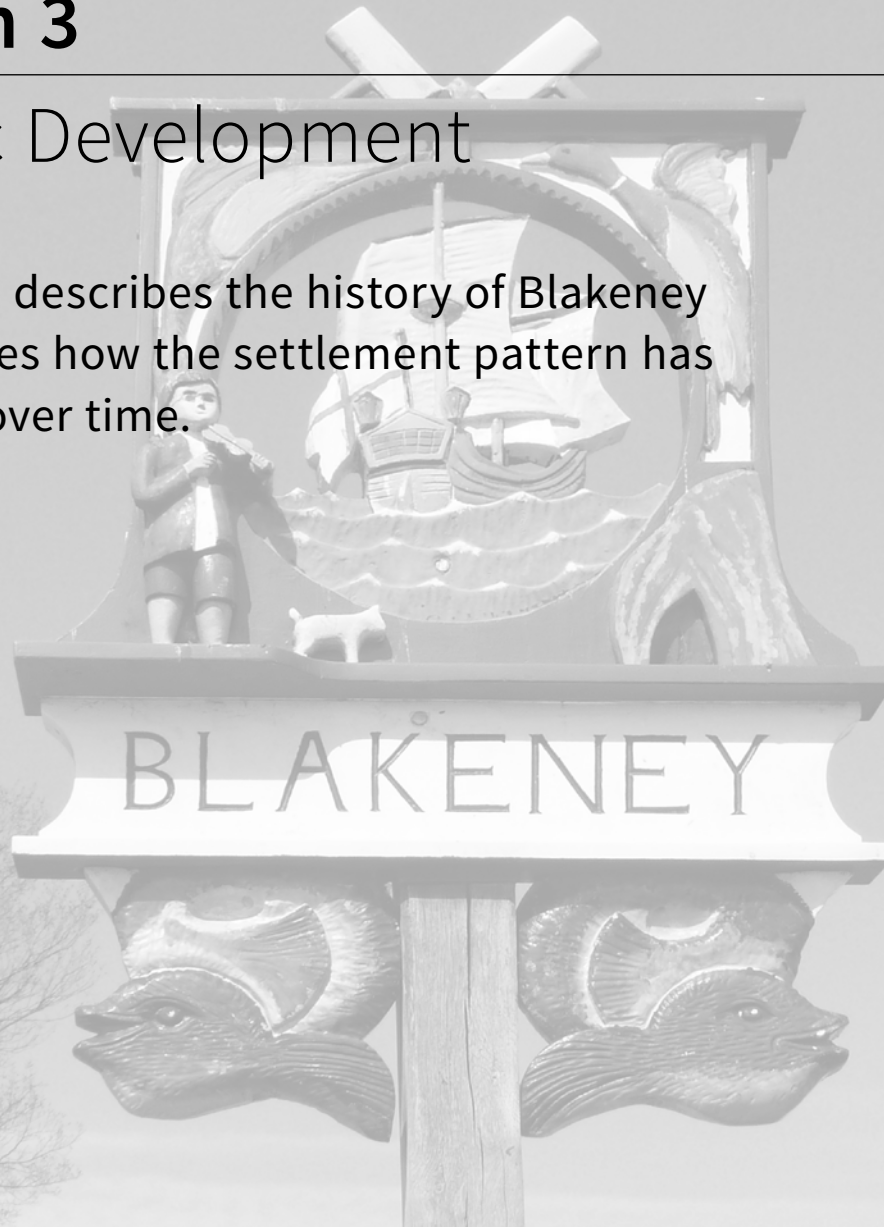
Blakeney's historic buildings are rooted in the craft traditions of their locality. The predominant building materials for houses, former industrial buildings, public buildings and boundary walls is flint, from small pebbles neatly coursed to chunky flints mixed with brick rubble. Red brick is used for 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 Blakeney illustrate wider, fashionable influences on their design from at least the seventeenth century onwards, such as the Georgian design of merchant's houses on the Quay, the consistent use of local materials, especially flint, gives them a local vernacular touch.

The most significant historic buildings in Blakeney are acknowledged through national listing, such as the Grade I listed St. Nicholas' Church, several Grade II* larger houses and the Guildhall, and numerous Grade II listed smaller houses which all 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 Church Hall, Methodist Church and Blakeney Hotel, that make a positive contribution to the Conservation Area.

Section 3

Historic Development

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



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Blakeney has early origins but flourished from the thirteenth century as an international trading port. It became the key port in the Blakeney Haven after the decline of the ports of Cley-next-the-Sea and Wiveton in the early nineteenth century but from the end of that century maritime trade ceased and tourism has now replaced it as the key industry.

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

The Domesday Book of 1086 records a settlement in the parish called Snitterley. It is unknown for certain whether Snitterley and Blakeney were two separate settlements in close proximity or whether Snitterley became Blakeney.⁰⁶ Blakeney comes from the Old English word meaning 'an island or dry ground in marsh'; however, this name was not used until 1230 in the Patent Rolls.⁰⁷ After the thirteenth century, items relating to the port mentioned the place Blakeney but Snitterley was used when referring to the church, Carmelite Friary to the east of the settlement (established 1296) and the town itself.⁰⁸

3.2 MEDIEVAL HEYDAY

Blakeney lay in the medieval Hundred of Holt.⁰⁹ During the early middle ages, Blakeney was not as important as Cley or Wiveton; whilst the former two were protected by the shelter of the estuary, Blakeney, before the growth of the spit, was exposed to northerly gales.¹⁰

Henry III endowed the town with its market charter in 1223, allowing it to hold a weekly market and an annual fair. The first written records documenting maritime trade at both Blakeney and Cley-next-the-Sea begin in the mid-thirteenth century; at this time both settlements were well-established ports with a coastal and foreign trade centred around fish. Boat building was also an important trade from the medieval period until the nineteenth century. The town was asked to supply ships to Edward the III in the 1320s-40s for various military campaigns. It is thought that there were no established boatyards but that ships were built in open bays along the cliffs to the north of Friary Farm; the last ship built in Blakeney was the Hull Packet in 1844.¹¹

The establishment of the Carmelite Friary in 1296 reflected its importance as a trading port, as the Carmelites generally preferred larger towns; this was because they survived on charitable donations rather than revenue from land. Fragments of Friary masonry, including a buttress on the east side and some window and door fragments, remain in Friary Farmhouse to the north of the church. The Friary was sufficiently important to be included on a late-fourteenth century

map of Britain; one of just a handful depicted in north Norfolk.¹² The map, known as the Gough map after one of its former owners, Richard Gough, is one of the earliest maps produced on which Britain is geographically recognisable.

The Friary was dissolved in 1538.¹³ Another marker of this medieval wealth of Blakeney is the Guildhall, built not by a local guild but probably as a two storey house for a successful merchant; its brick fourteenth century vaulted undercroft may later have been used by a guild of fish merchants.¹⁴ Mariners' Hill adjacent to the Guildhall is thought to be man-made in the medieval period as a vantage point and for defensive purposes; cannon balls were found there during excavations in the 1950s.¹⁵

The chancel of St Nicholas Church, dedicated to St Nicholas, the patron saint of fishing, was also built in the thirteenth century by the Friars of the Carmelite order; most of the present church is constructed in the late medieval Perpendicular Gothic style. The reconstruction of the nave and tower was probably complete by c1435.¹⁶ The lantern tower on the east end served as a beacon to ships approaching Blakeney.

By the early sixteenth century the Glaven estuary was flourishing in terms of coastal and foreign trade, the former largely depended on salt fish, both Icelandic cod and ling, as well as locally caught cod, herring and sprats. Foreign trade stemmed mainly from the Low

Countries, Norway and Iceland with imports centring around brick, iron, building stone and rope. Exports largely consisted of agricultural items: barley, malt and grain. During the sixteenth century, a trade of coal import and grain export emerged alongside the thriving fishing industry. By 1590 the Glaven ports were enjoying their most thriving period.

A 1586 map gives visual evidence of the position and size of Blakeney in the late sixteenth century. Whilst

Cley is shown as a relatively large settlement, with 59 buildings depicted, lying next to the main channel, Blakeney is smaller, with only 32 houses depicted. The Blakeney channel was illustrated as much smaller than that leading to Cley, suggesting that Blakeney was not as important a port at this date.¹⁷ Blakeney is however notable for its two churches, ‘The Fryers’ (or the old Carmelite Friary) and St Nicholas Church. The houses at Blakeney lie along a road, which may be the High Street. The map, whilst showing buildings such

as churches, houses and mills, also includes pictorial details giving a sense of the local environment and industry, such as animals in fields, rabbits, a ship wreck, figures cockling on the beach and ship and fishes in the sea and along the channels.

In the late sixteenth century, Elizabeth I asked that Blakeney contribute two ships of 60 tons and a pinnace to the Armada; however, this was not possible as the vessels had all gone to Iceland.¹⁸



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

3.3 BLAKENEY IN THE SEVENTEENTH CENTURY

During the seventeenth century, coastal trade increased; Blakeney and Cley were the major passage for agricultural produce from north-east Norfolk. The main traded items comprised barley, malt and fish, whilst London supplied wine, groceries, cloth and other materials. Produce imported included a range of objects, for example coal, iron, wood, luxury food items, spices and wine. By the early seventeenth century, trade had reached France, Spain and in 1589 there had been mention of the first Blakeney ship sailing for the Mediterranean to source exotic goods and spices.¹⁹ However, from the seventeenth century, foreign trade began to decline as routes required larger ships which were too big for the harbour and Blakeney and Cley began to rely more upon London, Yarmouth and Hull for exotic goods rather than trade overseas themselves.²⁰

During this century landowners began reclaiming and draining marshland to increase the acreage of their pasture. In the 1630s, Van Hasedunk, a Dutchman, began enclosing marshes in Salthouse. Sir Henry Calthorpe built a bank across the River Glaven in 1637.²¹ The bank, combined with natural accretion, resulted in

the silting up of the main channel of the Glaven estuary. Owing to local protest, the Privy Council ordered Philip Calthorpe, Sir Henry's son, to remove the bank in 1639 but the years of interrupted trade and silting had permanently damaged the ports at Wiveton. Philip Calthorpe, instead, embanked Blakeney marshes to the west of the Cley channel and Simon Britiffe did the same to his marshes to the east around 1650.²² Although the embankments did not immediately interfere with trade at Blakeney, they resulted in accelerating the silting up of the channels contributing to the eventual decline of the port.²³ However, in the seventeenth and eighteenth centuries trade continued: in 1786 the combined port of Blakeney and Cley was given the title of chief port.²⁴

A map of 1693 by Captain G. Collins gives a looser representation of the settlement, with buildings clustered along what is presumably the High Street, with the large church at the end. A square tower with battlements overlooks Blakeney Quay, which is possibly a representation of the Guildhall.²⁵ A bridge crosses the estuary and links Blakeney to the settlement at Cley.



Map dedicated to Sir Cloddsley Shovell (Rear Admiral of the Blue) by Captain G. Collins, 1693 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library) Note, the map is orientated with north to the bottom of the image.

3.4 BLAKENEY IN THE EIGHTEENTH CENTURY

In the eighteenth century, grain export, mainly barley, to London and coal import came into its own, and the population of Blakeney grew rapidly.²⁶ The town's prosperity at this point is reflected in the construction of large merchant's houses such as The Quay House and The Red House, both by the Quay.

In 1769, Lord James Calthorpe commissioned William and Corba Cranefield to survey Blakeney and parts of surrounding towns. The map depicts houses lining the High Street, particularly on the west side. A small cluster of buildings are also located around the cross roads adjacent to the church. The Rectory on the west side of Wiveton Road is shown as one of the biggest houses in the village. A note on the space just north of the Church indicates that this was formerly the market place, giving a sense that the Church and houses in this area were not so detached from the main centre of the village as they feel today. Houses also line Westgate Street, with a few to the west of this, on the coast side of Morston Road. The spaces in between houses were divided as fields. To the east, the north end of Back Lane has appeared, though it turns south-eastwards to pass to the east of the Church about half way along its length. No obvious remains of the Friary are shown but the windmill to the east is depicted. Finally, the prominence of the village as a port is shown by the depiction of a several large ships moored at the Quay or sailing on the Blakeney Channel.

Faden's map of Norfolk, dating to 1797, picks out the Church at the south end of Blakeney. A string of houses line the High Street, Westgate Street and the Quay, and a single large house is depicted in elevation on the west side of the Wiveton Road and labelled at the parsonage. The site of the Friary is marked to the east of the main village.



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



An exact survey of Blakeney with part of towns adjacent, William and Corba Cranefield, 1769 (Image courtesy of Norfolk Record Office: BL49/1)

3.5 BLAKENEY IN THE NINETEENTH CENTURY

Whilst the low levels of foreign trade and silting up of the channels worsened throughout the nineteenth century for Cley, in 1817 Blakeney was revived by an Act of Parliament and the establishment of the Blakeney Harbour Company.²⁷ The Act called for the cutting of a new channel through 500 yards of marsh to the Haven, deepening the water at Blakeney Quay; Blakeney, therefore, became the dominant port.²⁸ Many of the buildings in the High Street date to the eighteenth and nineteenth centuries, a time when Blakeney's trade was still vibrant.

The Blakeney, Wiveton and Glandford Inclosure Act of 1820 and Award of 1824 resulted in the release of land in the form of small allotment plots, which were then used for building. Many of the flint cottages which form the yards off the High Street appear to date from this era of building, at a time when the population had grown from 618 in 1801 to more than 1,100 in 1851.²⁹ The Inclosure map shows the dense development along both sides of the High Street, with clusters of buildings lining Westgate Street. Larger buildings are set on the Quay, which can be married up with former barns existing now, which sit perpendicular to the Quay, and larger merchant's houses. Further buildings have been constructed at the north end of Back Lane. New Road is mentioned for the first time, on a section of road

leading west from the crossroads north-west of the Church, though this stops at a junction with an earlier route of the Saxlingham Road and does not curve up to the south end of Westgate Street yet, as it does today.

As ships sizes increased throughout the nineteenth century, Blakeney could not rival larger ports. In addition, the channel had begun to silt up again. The embankment has often been blamed for the decline of the port at Blakeney; however, it has been argued that, more importantly than the silting, was the competition from the railways.³⁰ Their arrival to North Norfolk in the 1870s and 80s enabled cheaper and faster transportation of goods which terminated the already dwindling streams of trade to and from the Glaven ports.

During the late nineteenth century, the tourism industry took over as the active industry in Blakeney. With an emphasis on bird-watching and sailing, the village became a coastal

resort and boating centre. Beginning as early as the 1860s, the annual Blakeney Regatta reflected the leisure and tourist industry of the town.

The 1887 OS map shows a similar pattern of development to the 1824 plan but with a few more buildings added on infill plots on Westgate Street and the High Street.



Plan of the parishes of Blakeney, Wiveton and Glandford: Inclosure, Benjamin Leak of Holt, 1824
(Image courtesy of Norfolk Record Office)



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

3.6 BLAKENEY IN THE TWENTIETH CENTURY

At the turn of the twentieth century, Blakeney was still a bustling harbour, with boats being loaded and unloaded at the Quay, goods transported around the town and marine industries still flourishing. Oysters and mussels were harvested and washed in pits on what is now the car park at the Quay. Lugworms, cockles and samphire were all collected in the locality. As well as the warehouses along the Quay, George Long ran a sail-making business, on the site which is now the public WCs.³¹ Page and Turner were the most prominent merchants and ship owners in town, with offices at the north end of the High Street in the building now in use as The Moorings restaurant. Page and Turner had houses either side of Little Lane, with a tunnel connecting the two properties.³²

By the 1910s, trade had significantly decreased; the last vessel to trade aboard was the Janie in 1889 bringing timber from Gothenburg,³³ the last sea-going vessel was sold in 1916³⁴ and the last harbour master left in 1917. Page and Turner's office closed in 1922. However, the tourist industry was growing, with Country Life reporting in 1907 that many inhabitants made livings from providing boat trips and renting rooms to artists, and in 1913 Blakeney Point was acquired by the National Trust, bringing further bird watchers and naturalists to the area.³⁵ By the 1920s, Blakeney had

made the transition from a busy harbour in the early nineteenth century to a holiday town and the coming of the motor car which brought holiday makers in tow. Tourism was served by the construction of Blakeney Hotel in 1923, built on the site of the old Crown and Anchor Inn, and several redundant maltings were either demolished or converted into shops and houses.³⁶ The Blakeney Neighbourhood Housing Society was established in 1946 in order to keep some of the old cottages for residents of Blakeney. Plaques marking these houses are still in place on several houses in the village. The Society still controls more than a third of the social housing in the village.³⁷



Blakeney Neighbourhood Housing Society plaque on a house on the High Street

Early to mid-twentieth century photographs of Blakeney show how much of its character remains the same today. The High Street is characterised by flint and brick houses, with pitched roofs, bay windows and shop signs, lining a cobbled pavement. Many photographs show the Quay with the newly constructed Blakeney Hotel with buildings around it still in use as warehouses, though later photographs show one warehouse next to the Hotel with windows and a door, presumably one of the buildings converted to residential or holiday use. The Quay had seriously deteriorated by 1935 and was reconstructed shortly after. The poor condition of the timber retaining wall is seen in several photographs, followed by the newly reconstructed version. The photographs show that white railings, though timber at this time compared to metal now, have long been a feature of the Quay. Photographs looking out from the village also show the evolving course of the channel over time.



*The White Horse, High Street, undated (early twentieth century)
(Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/Bla)*



Blakeney Quay, 1935 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: BLA-R 6156)



Blakeney Quay, 1911 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: Bla-R NS 2988)



Blakeney Harbour, 1929 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: BLA-R 5253)



Blakeney Quay, post-1935 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: Blakeney)

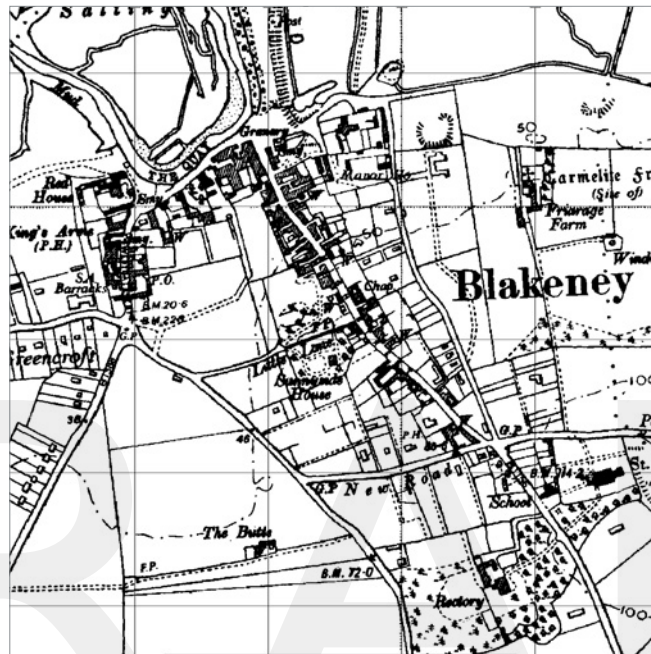


Westgate Street before the conversion of the houses on the right to the Spar, early twentieth century? (Blakeney History Centre with permission of the BAHS Committee)



The Spar on Westgate Street in 2018

There was little development in Blakeney between the 1887 and 1950 OS maps. However, the town expanded south in the second half of the twentieth century. Until the mid-twentieth century, Blakeney was concentrated north of the coast road. However, after the Second World War (during which time troops were billeted in homes and hotels around Blakeney) most of the new homes were built along or south of the coast road.³⁸ An aerial photograph from 1964 illustrates this development; the land at the south (both sides of New Road) which previously contained allotment gardens, had largely been converted to detached houses with spacious gardens. Some houses had also been constructed on Saxlingham Road and on the west side of Back Lane, though there was little new development on the east side of Back Lane. Caravans are dotted on land around Friary Farm.



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



Aerial Perspective of Blakeney, 1964 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: BLA-O 30113)

A photograph from c1959 captures a view of the High Street looking south from the Quay, while another shows it in today. The timber huts to the left in the earlier photograph were replaced with a block of apartments by the 1980s. In the latter, several modern buildings and extensions have altered the character of the north end of the High Street as depicted in the early twentieth century. However, much of its character remains today.



High Street looking south from the Quay in 2018



High Street looking south from the Quay c1959 (Blakeney History Centre with permission of the BAHS Committee)



HISTORIC DEVELOPMENT

- Pre-1700
- 1700 to 1825
- 1825 to 1900
- 1900 to 1950
- 1950 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Blakeney. 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 Blakeney Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

Contents

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

4.1 LOCATION AND TOPOGRAPHY

The Blakeney Conservation Area covers the central core of the village of Blakeney, including the High Street, the Quay and Westgate Street, as well as encompassing areas more recently developed to the south along New Road, and to the west, along Back Lane. To the north, part of the salt marsh is included in the boundary and to the west the former Carmelite Friary site, now Friary Farm, and the caravan site are included.

Blakeney is a village of roughly 402 households.³⁹ It is located approximately five miles north-west of Holt and 28 miles north-west of Norwich. Blakeney 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.⁴⁰

The village is set on a gentle slope, which rises southwards from the marshes to the area of Howe Hill, on which the church is situated. At the heart of the village, the land slopes gradually downwards from New Road as it approaches the Quay to the north. From here, long range views are afforded across the flat salt marshes beyond.

At the outskirts of the village, to the east, the land rises as it moves away from the village, passing the church, which is located near the apex of the hill. Beyond this,

the land falls away again on the approach to Cley-next-the-Sea. The elevated position of the church means it is visible from a number of vantage points outside the village, particularly to the south, where the land gradually declines along Wiveton Road.

At the west of the village, along Morston Road, the land rises as it leaves the village, towards the apex at Kettle Hill, and then falls away towards Morston.



4.2 SETTING AND VIEWS

Definition of Setting

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

The Importance of Views

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

At Blakeney the natural landscape setting is a key part of the character of the village. It affects the physicality of the conservation area in a variety of ways, from the materiality of the buildings' construction through to the salty smell, cold winds and sound of birds from the salt marshes and sea beyond. This is described below, together with details of Blakeney's relationship with the nearby Glaven Port villages and a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean they have no value.

4.2.1 Surrounding Landscape

To the south, east and west, the village is surrounded by agricultural land and open fields. To the north, the village is bordered by saltmarshes, and beyond that, the estuary of the River Glaven and the shingle spit of Blakeney Point.

The coastal landscape at Blakeney is dominated by views over the saltmarshes and of the estuary of the River Glaven, visible from the Quay and from the North Norfolk Coastal Path. This area is a landscape of low level vegetation and tidal creeks. The salt marsh, natural and artificial brackish lagoons, reedbeds and maritime pasture of the SSSI provides important habitats for a variety of flora and fauna, including many nationally and internationally important breeding bird communities.⁴¹ The physical character of the marshes includes a flat, open plain of grasses and reeds, stretching northwards to broad open skies. The Blakeney Channel is a key part of the surrounding landscape, forming the northern boundary of the village by the Quay, with water playing a key part of the setting of the northern end of the village.

To the east and south of the Conservation Area boundary are roads leading out of the village which are lined with individual houses or small housing estates. Many are modern but there are some on Wiveton Road which date back as far as the seventeenth century. These areas have a more suburban feel than the historic core of the village, with houses generally detached and with neat front gardens. These areas form the immediate setting of the Conservation Area but beyond is an agricultural landscape, with fields of grasses surrounded by hedges and some trees. The land is generally quite flat, with some slight rises, often topped with clumps of trees. Narrow roads branch out from Blakeney and snake across the landscape to neighbouring settlements.

To the west the land slopes gently down towards the valley of the River Glaven, which separates Blakeney from Wiveton and Cley-next-the-Sea. The wide, flat former riverbed is now reclaimed agricultural land on the silted-up banks of the river. The character of the agricultural landscape is generally very green and lush, particularly in the summer.



Water plays a key role in the setting of the Conservation Area along The Quay



The salt marshes as seen from raised ground to the north of Friary Farm



Agricultural landscape surrounding Blakeney to the south. This image shows the view off Langham Road with Blakeney Church in the distance



Suburban style houses within the setting of Blakeney, on Langham Road

4.2.2 Relationship with Other Settlements

Blakeney is one of a group of villages along the North Norfolk coast which have a visual, spatial and historic relationship. A description of their links is given here to provide an understanding of the importance of their relationships.

In physical terms, the closest settlement to Blakeney by distance is Morston, located roughly one mile to the west. The two villages are connected by a short section of the Coast Road, as well as by the North Norfolk Coastal Path. Wiveton and Cley-next-the-Sea are located within 1.5 miles to the east.

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

The landscape surrounding the villages has changed dramatically since that time. Previously a much wider estuary and river would have meant a greater expanse

of water along the Quay, where substantial ships could harbour and a much closer connection to the open water due to narrower salt marshes.

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

Morston was of less importance in trade historically. However today, like its neighbour at Blakeney, it plays a role in tourism of the local area, with the quay at Morston a popular mooring point.

The agricultural, coastal and river landscape around these settlements forms an important open setting. The villages are also connected by views, with the tall tower of Blakeney church visible from Cley and Wiveton. Both Cley and Blakeney are visible within the same vista when on the coastal path. Views are discussed in more detail below.

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

4.2.3 Views into Conservation Area

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

Due to the open nature of the landscape surrounding the village, it is possible to gain long range views showing the Conservation Area from several directions.

In general, the most important of these views are those of the church tower and of the Quay and marshes. The church is the most visible building in the Conservation Area and it is seen in views from Langham Road, Saxlingham Road and Cley Road, and from as far away as Wiveton village. These long-range views are in part possible due to the elevated ground on which the church sits; the village more generally sits on lower ground which further facilitates these views.

From the north, views of Blakeney can be gained from long distance, viewed across the flat saltmarshes from the coastal paths with the wide open skies above.

Views are possible from Morston, Cley and walking out from Blakeney itself. Views back to the village from boats on the water also give a very long distance perspective of the village. The buildings of the village are less distinctive in these views but the varied rooflines of buildings are visible clustered at the base of the rise in the land behind. Trees cover this rise, giving a green backdrop to the village, and the church towers are a prominent feature on the skyline which mark the location of the village from a distance out at sea.

Many of the views into the Conservation Area from the south give little sense of form of the village, due to the lie of the land with the village proper set down below the rise of Howe Hill. Views along Morston Road, Langham Road and Saxlingham Road instead

capture the more modern housing developments lining the roads at the outskirts of the village. Views along Wiveton Road conversely present the viewer with a bank of trees marking the entrance to the village.



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

View 01

View of the two towers of Blakeney Church from Wiveton village across the surrounding agricultural landscape



View 02

View across Blakeney from Kettle Hill. The rise of land at the view point and around the site of the church is evident. In the foreground is a modern housing development, but parts of the historic core, the marshes and Church tower are visible in the distance.



View 03

View of Blakeney Church approaching along Cley Road with its two towers visible as key landmarks when approaching the village. The gates to Wiveton Hall are visible to the right



View 04

View along Wiveton Road, looking into Blakeney, showing the tree cover which marks the entrance to the village at this location



View 05

View back towards Blakeney from the Coastal Path showing the low-lying nature of the village, though with a variety of roofscapes, the green backdrop of trees and the church tower projecting above the horizon



View 06

Long distance view of Blakeney as seen from a boat near Morston Quay (c2013). The sea and the salt marshes provide the wide, flat landscape with broad skies above. The green rise of the low hills around Blakeney with the church on top show its location, with scatterings of houses visible at the base of the hill



4.2.4 Views within Conservation Area

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

Views within the Conservation Area can be considered under four broad categories:

- Views along streets and across spaces, usually with no set focal point but which reflect the character of the Conservation Area.
- Views looking out northwards to the salt marshes and estuary.
- Short range views down lanes and side passages.
- Views of landmark buildings.

Views along streets and across spaces

The views identified in this section give a general sense of the character of different parts of the Conservation Area. Firstly, views along the narrow Westgate Street and High Street capture the intimate atmosphere of these medieval streets, with views looking north and south channelled by the buildings either side which are set right up against the street. Views show the varied roof lines, gables and other architectural details, and demonstrate the mixture of use of flint, brick and render. Walls often form a feature lining the streets, particularly at the southern ends where they have a framing effect to the view. The density of buildings,

similarity of scale, massing and materiality are all clearly evident in these views.

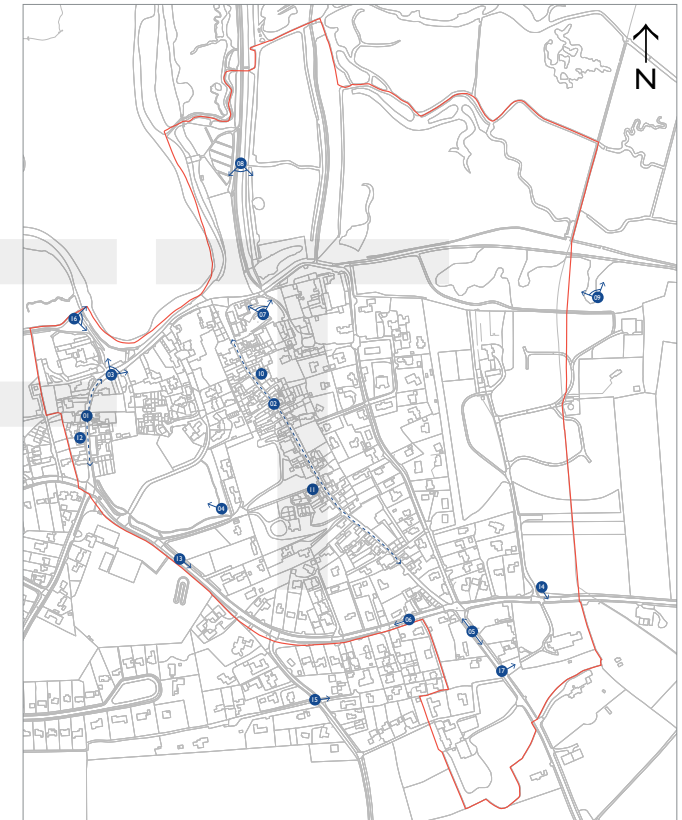
The wider New Road has a much more open and leafy character. Views along this road are characterised by the set back of the houses from the street and their surrounding gardens, creating a more suburban feel than the densely packed historic streets to the north. Back Lane also has this character, though with a narrower road which channels views along it and numerous mature trees which create a greater sense of enclosure.

The defining features of views along Wiveton Road are the flint walls lining the street and channelling the views each way, plus the mature trees and vegetation which create an enclosed feeling.

The Quay is one of the significant open spaces within the conservation area. Views along this road are framed by the white railings, walkway and timber posts along the waterside, with the Blakeney Hotel and large gable ends of former warehouses and barns on the south side. A sense of built development interspersed with large spaces between buildings is also gained on the south side of the road where there are yards between the former warehouses, while on the other side wide views open to the marshes.

Further within the village, The Pastures is one of the largest areas of green space. Views are of a wide open space surrounded by trees and vegetation, but with

houses glimpsed beyond. From the top of the Pastures, looking north, the estuary is also a feature in views, while from the west side there are occasional glimpses of the Church tower.



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

View 01

View looking south along Westgate Street showing the narrow street and buildings set up against the road



View 02

View looking south along the High Street from near the Deli



View 03

View looking eastwards along the Quay to the Blakeney Hotel



DRAFT

View 04

View west across the Pastures



View 05

View north along Wiveton Road, with flint walls lining both sides



View 06

View west along New Road showing its more suburban character



Views to and from the salt marshes and estuary

Some of the key views within the conservation area focus on the saltmarshes. From the three routes which traverse the village north to south, glimpsed views of the marshes are possible before the vista opens out on the approach to the Quay. From the Quay itself, long range views out over the marshes are one of Blakeney's most enduring sites encompassing the flat marsh plains and broad skies beyond; these are impressive from street level, as well as from the elevated position on Mariners' Hill. Reflections on the water of buildings, boats and mooring posts are an important part of views here.

The area to the north of Friary Farm is also included within the Conservation Area and has a very different character, with the coastal landscape a key part of its immediate setting. The village itself is only apparent in the few houses seen at the north end of Back Lane and boats moored in the Blakeney Channel.

Conversely, key views exist looking back from the marshes towards the village. These views focus on the area of the Quay, with varied rooflines apparent, the Church tower projecting over the tree line and the regular rhythm of fenestration to the Blakeney Hotel lining the Quay.

View 07

Panoramic view of the Blakeney Salt Marshes, from Mariners' Hill on the Quay



View 08

Key vista looking from the Coast Path to the north-west, back towards the Blakeney Hotel and the Manor Hotel



View 09

Vista looking out over the salt marshes from near Friary Farm



Short range views down lanes and side passages

One key features of the layout of buildings on the medieval Westgate Street and High Street are the side passages, or lokes, and small yards set perpendicular to the streets, off which small cottages were constructed. These make for short range views channelled or framed by the buildings either side. Along the narrow historic streets these glimpsed views afforded while walking along the main street are a pleasant and interesting surprise which create interest and character to the narrow streetscape. Little Lane provides a similar effect, with walls framing the view from the High Street, though without the same termination of the view with buildings as in the lokes.

In contrast, Sheila’s Way, a short path set behind the hedge on the north side of New Road provides a leafy rural route by an open space, though a recently planted hedge creates a greater sense of enclosure than previously afforded.

View 10

Example of a side passage off the High Street



View 11

View down Little Lane off the High Street



View 12

Houses set around a small yard off Westgate Street



View 13

View south-east along Shelia's Way



View 14

View from the west end of the Quay, back towards the Blakeney Hotel



Views of landmark buildings

The Grade I listed St. Nicholas Church is the primary landmark building in Blakeney. The two principle views of the church are from Cley and Wiveton Roads, where its impressive towers can be viewed at close range. From within the rest of the village, views are generally curtailed due to the dense nature of development. However, occasional glimpses are afforded between buildings, such as from Saxlingham Road.

The Blakeney Hotel is also a distinctive building on one of the key thoroughfares around the village. Its relatively large size, regular pattern of fenestration and curved west end give it a strong presence on the quayside and the building is regularly featured in artworks as part of a view of the Quay.

View 16

Glimpsed view of the Church tower from Saxlingham Road



View 15

View of the Church from Cley Road



View 17

Close range view of the Church, as seen along Wiveton Road



4.3 TOWNSCAPE AND SPATIAL ANALYSIS

4.3.1 Street and Plot Patterns

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

The core of the village is arranged along the historic routes of the High Street and Westgate Street, both running from north to south, and the Quay, connecting the two streets on an east/west axis. Plot patterns are dense on the former two streets, with houses either facing front on to the street, set back behind small front yards surrounded by low walls, or arranged in terraces on small alleyways, known as 'lokes', or courtyards leading off the main street. This arrangement means there are several houses that are end to the main street, with their front elevation onto the loke. These houses appear to have been a later eighteenth/early nineteenth century response to a rapid increase in

population at the time, filling in gaps between existing houses. A later nineteenth century development partially completed on the north side of the Morston Road, outside the Conservation Area, was built on a similar arrangement, with houses facing on to the central alleyway rather than the main street.

The plot pattern along the Quay is different, composed of several former warehouses and barns arranged perpendicular to the Quay itself on a north/south axis. Interspersed with these are larger former merchant's houses facing the road, though set well back from it. The Blakeney Hotel sits on a large plot that once housed more warehouses, while the Manor Hotel is another larger building set to the east.

The arrangement gives a sense of larger built forms alternating with open spaces between buildings, including Mariner's Hill at the east end of the Quay.

A few larger historic plots with detached houses sit on Wiveton Road near the church. More modern residential development within the village is set along New Road, Back Lane, The Pastures behind the Blakeney Hotel and those areas to the south and west outside of the Conservation Area. Along these streets, buildings

consist of detached properties set in large plots, with the house generally set back from the road. Most have modestly sized plots but a few, between New Road and the High Street, sit in larger plots of land. Built development outside of the Conservation Area is mainly to the west with either single detached houses or detached houses arranged on cul-de-sacs or estates.

Footpaths are a feature of the coastline, running east-west from Morston and along to Cley, as well as out northwards on the Carnser. Additional footpaths within the village run around the perimeter of The Pastures, along Little Lane and next to New Road on 'Shelia's Way'. These are all informal gravel paths apart from Little Lane which is tarmacked.



4.3.2 Public Realm

Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture. On the historic Westgate and High Street there is not a great deal of managed public realm, with limited number of pavements for example, giving a rural village feel. This is also the case for Back Lane and Cley Road, but is in contrast to New Road which has a more suburban character to its streetscape. There are no real designed public spaces. Instead the character of Blakeney derives from its rural character and anything overly manicured would lead to an inappropriate suburban character. There needs to remain a sense of this natural character, with grass or small plants growing along the edges of streets, for example, not necessarily being an issue unless they are causing damage to built fabric.

PEDESTRIAN ROUTES

— Pedestrian Route

This plan is not to scale

Roads within the Conservation Area are tarmacked and, other than some sections of kerbed pavements on one or both sides of the street on New Road, Wiveton Road, the Quay and Westgate Street, roads are generally set up against grass verges, the edges of buildings or walls in an informal manner. On the High Street and Westgate Street are occasional strips of flint cobbles, gravel or paving edging the street, sometimes with larger stones set on top to prevent parking. Bollards are occasionally also used, usually in timber or stone. Apart from on the busiest roads and in key places on smaller roads, for example double yellow lines to prevent parking on the narrowest streets, there are few road markings. Wiveton Road is provided with extra road markings and modern safety railings on the pavement outside the school. Lokes are usually gravelled or paved informally and often have areas of planting. Car parking areas throughout the Conservation Area, off the High Street and on the Quay, are gravelled rather than hard tarmac or paving.

Plan showing pedestrian routes in Blakeney 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.

Along the Quay the pedestrian promenade is tarmacked, with large stones set on the edge to the channel. At the west end of the Quay the town sign, which features a ship, fish, birds and the a fiddler and his cat (who, legend has it, were lost in fabled tunnels leading away from the Guildhall) is an attractive feature, set within a grassy area adjacent to some gravel car parking which is demarcated with timber bollards. White metal railings in a traditional style separate the walkway along the Quay and the road. These are a key feature in this part of the village, together with the verticality of the timber mooring posts and boat masts. Timber or timber and concrete benches line the Quay and there are a few municipal style black and gold bins. In summer kiosks and huts are located at the east end of the car park, selling food and arts/crafts. A designated food area is sometimes demarcated with traffic cones. This is a low-key arrangement which is relatively unobtrusive and removable. By the church hall, public toilets and Mariner’s Hill there is an ad-hoc mixture of white painted metal railings, timber fence and black metal railings. Timber bollards, some with chains linking them, are used around the Manor Hotel and along the northern part of Back Lane.

Throughout the Conservation Area are typical road signs, though these are generally concentrated along New Road, with few, other than speed limit signs located within the more historic areas. Some temporary A-board signage and banners tend to be located on the grassed area at the New Road/Westgate Street/Morston Road junction. At this junction a brick, flint and pantile bus shelter has been provided, set on the south side of New Road just outside the Conservation Area, which is in keeping with the local character. However, two metal and glazed modern bus shelters are also located either side of the road here, which are functional in design and less sensitive to the local character.

The Millennium Stone and The Snitterley Stone are commemorative pieces of public art set within The Pastures, which both add interest to the space. The brick and flint town war memorial (Grade II listed) is located on the south side of New Road, outside the Conservation Area but a key part of its immediate setting. A Grade II listed K6 telephone box is set on the High Street.



Informal flint cobbles, paving and planting on a lobe off the High Street



Pavement along the Quay, separated from the road by white railings and from the water by wooden mooring posts



Ad-hoc railings outside the public toilet, Mariner's Hill and village hall



Town sign at the west end of the Quay



Temporary and permanent signage at the junction of New Road and Langham Road



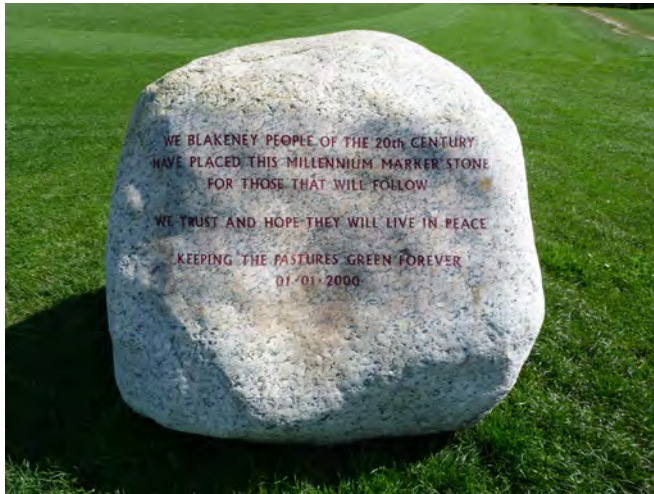
Bus stops located along New Road, as well as permanent road signage and temporary A-boards



Wiveton Road, outside the school



Section of bollards around the green at the entrance to Manor Hotel, Back Lane



The Millennium Stone in The Pastures



The War Memorial



The Snitterley Stone in The Pastures

4.4 ARCHITECTURE

4.4.1 Scale and Massing

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

Throughout Blakeney, most houses are of either one or two storeys in height. This is particularly evident on the narrow and densely developed historic streets, where rooflines vary in height and massing from building to building or even between different sections of the same building. Houses found on lokes are generally smaller in scale than those on the main streets. Roofs are typically pitched and set at varying angles. Most have a brick chimney or two which adds interest to the skyline.

There are a few properties which exceed two storeys, notably the Church. Buildings along the Quay are also generally larger, commonly two and half or three storeys tall. Particularly prominent is the Blakeney Hotel, while the former warehouses and granaries have a bulkier massing than residential buildings in the village. Larger former merchant's houses on the Quay are also of a grander scale than the typical cottages, with wide frontages. The larger historic houses on Wiveton Road are also larger in scale than the historic core of the Conservation Area.

Non-residential buildings, such as the Harbour Rooms on the High Street, the village hall on the Quay and public houses (the White House, King’s Arms and Manor Hotel) all tend to be slightly larger in massing but still generally on a scale similar to the domestic properties surrounding them.

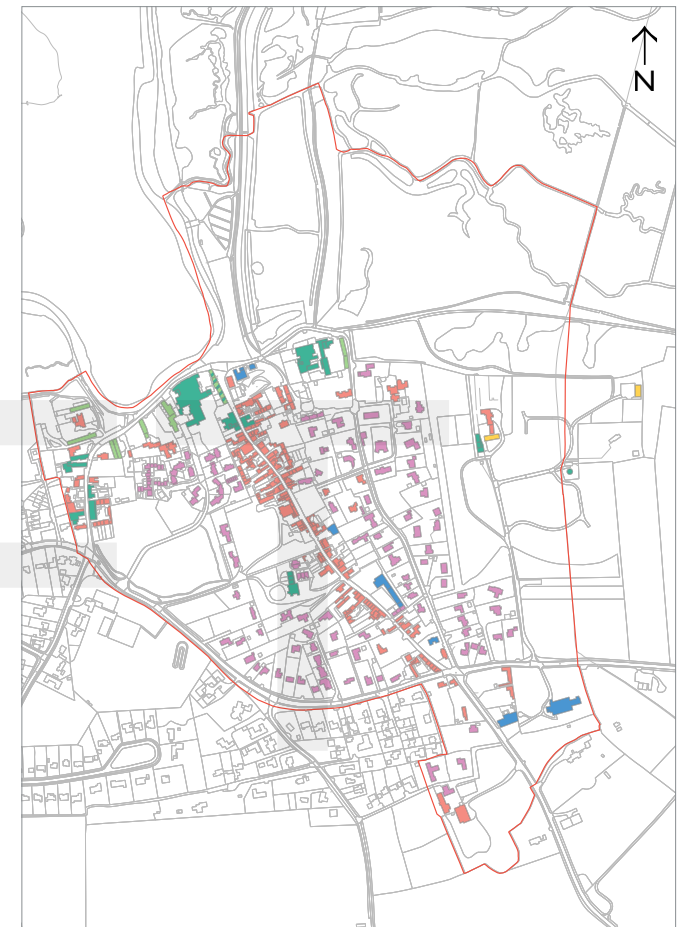
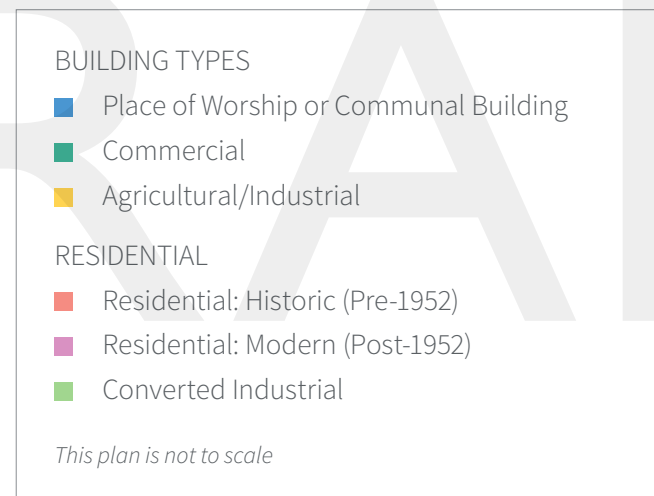
In the newer parts of the Conservation Area, typically along New Road, Back Lane but also in pockets of new development throughout the village, housing is also one or two storeys, though the larger plots mean houses are bigger in scale than those on the historic streets. Generally, though, there is a consistency of scale that should not be exceeded.

4.4.2 Building Types and design

This section considers the different building types that can be found in the Blakeney Conservation Area and the architectural design associated with them. The buildings in the Conservation Area are predominantly in residential use but a proportion of these have been converted from other building types and, although altered, are recognisable as being of a different type of building originally. For example, there are a number of former warehouses and granaries on the Quay

which are no longer in their original use but have been converted into residential use but still retain their industrial character. The plan adjacent indicates building types. The subsequent text considers three principal building types:

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



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

Residential Buildings

The majority of the buildings within the Conservation Area are residential dwellings. These are located on the High Street, New Road, Westgate Street, Back Lane, Wiveton Road and Cley Road. Within this type, the most prevalent style is for small, cottage development, clustered around the historic core of the High Street and Westgate Street. These buildings are typically one or two storeys and composed of traditional brick and flint, to a vernacular design, though a number have classical detailing to doors and windows. Often façades face immediately onto the street, but many are side of where they face onto lokes and courtyards.

Along the Quay, the scale of building is much larger, being composed largely of warehouse/granary conversions and high status former merchant houses. Despite inserted doors and windows, the massing of the former warehouses means they still retain their industrial character. A polite classical style is typical to these higher status buildings, giving them a polite, refined appearance. There is a mixture of building materials, from those former barn buildings composed of modest brick and flint, to the higher status brick-built houses. Generally, both barn conversions and houses are either two or three storeys tall.

Throughout the rest of the village, residential development takes the form of detached properties, set within generous garden plots. These buildings are constructed of a variety of styles, indicative of the date at which they were built, though it should be noted almost all are twentieth century. Exceptions include the houses along Wiveton Road, which are historic buildings, though still sit in large individual plots.



Alley leading to courtyard from the High Street, showing the typical arrangement of cottage type properties at the historic heart of the village



High status merchants house on the Quay



Typical scale of development along the High Street and Westgate Street



Two and a half storey barn conversion along the Quay



Modern detached property, constructed to a traditional brick and flint style



Historic detached property along Wiveton Road

Commercial Buildings

Within the Conservation Area, the main commercial buildings are clustered around the northern portions of both Westgate Street and the High Street, profiting from their proximity to the Quay. Along the northern end of the High Street, some of these commercial buildings are principally small shops, and do not differ a great deal architecturally from the domestic dwellings around them, except for the provision of shop signage and some ground floor shop windows. The same is true to Weston's Fish and Grey Seal Coffee on Westgate Street. However, the Spar has much more obviously modern shops alterations, including large fascia boards and windows. Opposite, a store for the shop has large

bay doors and shop signage to the window which is atypical of the Conservation Area. A number of shops at the very north of the High Street and Westgate Street have been formed in converted granaries, with larger windows to the ground floor and signage added. The Flint Gallery is atypical as it utilises weatherboarding, while the Crab Hut adjacent is a modern single storey structure.

There are a number of pubs, restaurants and hotels within the village, again, clustered around the Quay. Pubs include the White Horse and the Kings Arms both of which are located in modest two storey buildings, only differentiated from the surrounding structures through pub signage. The hotels in the village are the Blakeney Hotel and the Manor Hotel, both prominent landmarks along the Quay front, and Blakeney House Hotel. The Manor Hotel is situated in an historic building and, though it is distinctive with its white render, other than signage, there is little that architecturally marks it as a hotel. The Blakeney Hotel, by contrast, was purpose built in the early twentieth century, and is one of the most architecturally distinctive buildings in the village, with its used of mansard roofs and irregular curved profile, as well as large picture windows on the first floor to take in the view. The Blakeney House Hotel is situated well back from the road, in a large, brick built detached house, which is atypical of the houses on the High Street.

Outside of the area concentrated on the Quay, there are almost no commercial buildings. The exception is the Harbour Rooms, located at the southern end of the High Street. This modern building was purpose built as an events venue, catering for music, theatre and private events such as weddings. The venue forms a rare open section of the densely developed High Street, and its design picks up on vernacular flint and brick traditions.



Spur, located in a former cottage along Westgate Street



The Harbour Room



The Kings Arms



Crab Hut and Flint Gallery in the courtyard behind the Kings Arms



The Manor Hotel



The Blakeney Hotel

Public and Communal Buildings

The other type of building within the village is communal and public buildings, which are dispersed around the village. The foremost of these is the parish Church, which serves as a prominent local landmark in the area. The structure of the Church is primarily medieval, though it has been altered since. Another building which is both a medieval survival and a communal building is the Guildhall, located on the Quay. The Guildhall would have been an important meeting point for the town during the medieval period; today it is operated as a free tourist attraction by English Heritage.

Other public buildings includes the St Nicholas Church Hall on the Quay, St Peter's Catholic Church and the village school. Both the Catholic Church and the Church Hall are twentieth century structures, though constructed of brick and flint. The Church Hall, located in a prominent position on the Quayside is constructed to a historically sensitive design, whereas the Catholic Church, located at the corner of the High Street and Back Lane, employs a more modern design.

In contrast to both, the school is designed in a way much more typical of national school building of the late nineteenth century, employing brick and large windows over a single storey. It has been added to in the twentieth century and is one of the most recently listed buildings in the village, having been designated in 2015.

The communal buildings are generally spread across the village, reflecting their purpose to serve the village, not the tourists. The exception is public toilets, which are constructed at busy locations such as along the Quay, and the Village Hall carpark.



Church Hall



Entrance to the Guildhall



Blakeney Parish Church



St Peter's Catholic Church



LANDMARK BUILDINGS

- ★ Major Landmark
- ★ Local Landmark
- Modern Building of Merit

This plan is not to scale

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

4.4.3 Typical Materials

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

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

Mostly, the flint has been left uncovered, though there are a number of instances of it being painted. On most buildings, the flint walls have been paired with brick detailing, such as window surrounds, quoins and string courses. Brick and flint are sometimes interspersed to create decorative patterns to walls. Typically, the brick used is red in colour, though it is sometimes painted white to pick out the architectural detailing.

There are several buildings constructed wholly of brick, such as polite eighteenth or nineteenth century houses on the High Street and Quay. Most of the modern houses in the Conservation Area are also brick and flint, though weatherboarding is also used as cladding in some cases to buildings of this date which are either in or adjacent to the Conservation Area. Render is also used, though to a lesser extent than brick and flint.

Stone is used sparingly in the village as it is not a local material. It is therefore found only on the higher-status buildings, such as the Guildhall, where it is used to create a door surround and internal columns, and on the Church.

Almost all the roofs within the Conservation Area are constructed of clay pantiles, mainly coloured red but with a few examples of black or grey. One unusual roof is to the King's Arms which is red pantile, with black tiles used to pick out the letters FH and the date 1760. The Church roof, which is lead, is one exception to the use of pantile, though there are also two cottages along Back Lane which utilise thatch as a roof material.

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

Colours which form the palette of Blakeney are therefore the grey of flint, red of bricks and roof tiles, white, cream or buff coloured paint, render or occasionally stone. These are interspersed with occasional coloured paints for windows and doors, typically pale colours though a few bolder ones. A few rendered houses on the High Street are painted with pale blues, rusty oranges or pale greens.

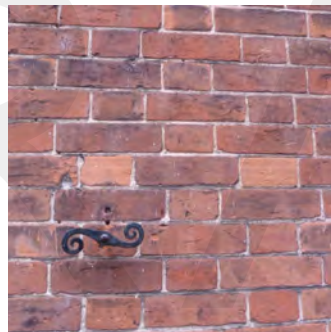
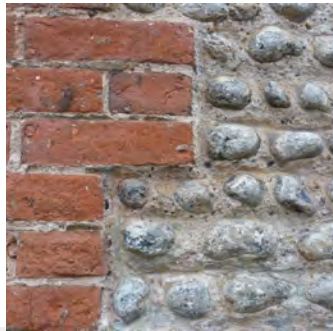


Brick and flint used in decorative patterns on a house on the High Street



The Kings Arms with decorative roof tiling

Typical Materials in the Blakeney Conservation Area



4.4.4 Architectural Details

The properties in the Conservation Area are generally built to a simple vernacular style. Windows are typically either wooden casement or sashes; there is no common style of sash, with many different arrangements and number of panes used. There are also a number of uPVC windows which have been inserted in historic properties, both on front and side elevations, which detract from their overall appearance. uPVC windows are also common to modern build housing.

A key characteristic along the northern end of the High Street is bow or oriel windows on the street frontage of properties on both ground and first floor. These come in a number of styles, some curved and others chamfered. A number at first floor level are triangular on plan, a device seemingly local to this area, perhaps to make best use of natural light and views. There are generally a number of unusual shaped windows in the historic parts of the Conservation Area, with some oval shaped frames and a curved corner window on the Flint Gallery on Westgate Street for example. Several properties along the High Street contain historic shop fronts; not all these examples are presently functioning as shops and are instead reminders of the historic use of the property. The shop fronts have painted timber fascia boards and wider areas of glazing.

There are a variety of door styles, principally in painted timber. More modest properties generally have simple

plank or panelled doors, some with glazed panes to the upper half. Houses that are grander than the small cottages typically have smarter panelled doors, often with classical ornamentation, including architraves, columns and fanlights. Modern houses use similar styles but sometimes in uPVC.

Brick detailing employed throughout the conservation area takes the form of dentilled cornices and alternating quoins, this motif also being employed to frame doors and windows. On certain properties, the bricks have been picked out in white, to distinguish them from the dark flint used for walling. The use of Flemish gables, which is common in neighbouring Cley-next-the-Sea, is not employed in Blakeney. Curved or chamfered corners to buildings are a common feature along the historic streets. Brick chimneys are a feature of residential buildings and typically have a cap which steps out and sometimes has brick corbelled details. They are usually sited on end gables.

Plaques are also a feature of the Conservation Area, with several painted metal ones for the Blakeney Neighbourhood Housing Society and a few commemorative blue plaques.

There are a number of historic communal well heads and water pumps in the yards and lokes which inform the understanding of the shared spaces between buildings.







4.4.5 Boundary Treatments

The predominant boundary treatments within the Conservation Area are walls, which are used extensively in the historic parts of the village, in particular on the High Street, Quay, Wiveton Road and Westgate Street, but also throughout the area generally to mark property boundaries. These are almost always flint, with brick coping and detailing. The walls are often capped with a build-up of flints on a slope to shed water. Clinker from the tug Comet has also been used to cap some walls as a security measure. Examples can be seen on the walls either side of Little Lane. Sections of walling around the former Friary, Manor Hotel and along Westgate Street are listed at Grade II status. Walls are a variety of heights, from low walls surrounding small front yards to mid-height or very tall property boundaries. Several large gateways are set in the taller walls.

Hedges are another common boundary treatment, marking boundaries between properties, and between the highway and private land. They are more common on the more peripheral roads such as New Road, Back Lane and Cley Road.

Where panelled fences are used as boundary markers, it is typically along rear elevations, and within gardens, though there are sections of fencing separating properties from the road along Back Lane. Along the northern portion of Back Lane, post and rail fencing separates the road from the Friary area to the east, with post and wire fencing enclosing the town duck pond to the north.



Gateway to Whitefriars and wall at the north end of Back Lane, with sloped flint capping detail



Gateway and wall on High Street, with sloped flint capping detail



Low wall surrounding small front yard to a property on the High Street



High and mid-height walls on the High Street



Walls flanking Wiveton Road on both sides



Town duck pond, enclosed in wire and rail fencing



High walling (Grade II listed) enclosing Manor Hotel



Hedgerow leading out of the village to the east, along Cley Road



Fencing marking the property boundary within two gardens



A variety of boundary treatments on New Road



Typical use of softer, green boundary treatments on Back Lane



BOUNDARY TREATMENTS

- Walls
- Hedges

This plan is not to scale

Plan showing boundary treatments within Blakeney 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

The Quay and marshes to the north is the key open space within the Conservation Area, representing the historic port use and the current leisure use of the space. The Carnser raised walkway delineates the more man-made areas of car and boat parking to the west, from the natural marshes to the east that are within the current Conservation Area boundary. The promenade of the Quay westwards is set against the water and open landscape, and the green area at the west end of the Quay also provides further breathing spaces between the water and adjacent buildings. Sounds are important here, with the lapping of the water and tapping of rigging lines against masts blowing in the wind being characteristic seaside sounds.

The largest open, green space within the village is the Pastures at the south-west of the Conservation Area. This is complemented by the additional open space of Blakeney playing field on the south side of New Road, set just outside the Conservation Area but the two providing a green lung within the village and separating much of the modern development to the south-west from the historic core.

The Pastures is a large open grassed space, dotted with mature tree planting, particularly within the northern half. The space is surrounded by hedges and bisected with the driveway for the Blakeney Hotel. As well as the Millennium and Snitterley Stones mentioned above, benches are also provided around the periphery, as well as municipal style black and gold bins.

Another large green space within the Conservation Area is the area north of Friary Farm. This area is managed by the National Trust and is crossed with the coast path to Cley. It is covered with grass and gorse, which gives way to the north to the salt marshes. The southern part of the area is raised up, with wide open views across the marshes and out to sea. A simple timber bench is provided for the enjoyment of the view.

The caravan park at Friary Farm is a pleasant green space, though interspersed with static caravans. The area is grassed, with trees and shrubs lining the tracks around the site. The former mill is a focal point of this site, set behind a low flint and brick wall. There are glimpsed views of the sea to the north.

Mariner's Hill is also an important green space in the village, providing a view point out across the Quay, channel and marshes. Historically it was a vantage point and defensive position. It is a valued spot where people can view the landscape from the heart of the historic village. Several timber benches are provided and a flag pole is set on top of the hill.

Inland, the churchyard is important both for its open space and its commemorative value. Gravel pathways provide a soft landscaping amongst the large areas of gravestones, with a circular landscaped area with a central sundial to the west, around which are set memorial plaques. A few mature trees are set within the churchyard, with a backdrop of trees to the south.

Other green spaces within the Conservation Area are private gardens, mostly enclosed behind buildings but on New Road and Back Lane, where there are larger garden plots, they form part of the streetscape and help to create a sense of openness. A few larger garden plots, such as those adjacent to Shelia's Way and on Wiveton Road, add to this open sense. The bowling green at the Harbour Rooms on the High Street is a rare open space along this tightly packed street.



Mariners' Hill



The Pastures



Friary Farm Hills



Churchyard



Quay, car park, the Carnser and salt marshes



The caravan site



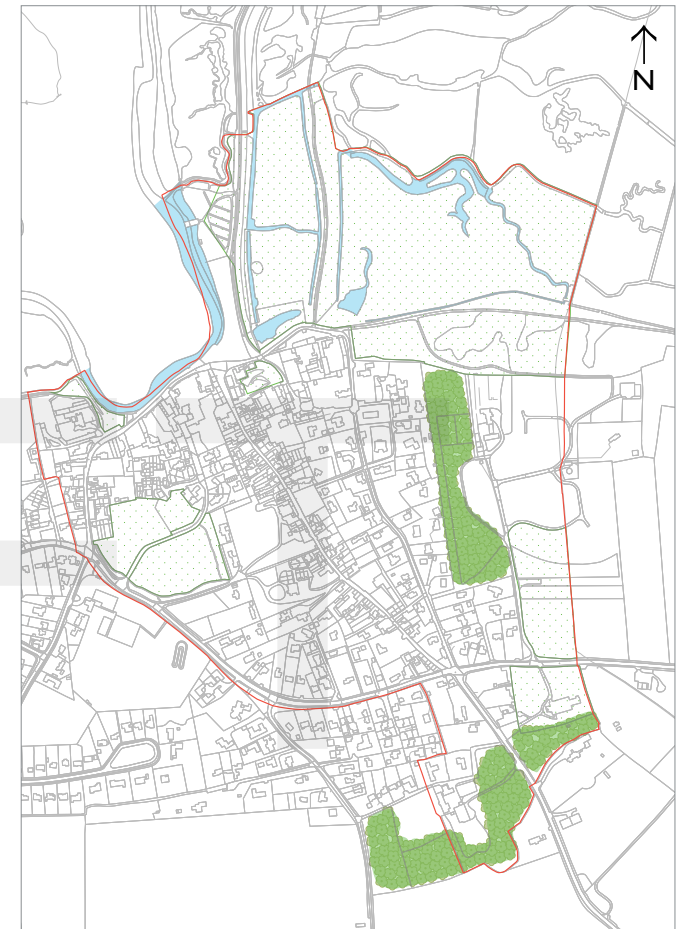
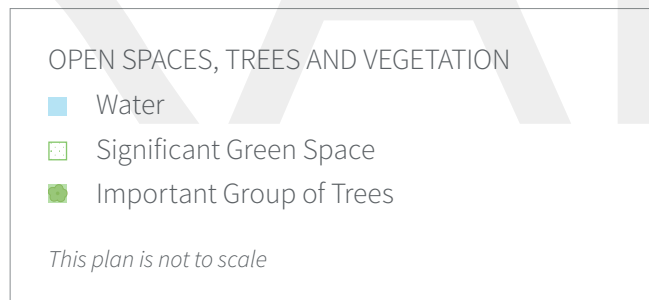
The former mill within the caravan site

4.5.2 Trees and Vegetation

Trees contribute, along with gorse bushes, the reeds and salt marshes, to the character of the landscape in and around the village. Blakeney's proximity to the sea is reflected in both its comparatively few trees at the north end of the village, though at the south and west boundaries there are some fairly substantial groups of trees. The village's location also affects the types of trees that grow. Pine trees of different varieties, which are better suited to sandy soils, are examples of the type of tree that would naturally grow here. However, planting of deciduous trees on private land off Wiveton Road, the Churchyard and to the east of the caravan park are also a key part of the green character of the Conservation Area. These groups of trees provide an important green backdrop to the village when viewed from the marshes.

Back Lane and New Road, particularly the west end, also feel particularly 'green'. New Road is lined with hedges at the west end, plus trees and hedges along Little Lane, and planted gardens to the east contribute to the character of the streetscape. Back Lane it is flanked by hedges, which open at points to gardens and to Friars Field Hills and the salt marshes in the north. Back Lane is overhung with dense evergreen and deciduous trees and hedgerows, separating the road from the houses. Narrow grass verges are also a feature of these streets.

By contrast, greenery along Westgate Street and the High Street is limited to those plants and lawns visible in the private gardens of houses and along lokes, giving glimpses and small pockets of greenery. Small naturally seeded vegetation also tends to grow alongside the base of walls, which adds to the rural, unmanicured feeling of the area.



Plan showing open spaces, trees and vegetation within Blakeney 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.



Green backdrop of evergreen and deciduous trees behind the village, as viewed from the marshes



Green nature of Back Lane caused by hedges and tree planting



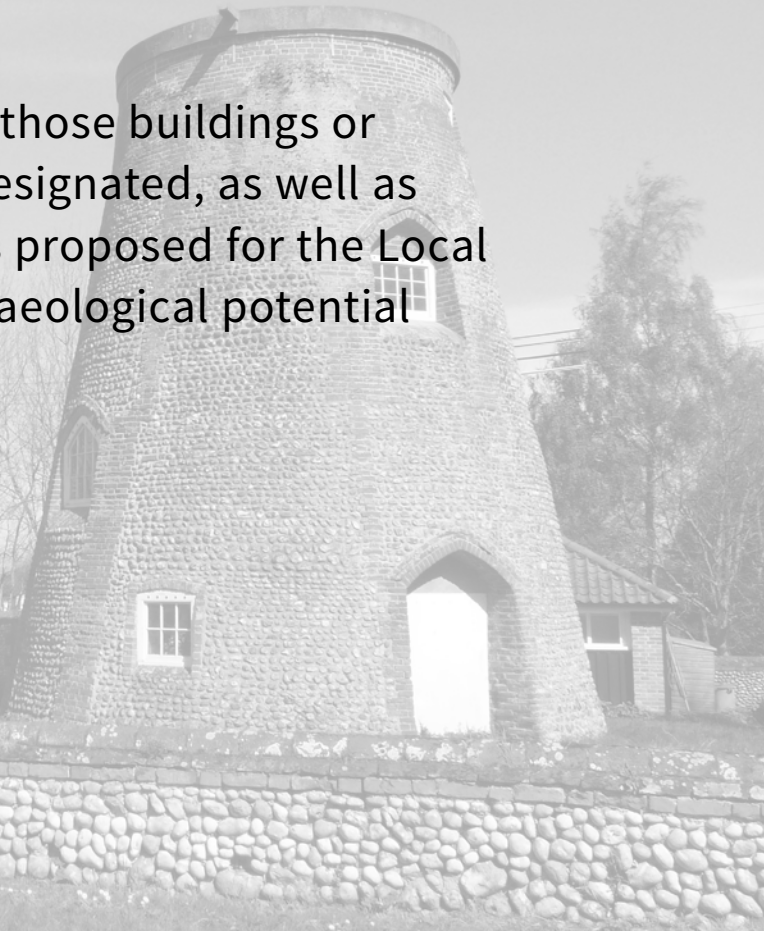
Small pockets of vegetation in a courtyard off the High Street



Section 5

Heritage Assets

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



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[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Scheduled Monument](#)

[5.5 Archaeology Summary](#)

[5.6 Heritage Assets Plan](#)

5.1 INTRODUCTION

The Blakeney Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets, including both designated and non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed Audit of Heritage Assets in [Appendix C](#). This identifies the individual heritage assets and their special interest.

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

Also included in this section are details of known archaeological finds in the conservation area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

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

There are 102 listed buildings within the conservation area. Generally, these are concentrated along the High Street, Westgate Street and the Quay, the historic core of the village. The majority of buildings are domestic dwellings though there are a number of listed shops and inns. The buildings are indicative of

the development of the town as a prosperous port in the middle ages, with a survival of several medieval structures, such as the Guildhall undercroft, parish church and former Carmelite Friary. Other buildings date from later periods and trace the continued growth of Blakeney as a seaside resort after the Quay had silted up, through the high volume of eighteenth and nineteenth century dwellings.

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

The location of listed buildings is shown on [page 64](#) and listed in detail in the Audit of Heritage Assets at [Appendix C](#).



5.3 LOCALLY LISTED BUILDINGS

A locally listed building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.⁴² The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.⁴³ 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 Blakeney have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in

the Street-by-Street Assessment at [Section 6](#) and in the Audit of Heritage Assets in [Appendix C](#).

5.4 SCHEDULED MONUMENT

Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is required by Historic England when change is proposed. There is one scheduled monument in the conservation area, the Guildhall on the Quay, a former undercroft of a merchant's house.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.⁴⁴

Although no distinct settlement sites have been identified, evidence of early occupation in the parish has been found, including prehistoric flint implements, Mesolithic flint flakes, Neolithic axeheads and a scraper, Beaker pottery and a Bronze Age awl and spear. Two Bronze Age barrows on Blakeney Downs, outside the conservation area, are still visible as earthworks. There was probably a small Roman settlement in the parish; Roman coins and brooches have been found, as well as fragments of Roman pottery.

Several Early Saxon brooches and a bracelet, and Late Saxon coins and metalwork have been found in the parish suggesting that a small Saxon settlement continued to develop here. Despite these finds the site of the earlier settlement of Snitterley has not been conclusively identified.

The North Norfolk Rapid Coast Survey in 2004 identified a number of mounds, hollows and ditches associated with post-medieval management of the marshes north of the port, including a series of mounds and hollows probably used for brick making (the area is labelled 'Brick Marsh' on a map of 1769); and sea defence banks between the reclaimed marsh and salt marshes beyond. There is also a cut in the hill in Friary Fields which may have been associated with boat building.

The site of the Carmelite Friary is occupied by Friary Farm and its farm buildings which incorporate fragments from the medieval buildings. Excavation in this area would produce further evidence of the medieval buildings.

There are two scheduled monuments in the parish but only one, the 'Guildhall', lies with the conservation area, on the Quay. The flint and stone surviving undercroft is comparatively rare in this rural setting and demonstrates the wealth and importance of Blakeney as a port during the medieval period.

5.6 HERITAGE ASSETS PLAN

This 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 C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

HERITAGE ASSETS

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

Note: The buildings indicated are approximate only. Additionally structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

This plan is not to scale



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Section 6

Street-by-Street Assessment

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

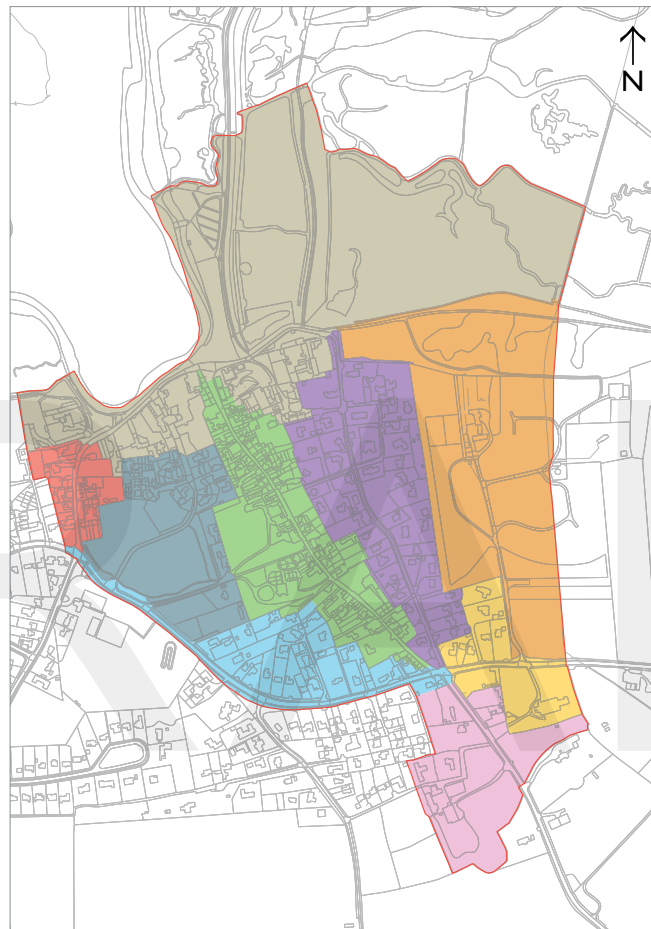
Contents

1. [High Street](#)
2. [The Quay and Marshes](#)
3. [Westgate Street](#)
4. [New Road](#)
5. [The Pastures](#)
6. [Back Lane](#)
7. [Friary Farm and Caravan Park](#)
8. [Cley Road](#)
9. [Wiveton Road](#)

6 Street-by-Street Assessment

Each of Blakeney'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. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building and proposed locally listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further detail.

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 locations.



STREET-BY-STREET

- High Street
- The Quay and Marshes
- Westgate Street
- New Road
- The Pastures
- Back Lane
- Friary Farm and Caravan Park
- Cley Road
- Wiveton Road

This plan is not to scale

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1. HIGH STREET

One of the oldest streets in Blakeney, connecting the church and quay. It is densely packed with numerous houses mainly from the eighteenth and nineteenth centuries set on the street and off lokes.



Defining Features

- Densely packed development providing an intimate feeling
- Varied rooflines and massing but generally all one or two storeys
- Small cottages, particularly at the north end
- Terraces of houses facing onto lokes and small courtyards
- Larger houses as the street goes southwards, some with small front yards surrounded by low walls
- Tall flint walls, particularly in the southern half of the street
- Larger buildings, including converted warehouses at the north end of the street, where the road widens out to views of the Quay and marshes

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Some out-of-character solar panels and uPVC conservatory
- Grade II listed gate piers behind telephone box in poor condition where brick has deteriorated due to corroding iron hinges
- Bins visible in lokes and yards

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1. HIGH STREET (CONT.)

Recommendations and Opportunities for Enhancement

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

- Replacement of any uPVC windows with painted timber windows
- Removal of intrusive features, such as solar panels
- Implement traffic management schemes in the summer months
- Clearer advertising of car parks for visitors at the village hall, Coronation car park and on the Quay

- S Loose and Son
- 32 High Street
- 38-44 High Street
- 46 High Street
- 54 High Street
- 52 High Street
- 56 High Street
- 70-74 High Street
- Roundstones
- Ice House immediately west of No. 86 High Street
- 82 and 84 High Street
- 86 High Street
- Gateway arch between 84 and 88 High Street
- 88 High Street
- 90-94 High Street
- Wall and gatepiers immediately south of Nos. 90-94 High Street
- K6 telephone box
- Alma Cottage, Beacon Cottage
- Miranda
- 100 and 102 High Street
- Providence House
- The Wheel House
- 124-130 High Street
- 132-134 High Street
- 146-148 High Street
- 152-154 High Street
- Claremount House
- 145 and 147
- 127 and 121

- Ivy House
- Findhorn Cottage
- 113 High Street
- 109 High Street
- 103-107 High Street
- 101 High Street
- Morgan Cottage
- 93 and 95 High Street
- 87 and 89 High Street
- 83 and 85 High Street
- 81 High Street
- Flint Cottage
- 69a and 71 High Street
- St Margaret's
- 59 High Street
- 47 and 49 High Street
- 51-55 High Street
- Yew Tree Cottage
- Dolphin Cottage and Nos. 39 and 41 High Street
- 31 and 33 High Street
- 17-25 High Street
- 15 High Street
- Double Doors Cottage, The Doll's House
- Corner Cottage

Listed Buildings

Grade II

- The Granary
- White Horse public house
- Benbow Cottage/Ship Cottage
- Barclays Bank/Post Office
- 20a High Street
- 22 High Street
- 24 High Street
- 26 and 28 High Street
- The Little Regency

Proposed Locally Listed Buildings

- Methodist Church
- Walls flanking Little Lane

2. THE QUAY AND MARSHES

The former harbour with warehouses and merchant's homes, now the tourist hub of the settlement, with the Blakeney Hotel, shops, village hall, car parking and restaurants. It sits next to the Blakeney Channel and the saltmarshes beyond, with boats moored along the Quay.



Defining Features

- Quay with promenade flanked by white metal railings and timber mooring posts
- Blakeney Channel and marshes in the immediate setting
- Blakeney Hotel as a landmark building
- Converted warehouses which sit gable end on to the Quay
- Large merchant's houses
- Walls flanking south side of the road
- Use of flint, red brick and red roof tiles
- Mariner's Hill a key open space
- Mix of residential, communal and commercial uses

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Traffic cones demarcating the eating area and parking bays in the car park have a temporary feel and are visually unattractive
- Some out-of-character uPVC windows, for example to the Village Hall and Blakeney Hotel

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 quality temporary markers for the car parking area
- Implement traffic management schemes in the summer months

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2. THE QUAY AND MARSHES (CONT.)

Listed Buildings

Grade II

- Boundary wall from north-west corner of Quay Barn westwards
- Quay Barn
- Range of outbuildings north-east of Quay cottages
- Garden Wall to the north of Quay House
- Barn Annex to west of Blakeney Hotel
- Barn south-east of Manor Hotel
- Manor Hotel
- Boundary wall around garden of Manor Hotel
- Caulking House, The Counting House
- 4 Mariner's Hill
- 5 Mariner's Hill
- 6 Mariner's Hill
- Wall enclosing garden to west of Friary

Grade II*

- Red House
- Quay House
- The Friary

Grade II* and Scheduled Monument

- Guildhall

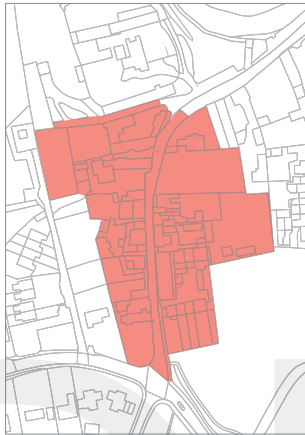
Proposed Locally Listed Buildings

- Blakeney Hotel
- St Nicholas' Church Hall
- Quay View, No. 9 The Quay (south granary)
- North Granary

DRAFT

3. WESTGATE STREET

Narrow street with historic residential buildings, shops, a pub and café. Buildings are arranged facing the street or gable end on, with some off lokes and yards.



Defining Features

- Narrow street with buildings set right against the edge of the street
- Buildings often gable end on to the street on the west side
- On the east side buildings face directly on to the street
- A smaller number of properties set back from the street behind front gardens and low walls
- Flint, red brick, painted render, red and black roof tiles as the main building materials
- Mix of residential and commercial uses

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Unattractive storage area for the Spar on the west side of the street
- Functional signage and advertising to the Spar and its warehouse opposite, and large shop fascia boards

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3. WESTGATE 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.

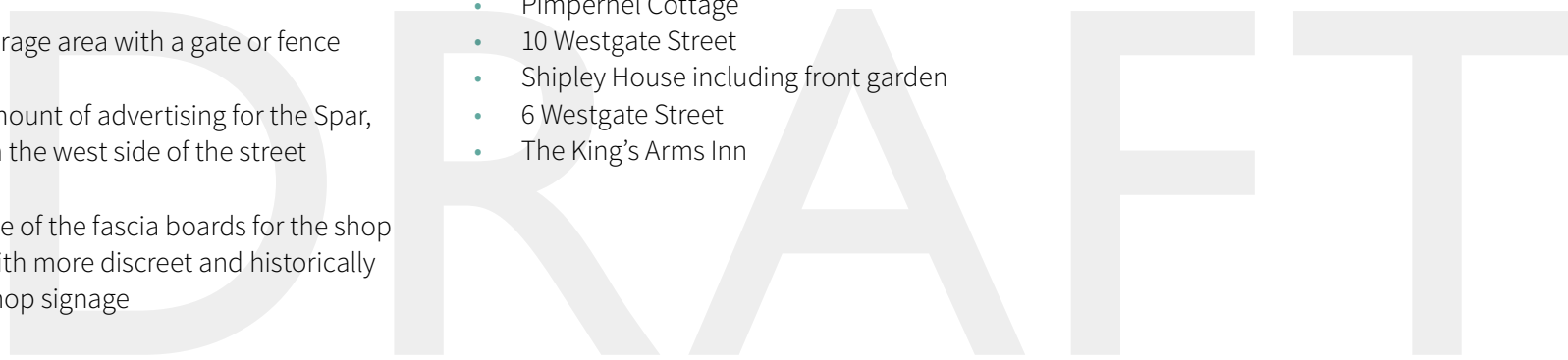
- Implement traffic management schemes in the summer months
- Screen the storage area with a gate or fence
- Reduce the amount of advertising for the Spar, particularly on the west side of the street
- Reduce the size of the fascia boards for the shop and replace with more discreet and historically appropriate shop signage

Listed Buildings

- Grade II
- 23 Westgate Street
- 19 Westgate Street
- 11-15 Westgate Street
- The Pightle
- 20 Westgate Street
- West View
- Pimpernel Cottage
- 10 Westgate Street
- Shipley House including front garden
- 6 Westgate Street
- The King's Arms Inn

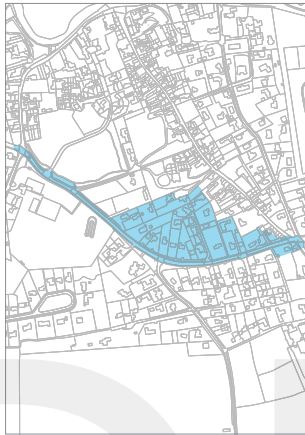
Proposed Locally Listed Buildings

None



4. NEW ROAD

New Road took on its current form in the mid-twentieth century, when it began to be developed with housing on either side. The leafy road provides a pleasant setting to the south of the conservation area.



Defining Features

- Open, green spaces of The Pastures and playing fields at the west end
- Hedges and trees lining the road and in private gardens
- Grass verges
- Modern, detached properties set back from the road in generous plots, typically red brick and flint in a traditional style
- The church tower as a focal point in views looking east
- Historic flint and brick walls and buildings are the east end
- War Memorial on the south side of the road

Key Issues

- Pressure for development on back-land plots or to subdivide existing plots

Recommendations and Opportunities for Enhancement

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

- Any proposed development should be carefully considered, avoiding overdevelopment and being sensitive to the existing street pattern, scale and materials

Listed Buildings

Grade II

- Hill House
- Blakeney War Memorial (adjacent to CA boundary)

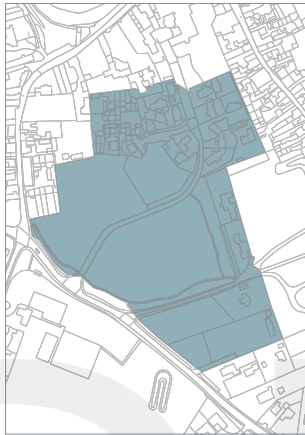
Proposed Locally Listed Buildings

None

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5. THE PASTURES

This public space was formed in the mid-twentieth century from land formerly used as fields. The space provides a welcome green areas within the settlement that is valued by locals.



Defining Features

- Wide open space defined by hedges and trees on the perimeter
- Informal path around the perimeter
- Views of roofscapes and glimpsed views of the sea to the north and church tower to the south-east
- Millennium Stone and Snitterly Stone

Key Issues

- Pressure for development

Recommendations and Opportunities for Enhancement

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

- Avoid development on The Pastures
- Development within the setting of The Pastures should be carefully considered and be respectful of the open space adjacent

Listed Buildings

None

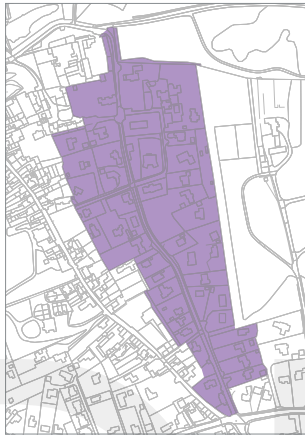
Proposed Locally Listed Buildings

None

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6. BACK LANE

An historic road, though only developed with houses in the twentieth century. It is a leafy contrast to the dense development of the village centre.



Defining Features

- Leafy green street lined with hedges and mature trees
- Modern, detached houses set back from the street in generous plots, typically red brick and flint in a traditional style
- High flint walls line each side of the road at the north end creating a sense of enclosure
- Converted warehouses at the north end of the street

Key Issues

- Pressure for development on back-land plots or to subdivide existing plots

Recommendations and Opportunities for Enhancement

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

- Any proposed development should be carefully considered, avoiding overdevelopment and being sensitive to the existing street pattern, scale and materials

Listed Buildings

None

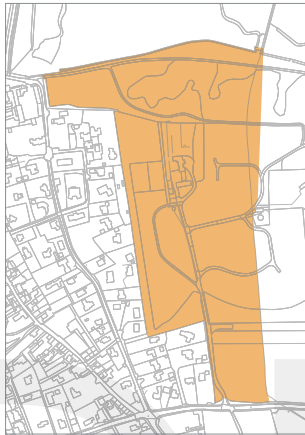
Proposed Locally Listed Buildings

- Wall and gateway to Whitefriar's on east side of Back Lane

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7. FRIARY FARM AND CARAVAN PARK

The former site of a Carmelite Friary. The farmhouse and adjacent barn incorporate remains of the friary. The site also contains Blakeney's former mill, now converted as a holiday let. The site is set out with static caravans.



Defining Features

- Green, open space mainly filled with static caravans and containing mature trees and shrubs
- Grassed area adjacent to Cley Road forms part of the setting of the church
- Historic farm complex formed from remains of Carmelite Friary
- Former mill
- Glimpsed views of the sea to the north
- Long stretch of historic flint wall defining the northern edge of the farm complex
- Coastal path, shrubland and marshes to the north

Key Issues

None

Recommendations and Opportunities for Enhancement

None, though the general recommendations within the Management Plan also apply.

Listed Buildings

Grade II

- About 120m of boundary wall, 50 metres north of Friary Farmhouse
- Friary Farmhouse
- Barn immediately south of Friary Farmhouse
- Blakeney Mill (adjacent to CA boundary)

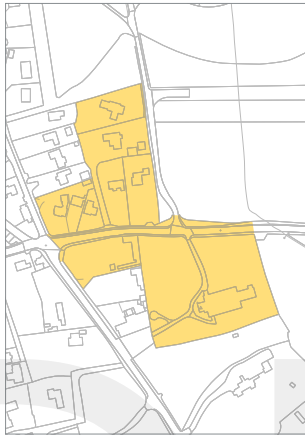
Proposed Locally Listed Buildings

None

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8. CLEY ROAD

The road linking Blakeney to Cley. St. Nicholas Church is the key building here, with a few residential properties.



Defining Features

- St. Nicholas' Church and churchyard
- Modern detached houses in generous plots on the north side of the road
- Historic house on south side of the road
- Open space of the Friary Farm site opposite the church forms part of the setting of the street
- Low flint walls on the south side and to entrance of Friary Farm site
- Mature trees and greenery of private gardens

Key Issues

- Ad-hoc signage and banners to the church entrance which can appear cluttered

Recommendations and Opportunities for Enhancement

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

- A more co-ordinated approach to signage at the church

Listed Buildings

Grade I

- Church of St. Nicholas

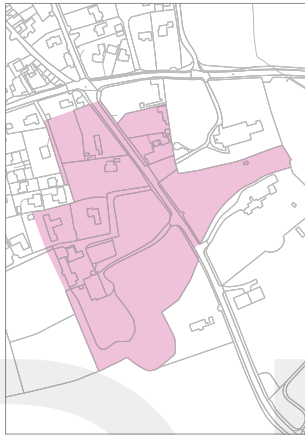
Proposed Locally Listed Buildings

- 1 Wiveton Road

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9. WIVETON ROAD

Wiveton Road has a few large residential properties, some of which are among the oldest in the village. The church and school are also key buildings on this road. Walls and trees are key public realm features.



Defining Features

- Low flint and brick walls lining the road on both sides
- Larger detached properties which sit back from the road and are in large plots
- School complex
- View of church tower on the east side of the road
- Lots of mature trees creating a canopy over the road and vegetation in private gardens creating a leafy atmosphere

Key Issues

- Bins and car parking to the church entrance are somewhat unsightly
- Chain-link fencing to school playground and metal fence to pavement are out-of-character

Recommendations and Opportunities for Enhancement

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

- Consider screening of bins and car parking from the road
- Consider alternative fencing options which would provide adequate security and be sensitive to the character of the conservation area

Listed Buildings

Grade II

- Blakeney Church of England Primary School, boundary walls, gates and associated outbuildings
- School House
- Barn north-west of No.6 (Old Rectory)

Grade II*

- Old Rectory

Proposed Locally Listed Buildings

None

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Section 7

Vulnerabilities and Opportunities

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

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[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 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, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition, though some deteriorating brickwork was noted, which has decayed due to corrosion of inbuilt iron hinges. Given the location of the Guildhall constructed within a bank of earth to the south and east, the structure shows signs of damp in the form of green algae growth. This causes deterioration of the built fabric and will need to be regularly monitored and maintained to ensure its preservation.

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 also allows water ingress and vegetation growth that weaken the wall further.

Given the prominence of flint walls in the village and their important contribution to the village's character, it is important that the walls are well maintained. To preserve the appearance and integrity of the walls, lime mortar should generally be used as cementitious mortar will cause the failure of soft bricks and lime mortar already in the wall.

Road surfaces are in good condition, as are the green spaces and other public realm features in Blakeney.



Interior of the Guildhall showing signs of damp



Deteriorating brick work to listed gate piers on the High Street



Moss and vegetation starting to build up on flint walls

7.2 NEGATIVE FEATURES

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

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

Wheely bins are now a common feature across the country and in a small settlement with historic buildings where there is no bin storage designed in, there is not option but to have bins stored within view, such as in the alleys off the historic streets. Where practical and subject to planning policy terms, it might be possible for households to screen bins with planting, fences or walls, or for several households to share the large bins to reduce their numbers.

The replacement of front gardens with concrete or brick setts, as has occurred at at least one property on the High Street. This erodes the rural character of the Conservation Area as it has a more suburban character. It creates a harsher surface that is in contrast to the

softer gravel treatments that are typical, and results in the loss of boundary demarcation. The informal gravel or paved surfaces of the lokes should be retained and not completely paved over.

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



A proliferation of temporary signage, including A-boards and banners, at the junction of New Road and Langham Street, as well as by the Church, can appear untidy, affecting the setting of the Conservation Area. Shop signage should also be modest and in a traditional style. The current fascia board for the Spar is large and advertisements in the windows garish, which is not in keeping with the character of the Conservation Area. The storage unit opposite, with its large bay doors are also in contrast to the surrounding buildings. Though the building itself is not necessarily intrusive, the colourful posters, bins, crates and various items stored on the driveway adjacent are visually intrusive.

Road markings are generally quite minimal. However, two disabled parking bays are marked on the ground outside the east door of the Church in a bright white paint. Though by their nature disabled bays need to be visible, these utilitarian markings negatively affect the setting of the Church.



Inappropriate solar panels and uPVC conservatory on the High Street

NEGATIVE FEATURES

-  Negative Features
-  Feature Whose Condition Detracts

This plan is not to scale



Ad-hoc A-board on the New Road/Langham Road junction



Overly large fascia board to the Spar and garish advertisements

Plan showing negative features within Blakeney 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.



Garish advertisements on the Spar storage unit, with unattractive crates and other items stored adjacent



Building up of signage by the Church



Inappropriate uPVC windows and doors to the Church Hall



Out of character disabled bays marked out on the surface outside the Church



Inappropriate uPVC windows to the first floor viewing gallery at the Blakeney Hotel

7.3 TRAFFIC AND PARKING

The A149 Coast Road runs through Blakeney and incorporates the Morston Road, New Road and Cley Road. This keeps through traffic away from the historic streets to the north. However, the High Street and Westgate Street do suffer from heavy traffic and parking, particularly during the tourist season. They are narrow and not suitable for large vehicles, which could cause damage to the buildings. This detracts from the character of the Conservation Area and the ability to appreciate the historic buildings and views.

Blakeney has a car park by the Village Hall and on the Quay, which is free to encourage people to use it rather than parking on the street. However, on-street parking still occurs and there is pressure on the car parks in the summer months. Parked cars detract from the appearance of the Conservation Area and spoil views. There is also a risk to historic buildings and boundary walls from people attempting to fit cars into unsuitable spaces. Some sensitive signage on the new Road, the High Street and Westgate Street could help to encourage people to use the car parks instead of parking on the road.

7.4 COASTAL LOCATION AND CLIMATE CHANGE

Blakeney 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.⁴⁵ 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. The popularity of Blakeney means that there is considerable pressure for the construction of new or replacement dwellings.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area. However, there is a risk in a village like Blakeney 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.

Many of the modern houses within the Conservation Area, particularly on New Road and Back Lane, would offer scope for rebuilding if desired. It is noted, however, that many of these buildings are constructed of traditional materials and therefore do not detract from the Conservation Area. Any replacements should seek to enhance the Conservation Area and should be of a similar scale and massing to the buildings they are replacing.

There is very limited scope for new buildings within the Conservation Area boundary due to the dense nature of much of the village. The open spaces within the boundary also offer little to no prospect for development as they are important and valued spaces within the village. Individual houses on infill sites on Back Lane may be appropriate, though with the caveat that the plot pattern should remain as larger detached houses rather than small plots or terraces.

As a Coastal Service Village, as identified in the Core Strategy, small scale housing developments of approximately 26 dwellings may be considered by. New development within the setting of the Conservation Area needs to be considered carefully with regard to its impact on built heritage. It is most likely to be acceptable away from the historic core of the village and the marshes, and in locations where important views will not be adversely affected. The agricultural setting to the south of the village will also need to be considered.

7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Blakeney's coastal location means that it is a popular choice for second home owners and for investors creating holiday cottages to take advantage of both general tourists and birdwatchers. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally. The threats in Blakeney 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.

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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 Blakeney 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 Blakeney 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 Blakeney Conservation Area.

- Fundamental to the character of Blakeney is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in density of building between the core centred on the High Street, Quay and Westgate Street, and the more spread out development in the remainder of the village.
- The rural and coastal character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- As a Coastal Service Village Blakeney must accommodate some new development. However, 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 will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits 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 south of the village will also be continued.
- The historic links with the other Glaven Ports are significant and as such views to Wiveton and Cley-next-the-Sea will be preserved.

8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Blakeney 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 and issues before they 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 the design, materials and form of buildings make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. In Blakeney buildings are typically small to medium scale, usually utilising flint, red brick or render. Styles vary from neat Georgian houses, to vernacular cottages, to converted warehouses. Traditional windows are generally timber sashes or casements, with some examples of triangular oriel windows. Traditional doors are usually 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. More detail can be found in [Section 4](#).

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and 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 generally be either vertical sliding sashes or side-hung casements. This will enable the character of the Conservation Area to gradually be improved over time.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved.

- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls should be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, 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 will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Blakeney 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 appropriate, enhances the heritage asset.

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

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

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.

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.



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 Blakeney Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Blakeney at this time.

Recommendations

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

- Extensions should be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings.
- The use of traditional materials should generally be used for alterations and extensions, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions should be of a high quality of design and 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. It may take the form of replacement buildings or construction on undeveloped plots. However, within Blakeney there are relatively few undeveloped plots remaining and open public green spaces, such as The Pastures, would not be appropriate locations for development. Many properties have large garden plots. There may be pressure for subdivision of these to build additional houses. This should generally be avoided to prevent overdevelopment.

Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. For example, changes on the High Street only minimal changes are likely to be appropriate because of the densely packed nature of the street and the need to preserve the appearance of varied scale, form and materials, while on New Road larger changes or extensions may be possible given the less historic and more widely spread nature of development. New development along the salt marsh should be restricted at all costs.

New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic on Westgate Street, the

Quay and the High Street. This is so that the character-defining historic buildings remain preeminent and their setting is not harmed.

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

Recommendations

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should generally be used for new development, 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.
- If new development areas are required, these are most likely to be appropriate to the south-west of the village.

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. Additions of bollards, railings, new surface materials, etc. could appear a small change individually but over time, these changes add up to substantially alter the visual appearance of a place. For example, on the High Street the gravel surfaces of lokes is a key feature and the special character of the street would change if all of these were paved with a harder material. Therefore, 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.

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

Recommendations

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

- Parking on the High Street and Westgate Street will be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.
- The arrangement of seating for summer kiosks and cafes within the car park should not become more formalised through use of more permanent structures or enclosures, in order to preserve the informal character of the area.

8.3.6 Setting and Views

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

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

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

Recommendations

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



8.3.7 Traffic and Parking

Blakeney was not laid out to accommodate modern vehicular traffic. The narrow High Street and Westgate Street have pinch points, which are made worse by parked vehicles. While these streets do not form part of the busy coast road, they are key access routes to the Quay, which can become very busy at peak times. Damage could be caused to buildings by vehicles passing too close to them.

Blakeney 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. Car parking is available in various locations throughout the village. The Quay and Coronation car parks are not free, while the village hall car park is.

Public transport in Blakeney 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 with sympathetic signage.
- The availability of parking at the village hall and the Quay should be well publicised.
- On-road parking along the High Street and Westgate Street should not be permitted in the summer.

8.3.8 Boundary Review

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

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature

may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

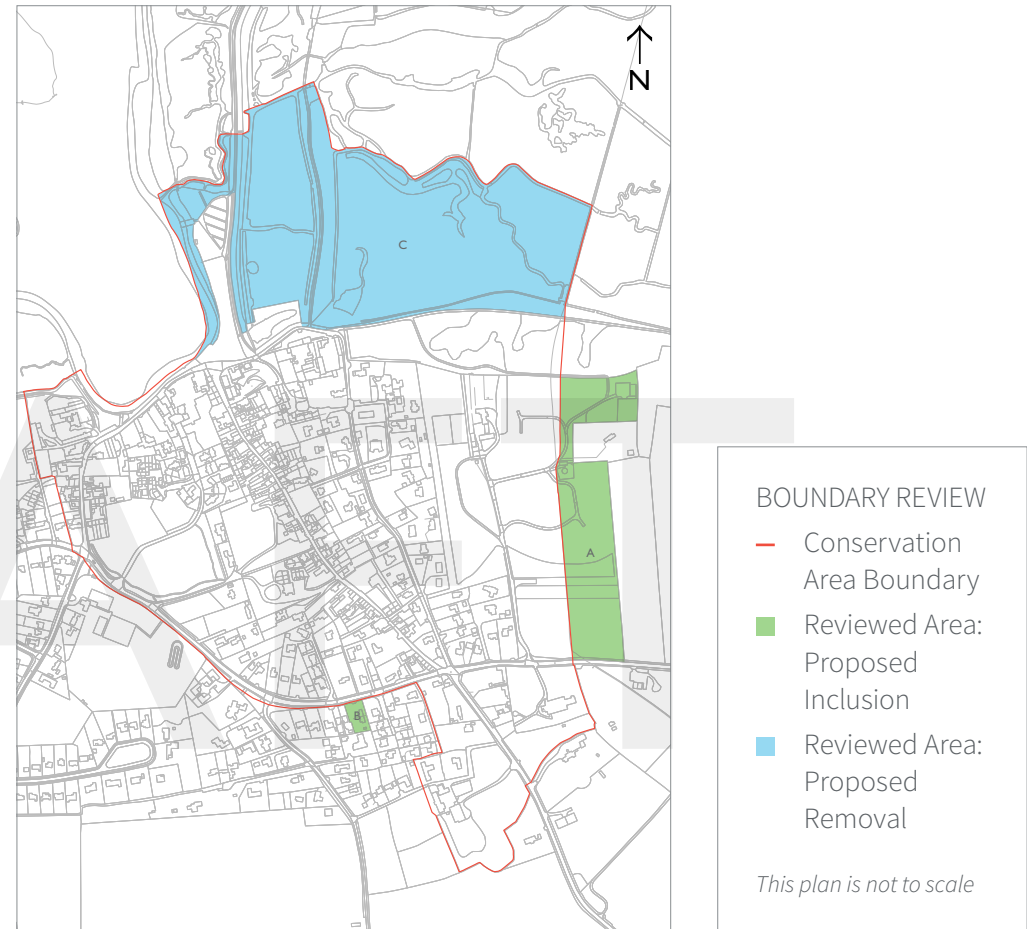
The boundary has been reviewed and proposed changes are detailed below. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

Much of the built development of Blakeney that is currently outside of the Conservation Area boundary, to the south and west, is twentieth or twenty-first century which is generally of no particularly architectural or historic value, and it has therefore been concluded that no boundary extensions should take place in these areas. Some parts of the conservation area on the east side of Saxlingham Road are also currently covered by the Glaven Valley Conservation Area.

The following boundary changes are proposed:

- A The east boundary of the Conservation Area currently aligns with the parish boundary that runs in a roughly straight line north-south through the Friary Farm and caravan site. This does not align with any plot boundaries and excludes the listed windmill just east of the current boundary. It is therefore proposed redraw the boundary to align with plot boundaries and to include the windmill.
- B The War Memorial on the south side of New Road is currently excluded from the Conservation Area boundary. As one of the only historic structures on the road that has heritage value, particularly communal value, and one of only two listed buildings on New Road, it is recommended to redraw the boundary to include this structure, as well as the alms-houses associated with it.
- C The area of marshland to north of Quay is a natural area, covered by natural environment designations such as the SSSI. Additionally, the route of the creeks and inlets along which the boundary has been drawn will evolve and change over time meaning the boundary will be inaccurate. It is proposed to redraw the boundary to cover the more man-made areas, including the car park and boat mooring area on the east side of the channel, the duck pond, plus the section of the embankment adjacent, but to exclude the marsh area to the east of the embankment and the shrubland area to the north of Friary Farm. This change would be to align the Conservation Area designation with the built heritage of the village, leaving the natural landscape to be covered by environmental designations, which is in accordance with current heritage best practice guidance.⁴⁶ This area will still remain within the setting of the Conservation Area and will be afforded protection through this consideration.

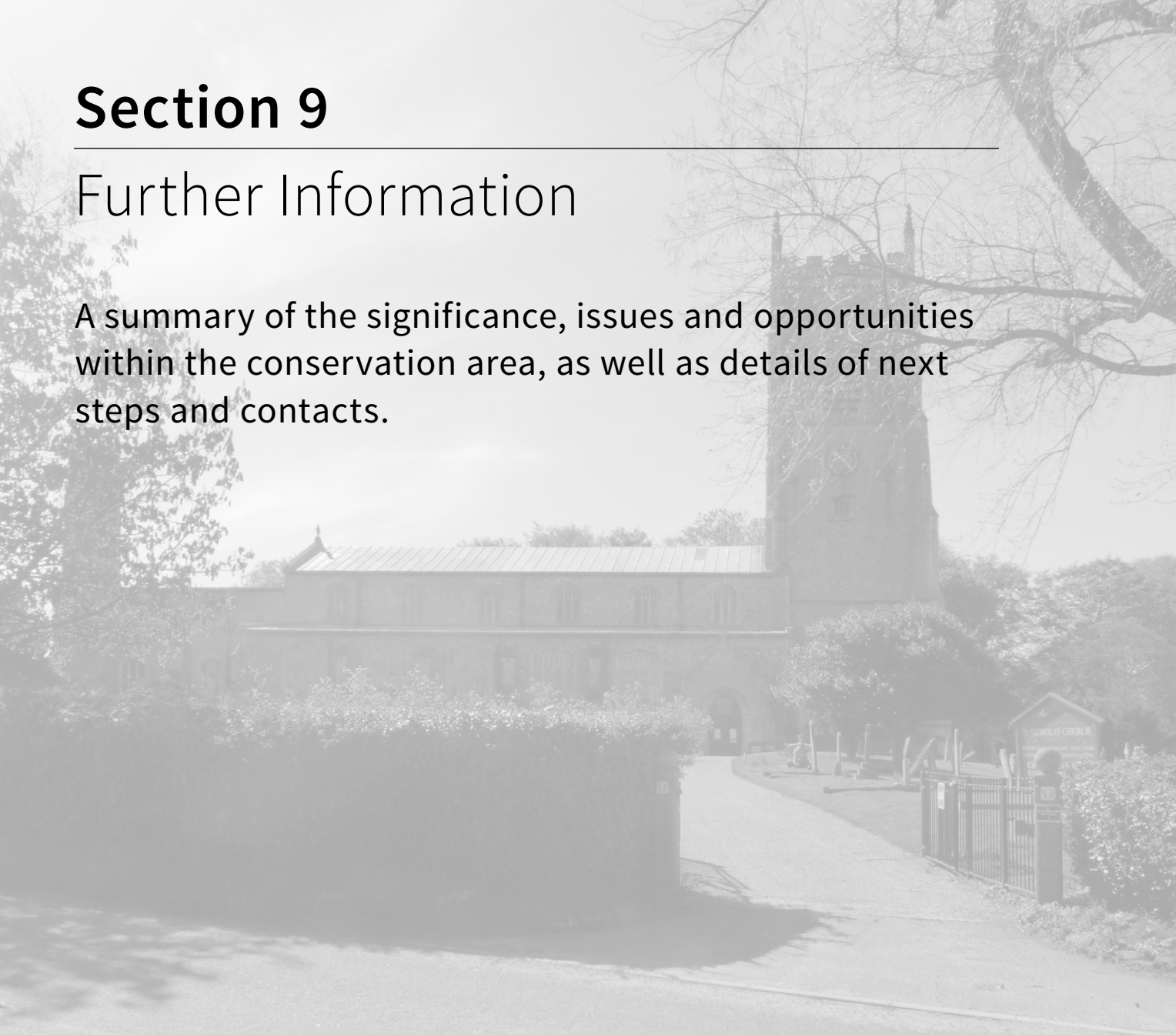


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Section 9

Further Information

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



Blakeney is a beautiful historic village, valued by locals and visitors alike, which is set in a spectacular rural and coastal landscape. Its heritage values stem from its history as one of the Glaven Ports and its collection of locally distinctive flint and brick houses clustered around the Quay, High Street and Westgate Street.

The preservation and enhancement of the character, appearance and special architectural interest of the Blakeney 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. Blakeney's own Neighbourhood Plan is in development. More can be found out via Blakeney Parish Council's website.

Appendices

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- [C. Audit of Heritage Assets](#)
- [D. Full Size Plans](#)



Appendix A

Endnotes and Bibliography



ENDNOTES

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- 33 Brooks, *Have you heard about Blakeney?*, p.15



- 34 Blakeney Preservation Society, *Old Blakeney*, no page number
- 35 *Blakeney Draft Conservation Appraisal 2008*, p. 13
- 36 *Blakeney Draft Conservation Appraisal 2008*, p. 13
- 37 *Blakeney Draft Conservation Appraisal 2008*, p. 14
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- 39 As recorded at the 2011 census.
- 40 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 41 Site of Special Scientific Interest Designation: North Norfolk Coast.
- 42 Historic England *Local Heritage Listing* (2016)
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- 45 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.
- 46 Historic England, *Conservation Area Designation, Appraisal and Management*, (2017), p.3, para. 12

GUIDANCE DOCUMENTS

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

ARCHIVAL MATERIAL

Norfolk Record Office

- Maps:
BL49/1: 1769 survey of Blakeney

Norfolk Heritage Centre

- Maps:
Map of Cley and Blakeney by H.R. Palmer, 1835
Map of Blakeney by Captain G. Collins, c.1774
C 9111.4261 Faden Map of Norfolk, 1797

Photographs:

- BLA/B 5924: Guildhall
- BLA/O 30113: Aerial view
- BLA/E 18306: Blakeney Church
- BLA/B 5853: C14th Guildhall
- BLA/B 5255: Old Guildhall
- BLA/HIG 18665: The High Street
- BLA/HIG 26279: The High Street
- BLA/HIG 19112: The High Street
- BLA/R NS 2988: Quay
- No reference, Blakeney Harbour taken by Cliff Temple, 1950s
- BLA/R 18455: Quay
- BLA/R 18470: Quay
- BLA/R 5253: Blakeney Straiithe
- BLA/R 6157: Quay
- No reference, Blakeney post office corner and main street, Frith



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

SECONDARY SOURCES

Blakeney History Group, *Blakeney in the eighteenth century* (Blakeney, 1991)

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PAST REPORTS

Blakeney Village Design Statement: the supplementary design statement (1998)

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WEBSITES

Historic England, The National Heritage List for England, <https://www.historicengland.org.uk/listing/the-list/>

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Norfolk Heritage Explorer, [http://www.heritage.norfolk.gov.uk/record-details?TNF162-Parish-Summary-Blakeney-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF162-Parish-Summary-Blakeney-(Parish-Summary))

Gough Map, Bodleian Library, <http://www.goughmap.org/>

Appendix B

Additional Views Images



B Additional Views Images

View of Blakeney Church from Langham Road across the surrounding agricultural landscape. The green backdrop of trees around the church is also evident in this view



Tower of Blakeney church seen from the coastal path near Cley, showing its elevated position compared to the village



View from the Coastal Path at Cley. The white render of the Manor Hotel is easy to pick up in the distance.



View looking back towards Blakeney from the Coastal Path to Morston showing the variety of roofscape, green backdrop and church tower, all set beside the flat expanse of the salt marsh



View of Blakeney taken from the Quay at Morston, again showing the village clustered against the tree covered hill beyond and the twin towers at the church set back away from the coast. The salt marsh provides a wide, flat foreground



View looking north up Westgate Street towards The Quay



View looking south from the top end of the High Street, showing close set buildings set up against the street



View looking north along the High Street from near the Deli



View looking north along the High Street



View looking north along the High Street near the southern end, showing spaces opening out between buildings and walls forming a key feature in channelling views along the road



View looking westwards along the Quay



View east along New Road with the Church tower as a focal point



View east across the Pastures



View east along Cley Road



View south-east along New Road showing the hedge lined character at the west end



View south along Back Lane showing its leafy suburban character



Glimpsed view of the marshes along Westgate Street



View of the marshes and Quay from the High Street



View of the marshes from Back Lane



View from north end of High Street looking out across The Quay, car park, inlet and marshes



Example of a small yard off the High Street



View of a side passage off the High Street



View of a small yard off the High Street



Appendix C

Audit of Heritage Assets

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



WESTGATE STREET

Address / Building Name	23 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373976
Brief History	Early C19th
Brief Description	Former row of cottages at right angle to road, now one property. Flint with red brick dressings and pantile roof.



Address / Building Name	19 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171155
Brief History	Early/ Mid C19th
Brief Description	Originally two cottages. Flint with red brick dressings and pantile roof. Facing a yard off Westgate Street

Address / Building Name	11-15 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039448
Brief History	Early/ Mid C19th
Brief Description	Terrace of cottages of flint with red brick dressings. Two-storey, four bay structure. Situated in yard off Westgate Street

Address / Building Name	The Pightle
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373975
Brief History	C18th with C19th alterations
Brief Description	Two-storey cottage, stuccoed with a pantile roof.





Address / Building Name	20 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305696
Brief History	Mid C19th
Brief Description	Flint cobbles with painted brick dressings and black pantile roof. Two-storey, two bay structure.





Address / Building Name	West View
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039450
Brief History	Early C19th with modern porch
Brief Description	Situated behind No. 16, two-storey, three bay house composed of flint cobbles and red brick dressing, with pantile roof.


WESTGATE STREET (CONT.)

Address / Building Name	Pimpernel Cottage
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171179
Brief History	1839
Brief Description	Pair of cottages at right angles to road. Flint cobbles with red brick dressing and pantile roof. Datestone inscribed 'Erected 1839'
	


Address / Building Name	10 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373977
Brief History	c.1840
Brief Description	Formerly two cottages at right angles to road. Flint cobbles with red brick dressing, composed of two-storeys and three bays.
	


Address / Building Name	Shipleigh House including Front Garden
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305723
Brief History	C18th
Brief Description	Brick house of two storeys. Garden wall included for group value in listing, constructed of flint cobbles with brick dressings.
	


Address / Building Name	6 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039449
Brief History	Early C19th
Brief Description	Two-storey cottage with rendered front to building of brick and flint.
	


Address / Building Name	The Kings Arms Inn
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171160
Brief History	c.1760, adjoining house C19th
Brief Description	Whitewashed building of flint and brick at right-angles to road. F.H. 1760 depicted in black pantiles on the roof. Adjoining house at right angles to main building.
	


THE QUAY


Address / Building Name	Guildhall
Street-by-Street Assessment	High Street
Status	Listed Building Grade II* Scheduled Ancient Monument
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373987
Brief History	C15th
Brief Description	Surviving undercroft of original two storey building. Flint and brick with ashlar dressings. Two by four bay vaulted interior
	

Address / Building Name	Boundary Wall from NW corner of Quay Barn westwards
Street-by-Street Assessment	Westgate Street/The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039447
Brief History	C18th
Brief Description	Flint cobbles with ramped brick coping about 10ft height. Blocked round-arch gateway to SW end facing Westgate Street
	

Address / Building Name	Red House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171139
Brief History	Late C18th, possibly earlier
Brief Description	Red brick house with high parapet and moulded stone coping. Two-storey tripartite façade composed of 2:3:2 bays.
	

Address / Building Name	Quay Barn
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039446
Brief History	C17th/ C18th. Modern oriel window to road.
Brief Description	Originally a barn, now a dwelling. Flint and brick with pantile roof, at right angles to road. Two-storey, ten bay structure.
	

Address / Building Name	Range of Outbuildings to NE of Quay Cottages
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373974
Brief History	C18th, modern garage opening
Brief Description	Former flint and brick granary. Gable end facing road.
	

Address / Building Name	Quay House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039444
Brief History	C18th
Brief Description	House of two-storeys and five bays, composed of flint with red brick dressings and black glazed pantile roof.
	

THE QUAY (CONT.)

Address / Building Name	Garden Wall to the N of Quay House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039445
Brief History	C18th with C19th buttresses
Brief Description	Flint with ramped brick coping. Included for group value with Quay House



Address / Building Name	Barn Annex to W of Blakeney Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039443
Brief History	Late C17th/ Early C18th Modern casement windows
Brief Description	Barn composed of flint with brick dressings and pantile roof. End facing road with weather-boarded hoist.



Address / Building Name	Barn SE of Manor Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039441
Brief History	C17th/ C18th C19th roof
Brief Description	Flint with brick dressings and low C19th pantile roof.

Address / Building Name	Manor Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039440
Brief History	C17th with modern alterations
Brief Description	Stuccoed flint and brick under steep gabled roof. Two storeys plus attic and eight bays long. Wing on the SE largely rebuild mid C19th of stuccoed flint.



Address / Building Name	Boundary Wall around garden of Manor Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039442
Brief History	C17th and C18th
Brief Description	Flint and brick, to a height of 15 feet.



Address / Building Name	Caulking House, The Counting House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039480
Brief History	C17th/ C18th but later alterations
Brief Description	Converted to two dwellings from previous use as outbuildings. Long parallel range of flint and brick with stepped pantile roof. Two storeys, with an additional storey in the centre through raising of the eaves.



THE QUAY (CONT.)

Address / Building Name	The Friary
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170123
Brief History	C17th
Brief Description	Flint and brick with whitewashed eastern façade. Two storeys and six bays with mainly modern casements. C17th porch.



Address / Building Name	4 Mariners Hill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170135
Brief History	West: Mid C19th cottage East: Late C19th/ C20th
Brief Description	Flint cobbles with painted brick chimneys. Eastern portion have red brick dressings. Included for group value.



Address / Building Name	5 Mariners Hill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039481
Brief History	Mid C19th
Brief Description	Flint cobbles and red brick dressings with black glazed pantile roof. Central modern brick porch. Included for group value.



Address / Building Name	6 Mariners Hill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306201
Brief History	Mid C19th
Brief Description	Flint cobbles with red brick dressings and pantile roof. Included for group value.




Address / Building Name	Wall enclosing garden to W of Friary
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373955
Brief History	C17th
Brief Description	Flint and brick dressings, various heights to approximately 10 feet.

Address / Building Name	Blakeney Hotel
Street-by-Street Assessment	The Quay
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1923
Brief Description	Primarily two storey hotel building facing the Quay. Composed of brick and flint on a large plinth.




THE QUAY (CONT.)


Address / Building Name	St Nicholas Church Hall
Street-by-Street Assessment	The Quay
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1909
Brief Description	Single storey H-plan brick and flint building facing the Quay. Carved stone plaque notes: <i>AD Blakeney Church Men's Club 1909. This building was erected to the memory of Martin Fountain Page Esq.re. by his widow and other members of his family upon land given by the Rt. Hon.le. Augustus Cholmondeley Baron Calthorpe who also contributed towards the furnishing fund.</i>



Address / Building Name	Quay View, No.9 The Quay (South Granary)
Street-by-Street Assessment	The Quay
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C18th/early C19th
Brief Description	Single storey building, long in plan with curved south-east corner. Flint and red brick walls with red tile roof. Former granary for the Red House, now converted into residential.




Address / Building Name	North Granary
Street-by-Street Assessment	The Quay
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late C18th/early C19th
Brief Description	Single storey building. Flint and red brick with red tile roof. Oriel window to east elevation. Former granary for the Red House, now converted into residential.




HIGH STREET


Address / Building Name	The Granary
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373961
Brief History	Late C17th
Brief Description	Formerly granary, now dwellings and shops. Long red brick range stepping up hill. All modern windows.




Address / Building Name	White Horse PH
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039497
Brief History	Early C19th
Brief Description	North end painted flint with brick dressings and steep pantile roof. Centre section composed of stuccoed brick. South end featuring a segmental headed carriageway arch, partly blocked.





Address / Building Name	Benbow Cottage/ Ship Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039498
Brief History	Early C18th
Brief Description	Painted brick and flint with pantile roof. Two storeys and three bays with late C19th sashes without glazing bars.





HIGH STREET (CONT.)


Address / Building Name	Barclays Bank/ Post Office
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373962
Brief History	C18th
Brief Description	Stuccoed front and pantile roof. Horizontal sliding sashes to first floor and modern shop fronts to ground floor.
	

Address / Building Name	20a High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039499
Brief History	Early/ Mid C19th
Brief Description	Flint with red brick dressings and pantile roof, at right angles to the road. Modern oriel overhanging road.
	

Address / Building Name	22 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373963
Brief History	Early/ Mid C19th
Brief Description	Flint with red brick dressings and pantile roof. Included for group value.
	

Address / Building Name	24 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039500
Brief History	Early/ Mid C19th
Brief Description	Abuts No. 26 to West. Flint cobbles with red brick dressing and pantile roof. Two storeys and two bays, sashes of the right-hand bay restored.
	

Address / Building Name	26 and 28 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169857
Brief History	No. 28 Early C19th No. 26 C17th/ C18th
Brief Description	No. 28 Painted flint with brick dressings and hipped pantile roof. No. 26 to rear of No.28, flint with brick dressings and pantile roof.
	

Address / Building Name	The Little Regency
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039501
Brief History	C17th with C18th bow window
Brief Description	Stuccoed with pantile roof. Two storeys with C18th bow window to ground floor, and modern windows to first floor.
	

HIGH STREET (CONT.)

Address / Building Name	S Loose and Son
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373964
Brief History	C17th
Brief Description	Stuccoed with steep pantile roof. Two storeys, with large modern shop front to ground floor.



Address / Building Name	32 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306309
Brief History	C17th
Brief Description	Formerly stuccoed with coins, now stripped to reveal flint and brick. Steep black-glazed pantile roof. Small weather-boarded wing to rear.



Address / Building Name	38-44 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039502
Brief History	Early C19th
Brief Description	Terrace of flint cottages with brick dressings. Two storeys and six bays. Modern windows and porches inserted.

Address / Building Name	46 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169882
Brief History	Mid C19th
Brief Description	Flint with red brick dressing and pantile roof. Two storeys with attic, at right angles to road.





Address / Building Name	54 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306314
Brief History	Early C18th, dated 1713 C19th red brick front
Brief Description	Flint with red brick façade with parapet. Two storey and two bay construction. Datestone 1713 in gable end




Address / Building Name	52 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373965
Brief History	C17th/ C18th
Brief Description	Rendered brick, adjoining rear of No. 54


HIGH STREET (CONT.)

Address / Building Name	56 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039503
Brief History	C17th
Brief Description	Flint with brick dressing and steep pantile roof. Adjoining at right angles to No. 52
	

Address / Building Name	70-74 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169893
Brief History	C17th and C18th
Brief Description	Flint with red brick dressings and pantile roof hipped at east end. At right angles to road; the façade facing the road is rendered.
	


Address / Building Name	Roundstones
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373966
Brief History	Early C19th
Brief Description	Flint with brick dressings and hipped pantile roof. Rendered front of two storeys and four bays.
	


Address / Building Name	Ice House immediately W of No.86
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039462
Brief History	Early C19th
Brief Description	Brick pointed arch entrance to icehouse


Address / Building Name	82 and 84 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039460
Brief History	Late C17th/ C18th
Brief Description	Long two storey range of seven bays, stuccoed, under a pantile roof.
	


Address / Building Name	86 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039461
Brief History	Late C18th
Brief Description	At rear of Nos. 82 and 84 facing its own garden. Buff brick house with parapet and moulded cornice. Tripartite façade of 2:1:2 bays.


HIGH STREET (CONT.)


Address / Building Name	Gateway Arch between 84 and 88 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039463
Brief History	Late C19th
Brief Description	Large Tudor archway of red brick in high flint cobble wall. Included for group value.
	

Address / Building Name	88 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039464
Brief History	Late C18th
Brief Description	Flint with rusticated coins and architraves. Pantile roof with coped gable ends
	

Address / Building Name	90-94 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039465
Brief History	Early C19th
Brief Description	Flint with rendered coins and eaves cornice under hipped pantile roof. Two storeys, gable end to road
	

Address / Building Name	Wall and gate piers immediately S of Nos. 90-94
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039466
Brief History	Early C19th
Brief Description	Originally gateway to No. 86. Two buff brick gate piers with stone bands and caps, flanked by curved flint cobble wall with stone coping.
	

Address / Building Name	K6 Telephone Kiosk
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049557
Brief History	1935
Brief Description	Cast iron to design by Sir Gilbert Scott. Square kiosk under domed roof.
	

Address / Building Name	Alma Cottage Beacon Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039467
Brief History	Late C17th/ Early C18th
Brief Description	Flint and brick under a steep pantile roof with hipped corner.
	

HIGH STREET (CONT.)

Address / Building Name	Miranda
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170110
Brief History	Early/ Mid C19th
Brief Description	Abut rear of No. 95, accessed from Little Lane. Flint cobbles with brick dressings and hipped pantile roof. Included for group value

Address / Building Name	100 and 102 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373985
Brief History	No. 100 Early C19th No.102 1848
Brief Description	No.100 front High Street, formerly stuccoed now cobbled with brick dressings, under steep pantile roof. No. 102 to rear, pebble dash, with datestone of 1848.



Address / Building Name	Providence House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039468
Brief History	Early/ Mid C19th
Brief Description	Cobbles with painted brick dressings and black pantile roof. Two storeys and three bays with modern brick wing to rear



Address / Building Name	The Wheel House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039469
Brief History	C18th
Brief Description	Flint with rusticated stucco quoins and window surrounds. Two storeys and five bays with doorway under open pediment, supported on thin pilasters.




Address / Building Name	124-130 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169945
Brief History	C18th with C19th stuccoed front
Brief Description	Two storey four bay brick and flint cottage, stuccoed to front elevation. North end wall faced in modern brick





Address / Building Name	132-134 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373986
Brief History	C17th with C18th stuccoed front
Brief Description	Two storey four bay brick and flint cottage stuccoed to front elevation





HIGH STREET (CONT.)


Address / Building Name	146-148 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169950
Brief History	C17th
Brief Description	Row of cottages converted to two dwellings. Flint with red brick dressing and pantile roof. Doorway to 146 at rear
	

Address / Building Name	152-154 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039470
Brief History	Early C19th
Brief Description	Flint cobble with red brick dressing and pantile roof. Two storeys, four bays.
	


Address / Building Name	Claremount House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169957
Brief History	Mid C19th
Brief Description	Flint cobble with red brick dressing and pantile roof. Central door with rectangular fanlight.
	


Address / Building Name	145 and 147 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039479
Brief History	Early C19th
Brief Description	Flint with brick dressings and pantile roof. No. 145 faces road and No. 147 adjoins to rear.
	


Address / Building Name	127 and 131 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170103
Brief History	C18th
Brief Description	Row of three cottages. Flint with red brick dressing and pantile roof. At right angles to road, with façade to road rendered.
	


Address / Building Name	Ivy House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373954
Brief History	Early/ Mid C19th
Brief Description	Flint cobbles with painted brick dressings and black pantile roof. Central doorway with modern door and semi-circular fanlight with radial glazing bars.
	

HIGH STREET (CONT.)


Address / Building Name	Findhorn Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039478
Brief History	Mid C19th
Brief Description	Flint with red brick dressings and pantile roof. Included for group value.
	

Address / Building Name	113 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170099
Brief History	Mid C19th
Brief Description	Flint cobbles and painted brick dressings. Two storeys of three bays. Central doorway with panelled architrave
	


Address / Building Name	109 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373953
Brief History	Early/ Mid C19th
Brief Description	Flint and brick with stuccoed front. Two storeys of two bays.
	


Address / Building Name	103-107 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306214
Brief History	No. 103 Early C18th Nos. 105-107 Early/ Mid C19th
Brief Description	Flint cobbles with painted brick dressings and pantile roof. Two storeys of five bays. Nos. 105-107 front High Street, No. 103 to rear.
	

Address / Building Name	101 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039477
Brief History	C18th
Brief Description	Pair of cottages now one dwelling. Flint and brick with pantile roof. Two storeys and four bays. Situated in yard to rear of No. 105


Address / Building Name	Morgan Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306242
Brief History	C18th or 19th
Brief Description	Formerly a pair of cottages. Flint with brick dressings.
	

HIGH STREET (CONT.)


Address / Building Name	93 and 95 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373952
Brief History	Mid C19th
Brief Description	Flint cobbles with painted brick dressings. Two doorways; one blocked and one with modern glazed door. Segmental brick arches to ground floor. Included for group value.
	

Address / Building Name	87 and 89 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170062
Brief History	Early C18th
Brief Description	Flint with brick dressings, and pebble dash front to road.
	


Address / Building Name	83 and 85 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039476
Brief History	1736
Brief Description	Flint with pebble dash front, steep pantile roof. One storey plus attic and datestone at centre 'EB 1736'


Address / Building Name	81 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170049
Brief History	Early C19th
Brief Description	Originally a terrace which has been mostly rebuilt. Yellow brick with pantile roof. Two modern flat roof dormers over two storey building.
	


Address / Building Name	Flint Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170031
Brief History	C17th with C18th doorcase
Brief Description	Flint with stone coins and brick dressings. Small ogee headed cusped window at front, enclosed by later lean-to. Situated in yard to east of High Street.

Address / Building Name	69a and 71 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039475
Brief History	Early C18th with mid-C19th brick façade
Brief Description	Red brick façade with steep black-glazed pantile roof. No. 69a has mid-C19th shop with pilasters and entablature.
	

HIGH STREET (CONT.)

Address / Building Name	St Margaret's
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373990
Brief History	Early C19th
Brief Description	Red brick with pantile roof. Off centre doorcase with reeded and panelled architrave and cornice.
	

Address / Building Name	59 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039474
Brief History	Mid C19th
Brief Description	Flint cobbles with painted buff brick dressings. Central doorway with fluted pilasters, and decorated frieze and cornice. Included for group value
	

Address / Building Name	47 and 49 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373989
Brief History	Mid C19th
Brief Description	Flint cobbles and red brick dressings. Central panelled door with fluted pilasters.
	

Address / Building Name	51-55 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306260
Brief History	Early/ Mid C19th
Brief Description	Flint with red brick dressings and pantile roof. Two storey, three bay façade with modern glazed doors. Included for group value.

Address / Building Name	Yew Tree Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306256
Brief History	Early/ Mid C19th
Brief Description	Flint cobbles with red brick dressings and pantile roof.

Address / Building Name	Dolphin Cottage and Nos. 39 and 41
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039473
Brief History	Early C18th
Brief Description	Row of cottages at right angle to road. Flint with brick dressings and pantile roof. Modern glazed doors. Five bay, two storey elevation to yard.

HIGH STREET (CONT.)

Address / Building Name	The Anchor
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170009
Brief History	C18th with C19th sections
Brief Description	North section rendered with coped gable end facing street. South section painted flint with brick dressings.



Address / Building Name	31 and 33 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039472
Brief History	Early/ Mid C19th
Brief Description	Adjoining rear of No. 35, flint with red brick and pantile roof. Included for group value

Address / Building Name	17-25 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170000
Brief History	Early/ Mid C19th
Brief Description	Terrace of two storeys and six bays, constructed of brick and flint with pantile roof. Situated in yard to east of High Street. Included for group value.

Address / Building Name	15 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373988
Brief History	Early/ Mid C19th
Brief Description	Formerly three cottages of flint with red brick dressings. Five bays of two storeys. Modern corrugated plastic porch. Situated in yard to east of High Street. Included for group value.



Address / Building Name	Double Doors Cottage The Doll's House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169971
Brief History	Early C19th
Brief Description	Painted flint with brick dressings and pantile roof. Central glazed door to Double Doors Cottage. Modern porch to the Doll's House.




Address / Building Name	Corner Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039471
Brief History	Late C17th/ Early C18th
Brief Description	Brick and flint with steep pantile roof at right angles to road. Ground floor modern square bay window to High Street




HIGH STREET (CONT.)


Address / Building Name	Methodist Chapel
Street-by-Street Assessment	High Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1903
Brief Description	Brick and flint chapel 1903, built to replace an earlier structure of 1812, possibly in the same location.
	

BACK LANE

Address / Building Name	Wall and gateway into Whitefriars
Street-by-Street Assessment	Back Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Unknown
Brief Description	Brick carriage arch set in flint wall, topped with knapped flints parapet, with central niche.
	

NEW ROAD

Address / Building Name	Hill House
Street-by-Street Assessment	New Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039439
Brief History	Early/ Mid C19th
Brief Description	Red brick with glazed black pantile roof. Three storeys and five bays.
	

Address / Building Name	Blakeney War Memorial
Street-by-Street Assessment	New Road (within proposed boundary extensions)
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1440867
Brief History	1921
Brief Description	Brick and flint with marble inscription tablets. Commemorates the fallen of the First and Second World Wars.
	

CLEY ROAD

Address / Building Name	Church of St Nicholas
Street-by-Street Assessment	Cley Road
Status	Listed Building Grade I
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039495
Brief History	C15th with C13th Chancel Refacing 1880s
Brief Description	Flint and stone dressings with lead roof. Nave, clerestory, chancel, north and south aisles, north porch. West and north-east towers.



Address / Building Name	1 Cley Road
Street-by-Street Assessment	Cley Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Potentially early C18th
Brief Description	Two storey, rendered with a red tile roof. One gabled window bay on west side. Included for its age as potentially early C18th (shown on Cranefield's 1769 map of Blakeney)



WIVETON ROAD

Address / Building Name	Blakeney C of E Primary School
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1423837
Brief History	1825, extended 1894 and c.1970
Brief Description	Flint with red brick dentilled eaves cornice and other dressings. Rectangular seven bay structure.



WIVETON ROAD (CONT.)

Address / Building Name	School House
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039451
Brief History	C17th, enlarged early C19th
Brief Description	Flint with brick dressings and pantile roof. Three bays and two storeys.



Address / Building Name	Barn to NW of Old Rectory
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305702
Brief History	C17th/ C18th
Brief Description	Large flint barn with red brick dressings

Address / Building Name	Old Rectory
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373978
Brief History	C16th/ C17th
Brief Description	Flint and brick, partly pebble dashed. Steep glazed black pantile roof. Two storeys, six bays with mullion and transom windows with leaded panes.


LITTLE LANE

Address / Building Name	Flint boundary wall, Little Lane
Street-by-Street Assessment	High Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Flint wall with brick piers. Gives Little Lane its distinctive character of an enclosed path flanked by high walls.




FRIARY FARM


Address / Building Name	Friary Farmhouse
Street-by-Street Assessment	Friary Farm and Caravan Park
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1253063
Brief History	Probably mainly C17th with datestone of 1667, though incorporating remains of Carmelite Friary founded in C13th
Brief Description	Flint and red brick house with some stone quoins. Red tile roof. Two storeys plus attic. Incorporates medieval walling, a buttress, various blocked openings, fragments of window surrounds and stonework including a carved kneeler on the south-west gable with coat of arms.




Address / Building Name	Barn south of Friary Farmhouse
Street-by-Street Assessment	Friary Farm and Caravan Park
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373960
Brief History	Medieval
Brief Description	Long flint wall about 11-12ft high. Flint and brick arch located south of Friary Farmhouse.



Address / Building Name	About 120m of boundary wall north of Friary Farmhouse
Street-by-Street Assessment	Friary Farm and Caravan Park
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1039496
Brief History	Probably Medieval origin.
Brief Description	Said to have been the refectory of the Carmelite Friary. Flint and brick, west end wall rebuilt. Modern tile roof. North side has remains of C16th arch doorways. Reused stone used in east end.



Address / Building Name	Blakeney Mill
Street-by-Street Assessment	Friary Farm and Caravan Park (within proposed boundary extension)
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1170652
Brief History	C18th
Brief Description	Flint with red brick dressings. Circular on plan. Tower of 3 stages with pronounced batter. Shown on maps by 1769.



Appendix D

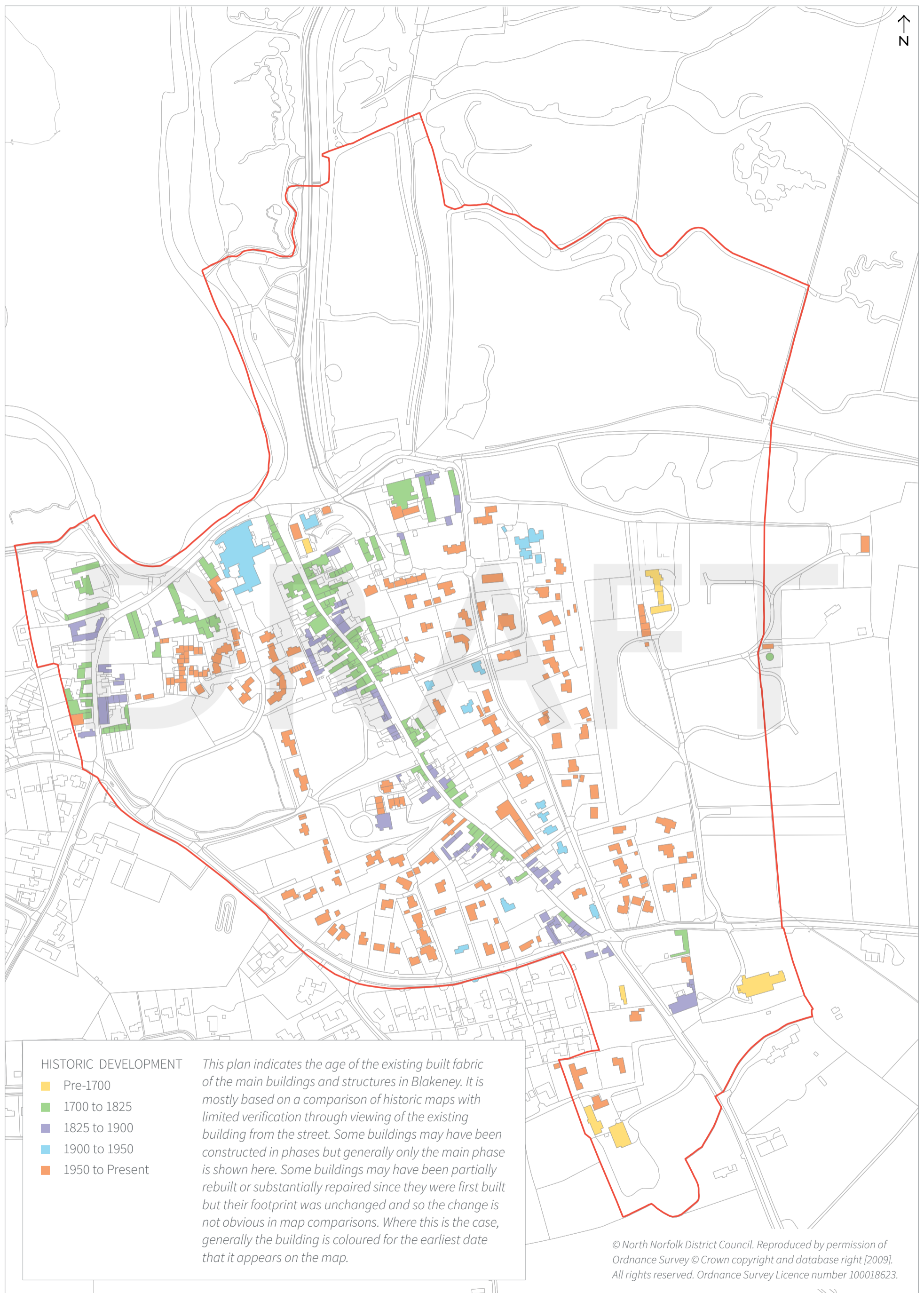
Full Size Plans



BLAKENEY CONSERVATION AREA BOUNDARY



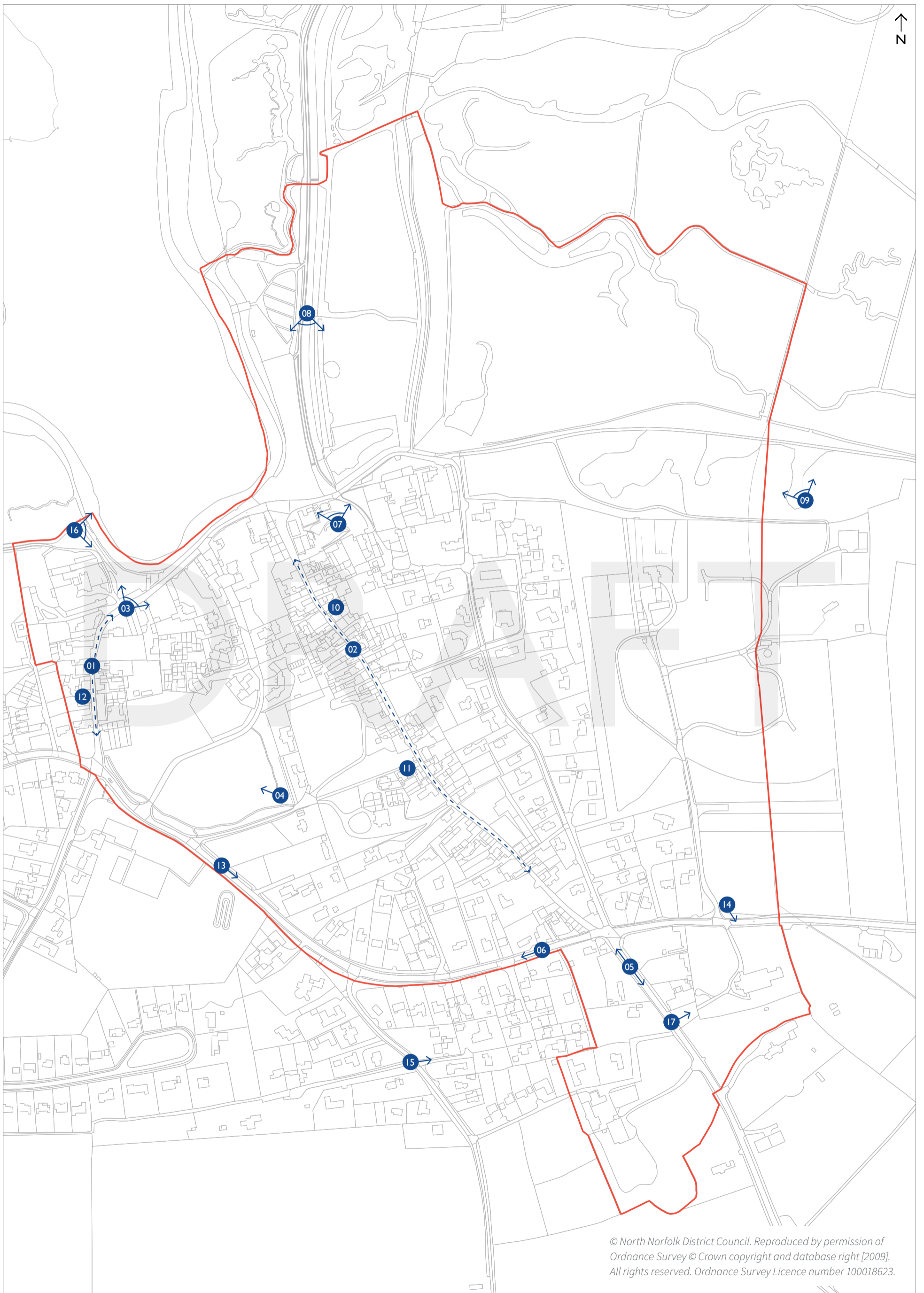
HISTORIC DEVELOPMENT



VIEWS INTO CONSERVATION AREA

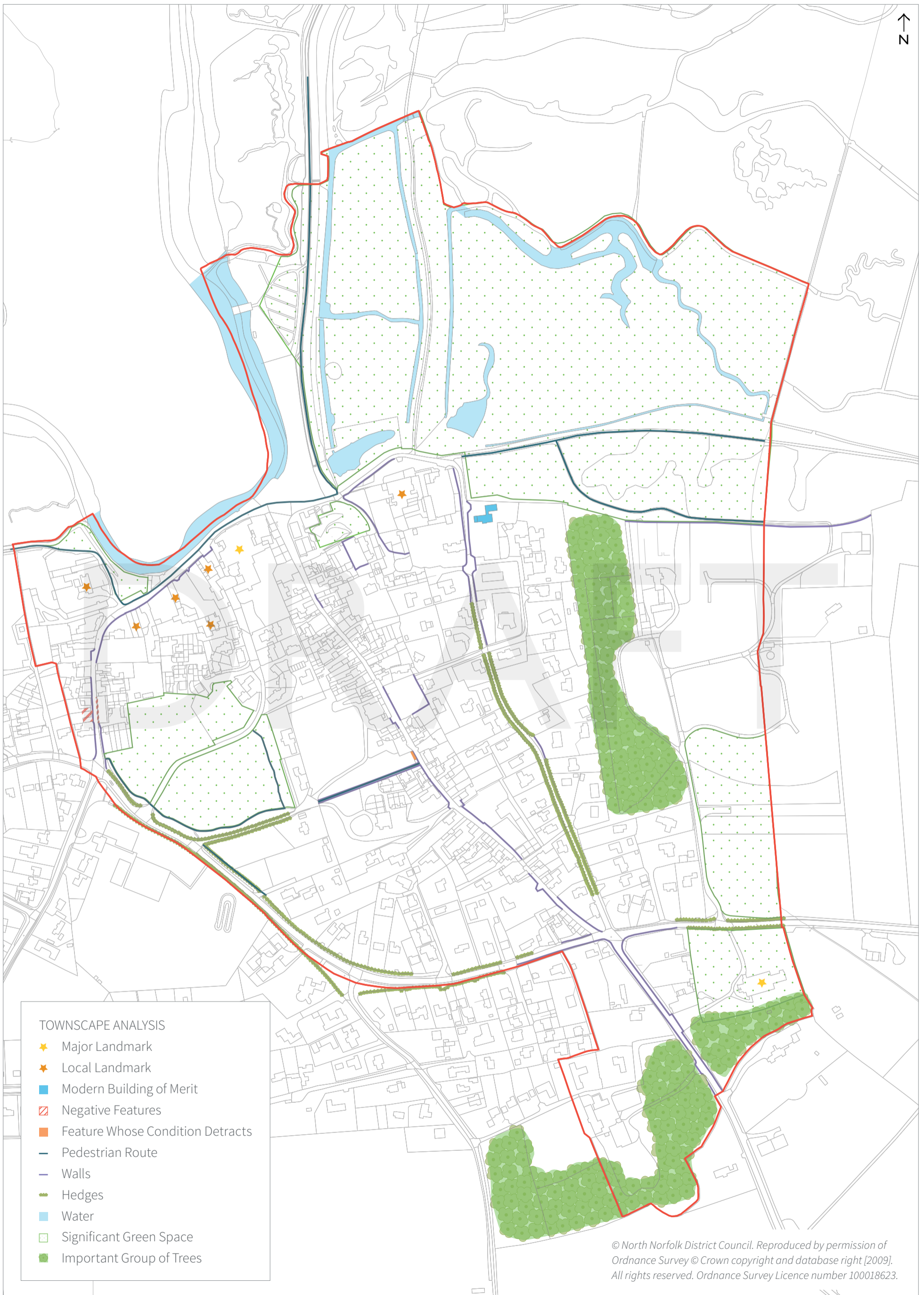


VIEWS WITHIN CONSERVATION AREA

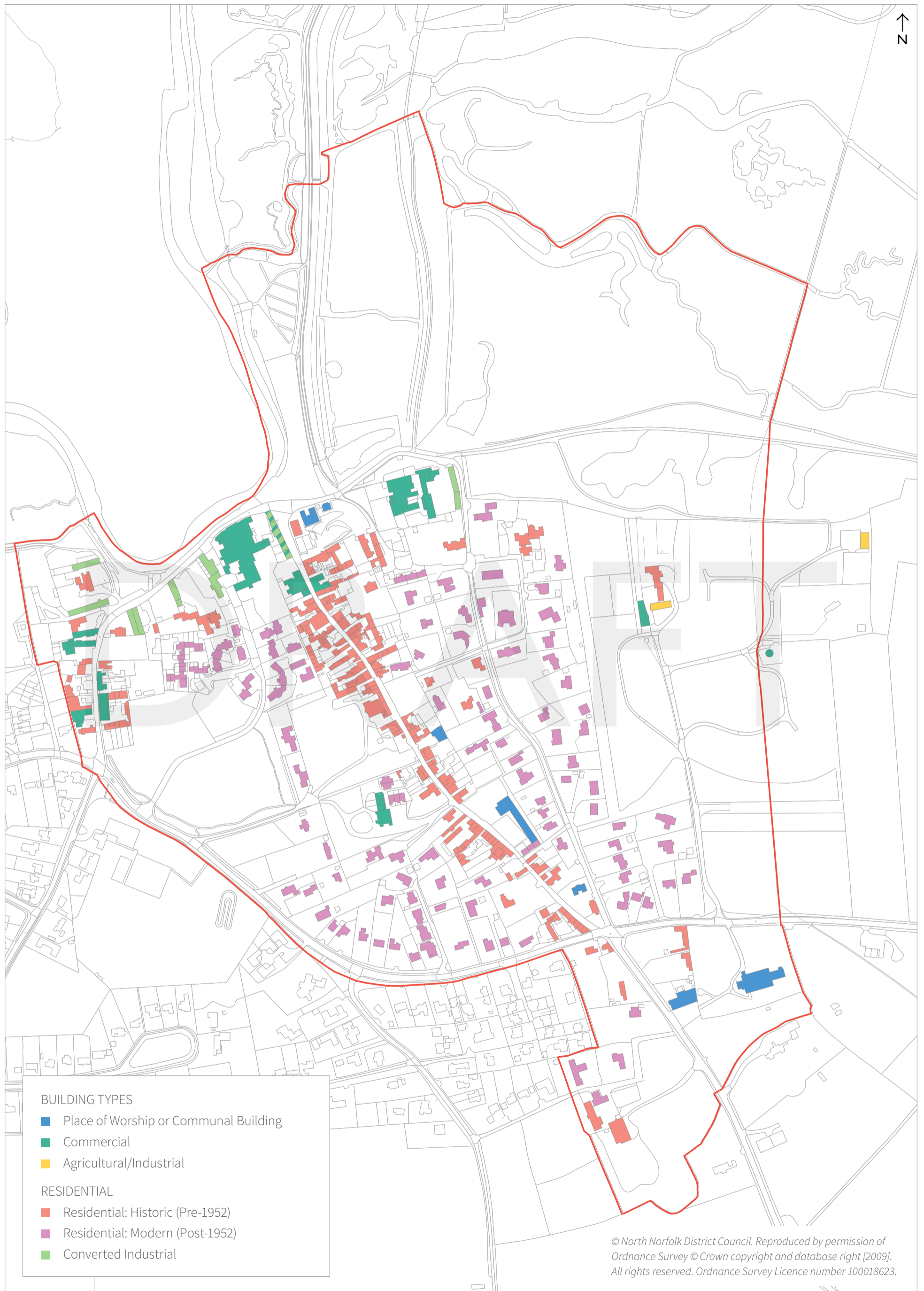


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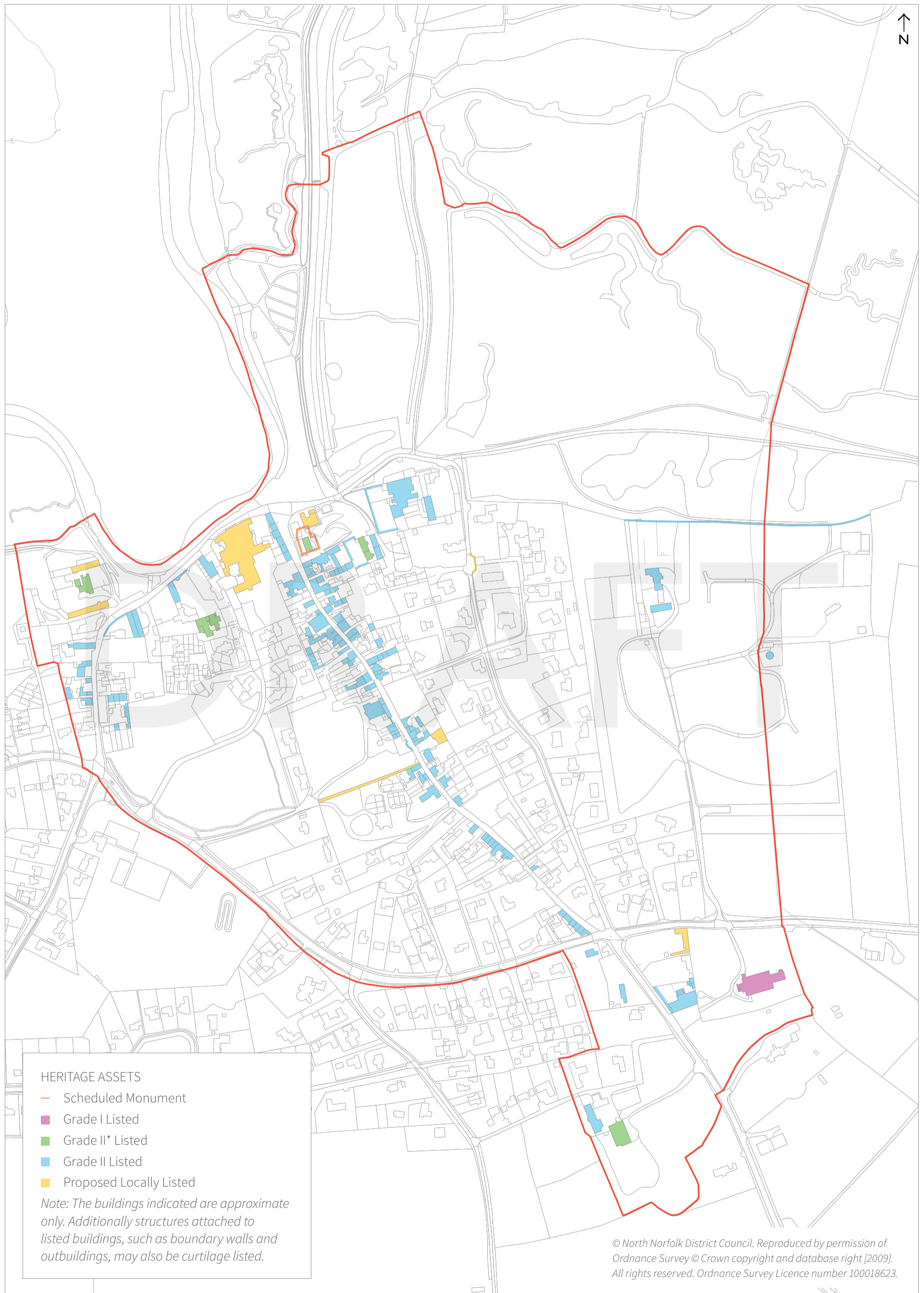
TOWNSCAPE ANALYSIS



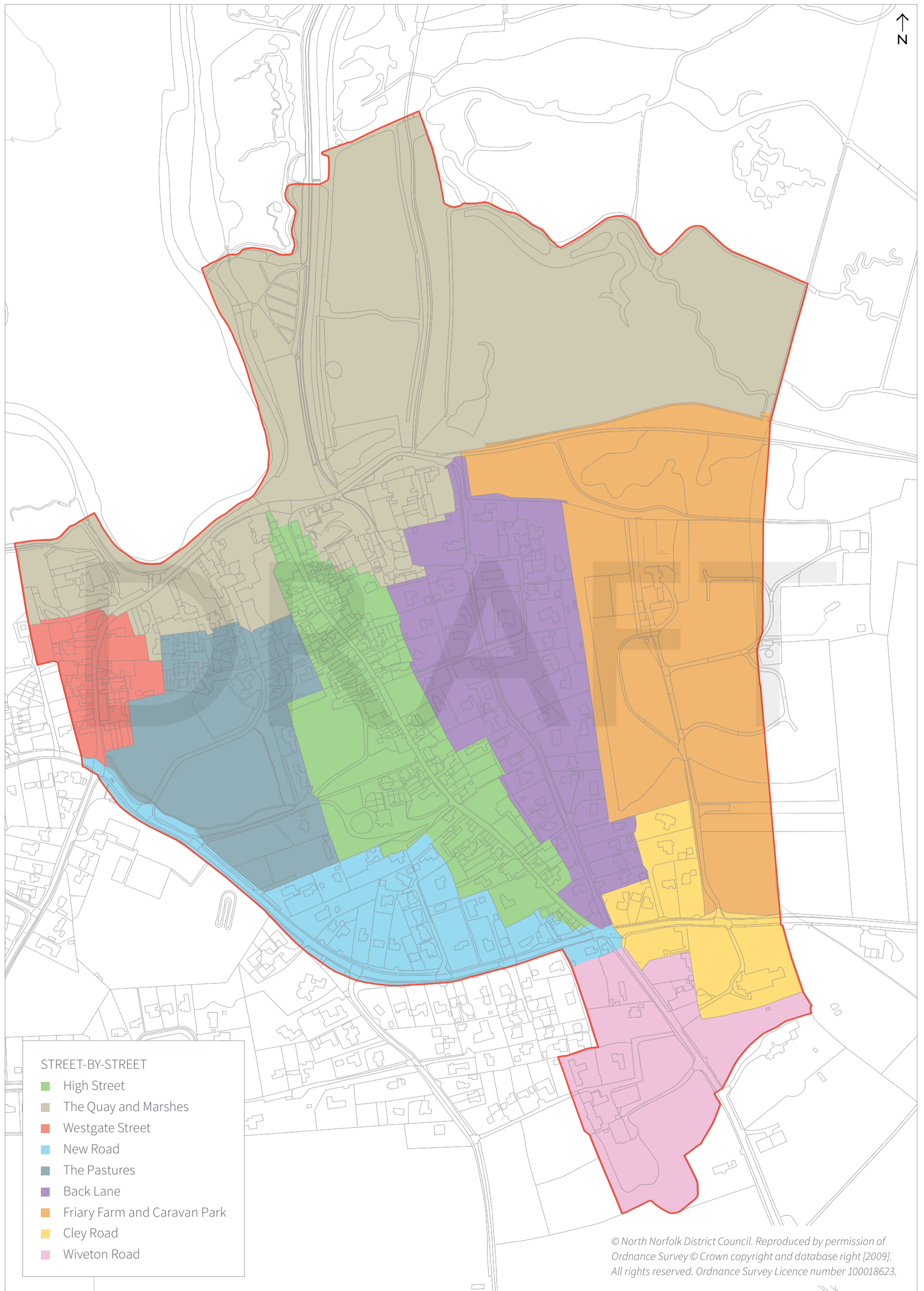
BUILDING TYPES



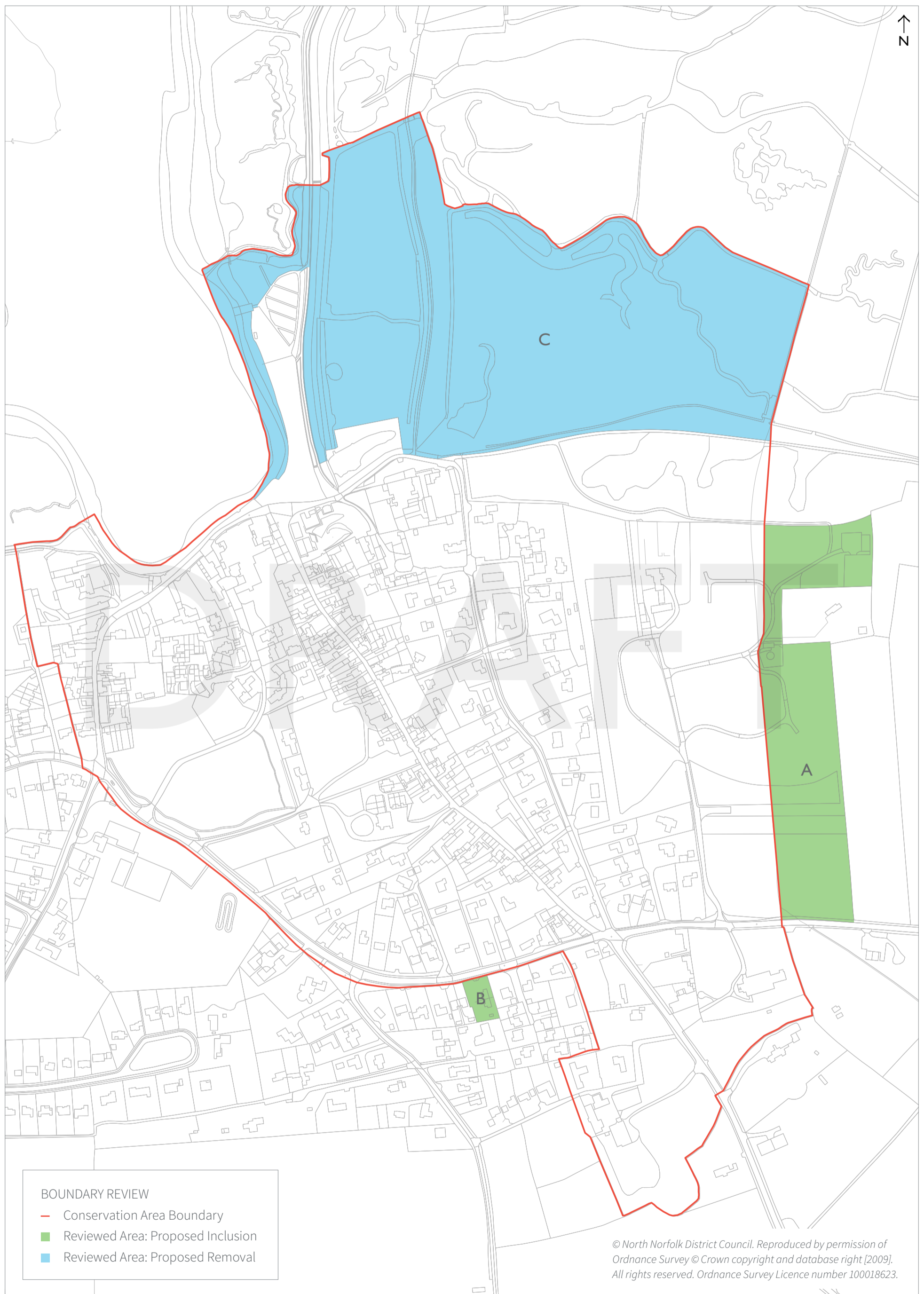
HERITAGE ASSETS



STREET-BY-STREET




BOUNDARY REVIEW




DRAFT

CONTACT US

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

 planning@north-norfolk.gov.uk

 01263 513811

