

UPPER SHERINGHAM CONSERVATION AREA:
FORM AND CHARACTER DESCRIPTION

(Designated 16/6/75)

- 1.0** The Upper Sheringham Conservation Area lies in an Area of Outstanding Natural Beauty and embraces a considerable tract of countryside as well as the village itself. The coast road defines its northern boundary while the main road from Cromer to Holt marks its southern edge. Over to the west the Conservation Area takes in Sheringham Hall with its fine landscape park and to the north-east it extends to the outskirts of Sheringham. The village occupies a narrow shelf in land that rises steadily from the coast roughly 1 1/2 kilometres to the north. To the south, providing a backdrop to the village, is the Cromer ridge, heavily wooded with pine trees to the east and with mixed and deciduous woodland over to the west.
- 1.1** The village is compact and linear in form with roads winding out to the south and to the north. When approached from the Cranfield Road on the south east side the village appears quite suddenly and there is at once a feeling of enclosure where high cobbled walls flank the bend into the main street, virtually concealing Ivy Farm House which is listed Grade II. Almost immediately another road heads north and it too is strongly enclosed by walls to the east and houses on the highway's edge to the west. Further to the north along this road some post-war housing has spoilt the compact nature of the village but this has largely been excluded from the Conservation Area. The main street runs east to west and has close-knit frontages made up of cottages often in terraced form. On the north side these have front gardens and frontage walls whereas on the south side the majority are hard up to the edge of the road. On the south side the frontage is pierced by openings giving access to communal yards at the back. These openings allow interesting glimpses through to the buildings and spaces beyond.
- 1.2** At the west end of the main street the view is closed down by a terrace of quite recent cottages. Built in a strong vernacular style these relate comfortably to the older buildings around. At this point the street widens and forms a triangular space which is the focal point of the village. This area is grassed but taking up most of it is a reservoir or conduit enclosed by a circular wall about a metre in height. Built in 1814 and listed Grade II, this reservoir, was the main source of water in the village until the 1950s. Also here is the village sign and a seat. Immediately to the south of this space is the 14th Century church built, unlike most of the village, in knapped flints, and is listed Grade I. All Saints Church also served as the Parish Church for Sheringham until 1953. Alongside the church is a lane giving access to the Village Hall, some cottages and a barn. The Village Hall is in vernacular style and materials and was built in 1923. In its grounds is a listed Grade II K6 telephone kiosk.
- 1.3** Beyond the open space the road bends quite sharply around the Old School Court, before a further bend sweeps south up to the main Holt Road. The Old School Court, listed Grade II, was originally a workhouse but has now been attractively converted to domestic use. On the opposite side of the road to the north is a quite recently built joinery workshop in vernacular style and materials. The main street continues past this point to another junction with a narrow road that joins up with the coast road to the north. Beyond this junction the main street, now reduced in width becomes Park Road and continues up to the entrance to Sheringham Hall park.

- 1.4** The Hall was built in 1812 by Humphrey Repton and lies on undulating ground which rises immediately to the north of the Hall and extends about 400 metres to the south. To the north is Oak Wood and beyond the park to the south is Sheringham Wood. The park is listed Grade II*. The present landscape remains remarkably true to Repton's recommendations. Repton's Red Book of July 1812 shows the park very much as it is today with rolling pastureland screened by skilfully placed woods so that the whole is protected from the harsh north-east winds whilst preserving spectacular views of the sea.
- 1.5** Other listed buildings in the village are The Dales and Lodge Cottage, both listed Grade II, and situated on Lodge Hill to the south-west. Built early this century The Dales is in 16th century style with knapped flints, brick dressings and plain tiles.
- 1.6** The village of Upper Sheringham is an excellent example of North Norfolk vernacular building. Red bricks and red clay pantiles as always are dominant but it is the widespread use of flint cobbles collected from the beach that is most striking. These were used liberally in constructing boundary walls which were built to varying heights throughout the village; high at the entrances to the village and much lower frontage walls once inside. These frontage walls allow views between terraces on the north side of the street over agricultural land to the sea beyond. Views to the south, west and east are of undulating ground backed by woodland. Trees make a modest contribution within the village itself. Those making a more substantial impact are the Lime trees in the churchyard and another row of Limes along Park Road.

(Approved by Development Committee 23/5/96 – Revision approved by Development and Conservation Committee 7/1/99)