

WEYBOURNE CONSERVATION AREA: (Designated 17/1/75, revised 18/10/90)
FORM AND CHARACTER DESCRIPTION

- 1.0 The village of Weybourne is located some 9 miles west of Cromer and is set in undulating countryside behind the coastal strip about three quarters of a mile from the sea. The village straddles the coast road and is therefore for the most part in linear form, however Church Street, which joins the main street at a point south of the church, quickly divides into two further roads, Holt Road and Station Road. and can be seen as the focal point of a radial format. The village is included in the Area of Outstanding Natural Beauty which takes in, virtually all of the North Norfolk coast.
- 1.1 The Conservation Area embraces all of the old village including a substantial swathe of open land to the south-west. To the east and south-east the boundary has been drawn to exclude quite extensive modern estate development. Spring Beck defines much of the eastern boundary of the Conservation Area where it skirts the old Priory grounds to the north of the coast road.
- 1.2 When approaching the village from the east the street is at first disappointing despite the early promise of a fine windmill. However, once the mainly post-war development has been passed the traditional character of the village quickly emerges. On the south side of the road are good cobbled walls and buildings set hard up to the edge of the highway while on the north side tall mature trees and a low cobbled wall define the frontage to the superb historic centrepiece of the village, the Church of All Saints and the adjoining ruins of the Augustinian Priory.
- 1.3 Continuing west the view is blocked by two colourwashed houses as the road swings sharply to the right and quickly back left. Here is the centre of the village, a handsome Edwardian pub on the south side and a barn with attached 'bus shelter close by the village store and post office on the opposite side. Between the barn and the store is a pair of traditional style cottages nearing completion. These will fit in comfortably once the frontage wall has been reinstated. On the west side of the store Beach Lane heads off towards the sea but is built up for only a short distance, however it soon gives access on the west side to Home Farm Rise. This leads to a distinctive group of barns, most of which have been converted to residential use. Some have interesting external timber staircases and landings but most notable are the tiles; these are brown glazed pantiles, quite rare in the district, with the glaze giving the whole group a delightful sparkle.
- 1.4 Moving back to the main street and proceeding westward it is immediately striking that the older buildings and boundary walls are built up to the edge of the road with no intervening footpaths. This gives the street a feeling of enclosure which would have been much greater were it not for newer buildings being set back and frontage walls being realigned for the sake of improved visibility for an access. This is particularly noticeable at and opposite the Maltings Hotel where the gaps and set backs almost divide the street into two halves. However by the time the western extremity of the street is reached strong enclosure has been re-established with a long house stretching its facade along the edge of the road and confronting high dense hedgerows opposite. These provide a sudden and dramatic entrance to the village when approached from the west.
- 1.5 Returning to the village centre and to Church Street; here the road is wider and footpaths have been introduced on either side, however there are strong buildings and walls behind

the footpaths. They include the colour-washed houses next to the junction and a fine barn quite recently converted to domestic use.

- 1.6** Facing these is a high wall which surrounds the former Church Farm. The farmyard now contains a modern development which has been sympathetically designed to reflect the character of the village centre with some peripheral houses built into the old wall to give a continuous cobbled frontage. This frontage wall continues as the road turns eastward where, having given access to Church Farm Close, it becomes Station Road. The Conservation Area ends just beyond the entrance to the Close but continues on the south side of the road to take in a pleasant terrace of late Victorian houses with vertical sash windows and cobbled fronts. Also on the south side of the road, set well back behind a cobbled wall and trees, are a farmhouse and adjoining farm cottages, possibly 17th century, the farmhouse showing evidence of earlier thatching. Part of the row of cottages is listed Grade 11.
- 1.7** Turning back to the junction with Church Street, on the opposite side of the junction is Holt Road which having negotiated a sharp bend out of the village proceeds southward over Kelling Heath. Virtually on the junction is an eye-catching single storey cottage, probably Edwardian it has decorative plain tiles and a cobbled gable with shaped bargeboards. Though somewhat out of place in a rural setting it has undoubted charm and character. On the inside of the bend is Rosedale Farm and its attendant barns and outbuildings, some of which line the frontage. The farmhouse itself is listed Grade 11 and the outbuildings include a remarkably detailed and well preserved stable block which is in the course of conversion to domestic use.
- 1.8** Other listed properties in the Conservation Area are Abbey Farmhouse and a barn to the north, both of which are built on the foundations of the former Priory Buildings; both are listed Grade 11. The Church of All Saints is listed 11* while the Priory ruins are Grade 1 and a Scheduled Ancient Monument.
- 1.9** Trees make a modest contribution to the Conservation Area with those lining the churchyard frontage being vitally important to the setting of the church and to the village centre. Characteristic materials in Weybourne are beach cobbles, often laid in rough courses, red brick and red and black glazed panatelas. Other notable finishes are the colour-washed buildings opposite the church and the brown glazed panatelas at Home Farm..

(Approved by Development and Conservation Committee 23/5/96)