

WIVETON CONSERVATION AREA: (Designated 6/6/74)
FORM AND CHARACTER DESCRIPTION

1.0 INTRODUCTION

1.1 Wiveton lies in an Area of Outstanding Natural Beauty just inland from the north coast of the District, approximately 1 kilometre south east of Blakeney and 6 kilometres north west of the Georgian town of Holt. The village, which has a population of only some 160 people, is orientated in a north/south direction and is situated on rising ground on the western edge of the Glaven Valley, formed during the period of the Last Glaciation. The valley with gently sloping sides and flat bottom consists mainly of low grazing marshes through which the River Glaven meanders, flowing in a northerly direction before joining the sea to the north of the village of Cley-next-the-Sea, which itself is clearly visible to the north east of Wiveton.

1.2 Historic Development

The layout of the village is largely derived from the period between the 13th and 18th century when due to the once wide and tidal River Glaven, both Wiveton and Cley-next-the-Sea were flourishing and prosperous ports enabling vessels from all over the world to discharge cargoes. However with the reclamation of land in the 17th Century and the gradual silting up of the Glaven estuary, the centre of activity moved north towards a quay adjoining Cley windmill. Whilst the River Glaven remained tidal until around 1824 when the present bank and coast road were built, any evidence of the old quay, together with some 30 houses were lost as a result of extensive flooding in 1897 and again in 1953. Today the area consists mainly of a loose-knit collection of residential properties interspersed with farms.

1.3 Framework of Village

The main backbone to the village consists of The Street which runs north to south. At the southernmost point is Wiveton Green with the medieval church of St Mary the Virgin and the Blue Bell Public House, being a focus of attention. From the Green roads radiate out to the west towards Blakeney, south west towards Langham and east towards Holt. Moving north along The Street about half way along its length Chapel Lane forks off to the north west, continuing in this direction before curving eastward to rejoin the top end of The Street at a cross-roads. At the cross-roads Hall Lane continues in a northerly direction, taking over from The Street as the backbone of the village, before joining the A149 Coast Road, which is outside the conservation area. From the cross-roads Leatherpool Lane also heads off in an easterly direction before curving north joining the main road just to the west of the River Glaven. Included within the conservation area are large areas of low lying grazing marshes which contribute to the character and setting of the designated area. In addition areas of neutral agricultural land are also included, the largest of which is situated to the north of Blakeney Road.

2.0 FORM AND CHARACTER

2.1 Glandford and Blakeney Roads

When approaching from the south, views north towards Wiveton are obscured by rising ground and high hedgerows either side of the road. The first indication of the existence of

a settlement is a long view of the Rectory set on high ground against a backcloth of mature trees to the north east side of the main Glandford Road.

2.2 At the brow of the hill the view opens out to reveal a large expanse which includes Wiveton Green to the north east and a neat area of grass abutting the main road to the west. At this point the Langham Road which forms the southern boundary of the conservation area joins the main road from the west. From this junction the main road bends sharply to the west towards Blakeney. On the south side of the bend is a field bounded by a concrete post and wire fence, within which two mature trees, one Oak, the other Ash, make an important contribution to the character of the area. On the north side of the carriageway almost abutting the edge of the road is a collection of vernacular buildings, which with the exception of the church, are arguably the most prominent and visually important collection of buildings within the conservation area, making a significant contribution to its character. Of the group the most important and closest to the bend is the Blue Bell Public House, dating from the C18. The main element of these premises is of two storey with white rendered walls and a red pantiled roof, whilst a later extension to the west is one and a half storey. Whilst the building has preserved its traditional form the windows on the front elevation have been changed to PVCu. Further to the west beyond this group of buildings is Flintstones, a modern bungalow, built in vernacular materials set back from the highway with a gravel entrance and low hedge to its frontage.

2.3 From this point the character of the street changes, and a strong sense of enclosure is established as the road gradually rises out of the village. Immediately beyond the bungalow is a tall ivy covered flint wall, probably the remains of a barn, whilst on the south side of the road a coursed flint wall follows the carriageway edge abutting Green Farm to the west. This attractive C18 farmhouse of flint and red brick under a glazed pantiled roof, the front of which is very prominent when approached from the east, is gable on to the road, thus reinforcing the sense of enclosure. Further west are the remains of the farmyard to Green Farm, which consists of two single storey cartsheds to the frontage and a large C19 red brick barn, with high level honeycombed openings, to the rear. Whilst both the cartsheds are of brick and flint the pantiled roof only survives on the westernmost building which is also dated 1844. Slightly further along the road on the same side is Appletree Cottage and its associated outbuildings, both of which face the highway. Beyond this group of buildings the road is bounded by a considerable length of mixed hedgerow interspersed with trees. At this point the boundary of the conservation area follows an imaginary line across fields, some 60 metres south of the Blakeney Road, whilst on the north side of the road a low ivy covered flint wall is replaced by a considerable length of well trimmed Hawthorn hedge, behind which is a large area of agricultural land, which whilst affording views across to other areas of the village, does not contribute to the character of the area. Continuing towards Blakeney, just before the brow of the hill, the feeling of enclosure created by the hedgerows is interrupted on the north side as a row of three pairs of semi-detached mid C20 Council, or former Council houses come into view. These dwellings with their red pantiled hipped roofs and cream rendered walls are set back from the highway and convey an urban feel with frontage hedges of privet and ornamental trees and shrubs. This feeling of urbanisation is increased by the provision of a pavement. Beyond the last dwelling a track known as Sandy Lane follows the field boundary in a north easterly direction towards Chapel Lane, the western edge of this track forming the boundary of the conservation area. On the

south side the designated area follows the rear boundaries of the dwellings known as Two Trees and Bryebel before crossing the Blakeney Road just beyond Sandy Lane. From this point there are uninterrupted views across rolling fields towards Blakeney Church.

2.4 Wiveton Green and Holt Road

Returning to the point on the main Glandford Road where the Langham Road joins from the west, as previously mentioned, the view towards the north-east is dominated by St Mary the Virgin Church, listed Grade I, which dates from the 14th century and is mainly perpendicular in style, and which acts as a backdrop to Wiveton Green laid out in the foreground. Within the churchyard itself a row of memorial stones dating from the 1700s is separately listed Grade II. Also visible in the distance, across the Glaven Valley, is the Parish Church of Cley-next-the-Sea. Wiveton Green itself is divided into two elements by a road crossing it diagonally from north-west to south-east. At its easternmost point the road joins the Holt road that runs in a south easterly direction along the southern edge of the Green from its junction with the Glandford Road thus creating a triangular area. Of the two areas the northern section in front of the church is the larger and has a small mound upon which is placed a cannon barrel which is a memorial to Raulf Greneway a local Merchant in the 1550s.

2.5 On the southern part of the Green a modern red brick and pantiled roofed bus shelter has been erected which together with an adjacent telegraph pole are the only discordant features which detract from an otherwise idyllic view. To the south of the Green on the opposite side of the road, the Rectory is visible amongst mature trees, whilst closer to the carriageway a small single storey L shaped dwelling sits in a prominent location on raised ground. It is from this point near the driveway to the Rectory that the two roads merge, curving down a gentle hill towards the river. The road at this point is flanked on the north side by a low grass bank lined with a well trimmed Hawthorn hedge, behind which is Glaven Corner, an attractive vernacular style flint and red brick house set within a large mature garden. The original house which is dated 1930, has been substantially extended and includes a pair of two storey hipped roof extensions to the front elevation, and a two storey extension to the north east. On the south side of the road a steep bank topped with a Beech hedge rises up from the carriageway, restricting views to the south and contributing to a strong sense of enclosure. In addition, the curve in the road, which obscures any approaching view, increases the feeling of anticipation. It is at this point that Wiveton Bridge, which crosses the River Glaven, comes into view. This Medieval single span bridge of stone which is listed Grade II*, and is also a Scheduled Ancient Monument, defines the eastern extremity of the conservation area.

2.6 The Street

Returning to the north-eastern corner of Wiveton Green, The Street extends northwards from its junction with the main road, near the Blue Bell Public House. North of the Public House is Peter Cottage a large modern two storey dwelling with double garage, set behind a well trimmed hedge. At this point The Street conveys a strong sense of enclosure with an overgrown Hawthorn hedge interspersed with young trees to the north of Peter Cottage whilst opposite a well trimmed hedge on a low bank lines the road. On the same side Church Farm is set back amongst a mixture of mature trees including Sycamore, Horse Chestnut and Poplar. From this point views along The Street are restricted by a slight left hand bend, which adds to the feeling of anticipation. This feeling is heightened by a group of agricultural buildings set on the outside of the bend.

Whilst the group consists of a mixture of modern and vernacular styles, the most important building is a large C18 traditional barn of red brick and coursed flint under a pantiled roof. This barn set to the back of a wide grass verge is gable on to The Street and is particularly prominent when approaching from the south, being seen in the middle distance, framed by the hedgerows lining the road. Just beyond Church Farm the feeling of enclosure that had pervaded the street is eroded, being replaced instead by an awareness of space, resulting in part from the wide grass verge and low flint walls either side of the road, but perhaps more importantly the views which are afforded out of the conservation area. Eastward the view is across the Glaven Valley towards Cley-next-the-Sea Church whilst to the west Blakeney Church is visible in the distance across a large open neutral area of agricultural land which is within the conservation area. The northern edge of this field forms the rear boundary of properties in Chapel Lane which forks off from The Street in a north westerly direction just beyond “Wayside” a 1950s bungalow.

- 2.7** On the opposite side of the road, before the junction, is a small group of C19 cottages. Church Cottage a vernacular two storey dwelling which has had modern windows inserted, is situated to the back edge of the carriageway whilst further back are two other cottages, one of which has a catslide roof extension and two traditional dormer windows to its front. North of these dwellings a driveway serves the rear of the next property in The Street, Sycamore House, which most probably derives its name from the two mature Sycamore trees in the front garden, which contribute to the appearance of the area. The house, dating from the C18 is an attractive double fronted property with central doorway, and large 16-pane sash windows with rubbed brick arches. Unlike the majority of properties in the area which are constructed of field flint, the facade of Sycamore House is of cobble. To the frontage of the property is a shoulder-high flint wall with saddleback copings set on a slight bank. It is at this point that Chapel Lane forks off to the north west whilst The Street continues in a northerly direction, views towards which are obscured by a large Lime tree and other vegetation on the apex of the fork. It is the combination of mature trees and flint walling in the vicinity of the junction that adds not only to the feeling of enclosure, but also acts as a green space within the conservation area.
- 2.8** Continuing along The Street on the east side there is a considerable gap in the development, a low Hawthorn hedge allowing uninterrupted panoramic views over the Glaven Valley and beyond, whilst on the west side of road the character of the conservation area consists of a loose-knit collection of dwellings of different styles and periods. Immediately beyond the fork is Glaven Lodge, an attractive two and a half storey double fronted Victorian property finished in white painted render under a pantiled roof, followed by a Hall of flint and brick. Further along The Street is Well Cottage and Well House, both modern vernacular properties set back from the carriageway behind low ivy covered flint walls.
- 2.9** To the north of Well House is a large paddock which creates a significant gap in the development. However views towards the west are restricted firstly by the continuation of the flint wall, now on a slight bank, followed by an overgrown Hawthorn hedgerow. The only vantage point, which affords views towards Primrose Farm and beyond is the entrance into the field midway along its frontage. On the opposite side of the road, virtually hidden from view behind a well trimmed privet hedgerow set to the back of a wide verge, is Jonelyn, a hipped roof bungalow. Slightly further north, set behind a Hawthorn hedgerow and a mixture of large conifers and a Pine tree is Rushes Point, a

modern flint faced vernacular style house. At this point due to the loose-knit character of the area, large plot sizes and the fact that properties tend to be set back from the carriageway, the road has a green country lane feel with overgrown hedges interspersed with trees. Also The Street starts on a gentle slope down towards the lower-lying grazing marshes. Part way down the hill on the east side, set behind a low flint wall with a large Horse Chestnut tree in the front garden, is Glaven Cottage. This attractive C19 well proportioned two storey property, once two cottages, is of coursed cobble under a red clay pantiled roof, with central chimney stack. The ground floor has cruciform windows whilst the first floor has three-light casements, all of which have leaded lights.

- 2.10** Continuing down the hill the feeling of enclosure created by the large overgrown Hawthorn hedgerow on the west side is reinforced by a similar hedge on the east side of the street. Also ahead, just before a slight curve in the road which obscures views ahead, large Willow trees meet to form an informal avenue. At the point where the road curves to the left is the entrance to Glaven Acres which is set back some distance from the road on the edge of the grazing marsh, close to the River Glaven. When viewed from the road, framed by Hawthorn hedges interspersed with trees, only an unusual round single-storey building with a conical shaped plaintile roof and a long low flint and pantiled cartshed-proportioned building are visible, the main house being hidden from view. The feeling of enclosure that pervades the road is maintained for a short distance by a Hawthorn hedgerow on the east side and Poplar and Sycamore trees on the opposite side. However The Street soon opens out into a cross-roads framed by trees and hedgerows, where it meets with Chapel Lane, Hall Lane and Leatherpool Lane.

2.11 Chapel Lane

Returning south along The Street to its junction with Chapel Lane, on the west side of the fork and at the entrance to the lane are a pair of C18 cottages with small front gardens. The first of these dwellings, known as Rose Cottage, is of a rendered finish with a smut pantiled roof. At first floor it has traditional sash windows and on the ground floor a large bow window has been inserted. To the north is Myrtle Cottage an attractive coursed cobble building with red brick dressings and pantiled roof. Chapel Lane at this point is fairly narrow and conveys a strong sense of enclosure and a feeling of anticipation which is due in part to the high coursed flint walls abutting the highway, overhanging trees and a left hand bend in the road which prevents longer views. Further along the west side of the lane is a group of traditional cottages, the first of which has a large Georgian square bay window, almost abutting the highway, suggesting that it was possibly once a shop. On the same side also lining the highway are Clare and Dolphin Cottages and beyond, facing the lane, is a white Tyrolean rendered property known as the White House. Just to the east of this property the tower of Blakeney Church is visible in the distance. On the opposite side of the lane a vegetation covered, shoulder high, flint wall set on a slight bank lines the road. The wall continues to a point where it joins an attractive C18 vernacular flint and brick barn at Primrose Farm, whilst on the opposite side of the lane an overgrown hedgerow formed of Lime tree saplings encroaches on the road to the point where it joins the track known as Sandy Lane which links through to the Blakeney Road and forms the boundary of the conservation area. Whilst the character of this part of the conservation area is predominantly one of a feeling of enclosure, with high walls and buildings abutting the road, within the designated area there are large expanses of open fields and agricultural land all of which add to the rural and loose-knit form of the development.

- 2.12** Continuing along Chapel Lane, the west side of the road is bounded by an ivy covered flint wall behind which a 60 metre wide strip of agricultural land is included within the conservation area. In the distance, looking north west over the wall, the tower of Blakeney Church is visible above the tree line, whilst to the north set in an isolated corner of the field a group of agricultural buildings, formerly referred to as Glebe Buildings have been converted to residential accommodation and are now known as Church Barn. At this point the road which bends to the right is lined by an overgrown Hawthorn hedgerow. On the opposite side of Chapel Lane just beyond Sandy Lane the flint gable of Double House, a long red brick property, forms the back edge of the carriageway. This property originally dating from the C16 has undergone considerable changes, with evidence of the eaves having been raised in the C18 and all bar sash windows introduced. Beyond a short length of flint wall a vernacular single storey building, known as Leneway, which is also gable to the road, has been converted to residential use.
- 2.13** Further along the lane on the bend are two modern bungalows set back from the road with well kept gardens, trimmed front hedges and grass verges. In contrast to the west side of the lane, the character of which is very rural, this group of dwellings with their manicured gardens gives the area a very urban feel. From this point any further views along Chapel Lane are obscured by the sweep of the bend. On the same side of the road, round the bend, Three Willows and The Willows, vernacular flint fronted properties, are set to the back edge of a narrow grass verge, whilst on the opposite side of the road the continuation of the overgrown Hawthorn hedgerow gives the lane a strong sense of enclosure. Following a short gap in the hedgerow through which an area of land, not within the conservation area, and which is used for storage purposes, is visible. Immediately adjacent, set behind a shoulder-high ivy covered wall within a somewhat overgrown garden is Home Close, a single storey flint and red brick dwelling. Beyond this property a further length of flint wall, now some 3 metres high with buttresses forms the edge of the carriageway to the cross-roads with Hall Lane, Leatherpool Lane and The Street.
- 2.14 Hall Lane**
Turning north into Hall Lane on the left hand corner is The Old Cottage, an attractive flint and red brick dwelling with low eaves, half dormers and an enclosed pitched roof porch. On the north end it has a one and a half storey timber clad gable projecting towards the road, the ground floor of which is used as a garage. From here the lane rises up out of the village to a point where it joins the main A149. Immediately beyond The Old Cottage is Home Farm an extensive range of former agricultural buildings that have been converted to residential use. The group which is L shaped in plan has a long range of traditional flint buildings parallel to, but set back from Hall Lane. Between the buildings and the road is a neat grass verge, low flint wall and extensive non-native planting, which gives the setting of the group a somewhat domestic appearance.
- 2.15** However the other side of the road from its junction with Leatherpool Lane is bounded by a substantial overgrown hedgerow set on a slight bank behind which are trees. This hedgerow which forms the boundary to Horn Pie House continues for some distance along Hall Lane and screens any views towards the north east. The only view of Horn Pie House itself, which is a large modern vernacular style property set in extensive paddocks, is from its entrance half way up Hall Lane. Beyond this entrance the hedgerow continues

for a short distance being replaced by a flint wall with a row of Horse Chestnut trees behind. This wall forms the boundary of Wiveton Barn which is set in wooded grounds at the end of a long drive. It is the northern edge of the driveway that forms the northern boundary of the conservation area. On the west side of Hall Lane beyond Home Farm an unmade track leads to scattered dwellings outside the conservation area. North of the track are two attractive semi-detached cottages, set behind a low Hawthorn hedgerow. The dwellings which appear to be Victorian are of cobble with red brick dressings under a steeply pitched pantiled roof, have a large central chimney and two smaller stacks. It is the rear boundary of these properties that forms the western and northern boundaries of the conservation area. With the exception of Home Farm, the combination of the sporadic layout of dwellings together with trees and hedges contribute to give Hall Lane its rural character.

2.16 Leatherpool Lane

Returning to the cross-roads at the southern end of Hall Lane: to the east is Leatherpool Lane a single track road which curves round in a gentle arc towards the north and the main A149. At its entrance on the north side a coursed flint wall set on the top of a bank behind which are large Horse Chestnut trees, obscures views to the north towards Horn Pie House. On the opposite side of the road a rambling Hawthorn hedgerow, on a slight bank interspersed with semi mature Horse Chestnut trees, restricts views over the grazing marshes. As a result the feeling that pervades the lane at this point is one of an enclosed green country lane. Continuing round the bend a gap in the hedge on the south side reveals a small hipped roof sewage pumping station bounded by a chain link fence. The gap also affords views over the valley bottom towards the river. Beyond the gap a tall overgrown mixed hedgerow interspersed with trees continues along the lane to a point just opposite Wiveton Barn where the northern boundary of the conservation area is reached. From here the boundary turns east before following the line of the River Glaven south back to Wiveton Bridge.

- 2.17** On the north west side of the road opposite the sewage pumping station the coursed flint wall backed by trees continues to the entrance of Barn Cottage. This vernacular property of brick and flint under a pantiled roof is set some way back from the highway at the end of a driveway, its front garden being screened by flint walls, trees and shrubs. Beyond this dwelling the road continues to be lined with a high ivy covered flint wall set to the back of a neat grass verge, behind which are the wooded grounds belonging to Wiveton Barn. Whilst the wall maintains the sense of enclosure the grass verge tends to diminish the country lane feel of the road. Further along the lane another gap in the wall reveals a strip of neat lawn flanked by trees and shrubs which frames a long view of other vernacular buildings within the grounds of Wiveton Barn. The final building within the conservation area and which forms the northern boundary is Wiveton Barn itself. This building again set behind a head height ivy covered flint wall and partially screened by semi mature trees appears to have been substantially extended in the past. The building closest to the road, which possibly dates from the 1930s is of brick and flint under a pantiled roof and is three storey, however the upper floor is incorporated within a mansard roof which is somewhat incongruous in this area.

3.0 CONCLUSION

3.1 Whilst the main core of the Wiveton Conservation Area is focused around The Green and the church, the village spreads both north along The Street and west towards Blakeney. The overall character of the conservation area is held together by a combination of its buildings and their landscape setting. In the case of the buildings, whilst there is some diversity in their size and style, they use a limited range of vernacular materials, which are principally flint, red brick, and red pantiles. Within the village there is a predominance of roadside hedgerows, flint walls and trees, both fronting and occupying the gaps between buildings, which help to knit the development together, whilst views out of the village are across open fields and low lying grazing marsh.

(Approved by Development and Conservation Committee
21/5/98)