

Worstead Conservation Area Character Appraisal

Part I Character Appraisal

1. SUMMARY

1.1 Key Characteristics

This Character Appraisal of the Worstead Conservation Area concludes that the following are the key characteristics of the conservation area:

- The form of the settlement reflects the history of the village
- An almost urban form of development with a defined boundary, in contrast to the surrounding open countryside
- The large Market Place is the central feature of the village in terms of both form and function
- The core of the village retains its historic character, with modern development largely confined to the fringes of the village
- A diversity of building styles
- Unusually large buildings around the village square, smaller dwellings in enclosed streets radiating out from the square
- A cluster of listed buildings around the square
- Buildings around the square form an almost continuous frontage
- An unusually large church is a prominent feature in the village
- Quiet, peaceful ambiance for the majority of the year, although busy vibrant activity during the annual Worstead Festival

1.2 Key Issues

Based on the prevalent characteristics identified in the character appraisal, a number of issues have been identified and are listed below. These form the basis for the Management Proposals in the second part of this document.

- Permitted development resulting in a loss of architectural details, boundary treatments and visually intrusive alterations and extensions and the need to protect identified areas through Article 4(2) Directions.
- Need to adopt a list of buildings of local interest
- Need for siting and design of new developments to relate to historic context and prevailing character
- Visually intrusive modern development on some infill sites
- Improvements could be made to boundary and surface treatments in the Public Realm
- Review of the conservation area boundary
- Intrusive overhead cables
- On-street parking

2 INTRODUCTION

2.1 *The Worstead Conservation Area*

Worstead conservation area was originally designated on 1 June 1973. The conservation area is centred on the unusually large Church of St Mary, the churchyard and the village square, which is surrounded by listed buildings and historic buildings of local interest. Streets radiating out from the square have a different character, with smaller buildings, in a tighter knit form of development. In the latter part of the twentieth century the expansion of the village was largely confined to the fringes of the historic core, although in more recent years development has taken place on infill sites within the village envelope. The boundary of the village is clearly defined, with open countryside beyond. The setting of the village is defined by walls, hedges and groups of trees in the surrounding landscape. Worstead is a rural parish, with mainly residential properties.

2.2 *The purpose of a conservation area appraisal*

Conservation areas are designated under the provision of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character of which it is desirable to preserve and enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage guidance as set out in 'Guidance on Conservation Area Appraisals' (February 2006) and 'Guidance on the Management of Conservation Areas' (February 2006). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Planning Policy Guidance Note 15: Planning and Historic Environment (PPG 15). Government advice on archaeology is set out in Planning Policy Guidance Note 16: Archaeology: (PPG 16).

This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (Part 1: Character Appraisal)
- Provide guidelines to prevent erosion of character and achieve enhancement (Part 2: Management Proposals).

2.3 *The planning policy context*

This appraisal provides a firm basis on which applications for development within the Worstead Conservation Area can be assessed. It should be read in conjunction with the wider development plan policy framework produced North Norfolk District Council. That framework is set out in a number of documents:

- North Norfolk Local Plan, adopted 1998, policies 35 – 45
- North Norfolk Design Guide, 1998
- Emerging LDF policies: Core Strategy Submission document, June 2007, policies EN2, EN4, EN5, EN6, EN8
- Draft North Norfolk Landscape Character Assessment 2005
- PPG 15: Planning and the Historic Environment
- PPG 16: Archaeology and Planning
- Heritage White Paper, March 2007. 'Heritage Protection for the 21st Century'.
- Draft Heritage Protection Bill March 2008

3 LOCATION AND SETTING

3.2 *Location and context*

Worstead village and parish is located towards the western boundary and in the southern quartile of the local government district of North Norfolk, approximately 5 km south of the market town of North Walsham, 9 km north of the busy Broads village of Wroxham and 20 km north of Norwich. The parish, which has an area of 10.65 km², is set in gently rolling open countryside rising up towards the centre of the village. In 2001, the Census recorded the population of Worstead as 862 in 365 households.

The conservation area includes most of the major settlement apart from a group of 20th century houses to the west on Westwick Road and part of Carter Close to the west of the village centre, which has been developed since the original conservation designation. Woodview, an extensive estate of the mid 20th century and St Andrews Close, a late 1970's estate are included to the south of the main historic core of the village. The conservation area boundaries closely follow the built up area.

3.2 *General character and plan form*

Worstead is a rural village, the settlement grouped around the village square (Church Plain), at the junction of two minor roads, leading from Swanton Abbot in the west to Dilham in the east, and from North Walsham in the north to Sloley in the south.

The historic centre of the village is tightly knit, giving the settlement a distinctive, almost urban character, enclosed and distinct from the surrounding countryside. The sense of enclosure and arrival is enhanced by the rising ground on which the village is built. The buildings around Church Plain which are unusually large for a village of this size, form almost continuous frontages around Church Plain, with smaller scale dwellings lining the streets leading away from the square. The later 20th century developments within the existing conservation boundary area, at Woodview and St Andrews Close, are of a different form and scale, with in the main, pairs of dwellings set back from the roads in regular plots. More recently, infill plots within the village have been developed.

3.3 *Landscape setting*

Geological context

The underlying geology of Norfolk is Cretaceous Chalk, but this only appears as a surface rock in the west of the county. With an approximate age of 100 million years, it is the oldest rock type to be found in East Anglia, and as it was subjected to smoothing glacial action a much more subdued topography has resulted than in other areas of Britain, such as the downs of the Chiltern Hills. In the eastern part of the county (roughly east of a north-south line through Norwich) the Chalk was overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly deposits are known as Crags. Subsequent glacial deposits gave rise to fertile sandy loam soils found in the Worstead area, which are generally free draining.

Landscape setting

Worstead is situated in an area which lies between the rolling land form of the western parts of North Norfolk and the very low lying areas around the Norfolk Broads, with a contour range between 10 and 30m. The landscape is open and expansive with extensive views across level or gently undulating landscapes, and consequently, features such as church towers and woodlands can be seen on the horizon from some distance away.

The village is surrounded by mainly arable farmland, divided into medium sized, fairly regular shaped fields. Most of these are still retained by hedges, providing a sense of enclosure to the gently winding minor roads leading into the village. Away from the main routes to North Walsham (A149, B1150) and the railway line, the area has a rural character and is quiet and tranquil in nature.

From the north the conservation area is approached via three minor roads all leading through open arable land allowing good views of the village, with the church a constant presence in the background. From The Fairstead, School Road leads past the primary school well outside the village envelope, where a tidily kept green and pond contribute to its setting. This group is complimented by Holly Grove House opposite; a former farm now in residential use, as are the converted farm buildings adjoining. School Road then leads through farmland to farm buildings enclosed by brick walls on either side, which mark the start of the village and the conservation area boundary. Also from the north is Vicarage Road, where the approach to the village is more intimate, as the road is flanked by neatly cut hedges, leading past the rear of Manor Farm and Forge Cottage to open up to views of the church and churchyard. The third approach from the north is via Barnards Road, from which Holly Grove and the school can be seen to the west. There are unrestricted views of the village with Honing Row in the foreground, where the edge of the village is particularly distinct, with one side of the road being developed and the other open countryside.

Long views of the village from the south and east are restricted by tree belts and the planned parkland, attributed to Humphrey Repton, of the former Worsted House estate; the house was demolished in 1939. The ground rises up to the village to culminate at the church tower and emphasise the sense of enclosure and arrival. The 20th century housing of St Andrews Close, Woodview and Ollands Farm in the foreground of the historic core of the village, and the tightly knit layout of the built up area again results in a distinct boundary with the surrounding countryside.

The approach to the village from the west along Westwick Road, is again through arable farmland, across which the church tower is visible for some considerable distance (for example from the station). Nearer the village a row of large leylandi on the boundary of the playing fields obscures views of the village, until the church and churchyard are once again revealed as prominent features.

4 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

4.1 *The origins and historic development of the area*

The name Worstead derives from the Old English; 'worth' meaning enclosure or homestead and 'stede', place or site of, and this is thought to refer to the site of the Manor House. Due to the way in which the information was recorded and transcribed by hand, the village was recorded in the Domesday Book of 1086 with three different spellings; Wredesteda is the most probable derivation of the present name.

The parish is unusual in its layout in that there are four hamlets around the village of Worstead, all with elements of gate (from the Scandinavian meaning street) in their name. The names of these hamlets are descriptive; Briggate – the road over the bridge, Bengate – the road through the beanfields, Lyngate – the road through the torrent (possibly a fast flowing stream, where the wool was washed) and Withergate - the road of the willows, which may have been used for beating the wool to remove dust. These settlements are relatively remote from the main centre, but as Worstead was once referred to as a 'town' they were almost certainly closely associated with the early conurbation.

The village was part of the Tunstead Hundred. A 'Hundred' is a term dating from the 10th century and was a division of a shire. It was, as the name suggests, an area of land containing approximately 100 families, or 10 tithings. There were 33 Norfolk Hundreds listed in the Domesday Book in 1086, and they remained the accepted units of administration and taxation until 1834.

Further information on the history of the village can be found in Annexe A to this section.

5 SPATIAL ANALYSIS

5.1 *Character and interrelationship of spaces within the area*

Worstead village is centred on the square (Church Plain) and the churchyard with streets radiating out from it. Church Plain and the churchyard connect to open views of the playing fields to the west. To the north of Church Plain, development is one dwelling deep, whilst to the south and east the development is more intense, lining narrow streets, courtyards and lokes or alleyways. To the south, Church Plain connects to Front Street via an open area in front of the New Inn, whilst Back Street is approached through a narrow gap between traditional dwellings.

The 20th century development to the south and east of the village has a more open form and scale, with detached or pairs of houses set back from the road in medium sized gardens. In these areas, roads are more formalised with defined edges and pavements.

The boundaries between the development in the village and the countryside are very distinct. This is particularly noticeable on Horning Row, where only one side of the street is lined with houses.

5.2 *Key views and vistas*

From outside the conservation area, the first indications of the village are views of the Church tower. The gently undulating countryside means that features such as trees and church towers are prominent on the skyline, and the Church is an important feature on all approaches to the village, but especially from the north and the east. Long views of the village are to some extent masked by woodland to the south and a line of tall conifers along the boundary of the playing fields to the west.

Nearer the village, the defined boundary of the built up area becomes apparent, for instance where the 20th century housing can be seen from the south and the west, and Honing Row from School Road. This contrast between the open countryside and the development of the village is one of the special characters of the conservation area.

There are views of open countryside from all the fringes of the village; to the north, from Honing Row, the school and the farmstead of Holly Grove are prominent features. To the south and east, views of woodland and the planned parkland of the former Worstead House are important.

From the centre of the village at Church Plain, the views to the south and the east are restricted by the buildings around the square. The Church is the dominant feature to the west, beyond which are views across the playing fields towards Westwick Road, and to the north there are views of open countryside along School Road.

Within the village views are constrained by the narrow streets, although the church tower is rarely out of view; glimpses of the countryside open up through gaps in the village envelope.

6 CHARACTER ANALYSIS

6.1 *Activity, prevailing or former uses within the area*

Trade and industry

The conservation area is now predominantly a residential area, but the prosperity brought about by the weaving industry was instrumental in shaping the village. Around the church, larger buildings of high social status were constructed with high ceilings for weaving looms and cellars for baling and storing wool. The earliest buildings in the village date from the 16th century, including the Manor House and Geoffrey the Dyer's House which contains one room with a ceiling high enough to accommodate looms and a cellar, now filled in. Cellars are also found beneath St Andrews Cottage and Norwich House Stores; the former accessed from the street and with a fine brick vaulted ceiling, the latter beneath a detached former weaving shed in the rear garden, dating from the 17th century.

The open area around the church and in front of the New Inn accommodated a weekly market until 1666, when it was moved to North Walsham. Farms were located on the fringes of the historic core of the village (for example Manor Farm and Laurels Farm), although now their associated farm buildings are gradually being converted for residential use. Smaller dwellings in narrow streets in the remainder of the village provided homes for artisans and labourers.

The 20th century brought the greatest changes to the form of the village, with Carter Close to the west, the Local Authority housing at Woodview to the south and St Andrews Close to the east expanding the footprint of the village, as did the construction of the Village Hall in open fields to the west of the churchyard.

At the beginning of the 20th century, the village had two groceries, a general store, a bakery, a cycle and agricultural machinery shop, a Post Office, a blacksmith, a carpenter and undertaker, a tailor, a cobbler and a coal merchant, and even at the end of the 20th century, the village retained a selection of local trades people, shops and a garage in Front Street. Now in residential use, although the shop fronts still remain on several buildings around Church Plain; the Post Office in Back Street and the New Inn on Front Street are the now the only facilities left in the village, leaving residents largely dependant on nearby settlements for their day-to-day needs.

The Worstead Festival and the Guild of Weavers

The Worstead Festival was started in 1966, initially to raise funds for the repair and restoration of the church. Originally conceived as an 'Open Weekend' where visitors would pay to see homes and gardens in the village, by the late 1970s the Festival found a more permanent home on the newly acquired playing fields to the west of the church. By 1975 the original objective of raising funds for the most urgent restoration works to the Church had been achieved, and attractions had spread throughout the village, including in the old village hall, a First World War timber building. The Festival is now an annual event, attracting an average of 30,000 visitors, and the Worstead Church Fabric Trust has since helped to fund a new village hall (the Queen Elizabeth Hall, opened in 1985) and made donations to many local charities.

6.2 Character zones, the quality of the buildings and their contribution to the area

A variety of style, types and ages of buildings contribute to the character of the conservation area. The coherence of the character comes from the use of materials and the way in which the buildings relate one to another.

Although two storeys is the norm, the scale of the buildings varies, with the larger and earlier buildings mostly grouped around Church Plain, and more modest buildings in the remainder of the village. Plot sizes reflect this variety of scale, although the orientation is similar in that the majority of the plots have their narrowest dimension to the roads.

Flint, brick, colour washing and render are used in variety of ways and combinations; pantiles and thatch complete the palette for the historic buildings.

There are three basic character zones in the village; Church Plain, the church and church yard; the smaller streets to the south and the east, and the 20th century development on the fringes of the historic core.

Church Plain

The centre of the village in both form and function is Church Plain, a rectangular space in front of the east end of the Church, and contained by buildings on the remaining sides. A strong sense of enclosure is emphasised by the absence of footpaths and only narrow front gardens on the east side. The Church is an imposing mediaeval building in stone and flint with a tower which is one of the tallest in the district. A high stone, brick and flint wall encloses the churchyard and forms the enclosure on the west side of the Plain. This wall also defines the frontage of Westwick Road to the north and Ruin Road, which loops around the churchyard to join Westwick Road. The Manor House and Geoffrey the Dyer's House, both listed Grade II and dating from the 16th century, flank School Lane and form the north side of the space at the junction with Dilham Road (Honing Row) from the east. On the eastern side of the Plain, three substantial properties face onto the church; Norwich House Stores, colour washed and now entirely in residential use is listed Grade II, The Thatched House a five bay 18th century house with dormers, also Grade II and St Andrews Cottage, painted white, below which is a mediaeval undercroft which is listed Grade II*. The replacement windows on St Andrews Cottage, although generally sympathetic in style, are disappointing in the method of opening, detailing and the use of stained timber. The scale of buildings changes on the southern side of the Plain, where the Old Post Office tapers to a narrow front dividing Front and Back Streets. On the western side of Front Street, and facing Church Plain, Church Cottage is an attractive 18th century listed cottage in brick, flint and thatch.

Back Street and Front Street

The scale changes from open to enclosed where Back Street and Front Street leading off Church Plain, gently curve around an island of buildings, to once again connect to form the main road approaching the village from the south. Narrow and without footpaths, Back Street has a strong sense of enclosure. Small domestic scale buildings line the street, mostly colour washed, although a more recently constructed house on the right in red brick with a cobble plinth presents a rather blank face to the street. The Post Office and shop, with a simple traditional shop front and the red post box are welcome incidents in the street. Opposite the Post Office, Watsons Yard, a narrow lobe leads off the street between traditional colour washed cottages. A further, more recently developed yard with a converted building on the corner and two new houses backing onto St Andrew's Field, presents a very open face to the street; a more modest access would be more in tune with the streetscene.

Front Street has a more open feel, the gravelled forecourt of the New Inn almost connecting to the Plain, which then forms Ruin Road running behind the churchyard and the pub. The New Inn (Listed Grade II), built of red brick with sash windows and a black glazed pantile roof is in a classic country Georgian style. An attractive detached range of stables at right angles and Church Cottage enclose the area to the north and provide a foreground to the church rising up behind. The open car park in front of the New Inn is rather bleak and would benefit from some improvement.

Front Street continues with, to the right, a good pair of traditional cottages, set behind small gardens and a 20th century cottage beyond, sympathetic in scale and style. Beyond this group, a short road gives access to Carter Close, a sheltered housing scheme where the design and materials compliment the earlier buildings. Laurels Farmhouse, Georgian style in white brick with a slate roof, provides a visual stop to the street before it curves round to join Back Street. Next to Laurels Farm a group of disused farm buildings is currently under consideration for residential development. The conversion of the existing buildings, including

the fine flint and brick barn on the Sloley Road, needs to be handled very sensitively to preserve the essential agricultural character of this group; and the design and siting of any new dwellings carefully considered in the light of the important part this site plays in the street scene.

On the east side of Front Street and opposite the New Inn yard the rear range of buildings of the Old Post Office is next to a new pair of houses set back behind garden forecourts. Although largely in scale with their neighbours and in reasonable quality materials, simpler detailing, colour washed or painted brickwork and a more traditional style of boundary treatment would be more in tune with the surrounding properties. A traditional red telephone box (Listed Grade II) provides an element of colour within the street. At the end of this row, the conversion of the old garage on the corner has been sensitively handled.

At the rejoining of Front and Back Streets on Sloley Road, Sunnyside, a terrace of cottages at right angles to the street, has a variety of window treatments. Some original windows survive (possibly sash to the ground floor with casements above), but the overall mixture of styles, materials and finishes does not do justice to this otherwise pleasant terrace.

On the Sloley Road, Swann's Yard, a short cul-de-sac, leads via a footpath to St Andrew's Field, site of the former St Andrews Church. On the northern side of the entrance to the Yard, a late 20th century house uses flint and brick effectively, although the design is less successful in its choice of window design and material. On the opposite side Benefield House, a 19th century Georgian style house of red brick with black glazed pantiles, provides a 'stop end' to a pleasant terrace of traditional cottages (Olland Cottages) at right angles to the main road. On the southern side of the access to Swann's Yard, a terrace of houses turns its back to the road; the diaper brick and flintwork on the ground floor evidence of an early building. Beyond this, the character changes with a much less enclosed feel. On an infill site on rising ground a recent development of red brick houses is very open to the road and some enclosure at the frontage would be an improvement to the street scene. Post war local authority housing completes the development in this part of the village; pairs of dwellings set back from and slightly above the road behind verges and gardens, with frequent accesses for cars, the side roads with footpaths and wide vision splays, which all in all, feel out of character with the rest of the village. Overhead cables here are an intrusion on the view of the old village.

To the north of Church Plain, the road leading to Dilham in the east and the station in the west meet at School Road. Station Road is flanked by the churchyard wall and the village sign and the listed red brick wall of the Manor House, which returns along Vicarage Road. Beyond this, a row of traditional red brick houses, including Forge Cottage and Church View House, the former Kings Head Public House, is an attractive group.

The exit from Church Plain via Dilham Road to the east has a good sense of enclosure between the Norwich House Stores and Geoffrey the Dyer's House, followed by brick and flint walls, all built hard up against the road. On the north side of the road, an attractive group of unused 19th century farm buildings with brick walls curving into a farm yard give way to farmland. **Plans are in hand to convert the farm buildings to residential use and the opportunity should be taken to repair the farmyard walls in a good quality brick.**

On the south side, the former Methodist Chapel has been well restored as a house. In marked contrast to the houses around Church Plain, the scale of development of Honing Row is smaller and to some extent more uniform, with first a flint faced terrace and then a series of 19th century cottages, some colour washed and some in brick with tarred plinths, all built up to

the edge of the road. Accesses lead to yards, rear gardens and a lobe which curves behind the row towards Church Plain. The gardens to some of the houses on Honing Row are separated by a small lane, with attractive boundary walls and hedges. There is pressure here for subdivision for new dwellings, and it would be regretful if this open area and the traditional arrangement of these gardens were lost to new development. A recent development of a pair of houses set off Honing Row behind a parking area and within these back lands disturbs the traditional pattern of development, despite the use of local materials.

At the end of the village is the entrance to St Andrews Close, built in the 1970s, which extends back towards the centre of the village via St Andrews Field. The design of the houses, in a vernacular style using red brick and red and black pantiles, is not unsympathetic. However, the scale of the buildings, the layout of the estate, the high wall on Dilham Road screening the rear gardens, and the vision splays and footpaths to the entrance appear alien in this rural setting.

6.3 *Key unlisted buildings*

Many of the unlisted historic buildings in the Worstead Conservation Area make an important contribution to the character of the area, either because of their architectural merit or their relationship to the history of the village. The following are a selection of the most important;

- Laurel's Farmhouse – late 18th century or early 19th century, with the associated farm building complex adjacent, an example of a farmstead on the fringe of the historic core of the village. The farmhouse forms a focal point at the end of Front Lane, and retains its original railings and gate
- Barn on Sloley Road - flint and brick barn, heavily buttressed to Sloley Road, part of the historic farm complex to Laurel's Farm and a prominent feature on the corner with Front Street
- Jean's Cottage, Front Street – 19th century, good local brick work and black glazed pantile roof, leaded lights to timber windows. A good example of local vernacular style
- Benefield House and Olland Cottages, Swann's Yard – 19th century I-shaped block of local red, former farmhouse facing west with a short row of cottages behind. Benefield House retains traditional timber sliding sash windows with a good doorcase and its symmetrical façade is a prominent feature, emphasised as the group is elevated above the main road
- Church View House – the former Kings Head Public House – one of the few buildings in the village to retain its thatched roof. Forms an attractive group at the entrance to the village with the buildings either side (part of which was the former village forge)
- Barns at Manor Farm, School Road – a fine group of 19th century farm buildings, the brick barn on the roadside heralds the start of the village. The extent and planned nature of the complex, and in particular the size of barn in the centre, an indication of the one time importance and prosperity of the farm
- The Old Post Office, Church Plain – the geometry of this small building makes it a key component in the composition of Church Plain. The curved front elevation and conical roof separates Front Street and Back Street and is a focal point opposite the main entrance to the Plain
- 10 and 12 - 18 Honing Row – flint and brick, good examples of workers cottages, although some have inappropriate replacement windows

6.4 Local details and public realm

Roof forms

The majority of the roofs in the village are gabled, with ridges running parallel to the road. The buildings that retain their thatched roof covering have parapet gables, which are also found with pantile roof coverings. Some of these, such as Geoffrey the Dyer's House, would probably have been originally covered in thatch. The Thatched House in Church Plain has decoratively curved gables possibly influenced by the incoming Flemish weavers. Hipped roofs are less common, Laurel's Farmhouse being one exception, although they were also used to turn corners as in The Manor House and the Norwich House Stores. The roof form of the Old Post Office at the junction of Church Plain and Back and Front Streets follows the curved line of the wall below.

Windows and doors

Both vertically sliding sash and side hung casement windows of various styles are found in the village, the former generally on buildings of higher status, and the latter generally on workers cottages.

Ground surface materials

The roads in the historic part of the village are surfaced in tarmac without kerbs or footpaths, and although this informality should be retained, certain areas would benefit from a more sympathetic surface treatment such as bound gravel dressing. The lokes to the rear of Honing Row are generally un-surfaced, which contributes to the character of this area and the introduction of any impervious hard surfacing should be resisted. The roads in the later housing at Woodview and St Andrews Close are not sympathetic to the remainder of the village, being of a larger scale with wide radiused corners, kerbs and footpaths.

The most commonly used material for private drives and forecourts is traditional and sympathetic loose gravel, although some have reused bricks, pavers or stone slabs. The recent houses set back from the road on Honing Row have a large concrete forecourt, which is not in keeping with the character of the village. Yards to redundant farm buildings are generally in concrete, and careful consideration should be given to any new surface treatment when these buildings are converted to residential use.

Traditional walls, fences and gates

Due to the close grain of the core of the conservation area, many of the buildings are built to the edge of the road with little or no front gardens and consequently do not have boundary walls or fences. However, a variety of traditional walls, fences and gates around historic boundaries contribute significantly to the character of the conservation area, and the following are examples;

- Flint and brick wall with ogee stone coping on the churchyard wall running from Church Plain, and extending along Ruin Road and Westwick Road
- Listed red brick wall on Westwick Road and Vicarage Road, with its dramatic arch over the garden gate
- Crenellated low flint and brick garden wall to The Manor House adjacent to Westwick Road

- Flint and brick wall with curved end adjacent to the old Methodist Chapel
- Flint and brick garden wall on the lobe leading to the rear of Honing Row
- Flint and brick wall with half round coping to the rear of Honing Row
- Traditional timber picket fences off and to the rear of Honing Row
- Iron railings and gates in front of The Manor House, Jean's Cottage and Laurel's Farmhouse
- Timber gates between Norwich House Stores and The Thatched House

6.5 *Prevalent local and traditional building materials*

There is a variety of building styles and materials in Worstead, largely reflecting the status of the buildings and their position in the village.

Walling materials

Brick or a mixture of brick and flints are the most commonly used material for walls in the village.

The locally made brick is of a warm rich red colour, mainly laid in Flemish bond with lime mortar joints. Some of the brick work, around Church Plain for example, is of very high quality, reflecting the higher status of the buildings. The south wing of the Manor House is built with fine brick quoins at the corners of the main house and rubbed brick arches over the sash windows; the boundary wall on Vicarage Road and Westwick Street is well preserved. In the Thatched House, flints form a plinth to plain brickwork above, with a platband or string course of moulded bricks at first floor level. Church View House on Westwick Road is a good example of the local soft red brick with lime mortar pointing as is Jeans Cottage on Back Street. The Methodist Chapel on Honing Row is a good example of 19c brickwork.

Flint was such a readily available material that most of the historic buildings in the village use it in some form or other, and a variety of flint finishes abound in the village with brick or stone giving strength to the construction at the corners and around openings. On St Mary's Church, the main body of the church is constructed of coursed and random knapped flints, which have been split to expose the flint core. The lower sections of the tower, the south porch and the south aisle wall contain fine examples of flushwork where the flints are set into decorative stonework, in some cases echoing the tracery of the windows, and in others depicting and geometric or flower-like motifs. In this work, the flints are generally knapped to regular square or oblong shapes with very small joints. As flints are not easy to shape, this is very high quality work, as befitting the centre-piece of the village. On the tower, the flints are also graded in colour with darker flints at the bottom, graduating to lighter flints at the top. Knapped flint is also found in domestic buildings around Church Plain, such as the Manor House, Geoffrey the Dyer's House and Church Cottage.

In other parts of the village uncut flints or cobbles have been used; examples are found in the cottages in Honing Row and Back Street. A mixture of flint and brick, either randomly or coursed is also a common form of construction.

As flint is the only stone found locally, other building stones have not been generally used in Worstead. However, dressed stone is used to great effect on St Mary's Church, both for decorative effect, and to provide strength and weathering properties to the flintwork. The small amount of stone found in other buildings is thought to have been re-used after the demolition of St Andrew's Church.

Wall finishes

Although traditionally the flint and brick walling materials may have been left in their natural state, many of the buildings, particularly in the core of the village, have been colour washed in more recent years. Render is also a common material in the village, as is found on the Norwich House Stores

There are several examples of decorative patterns on walls in the village, using brick or a combination of brick and flint, generally on buildings of high social status. The rear wing of Geoffrey the Dyer's House on School Road is a good example of diaper brickwork, where a diamond shaped pattern is picked out in the brickwork using header bricks, which have been vitrified by special firing to a metallic purple colouring. A variation of this pattern is found in a humbler group of buildings on the rear wall of 1 – 5 Swann's Yard facing onto Sloley Road, where bricks form the pattern on a background of flints. Church View Cottage has some brick and flint chequer work to ground floor walls, and a variant of this pattern, called morse work, where flint pebbles and bricks alternate to form an open chequer pattern, can be found on a gable facing onto the lobe to the rear of Honing Row.

Roofing materials

Pantiles

The most common roofing materials are red clay and black glazed pantiles. Although most commonly used with terracotta ridges and hips (such as Benefield House in Swann's Yard), lead was also used for these elements, as in the stables adjacent to The New Inn.

Thatch

Although this local material must have been extensively used, few buildings in the village retain their thatched roofs. The Thatched House, Church View House and Church Cottage are examples of existing thatched roofs, and a number of pantile roofs with steeply pitched roofs and parapet gables may originally have been thatched.

Slate.

As slate is not a local material and would have been brought in from other parts of the country, it would have been expensive and not commonly used. Laurels Farm and the former Methodist Chapel on Honing Row are exceptions.

6.6 The contribution made by greenery and green spaces and ecology and biodiversity

Green spaces

The churchyard and St Andrews Field are the two major open green spaces in the village. As well as providing a setting for the church, the churchyard extends the open feel of Church Plain, connecting it visually to the playing fields beyond. St Andrews Field in contrast, is not readily apparent as it is enclosed by houses and gardens, and appears generally underused as an amenity.

Important groups of trees and hedges

The appearance of a conservation area can be greatly enhanced by trees and hedges.

Trees and hedges in the surrounding countryside contribute greatly to the setting of the conservation area at Worstead. For example, from the west near the station, the church rises up behind mature hedges, and the trees around the churchyard are prominent on the skyline. Many hedges have been removed from field boundaries, such as those opposite Honing Row and on the road approaching the village from the south, although the planned woodland planting of the former Worstead House provides a green backdrop to views out of the village. Vicarage Road on the other hand, is lined with neat hedges, and the green boundaries to the playing fields on Westwick Road enhance the sense of arrival into the village.

Once the village envelope is reached, the tight knit nature of the settlement does not generally allow large groups of trees, which tend to be on the fringes of the village. However, mature trees around the perimeter of the churchyard enhance the setting of the church, and the remains of an early mixed group of trees around St Andrews Field and in the lobe to the rear of Honing Row give this area a sense of scale.

As many of the dwellings have small or no front gardens, hedges to private houses are not a prominent feature in the village, the exception being in Woodview, where mature privet hedges give a sense of enclosure, offsetting the scale of the roads.

6.7 The extent of loss, intrusion or damage, negative factors

General streetscape issues

The historic narrow streets were not designed to accommodate the number of vehicles needing access to and parking in the village. For example, damage to the road edges and the verges is apparent on Honing Row and Front Street, and the recent increase in vehicles using the lobe behind Honing Row is causing damage to the informal road surface in this part of the village. A review of the way in which this could be managed is required, with the aim of conserving and enhancing the character of the conservation area through sensitive resurfacing and minimal hard landscaping. This approach could also be extended to Church Plain, where the essentially urban feel of The Plain should be retained, but the replacement of the exiting smooth asphalt with a softer, more sympathetic finish, such as bound gravel, would improve the appearance of the area.

The car parking area in front of the New Inn is in poor condition in parts and rather austere. Screening to the refuse area and other sympathetic improvements could be made, whilst generally retaining the open feel of this important historic area.

There are a number of overhead wires in the village. These are particularly noticeable on the approaches to the village (Station Road, Sloley Road and Dilham Road), but are also intrusive within the village envelope, for example in Church Plain and Front Street. The possibility of laying these cables underground should be considered to restore the appearance of the village.

Whilst outside the conservation area, the reduction in height of the row of large conifers on the west boundary of the playing fields would improve views of the church and village from that approach.

Modern development.

The post war housing estate at Woodview on Sloley Road, and the later 1970's estate at St Andrew's Close bear little relation to the wider architectural and historic character of the historic core of the village, by virtue of their layout, density and detailed design. Carter Close is more akin to the character of the village. It is a relatively discreet part of the village, is designed on traditional lines, around a 'yard' and the buildings, being single storey, are more sympathetic in scale.

The most recent developments have been on infill sites within the historic centre. Generally a certain degree of care has been taken over scale and materials, but fenestration and detailing can be intrusive factors. In addition, the way in which these developments relate to the street, and in particular access and parking for vehicles, often disturbs the traditional tight townscape. Sites on Sloley Road and Honing Row are examples. Improvements could be made through improving surface materials and by providing boundary walls or hedges in traditional materials to visually narrow openings onto the street.

Erosion of character

The special character of conservation areas can easily be eroded by seemingly minor, and well intentioned, home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and UPVC instead of painted timber). This is a particular issue with unlisted buildings that have been identified as contributing to the character of the conservation area, and these alterations can be cumulative in groups or terraces of houses, leading to a loss of character detrimental to the conservation area as a whole. This is noticeable in Sunnyside, a terrace of houses off Sloley Road where a variety of materials and window designs disturb the harmony of the terrace.

In line with current legislation, all complete window replacements are required to achieve maximum insulation values, but recognising the effect that inappropriate replacements can have, Local Authorities are empowered to relax that requirement when considering the restoration or conversion of certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage.

6.8 *General condition*

There are no Listed Buildings on the register of Buildings at Risk and buildings in the conservation area are generally very well maintained. However, there are several groups of unused or underused farm buildings, awaiting conversion to residential use, where historic structures are in need of repair, (for example at Manor Farm on School Road, on Dilham Road, opposite Honing Row and at the junction of Front Street and Sloley Road).

6.9 *Problems, pressures and the capacity for change*

Understandably, Worstead is a popular village and there will inevitably be pressure for further development.

Worstead village has not been identified in the North Norfolk Local Development Framework for any substantial new development, although there may be limited opportunities for small scale infill development.

Currently the garden areas behind Honing Row are being considered for new dwellings, and the potential effect of this subdivision on the character of the Conservation Area should be carefully considered. Another pressure is for the conversion of redundant agricultural buildings to residential use. This should be approached with the aim of preserving and enhancing the character of the individual buildings as well as the Conservation Area.

Any future applications will be assessed in relation to the adopted policies concerning development in conservation areas, and the advice contained in this character appraisal. Development proposals will not be permitted unless they preserve or enhance the appearance or character of the Conservation Area. Development proposals affecting the setting of a Conservation Area or views into or out of the Conservation Area will be considered against the same criteria.

7.00 COMMUNITY INVOLVEMENT

Involving the community is an important part of the appraisal process.

How have community involvement and the public consultation been undertaken?

- Delivering leaflets to all households and businesses
- Making contact with key community groups and providing briefing sessions
- Holding a public exhibition
- Publishing the draft appraisal on the council's website, accompanied by an electronic comments/feedback form
- Use of media and press releases
- Evaluation

8.0 RECOMMENDATIONS/CONCLUSION

See also Part 2, Management Proposals.

8.1 *Suggested boundary changes*

It is proposed that the Conservation Area boundary be amended to include only the historic core of the village, and consequently the following changes to the boundaries are proposed;

1. Omit the post war housing estate at Woodview; the massing, layout and density of this development does not accord with that of the historic core of the village.
2. Omit the 1970s housing estate at St Andrews Close; the massing, layout and density of this development does not accord with that of the historic core of the village.
3. Extend the boundary to include remainder of Carter Close; only part of this sheltered housing scheme is currently included as the development took place after the designation of the Conservation Area. The scale and form of the development around a courtyard is akin to that found in the historic part of the village

8.2 *Summary of issues, SWOT analysis*

The following section provides a summary of the SWOT analysis (strengths, weaknesses, opportunities and threats), identified during the appraisal process.

Strengths

- Location in quiet peaceful countryside
- Light local traffic
- Important group of Listed Buildings around Church Plain
- An intact historic street layout
- A concentration of good quality vernacular buildings
- Diversity of building types, styles and materials
- Well maintained churchyard
- Views into and out of the surrounding countryside enhance the setting of the Conservation Area

Weaknesses

- Erosion of character through permitted development
- Some inappropriate 20th century fringe and infill development
- Poor surface ground treatment in some areas
- Unsightly overhead wires

Opportunities

- Introduce Article 4 (2) Directions to protect the character of the historic core of Worstead
- Produce guidance on the replacement of inappropriate windows and doors with ones of traditional styles to enhance the character of the Conservation Area
- (Assess the impact of on-street parking on the village)
- Enhancement of public spaces
- Enhancement of boundary and surface treatments to private areas adjoining public roads and footpaths
- Sympathetic enhancement to encourage increased communal use of St Andrew's Field
- Interpretation of the history of St Andrew's Field
- Sympathetic enhancement and maintenance of the lobe behind Honing Row, to retain its informal character

Threats

- Continuing loss of original architectural details and use of inappropriate modern materials or details
- Indifferent quality new development
- Inappropriate subdivision of gardens for new development

ANNEXE A

Archaeology

The Norfolk Museums and Archaeology Service compiles records of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER). The NHER contains 11 records for the parish of Worstead, the majority being the listed buildings around Church Plain. Of the remainder, pottery and evidence of human remains were found at the former burial ground of St Andrews Chapel and one entry notes a report that 'a bundle of swords' was found in St Mary's Church around 1900. It is

perhaps surprising, given the apparent prosperity and size of the town, that more evidence of the early occupation of the parish has not been found and recoded. There are no scheduled ancient monuments in the parish.

Early History

The Domesday Book records that during the reign of Edward the Confessor, the lordship of 'Worsted' belonged to the Abbot of St. Bene't-of-Holme, being the gift of King Canute. By the time of the 'great survey', around 1086, the manor was held by Robert, an officer, whose son Odo assumed the name of De Worstede or Worsted, as was the custom at the time. Two churches are mentioned in the Domesday Book; the existing Church of St Mary's and the 'chapel at Worstede' (the Church of St Andrew) which was also mentioned in a document during the reign of Henry III (1216 – 1272) and in a will in 1529, when money was left for its repair. However, it appears to have been abandoned and demolished in the second half of the 16th century.

The Weaving Industry.

Although spinning and weaving must have been widespread domestic skills when the Domesday Book was being compiled, the earliest documented references to the woollen trade in Worstead occur in the 13th century. The trade rapidly expanded during the 14th century, after the migration of many Flemish weavers, leaving their war torn and flooded homelands for the more agreeable terrain in East Anglia. The countryside, being flat and well drained, was suited to the rearing of sheep for wool and, being close to the East Anglian coastal ports, was ideally placed for trade with the Low Countries and the rest of Europe. Despite a decline in fortunes after the Black Death in the mid 14th century, the trade soon recovered, and by the end of the century, the prosperous wool merchants and weavers of Worstead were able to subscribe to the building of the new church of St Mary's. The worsted trade brought such prosperity to the parish of Worstead in the fifteenth century that in 1449, it paid more in tax than the larger nearby town of North Walsham. Today, the parish church of St Mary, the spacious market place and the houses of the wealthier former residents are signs of the financial success of the weavers and merchants in the 14th and 15th centuries, with the outlying hamlets perhaps indicating the former extent of the town. Little trace remains of the dwellings of the ordinary people, however, as these would have been built of less durable materials.

By 1397 Norwich had a thriving wool market, managed by the cloth guilds who, by the late 15th century gained almost complete control of worsted manufacture in East Anglia. By the 16th century, sheep production was in decline, and during the 17th century the rural cottage weavers with their hand looms, were beginning to be replaced by a more centralised method of production run by the Guilds in Norwich. By the late 18th and early 19th centuries, Worstead was sharing in the general decline of the East Anglian cloth industry, brought about by the increased mechanisation of the Industrial Revolution. Eventually the industry moved to the north east of England, where first the fast flowing streams, and then cheap coal, (which was not found in Norfolk) could be harnessed to produce cloth on an industrial scale, and Worstead ceased to be a centre for the cloth trade, and although weaving continued on a small scale, the last known Worstead weaver, John Cubitt, died in 1882.

The name 'worsted' was first used to describe the smooth surfaced and light weight cloth valued by the Flemish, in 1315, during the reign of Edward II. It is possible that the worsted

fabrics took their name from the town in which they were produced, but it could also have derived as a corruption of 'ostade', as the cloth was known at that time in the Netherlands.

From the 14th century, Church Plain and the area between Front and Back Streets was the site of a weekly market, until 1666, when it was moved to North Walsham. An annual horse and cattle fair was held at The Fairstead each May until 1845, when the school was built.

There is little map evidence to indicate the early history of the town. The 'Enclosure Award' map, surveyed in 1827, long after the decline of the Norfolk cloth industry, shows the settlement much as it appears now, apart from a line of buildings to the east of the church in Church Plain. A sketch of one of these buildings is recorded by a local man, John Starling, in his journal. Records show that these buildings were 'much decayed' and demolished in 1842. Presumably they had fallen into disuse when the New Inn opened in 1825, reputedly at the request of the church wardens, because the patrons of a brewery within the former buildings disturbed the Sunday services in the church.

In 1801 the population of the village was recorded as 650 and by 1891 had risen to 819. After a decline to 683 in 1921, the current population is 862.

In the 19th century the arrival of the railway and Worstead Station some way out of the village, and the opening of Dilham Canal on the edge of the parish, must have opened up welcome routes to adjacent towns for trade. During the 19th and early 20th centuries, the village was essentially self sufficient with a variety of trades people, a brewery, public houses and shops supplying the everyday needs of the residents.

Religion was important; in addition to St Mary's Church and in common with other towns and villages in the county, non-conformism was strong. The Baptist Chapel founded in 1717, replaced their earlier meeting house at Meeting House Hill, two miles outside the village, with a new brick built building in 1829. The census for religious worship for Norfolk of 1851 shows that more Baptists worshipped there, than did Anglicans in the parish church of St Mary. The building now houses the Golden Fleece Heritage Museum with displays of local people farming and textile production. A small Methodist Chapel was built in the village on the Dilham Road (Honing Row) in 1910.

After the decline of the weaving industry, the economy of Worstead must have largely relied on agriculture, evidenced by the farmsteads and fine groups of farm buildings in the area; the barn at Manor Farm on School Road is particularly large which must have reflected the prosperity of the farm. Traditionally a large proportion of the working population of the village would have been employed on these farms; on a regular basis as tenant farmers or farm labourers, or on a casual basis, at busy times, such as harvest. Now, due to mechanisation and the increased specialisation away from mixed farming to arable crops, the farm buildings are largely vacant and several have Planning Approval for conversion to dwellings.

The 20th century brought work to the area with Ross Foods (now Heinz) and a number of small industrial units near the Station, providing local employment other than agriculture.

PART 2

MANAGEMENT PROPOSALS

1 INTRODUCTION

Part 1 of this document, the Character Appraisal, has identified the qualities that make Worstead Conservation Area special and distinctive, and which should be conserved and enhanced.

Part 2 of this document, the Management Proposals, builds upon the negative features, also identified in the Character Appraisal, and highlights a series of issues and recommendations for change.

2 ISSUES AND RECOMMENDATIONS

2.1 Review of Conservation Area boundary

It is proposed that the Conservation Area boundary be amended to include only the historic core of the village, and consequently the following changes to the boundaries are proposed;

1. Omit the post war housing estate at Woodview; the massing, layout and density of this development does not accord with that of the historic core of the village.
2. Omit the 1970s housing estate at St Andrews Close; the massing, layout and density of this development does not accord with that of the historic core of the village.
3. Extend the boundary to include remainder of Carter Close; only part of this sheltered housing scheme is currently included, as the development took place after the designation of the Conservation Area. The scale and form of the development around a courtyard is akin to that found in the historic part of the village

2.2 Alterations to unlisted buildings and Article 4(2) directions.

Many of the unlisted buildings in the conservation area have been adversely affected by the loss of original architectural details and building materials, including the replacement of original timber sash or casement windows and timber doors, and the inappropriate treatment of historic elevations.

Where single family dwellings are concerned, such alterations can normally be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' as defined in the Town and Country Planning (GPD) Order 1995. Powers, known as Article 4(2) Directions, exist for the Council to withdraw some of these permitted development rights in the interests of preserving and enhancing the character and appearance of the conservation area. This should be considered to prevent any further erosion of the historic character of the conservation area.

- The Council will encourage property owners to reverse unsympathetic alterations and to reinstate architectural features, such as windows, doors and boundary walls on historic properties, with modern replacements in the style of the originals.

- The Council will consider Article 4(2) Directions on all dwelling houses in the historic core of the village, to control such issues as;
 1. Alteration, installation or replacement of windows and doors
 2. Alteration of the roof coverings, roof lights and solar panels
 3. Building of a porch
 4. Enlargement, improvement or alteration such as an extension, removal or changes to architectural features
 5. Provision of hard standings
 6. Erection, construction or alteration of fences, walls, gates or other means of enclosure;
 7. Installation, alteration or replacement of a satellite dish or antenna
 8. Removal totally or partially of walls, gates, fences or other means of enclosure;
 9. Exterior painting or previously unpainted surfaces or changes to the external colour schemes, or covering walls by render or like finishes;
 10. Removing or altering chimneys

Guidance leaflets on conservation, design and sustainability

An important means of preventing the continued loss of character through permitted development rights could be explored through the production of guidance leaflets on conservation and design issues specific to the village of Worstead.

2.3 Buildings of Local Interest

There are a number of historic buildings in Worstead which, whilst not included in the statutory register of Buildings of Special Architectural or Historic interest, make a positive contribution to the character of the conservation area. This is due to a number of factors, including their age, materials, relation to surrounding historic building, architectural detailing, villagescape value or a combination of these factors. PPG 15 (paragraph 6.16) allows provision for local authorities to draw up lists of locally important buildings which make a valuable contribution to the local scene or local history, but which do not merit national listing. These will be given additional protection; however they will not enjoy the full protection of statutory listing.

The following list is selective and the absence of a particular building should not be taken to imply that it does not make a positive contribution.

Church Plain: The Thatched House, The Old Post Office

Front Street: (West side) Stables adjacent to the New Inn, Jeans Cottage, White Cottage, Laurel's Farmhouse, (East side) Clemsea House, The Barn

Back Street: (West side) Post Office, (East side) Nos 1, 2, 3, *Watsons Yard;* No 1

Dilham Road/Honing Row: (North side); Barns to rear of Geoffrey the Dyer's House, (South side); 2 (The Old Chapel?), boundary wall to east, 6, 8 (The Retreat?), 8A, 10, 12, 14, 16, 18, 20, 22, 24?, 26, 28, 30, garden walls to side and rear of 24 - 30, 32, 34, 36, Woodcutters Cottage (rear 32?)

Sloley Road: (West side) Flint and brick barn, white brick barn to rear?

Sunnyside: Nos 1, 2, & 3 (plus corner – Sunnyside? no?)

Swann's Yard: Nos 1 & 2 (Honeysuckle Cottage), 3 (Ivy Cottage), 4, Benefield House, 6 (Bramley Cottage), Olland Cottage

Station Road/Westwick Street: (North side) Forge Cottage, Church View House and adjoining range.

School Road: (West side) Manor Farm barns and farm buildings, *(East side)* barn?

2.4 Development pressures and the quality of new development

Some developments in the Conservation Area are out of character with the area due to their design, siting, scale or materials. The siting of new developments must be considered very carefully and the design and materials reflect the building styles prevalent in the conservation area.

The North Norfolk Design Guide provides guidance that is specific to North Norfolk.

General guidance for good design in historic areas is provided by the English Heritage publication 'Building in Context: New Development in Historic Areas' and the joint English Heritage and RIBA publication 'Capital Solutions'.

2.5 Buildings at risk

There are no buildings currently on the Buildings at Risk Register in the Worstead Conservation Area.

2.6 Tree management

There are currently no Tree Preservation Orders in the Worstead Conservation Area. National legislation requires anyone proposing to cut down, top or lop a tree in a conservation area to give six weeks notice to the local planning authority, (subject to a range of exceptions including small trees or dead, dying or dangerous trees). Advice should be sought at an early stage.

2.7 Public realm and green spaces

- The Council will work with other agencies, residents and land owners to ensure the public open spaces continue to be maintained and enhanced
- The council will work with residents to encourage informed enhancement schemes in the village, such as sympathetic boundary treatments and ground surface materials
- The Council will work with the owners of St Andrew's Field to formulate management proposals and encourage appropriate communal uses
- The Council will work with the utility companies to examine overhead cables with a view to the laying of these underground

- On-street parking is an issue in the conservation area. The Council will work with local residents and the County Council to examine the problems with a view to developing a strategy to alleviate the situation

General principles of the management of the public realm and green spaces in the historic environment can be referred to in the English Heritage publication 'Streets for All'.

3 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and changing national government policy. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of the recommendations of this document and whether they have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and itemising necessary actions;
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or NNDC. This would enable the local community to become more involved with the process and raise awareness of the issues, in particular the problems associated with enforcement.

The success of the document will be dependant upon its adoption by local residents, regular monitoring and an effective enforcement strategy to ensure that recommendations are achieved.

4 HELM AS RESOURCE

Further extensive guidance on the local management of the historic environment can be found on the online resource Historic Environment Local Management at www.helm.org.uk

5 USEFUL INFORMATION, APPENDICES AND CONTACT DETAILS

Sources and references.

Exploring the Norfolk Village, Christopher Barringer, 2005

Demographic Information Note 5/05, Norfolk County Council

Worstead Woven, A Village Compendium: Worstead Village Festival Charity and Worstead Parish Council, 2000

National Federation of Women's Institutes: The Norfolk Village Book 1990

Landscape Character Assessment NNDC

A popular Guide to Norfolk Place Names, James Rye, The Larks Press 1991

The Buildings of England, Norfolk 1: Norwich and North-East, Nicholas Pevsner and Bill Wilson

English Heritage: Guidance on Conservation Area Appraisals 2006

English Heritage: Guidance on the Management of Conservation Areas 2006

English Heritage/CABE: Building in Context; New Development in Historic Areas 2001

Contact details and further information

North Norfolk District Council
Conservation, Design and Landscape
Council Offices
Holt Road
Cromer
NR27 9EN
Tel: 01263 516165
Fax: 01263
email: conservation@north-norfolk.gov.uk

www.northnorfolk.org.uk: The Conservation and Design web pages offer links to all main heritage and conservation bodies for advice, guidance and information.

Norfolk County Council
Building Conservation Team
County Hall
Martineau Lane
Norwich
NR1 2SG
Tel: 01603 222706
Fax: 01603 224413

Norfolk Landscape Archaeology
Union House
Gressenhall
Dereham
Norfolk
NR20 4DR
Tel: 01362 869280
Fax: 01362 860951
email: archaeology+environment@norfolk.gov.uk

Listed buildings in the Worstead conservation area

Grade I:

Church of St Mary, Church Plain

Grade II:*

Undercroft at St Andrews Cottage, Church Plain

Grade II:

Geoffrey the Dyer's House, Church Plain (listed as shop and adjoining house, North-east corner of crossroads, Church Plain)

Norwich House, Church Plain

Outbuilding at Norwich House Stores, Church Plain

The Thatched House, Church Plain

Church Cottage, Church Plain

The Manor House, Church Plain

Wall at Manor House, Vicarage Road

K6 Telephone Kiosk, Front Street

New Inn, Front Street