

BRINTON AND THORNAGE CONSERVATION AREA: (Designated 20/3/75)
FORM AND CHARACTER DESCRIPTION

1.0 BRINTON

- 1.1** Brinton is a compact village set in the valley of a tributary of the River Glaven, with a central triangular green from which its three principal roads radiate. Grouped around the green are all the traditional elements of a rural settlement - the Church, the Hall with its landscaped parkland, the farmhouse and a fine terrace of cottages. The roads are narrow and serpentine with buildings and walls often set hard up to their edges. The road approaching the green from the south-west has cottages set at an angle into the bends allowing little triangular gardens to make their contribution to the street scene without intervening between the buildings and the highway's edge. The road approaching from the north-west has an almost canyon-like feel with walls up to 3.5 metres high punctuated by roadside buttresses. The feeling of enclosure in these two approach roads is therefore considerable and precludes any views out of the village from these points. The green itself is similarly enclosed with its surrounding buildings, all two storey, and the dramatic presence of huge Beech, Oak Lime and Chestnut trees in the grounds of the Hall and on the frontage to the Church all making their contribution. Other distinctive features around the village green are low clipped hedges, low walls and white painted gates and posts.
- 1.2** The most significant buildings in the village are among those grouped around the green. Beginning at the listed Grade I Church of St Andrew and moving clockwise they are, the intriguing Church Farmhouse, listed Grade II, formerly a school and still complete with bell-tower and bell; Thatched House, late 18th century, listed Grade II, and formerly a pub; a charming Georgian terrace made up of Church House and Pages, both listed Grade II; The Coppice, also listed Grade II and in line with the terrace; and finally the listed Grade II Georgian Brinton Hall, dating from 1822 and incorporating a seventeenth century core.
- 1.3** Notable buildings elsewhere in the Conservation Area are Home Farm, late 18th century and listed Grade II on the southern approaches, Cedar House, also late 18th century and listed Grade II, the Old Hall with Old Hall Cottage, both listed Grade II and early 17th century, all on the northern side and The Grange dating from the 17th century and listed Grade II to the east.
- 1.4** Generally buildings in the village are either constructed from the traditional North Norfolk mixture of brick and flint, or plain red brick, sometimes colourwashed. Red or black-glazed pantiles form the prevailing roofing material. The Hall is in gault brickwork with a grey slate roof.

Approved by Development Committee 1/3/96.

Revision approved by Development and Conservation Committee 7/1/99.

Further revision 13/5/99.

2.0 THORNAGE

- 2.1** Thornage is a village of linear form set in undulating countryside. Although situated on a busy second class road, it has in the main avoided damaging highway alterations and the introduction of intrusive modern development and consequently retains much of its historic form and character. Its principal street winds gently and climbs fairly steeply before levelling out at its northern end. Just before the brow of the hill is reached the road bends quite sharply and it is here that the buildings are set back and grass verges and footpaths have been introduced on either side. Although there is no real focal point to the village this part of the street, with its sudden increase in width, feels like the village centre. Unfortunately the east side of the bend has been built up with Council houses which are poorly related to their setting both in terms of siting and design and which consequently detract from the historic character of the location.
- 2.2** There are only two road junctions off the street, one leading to Thornage Hall to the west and the other forking off to the north just before the street reaches open countryside. This northern fork gives access to an even narrower street with tiny cottages built hard up to its eastern side. This pattern of building up to the edge of the highway is continued throughout the length of the main street except on the central bend and where the churchyard and rectory gardens occur; these latter are fronted by a substantial cobbled wall which increases the sense of enclosure at the southern end of the village.
- 2.3** The most historically significant building in the village is the 15th Century Thornage Hall complete with a complex of more recent barns and a restored dovecote. However it is sited behind the street frontage and consequently has no visual impact on the interior of the village. Similarly the church is well concealed behind trees and a substantial frontage wall and consequently does not have the dominance over the village frequently found elsewhere. Historic barns figure prominently in the village scene with perhaps the most significant forming an impressive group on the southern edge. At the northern end of the village a 16th Century group of barns are in part integrated into the street frontage and have been converted for residential use.