

EDGEFIELD CONSERVATION AREA:
FORM AND CHARACTER DESCRIPTION

(Designated 17/1/75)

- 1.0** The village of Edgefield is made up of two distinct elements, the village centre and Edgefield Street roughly half a mile to the south. The church stands almost equidistant between these two elements and is consequently remote from the village centre. The Conservation Area comprises only the village centre and is located some 3 miles south of Holt in quite flat countryside abutting the south-eastern boundary of the Glaven Valley Conservation Area.
- 1.1** When approaching the Conservation Area from the south a loop in its boundary takes in the Three Pigs public house on the south-east corner of the crossroads. This is a building ostensibly of historic origins which has been much altered and extended. The present whitewashed roughcast to the main element does little to enhance the building. On the north-west corner of the crossroads a quite massive brick and flint wall, built in 1978 to screen some flat roofed garages, is the dominant feature. However, mainly because of weak detailing to the top of the wall, this falls short of having a truly traditional feel. Beyond the wall to the north is the village garage which has softened its inevitable intrusiveness by the use of traditional forms in its buildings and a sensitive canopy free of advertisements.
- 1.2** Continuing north along the west side of the street two quite large houses have recently been introduced. Although in a good traditional style these are arguably somewhat out of scale with earlier buildings in the street. However one is set back from the frontage and mature hedges reduce their impact on the street scene. On the opposite side of the street there is a pleasant mix of bungalows, houses and a terrace, all of varying ages; again these are set back from the frontage and well established trees and shrubs - including much Holly - ensure that they are clearly visible only when viewed from the front and the overriding impression when traversing the street is one of mature vegetation dominating the frontage.
- 1.3** Continuing north on the west side of the main street is the village green, a considerable part of which is taken up by a large pond and a vernacular village hall. On the northern side of the green a further triangle of grass contains a handsome war memorial. To the west are Beech Cottages, a traditional terrace set well back from the road and marred only by some modern window replacements. On the frontage of the cottages an historic medium height brick and flint wall makes a strong contribution to the feeling of enclosure around the green and continues north along the frontage for 100 metres or so. Over to the north-east of the green is Green Farm but hiding the farmhouse is a fine barn reinforcing the rural character of the setting. All things considered, the village green makes a delightful focal point to the village and is typical of those found in the rural heart of North Norfolk. To the north of the green on the west side are two vernacular style houses preceding a substantial infill site in which four new houses are nearing completion. Almost opposite these a further infill site is occupied by a pleasant traditional style house to the south of which the yard to Green Farm makes a considerable gap in the frontage. Although the foreground is open some unsightly and dilapidated sheds together with a silo makes this an unfortunate feature of the Conservation Area.
- 1.4** Returning south to the spur road on the west side of the green, several cottages and outbuildings have been rendered and painted white making a distinctive feature of the village at this point. Over to the east, behind the green, the old post office has now been converted to entirely residential use and it too has been rendered and colourwashed pale

pink. Back on the west side of the spur road, Pantile Cottage, also painted white, brings development on this side of the street to an end. Beyond this the low hedge to an open arable field allows a good view of the Parish Church. Over to the east one or two houses occur before the corner of Pecks Lane is reached. These fit in pleasantly enough in spite of rather irregular siting.

- 1.5** Pecks Lane is built up on its north side only, as the road marks the edge of the Conservation Area beyond which are open fields. Development here is all quite recent and in the main does not enhance the village. However, as with other parts of the village, frontal hedges and planting provide a good screen and preclude any overall view of these from the lane.
- 1.6** Materials found in Edgefield are red brick with some cobble work and red clay pantiles, however the most individual and striking feature is the number of buildings painted white particularly in the centre of the village.

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