

GREAT SNORING CONSERVATION AREA:
FORM AND CHARACTER DESCRIPTION

(Designated 6/12/74)

- 1.0** Great Snoring lies over towards the western boundary of the District, roughly 2 kilometres south east of Little Walsingham. It is also approximately 9 kilometres south of Wells and 5 kilometres north of Fakenham. Found in gently undulating countryside the village is set on the northern slope of the Stiffkey river valley; the river itself crosses the Little Snoring Road on the southern edge of the village.
- 1.1** Great Snoring is linear in form but with spur roads leading off in either direction at each end of the main street. The Conservation Area takes in all of these though on the eastern side some recent development has been excluded. To the west, a tract of farmland set between the main street and an almost parallel road has been included. This parallel road connects up with the roads running west from either end of the main street forming a rough parallelogram. At the southern end of the main street the convergence of Dilldash Lane from the north east and the Fakenham Road from the south west form a crossroads. This crossroads with its triangular grassed island provides a focal point for the southern end of the village and the village sign and a listed K6 telephone kiosk are positioned here. Overlooking this "village green" are three large houses; an imposing Victorian house in brick and flint with parapetted gables and tall chimneys, a converted semi-detached pair also in brick and flint and Dilldash House, a Grade II Listed Building parts of which date back to the late 16th century; also in brick and flint its distinctive features include cast iron windows, gable parapets and two octagonal chimneys.
- 1.2** Moving northwards, the scale of the houses is maintained by two large buildings on either side of The Street. Lower Farmhouse on the west side is a fine Georgian house listed Grade II in red brick with cobbled gables, black pantiles, octagonal chimneys and dormers. Attached to its northern gable is a brick and flint barn which is included in the listing. Opposite is another Listed Building, Shenstone House, or Badgers as it was once called. A 17th century building in brick and flint with superfluous brick quoins in the facade indicating changed window proportions. Both these houses have narrow raised front gardens supported by retaining walls hard up to the edge of the road. This kind of frontage is a distinctive feature of The Street where a raised frontal strip is used as either a narrow garden or a private footpath. Moving further north the enclosure of The Street is partially lost where two more listed properties are set at an angle well back from the frontage. These are a house and a typical North Norfolk cottage, both 17th century, which have recently been admirably restored. Beyond these to the north is the Old Post Office, a distinctive two storey building faced in cobbles with white painted brick quoins and having a slate roof, low eaves and buff brick chimneys. Abutting the Old Post Office is the Old School House with contrasting high eaves and parapet gables, however, its facade, presently colourwashed pink, has been marred by the installation of modern small paned windows. Opposite the Old School House is the White House, a building of similar age, form and detailing though having a much longer facade. Moving north along The Street the narrow grass verge on the west side becomes a footpath which then continues to the crossroads. The enclosure of The Street is maintained by the head high frontage walls to the Primary School now converted to domestic use, and to the Churchyard. Both these buildings are set well back at a similar distance from The Street. The old school is an historic building of pleasing character, though the plain tiles and bargeboards are an unexpected departure from the vernacular. The 13th century Church of St Mary is listed Grade I. It is in perpendicular style mainly in flint with stone dressings but with some rendering to the nave and south aisle.

- 1.3** Opposite the Church and to the north of the Old School House is a barn of domestic proportions followed by a terrace of four listed cottages dating from the late 17th to the early 19th century with flint facades and red clay pantiles. Beyond is a single and more recent house of similar detailing and materials. Adjoining this house is an open space containing allotment gardens and fronted by a well maintained hedge. This gap in the frontage has become a significant part of the character of The Street. On the northern side of this gap is another single Victorian house which stands on the south east corner of the crossroads. Opposite the open space and to the north of the Church is Cleveny, a listed house in red brick, flint and pantiles, part of which dates back to the 17th century. Adjoining the north gable of Cleveny is Cherry Tree Cottage, another listed building of considerable charm and of 17th century date. This cottage is now divided into two and both it and Cleveny are set back from the road, however, the frontage line is maintained by good quality flint walls. To the north of Cherry Tree Cottage a pair of recent vernacular style cottages have been built behind a frontal courtyard. This is followed by a terrace of three 19th century houses standing hard up to the back of the footpath and forming the south west corner of the crossroads. Beyond the crossroads to the north the village begins to lose its cohesion. On the west side a large, rather indeterminate open space fronts the vernacular style village hall which stands with its gable almost up to the edge of the road, an orientation repeated by the pair of Victorian houses to the north. Beyond this the Conservation Area continues far enough to take in two barns, the first in traditional style but the northernmost a much more recent asbestos clad building. Over to the east side of the road a high, good quality brick and flint wall defines the corner but soon gives way to a hedgerow and open countryside.
- 1.4** Leading east from the crossroads is Thursford Road which is the most built up of any of the spur roads off The Street. However on the north side the Conservation Area only extends far enough to take in a pair of listed 18th century houses in flint with red brick dressings. Between these houses and the crossroads is Manor Farmhouse, or Top Farm as it is now called, a 17th century house having flint walls with brick and stone quoins. Largely concealed from the road by its high cobbled frontage wall the house is accompanied by several large modern farm buildings and a pond which immediately adjoins the road. On the south side of Thursford Road the Conservation Area stops short of a row of Council houses which adjoin the junction with Dilldash Lane.
- 1.5** Leading west from the northern crossroads is Barsham Road and almost immediately on the south side is a small courtyard surrounded by impressive vernacular style houses quite recently built with the single storey elements of the frontal buildings successfully forming a continuation of the high garden walls to the Old Rectory. The Old Rectory, built in the late 15th/early 16th century and listed Grade II*, has its access off Barsham Road a short distance further on. Its design having fine terracotta dressings and frieze bands was perhaps influenced by East Barsham Manor. The barns and stables to the west of the house as well as the brick and cobble garden walls are also listed in their own right. To the north of Barsham Road the village playing field is embraced by the Conservation Area boundary which then runs south alongside the road which is parallel with the village street. This road is in open countryside until it forms a Y-junction with Fakenham Road. Almost exactly halfway along its length and to the east is an access to Lower Farm whose farmhouse fronts onto the main village street and whose farmyard contains some well maintained historic barns. At the Y-junction the Conservation Area boundary turns east to take in a substantial strip of land south of Fakenham Road. At its eastern end the boundary traces the southern

banks of the River Stiffkey until Little Snoring Road is reached. By pursuing this boundary line the Conservation Area takes in an attractive group of 19th century cottages by the junction, all the buildings of School Farm and at the eastern end the late 19th century Methodist Chapel. Immediately to the rear of the Chapel are two well designed vernacular style modern houses and on the south side of these an unsurfaced track gives access to two secluded traditional cottages, the garden of the second of which leads down to the river Stiffkey.

- 1.6** Beyond the southern crossroads of the village the Conservation Area embraces the built-up southern end of Dilldash Lane. Four of the most prominent buildings in this group are Listed Grade II and all are on the eastern side. Beginning at the southern end, Gable End is a 17th century cottage with two frontal dormers and whitewashed rendering to the facade. Abutting this is a 17th century house called The Lane which also has a whitewashed front elevation. Further to the north is White House Cottage, a house made up of two 17th century cottages in brick and flint and having an impressive frontage wall, with Gothic style gate, screening its garden to the south. Also listed is the late 18th century barn to the north of the house which stands with its gable fronting the road.
- 1.7** There are no really dominant trees in the village street but trees do contribute in general to its character. However some large and ancient trees do make a particularly important contribution to the setting of the Church and the Old Rectory.
- 1.8** Red bricks, flint and red and black clay pantiles predominate in the village, though there are one or two instances where slate and plain tiles have been used. There are prominent examples of the use of colourwash in The Street and in Dilldash Lane which has been applied direct to brickwork as well as to rendered walls.

(Approved by Development and Conservation Committee 22/5/97)