

# Holt

## Conservation Area Appraisal and Management Plan

August 2021



PURCELL 

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## How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

### Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

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<b>Contents</b>
3.1 Early History
3.2 Medieval Heyday



#### 3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).<sup>05</sup>

### Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



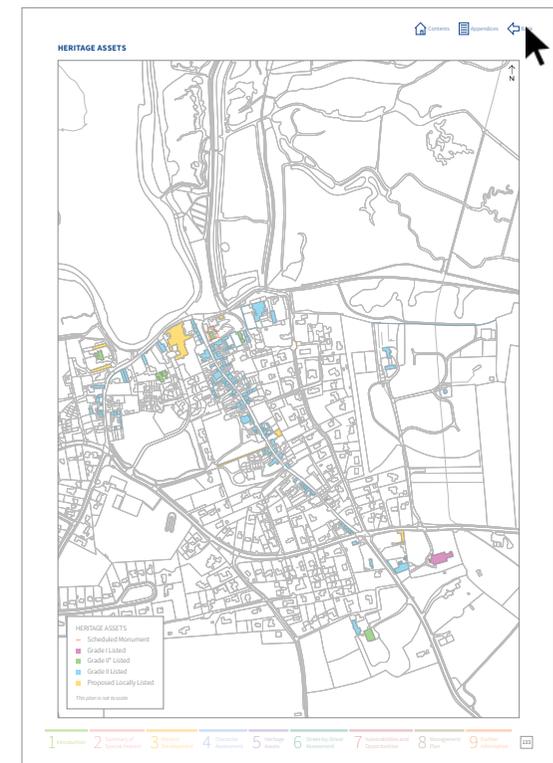
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

### Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

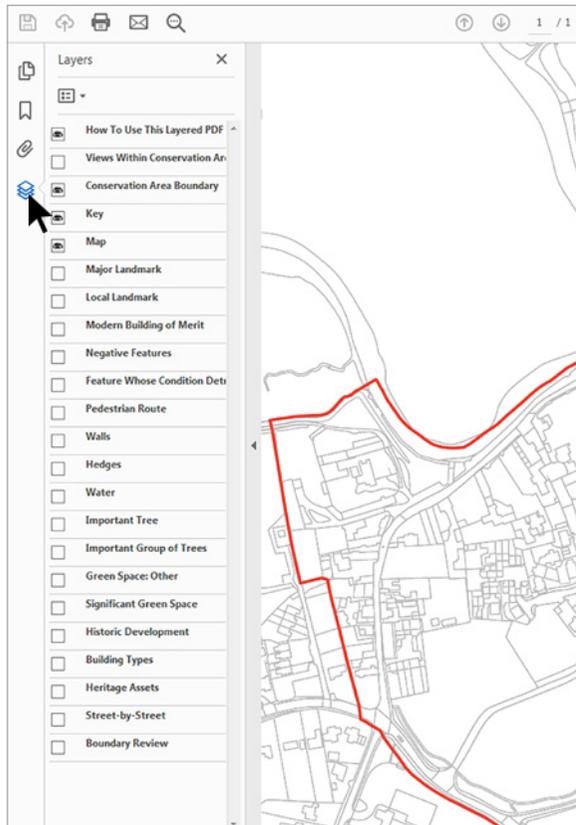


## How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

### Opening the Layers Panel

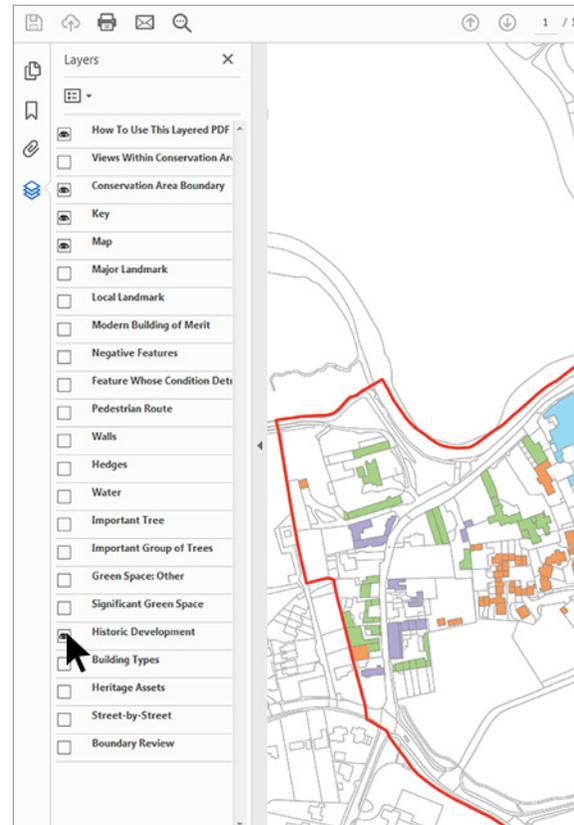
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



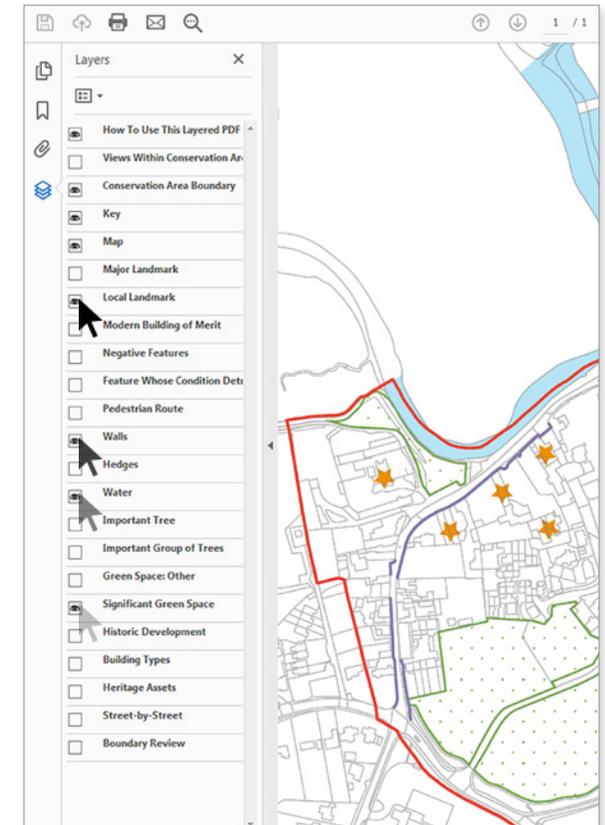
### Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

#### Switching on a layer to view that part of the map



#### Switching layers on and off as desired



## Frequently Asked Questions

### Conservation Areas

- What is a Conservation Area?  
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?  
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?  
See [Section 8.3.11](#)
- What is a Conservation Area Appraisal and Management Plan?  
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?  
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?  
See [Section 1.4](#) and [Section 8.3.1](#)

### Understanding your Property

- Is my property within the Conservation Area?  
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?  
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?  
See [Section 4](#)
- How old is my property?  
See [Historic Development Plan](#)
- Is my property a listed building?  
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?  
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?  
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?  
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?  
See [Section 7](#)
- How can I understand my property better?  
See [Section 9](#)

### Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?  
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?  
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?  
See [Section 1.2](#)
- How should I approach repairs to my property?  
See [Section 8.3.1](#)
- Can I replace my windows and doors?  
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?  
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?  
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?  
See [Section 1.5](#) and [Section 9](#)

# Section 1

## Introduction

This section gives an overview of the Holt Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.1 Holt Conservation Area](#)
- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

## 1.1 HOLT CONSERVATION AREA

The Holt Conservation Area was originally designated in December 1974. The designation covers the historic town centre of Holt, early-mid Victorian housing to the north and green spaces bordering the town on the east and west sides. The town was already established with a market in 1086 at the time of the Domesday survey but much of the built development dates from the eighteenth century following a fire in 1708 which destroyed much of the town. During the twentieth century, Holt's role as a market town diminished, and the market closed in 1960. The town is now a minor service centre for its residents and the surrounding villages. Holt's economy is bolstered by the substantial numbers of tourists which it attracts each summer.

This Appraisal updates an existing Appraisal document, which was first produced in 1999 then updated in 2008-10.

## 1.2 WHAT IS A CONSERVATION AREA?

### Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.<sup>01</sup>

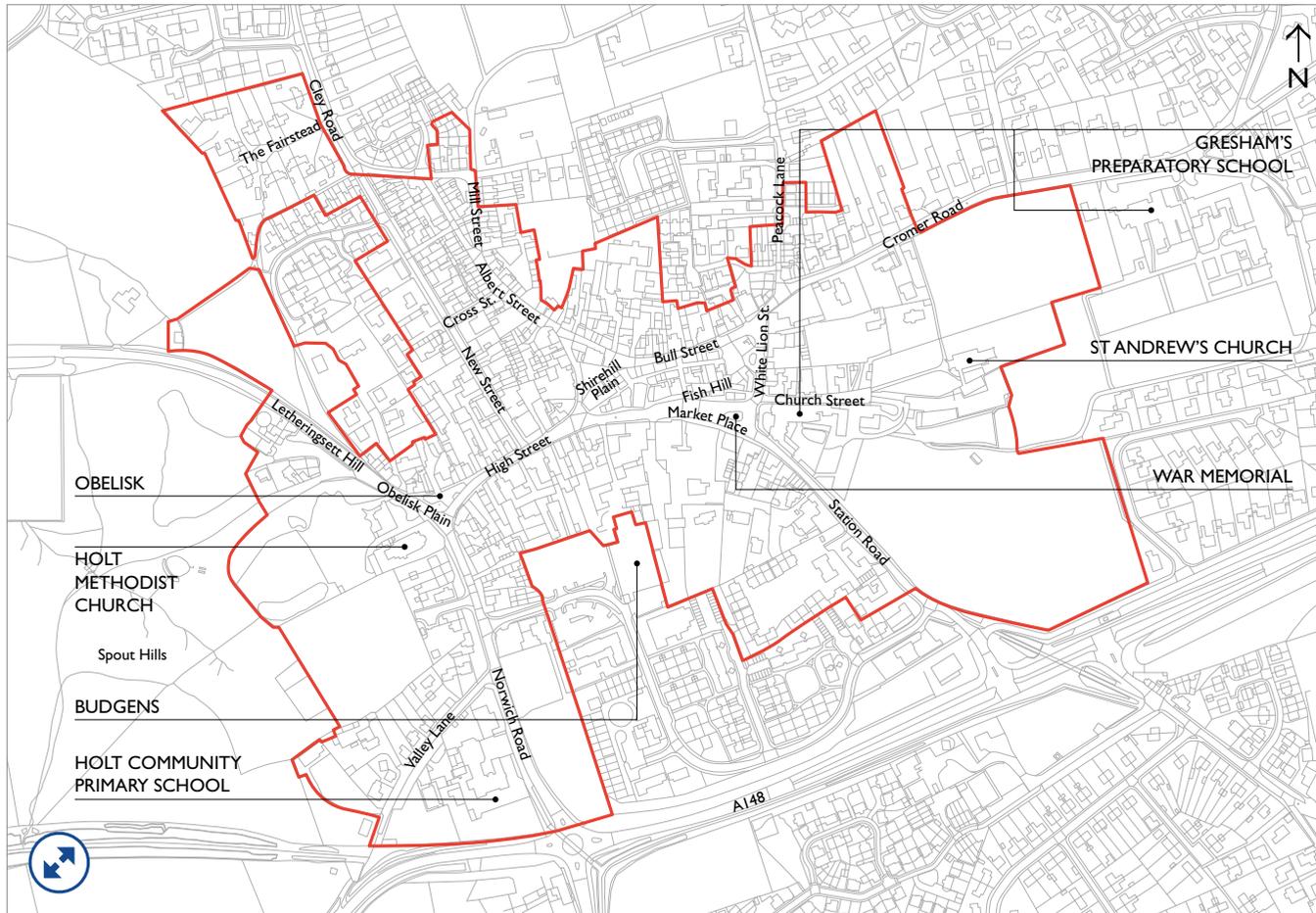
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Holt Conservation Area and can be viewed here: [https://www.north-norfolk.gov.uk/media/1268/north\\_norfolk\\_design\\_guide\\_adopted\\_2008\\_-web.pdf](https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf).



Holt Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

### 1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.<sup>02</sup> The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.



Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of Holt Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

#### Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*



### 1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Holt Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

### 1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

### 1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.<sup>03</sup>

The Draft Holt Conservation Area Appraisal and Management Plan was made available for public consultation across a period between 1 February and 12 March 2021. This included the publication of the draft document on North Norfolk District Council’s website with summaries of key information.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.

Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.

- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

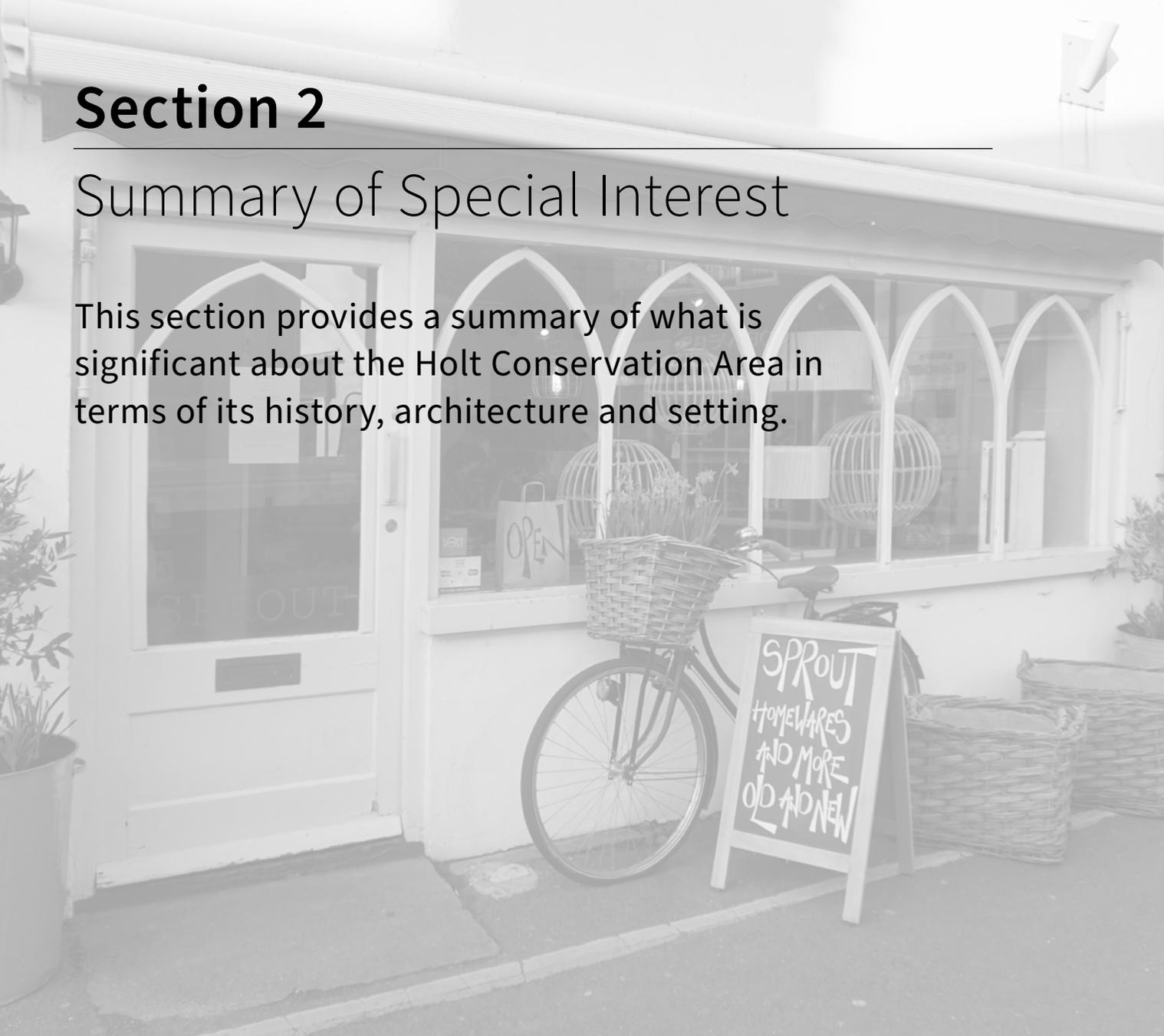
### 1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

# Section 2

## Summary of Special Interest

This section provides a summary of what is significant about the Holt Conservation Area in terms of its history, architecture and setting.



# 2 Summary of Special Interest

The special interest of Holt is primarily derived from its history as a market town, which was a commercial hub for the surrounding villages, and for its predominately Georgian character which emerged during the rebuilding of the town after a fire of 1708; this more refined style contrasts with the vernacular buildings in the locality.

The Conservation Area has a clear core consisting of the commercial centre, which is important in demonstrating the historic and continuing retail use of the High Street, Market Place and immediate surrounding streets. The streets radiating away from the centre of the town are more residential in nature and also show the historic development of the town, with later buildings, such as Victorian cottages, located further away from the Georgian centre. Historic yards and alleyways have in recent years become an important part of the character of Holt, with additional retail and residential uses provided on intimate, enclosed lanes and often demarcated by metal arched entrances.

As well as retail and residential uses, education is another key use within the Conservation Area, with the Old School House of Gresham's School, rebuilt 1858, a key building on the Market Place; the school had been founded in 1555 by Sir John Gresham who left it to the Worshipful Company of Fishmongers.

The early-twentieth century Holt Community Primary School is located on Norwich Road and its predecessor (now a house) is on New Street. There are several large churches and chapels in the town, reflecting both Anglican and non-conformist beliefs. St. Andrew's Church at the east of the Conservation Area demonstrates an example of a typical Norfolk church, made of flint with stone dressings, and dating from the fourteenth century, with restorations in the 1860s by William Butterfield. The 1862 Methodist Church on Obelisk Plain is more unusual in appearance for the area, with polychrome brickwork in a Gothic Revival style. The imposing Wesleyan Chapel on New Street, 1838, now converted into residential use, in a Classical style, is another key ecclesiastical building.

Though most of the character of the town is Georgian, there is evidence of earlier buildings: Nos 3-5 Chapel yard have cores dating back to c1550, though Byfords (Nos. 1-5 Shirehall Plain) is the most visible, with its flint and brick façade and seventeenth century brick mullioned windows. Many of the Georgian buildings may also have earlier material still embedded within them and the street and plot pattern are likely to have been heavily influenced by the medieval layout, as people rebuilt on pre-existing ownership plots following the fire.

Over 100 of the historic buildings within the Conservation Area are nationally Listed at either Grade II or II\*, reflecting the importance of this collection of buildings. Several are also Locally Listed, reflecting buildings important for their contribution to local history and character.

Buildings within the Conservation Area are grander two to three storey houses and shops in the commercial core and smaller buildings with more vernacular influences in their design on the radiating streets. Red and gault brick, with some render and painted brick, are prevalent materials, though flint is still used to a lesser degree than in the surrounding rural villages. Subtle or historic tones are typically used on painted facades and joinery. Symmetrical compositions with sash windows and panelled doors with Classical architraves, typical of the Georgian style, bring an elegance to facades. Red clay and black glazed pantiles bring an element of the local vernacular to the buildings.

The retail use of many of the buildings in the Conservation Area, often independent brands, is a key part of its character. There are many good historic or replica shop fronts, with timber window frames, canvas awnings and good signage. Some of these feature Classical details, such as pilasters and pediments.

Retail use also generates activity on the streets, with a bustling and lively atmosphere. The quality of shop fronts and signage has improved since the last Appraisal was carried out in 2010, though there are still some which have inappropriate or garish plastic signage which could be improved to better contribute to the character of the Conservation Area.

The public realm in the Conservation Area is generally uninspiring, with basic surfaces, utilitarian lighting and pedestrian crossings, and much parking on the sides of streets creating a car dominated feel. Traffic and parking are particular issues within Holt, especially in the tourist season. There are some good quality public realm features, such as the War Memorial, Obelisk and historic fountain which are all focal points on the Market Place and High Street, but these are often let down by their settings amongst parking areas and busy roads. The public realm would benefit from a higher quality and better co-ordinated scheme, making better connections between places and relocating parking away from the town centre streets wherever possible.

Though much of the Conservation Area is built up, there are some key green spaces that enhance the area. The churchyard and surrounding playing fields of Gresham's School to the eastern end of the Conservation Area provide a green buffer between the town centre and later development to the east, as well as allowing key views across fields to the church tower and mature trees adding a green backdrop behind the Old School House and along Station Road and Cromer Road. To the west the Horn Pits is a pleasant area of green space and trees within the Conservation Area boundary and the fields and woods of Spout Hills outside the western border of the area provide a green setting and good amenity space for locals and visitors, which has a historic connection to the town as its source of water for many years.

# Section 3

## Historic Development

This section describes the history of Holt and discusses how the settlement pattern has developed over time.

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## 3.1 INTRODUCTORY SUMMARY

Holt was recorded in the Domesday Book of 1086 as a relatively large settlement comprising 38 households, five watermills, a market and its own port. The importance of the medieval market is reflected by the rebuilding of the town, following a fire of 1708, around the Market Place. The historic core of Holt dates to the Georgian and early Victorian periods, centred around Market Place and High Street. The town is surrounded on its north, east and west sides by twentieth century, largely residential, development.

## 3.2 EARLY HISTORY

The name Holt derives from the word ‘wood’ or ‘thicket’ in Old English or Old Norse, most likely referencing woodland around the original settlement.<sup>04</sup>

Human settlement at Holt may date from the Neolithic period, with evidence of human activity illustrated by flint axeheads. The area bears some evidence of settlement during the Bronze Age through a round barrow, visible on the heathland in Holt Country Park; other Bronze Age finds such as a copper alloy palstave, a rapier and pottery fragments also show signs of human settlement. Whilst no Roman structural remains have been found, various pottery fragments, coins and brooches of that date have been unearthed. The north of the parish had an Early Saxon inhumation cemetery, evidenced by a number of brooches, suggesting there was a Saxon settlement in the area.

Holt had 38.3 recorded households in Domesday, under King William, making it a large settlement at the time.<sup>05</sup> It had five watermills, owing to the long river boundary of the parish; one of these was Hempstead Mill (in the parish of Holt) which lay to the south of the town. It also had a market of its own and a port, probably at Cley<sup>06</sup>. Blakeney, Bale, Hempstead and parts of Briston and Sharrington were also attached to Holt. Domesday does not mention a church at Holt. However, as the centre of the manor and an active market town, the possibility that there was a church is high.

## 3.3 MEDIEVAL AND POST MEDIEVAL

From the late-eleventh century, the de Vaux family were the Lords of the Manor at Holt. The medieval manor was probably in the setting of the present Holt Hall, to the north of the Conservation Area boundary.<sup>07</sup>

The medieval marketplace was in place by the twelfth century. The town was built around an open space with the church and manor house, now the location of the Old School House, on the east. A toll house would have been the only building on this open space. Weekly market stalls would have been erected nearby, which would later have been replaced by buildings in brick and stone. The church was first mentioned in 1288, under the patronage of Lord of the Manor, Sir John de Vaux. The fabric of St Andrew’s Church dates back to the fourteenth century; although, whilst the interior core contains fourteenth century arcades with

octagonal piers and a piscina in the south aisle, the building was largely rebuilt after the fire of 1708 (and again by William Butterfield in 1864).

In the fifteenth century, there were four small manors at Holt: Nerford’s Manor, Ros’ Manor, Perers’ Manor and Hales’ Manor.<sup>08</sup>

Buildings pre-dating the fire of 1708 are relatively rare. The buildings with the oldest origins in Holt are Nos. 3 to 6 Chapel Yard; whilst these four cottages have nineteenth century exteriors, their core structures date back to c.1550.<sup>09</sup> These buildings are particularly important as a rare pre-fire survival. Byfords (Nos. 1, 3 and 5 Shirehall Plain) is also an early building, dating back to the seventeenth century with an earlier core (the cellar dates to the fifteenth century).



Nos. 3-6 Chapel Yard today. C.1550 cores with nineteenth century exteriors

The School House was founded as a Free Grammar School by Sir John Gresham in 1555 in Holt's (Hales') Manor House, owned by the Gresham family. John Gresham, alongside his brother Sir Richard Gresham, was a successful merchant, courtier and financier to Henry VIII and other significant figures such as Cardinal Wolsey. Gresham, as mayor of London, forged close ties to the Worshipful Company of Fishmongers, and left the school to their management upon his death. The Elizabethan building took an 'E-shaped' plan; it was damaged in the 1708 fire and rebuilt in 1858. Metal plates survive bearing the Coats of Arms of the Fishmongers Company and the Gresham's family; for preservation these have been taken down and facsimiles take their place in the recess above the main door of the original school building.

A poorhouse was built in Holt in 1599, probably on Spouts Hill near the former Gas Works. This no longer remains.



*Facsimiles of sixteenth century Coats of Arms of the Fishmongers Company and the Gresham's family on the Old School House*

### 3.4 EIGHTEENTH CENTURY

In 1708 a fire, which started in the market, destroyed or damaged much of Holt. Buildings affected included St Andrew's Church (which had a thatch roof at the time), the Quakers' Meeting House on the north side of Bull Street, the White Lion, Wansbeck House, as well as the whole of the market block. The rebuilding was orientated around the Market Place, rather than the church, which had been the centre of town before the fire. The largescale rebuilding was supported by public donations, encouraged by a royal brief. The church was restored in 1727.

Therefore, many of the central buildings around the Market Place, the High Street and Bull Street date to the eighteenth century (some of these earlier or with earlier structures) and were constructed in the Georgian style. The spread of Classically influenced architectural styles and motifs to provincial town such as Holt would have been encouraged by the new houses being built in centres such as Norwich and perhaps also through local builders working on country houses for the gentry. The eighteenth century also saw the publication of numerous pattern-books which would have been available to provincial buildings, giving designs for house fronts and architectural details.

The difficulties of building in a formal Classically-fronted house in Holt must have been considerable.

After the fire, the owners of land would not have wished to lose their plots, so rebuilding often took place on the footprints of earlier, often smaller buildings. In addition, a sense of economy encouraged the incorporation of any walls which had survived the fire and the continued use of flint cobbles in construction. Some of the older houses were enlarged or refronted, such as High Silver on Obelisk Plain, or had new features added, such as the sash windows introduced on the west side of Shirehall Plain (Byfords).

The Shirehall was built on the marketplace in the eighteenth century on the position of the medieval corn market and toll house; it was used as a magistrate's court until the 1970s. A number of the houses, which feature grander proportions or minor decorative architectural features (such as ornamental porches), date to the eighteenth century including Hanworth House on Bull Street, Nelson House and Janaway House on White Lion Street, and the rebuilt Wansbeck House on White Lion Street. The Manor House on the south side of the High Street is an impressive Georgian building. The grand façade of Hill House also dates to the eighteenth century, over an earlier double pile core. Commercial buildings dating to the eighteenth century include White Lion Public House and the Feathers Hotel on Market Place., the latter probably one of the earliest buildings to be reconstructed after the fire.



A windmill was built at the corner of Mill Street and New Street in the late eighteenth century; this mill, which continued in use until about 1920, ground wheat and barley. The sails were removed in the 1920s and the rest of the building was demolished in 1973.

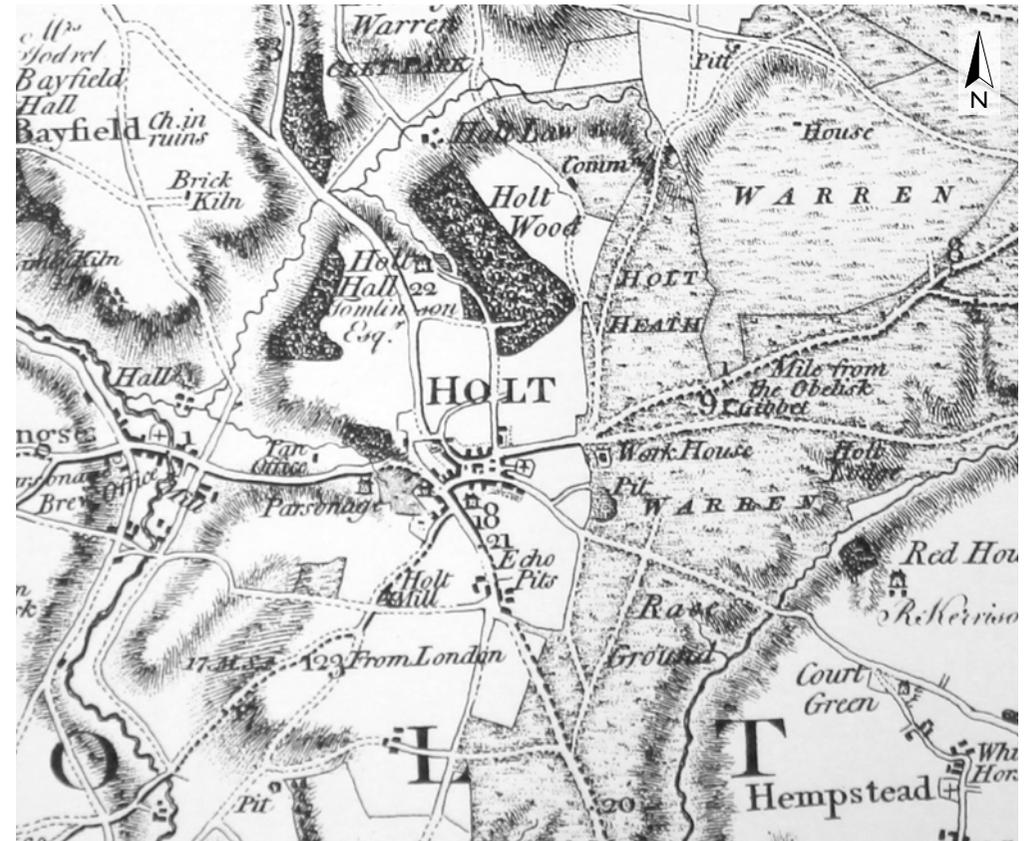
One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Holt as a relatively large settlement on the route between Erpingham and Cley. Significant buildings picked out by the map annotations include Holt Mill (just to the south of Conservation Area), the parsonage and the workhouse. The church is also clearly discernible to the east of the central Market Place, a large open space with a few central buildings. Houses lined the surrounding Market Place and Bull Street. To the north of the Conservation Area boundary, the first Holt Hall is shown, to the west of the lake on the location of the present Hall cottages. These were known as ‘The Old Hall’ and were recorded as such in nineteenth century census returns; they may contain fabric of the earlier manor.<sup>10</sup> The Hall Cottages at the site of the Old Hall were demolished in the mid-nineteenth century and the ponds were enlarged into the present lake.

Various trades would have been located in the town. A former forge was demolished at the entrance to Chapel yard to create a wider access. A courtyard behind

the former Carpenters’ Arms pub on Norwich Road is thought to have been home to the town carpenters. There were also butchers, bakers and clock makers. The Baker family, still trading in the town as Bakers and Larners, started as ironmongers in 1782. There were at one time also 10 inns in the town, which would have offered accommodation for those travelling by coach. A coach between London and Dereham once stopped in the town three times a week. The Feathers is an outstanding example of a traditional inn which was also home to an excise office. Petty Sessions were held there and it even held a post office for a time.

There were a surprising number of nonconformist chapels of churches within Holt. The first Presbyterian minister was licensed in Holt in 1672 and Quakers are listed

in the parish register from 1700. Some chapels such as Oddfellows Hall (now No. 35 Albert Street) and Lion House in the High Street have obscure origins; the first is thought to have started life as a Calvinist Chapel and the second may have had a brief use as a Wesleyan Chapel around 1850.



Faden’s Map of Norfolk, 1797 (Norwich Heritage Centre)

### 3.5 NINETEENTH CENTURY

In 1810, the open fields and commons were divided and allotted under the Holt and Letheringsett Inclosure Award, as indicated by the enclosure map of 1810. This map shows the landowners in the parish of Holt, of which there were a number owing to the size of the settlement. These included the Worshipful Company of Fishmongers, who managed the school and owned other land, and Thomas Fisher who owned land at the town centre and at the peripheries. The marketplace had grown with a number of additional buildings added since the late eighteenth century.



Plan of the Parish of Holt with part of Letheringsett in the County of Norfolk, 1810 (Norfolk Record Office: C/Scs2/165)

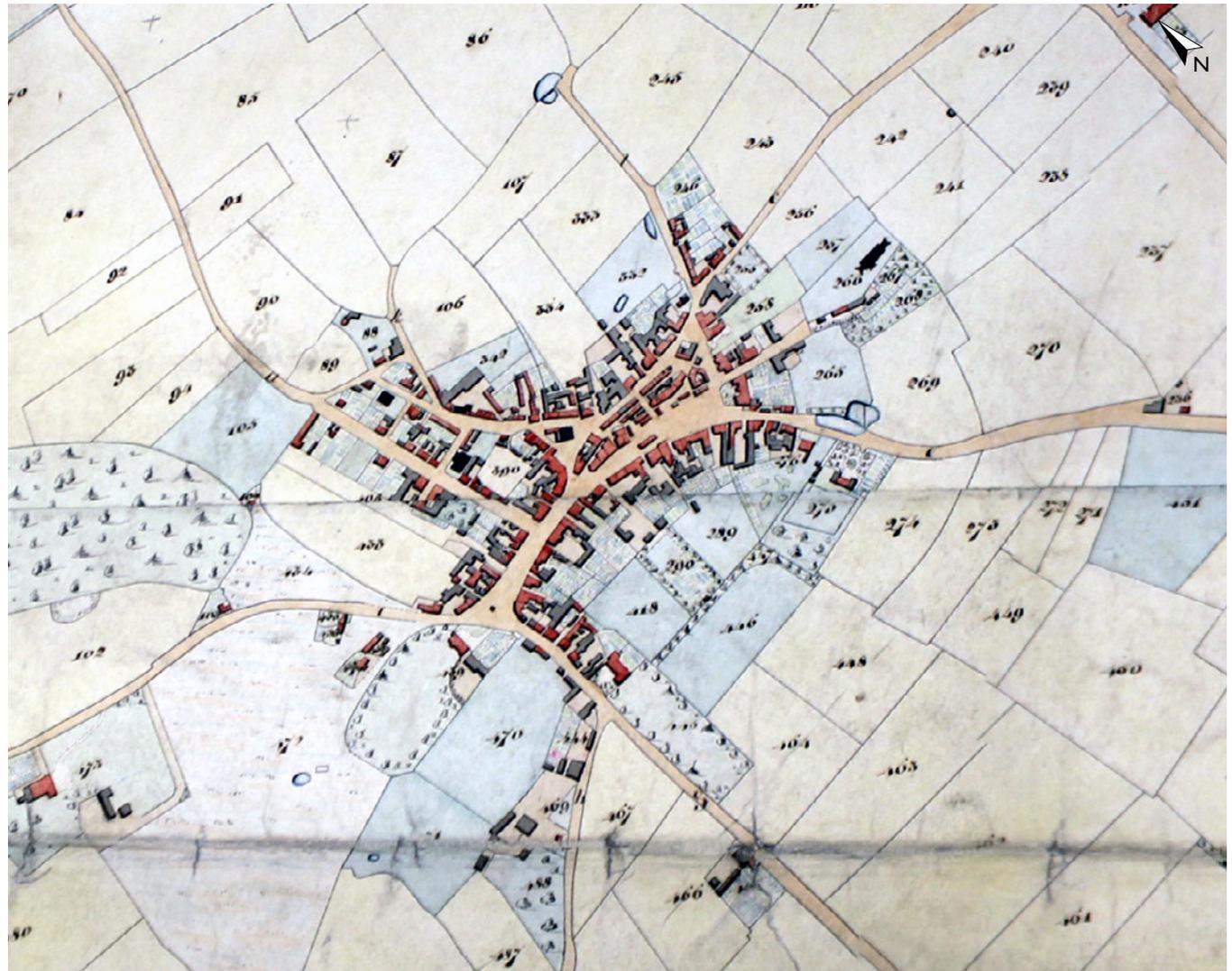
The town grew significantly in the first half of the nineteenth century with many houses built for civic improvement and a number of other institutions established. A new workhouse was erected in Workhouse Lane in the early nineteenth century and the guardians of the old poorhouse sold it off in 1839.

Methodism was present in Holt from the late eighteenth century; William Hardy of Letheringsett Hall established a Wesleyan Society in 1813 and funded the building of a chapel, long known as the Chancery buildings, now two houses Nos. 18 and 20 Albert Street. A larger Wesleyan Chapel was built in New Street in 1838 (restored in 1893 as indicated in the date stone), today converted into a house. The associated burial ground was converted by the town council into a public garden opposite Chapel Yard in 1992. A faction in the church led to the establishment of a Methodist Free Society, for whom a church at the top of Letheringsett Hill was built, designed by Thomas Jekyll, an important Norwich architect, in 1862. The patron was William Cozens-Hardy, a notable local Methodist who lived at Letheringsett Hall. By the end of the century this had become a United Methodist Church. There was also a Primitive Methodist Chapel off Bull Street.



*Wesleyan Chapel on New Street built 1838*

The Tithe Map of Holt, which dates to 1839, shows New Street, running north-west from the High Street, had been laid out in the early-nineteenth century. The Shirehall, built in the eighteenth century, sat at the crux of the town centre (now called Shirehall Plain) as an island building to the north of the other market buildings. The Market Place had become more crowded, or the area more accurately detailed. Further detail to the houses on the streets bounding the Market Place shows their narrow frontages and relatively close grain. The streets on the peripheries, such as New Street, featured more capacious plots, many of which were undeveloped. Many of the houses and buildings shown on the Tithe Map of 1839 still remain. A mill is shown on the Tithe Map to the south-east of Holt on the Hempstead Road, with a mill pond adjacent. The now known as Hempstead Mill. The mill and its associated Mill House were built in 1830 by Richard John Gurney and was at the time known as Holt Mill.<sup>11</sup>



Tithe Map, Parish of Holt, 1839 (Norfolk Record Office: DN/TA 494)

Holt Hall was built for Walter Hamilton Pemberton in the mid-nineteenth century, to the north of the Conservation Area. A waterworks opened in 1855. In the same year, the police station on Station Road (then Hempstead Road) was built; the building contained two cells as well as quarters for the inspector and one constable. It closed in the 1960s when a new station was built on Norwich Road. It is now a private house.

Gresham’s School was rebuilt in 1858 by Mr Suter, architect to the Fishmongers. The new building, in red and black brick, adopted the Elizabethan style of the original building. A Board School had also been established on New Street in 1851, which was in use until 1928 when the new primary school building was opened on Norwich Road.



*The former Police Station on Station Road*

In the early 1860s, the church underwent external and internal alterations. Rector, Reverend E. Brummell, put in new pews and removed the gallery from the west end. William Butterfield was the architect responsible for drawing up the plans in 1864 (he also, later, restored the nearby church at Letheringsett). The churchyard was enlarged at this point.

Following the arrival of the first railway in Norfolk in 1844, the line from Melton Constable to Holt was begun in 1883 and opened in 1884. The first pavilion-like station was opened at Holt in November 1886 (this was lost to a fire in 1926).



*The new Grammar School at Holt as rebuilt in 1858 (Norfolk Record Office: MC 2043/1/6)*

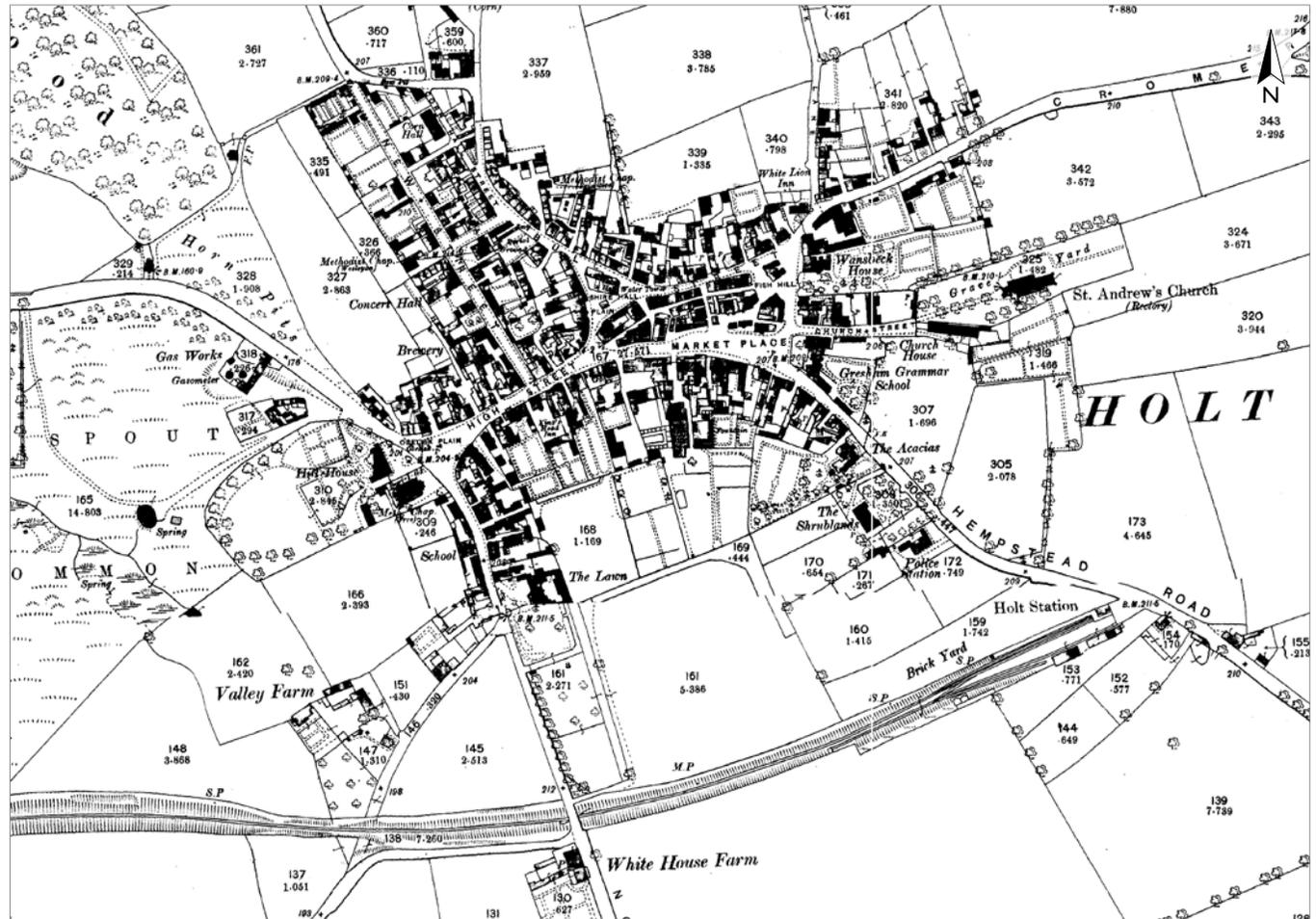
The photograph below shows Obelisk Plain with the famed mid-eighteenth-century Holt Obelisk. The former gate pier from Melton Constable (dating to the mid-eighteenth century) still remains at the south-western side of the town. The dirt road has long gone but the buildings, mostly listed, either side are recognisable, for example the narrow, gabled front elevation of No. 33 High Street in the background on the right. The water pump has also gone and the lamppost replaced with a cast iron fountain surmounted with a gas lamp in 1887, commemorating Queen Victoria’s Jubilee. This was originally located on the site of the Ware memorial in the Market Place but was moved to its current location in 1920. The lamp gained the nickname ‘Blind Sam’ as the intermittent gas supply meant it was not often lit.<sup>12</sup>



*Obelisk Plain in the 1880s (Norfolk Record Office: MC 2043/1/7)*

From 1885, Holt's water supply was pumped from Spout Hills to a water tower on Shirehall Plain. Spout Hills was thought to have once been a quarry but from the 1890s it was referred to as the Pleasure Ground. The tower was a landmark site and held 150,000 gallons of water. It was demolished in 1957 when the water supply system was upgraded and a tower was built at Baconsthorpe.

The 1881-1887 OS map provides the first geographically accurate illustration of Holt. The map demonstrates Holt's size and status as a prosperous market town with important local industries. The recently arrived railway line lay to the south of the town and was important in widening Holt's market and disseminating goods further afield. The settlement was still orientated around the Market Place with the Grammar School to the east and the church further to the east. The Old Rectory was the other side of town, at the western end of Spout Common (outside the Conservation Area boundary). The town centre incorporated the three Methodist chapels built in that century (Wesleyan, Primitive and Free), a number of inns (including the eighteenth-century White Lion Inn and the King's Head Inn) and a concert hall. The police station was marked on what was then Hempstead Road, near Holt Station. Several farms occupied the land just to the south of the town such as Valley Farm and White House Farm. Industries at the western peripheries of the town included a brewery and a gas works on Spout Common, and to the south of the town, a brick works.



1881-1887 1: 2,500 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.

### 3.6 EARLY TWENTIETH CENTURY

The following images depicting the main streets of Holt are mostly undated, but most likely show the town at the turn of the twentieth century, indicated by the presence of dirt cobbled roads and horses and carts. The photographs capture elegant houses, institutional buildings such as the Methodist Free Chapel and attractive Victorian shopfronts with canvas awnings, reflecting the prosperity and development of Holt during the nineteenth century.



*The High street in Holt (the grand gabled building no longer remains), undated (Norfolk Heritage Centre: HOL NOR: QA)*



*The same view of the High Street in 2020*



*The marketplace in Holt, undated (Norfolk Heritage Centre: C HOL NOR: QA)*



*The same view in 2020*



*The marketplace, Holt; an ornamental lamp sits in the position of the future war memorial, 1910 (Norfolk Heritage Centre: C HOL NML/NFR)*



*The same view of the Market Place in 2020*



*Methodist Free Church, Holt, undated (Norfolk Heritage Centre: C HOL NOR: QA)*



*A similar view of the Methodist Free Church in 2020*

Gresham's school, which had somewhat lost its direction by 1900, was revived by a new head in that year. It was made a public school and became a nationally known and respected school.<sup>13</sup> The school has international acclaim today with alumni including Benjamin Britten, the composer, and W.H. Auden and Stephen Spender, the poets. The school's former building still stands in the Market Place, now in use as the pre-prep and nursery for the school. The preparatory school itself moved out to the Cromer Road in 1904 into the Big School, with a boarding house, both built between 1900 and 1903. These lie just outside the eastern boundary of the Conservation Area. A number of other school buildings were added in the early twentieth century. The school chapel, for example, was built in 1912 by Maxwell Ayrton and the Library was built by Alan Munby in 1931.

The early-twentieth century OS map shows minimal change in Holt with the exception of the school house paired terrace to the east of the grammar school and terraced housing at the junction of New Street and Mill Street.



1905-1906 1: 2,500 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.

In the early stages of the First World War, several bombs meant for Humber fell around Holt. A battalion of the Sussex Regiment set up camp in fields around the town where training took place, known as Holt Camp. The War Memorial at Holt was unveiled in 1921. The following image shows a large gathering in the village, probably the unveiling, in 1921.

A new station building of a similar design to the former was built in 1926 following a fire. The building lasted until the closure of the line in 1965.

The Regal Cinema was built in 1937 and was pivotal to the public entertainment of Holt for the first half of the twentieth century. However, as cinema audiences declined in the 1960s it was closed and the site was redeveloped for flats now known as Regal Court.



Unveiling of the War Memorial, 1921 (Norfolk Heritage Centre: C/HOL 3463)

### 3.7 MID TO LATE TWENTIETH CENTURY AND TWENTY FIRST CENTURY

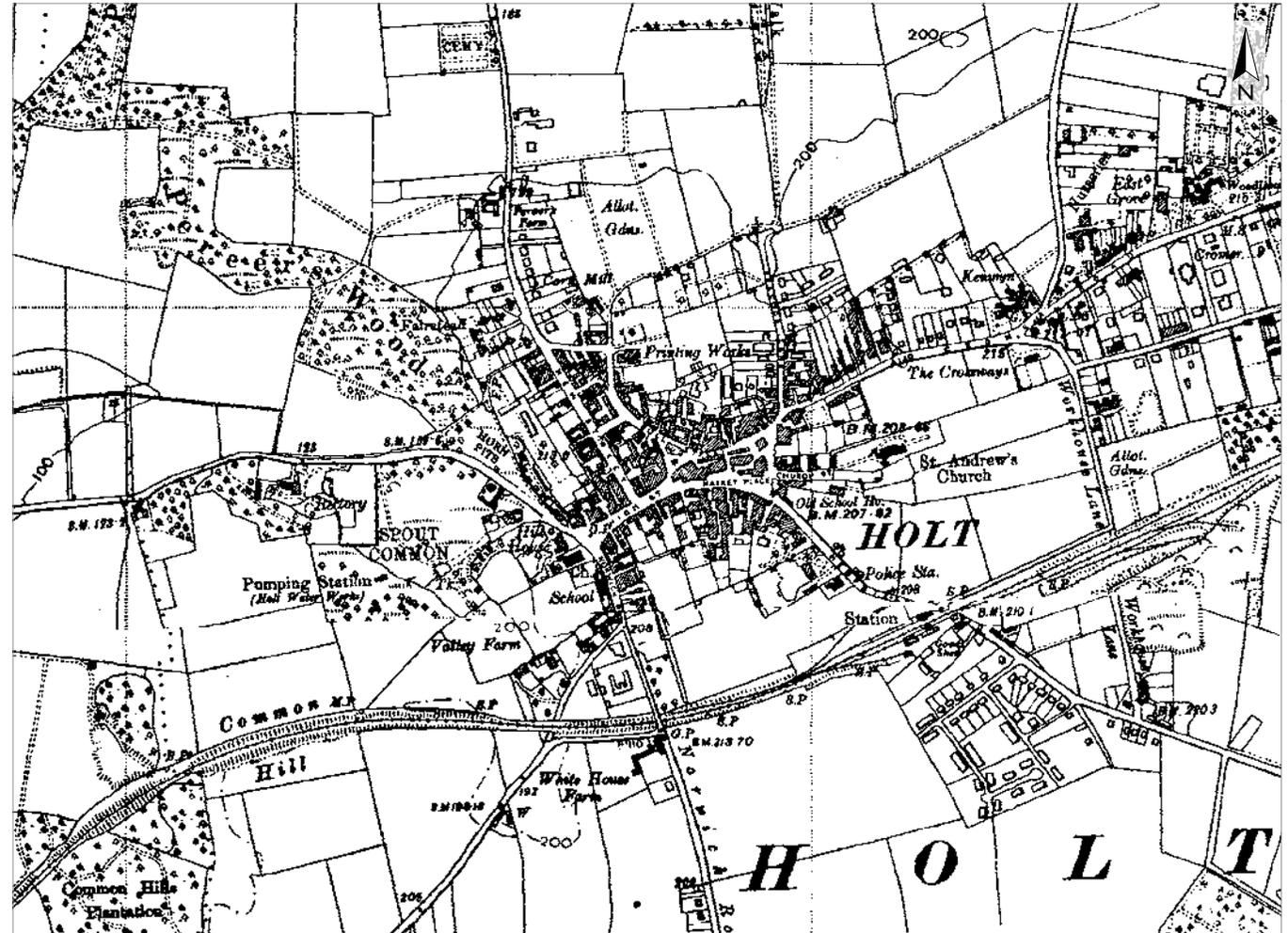
During the Second World War, Holt was under threat owing to its military importance; its role as a strategic centre for coastal defenses against the threat of a German invasion meant it became a garrison town during the War. Rural tranquility was ruptured for the duration of the War.

The railway in Holt was closed in 1963 owing to the Beeching report (a plan by Richard Beeching in the 1960s to restructure Britain’s rail network); this closure changed the industry in Holt from market trade to small businesses, light industry and residential housing. The weekly cattle market was a victim of the railway closure, which meant trading ceased. Holt Society was established in 1965, set up to preserve the Georgian town centre of Holt.

The mid-twentieth century OS map shows there had been expansion around the outskirts of Holt with further residential accommodation built on the edge of the town including ‘Fairstead’, a cul-de-sac developed to the north-east of the Market Place (now locally listed). To the north-west of the church (outside the Conservation Area) a number of houses had been built along Cromer Road. New Street also featured new semi-detached and detached housing. A small enclave of semi-detached buildings had been built just

to the south of the station. The map also shows Holt Primary School, opened in 1928 and built in the triangle between the railway line, Valley Lane and Norwich

Road. Despite early-twentieth century changes, the historic core of Holt, developed in the eighteenth and nineteenth centuries, still remained legible.



1938-1952 1:10,000 © Crown Copyright 2020. All rights reserved. Licence number 100020449.

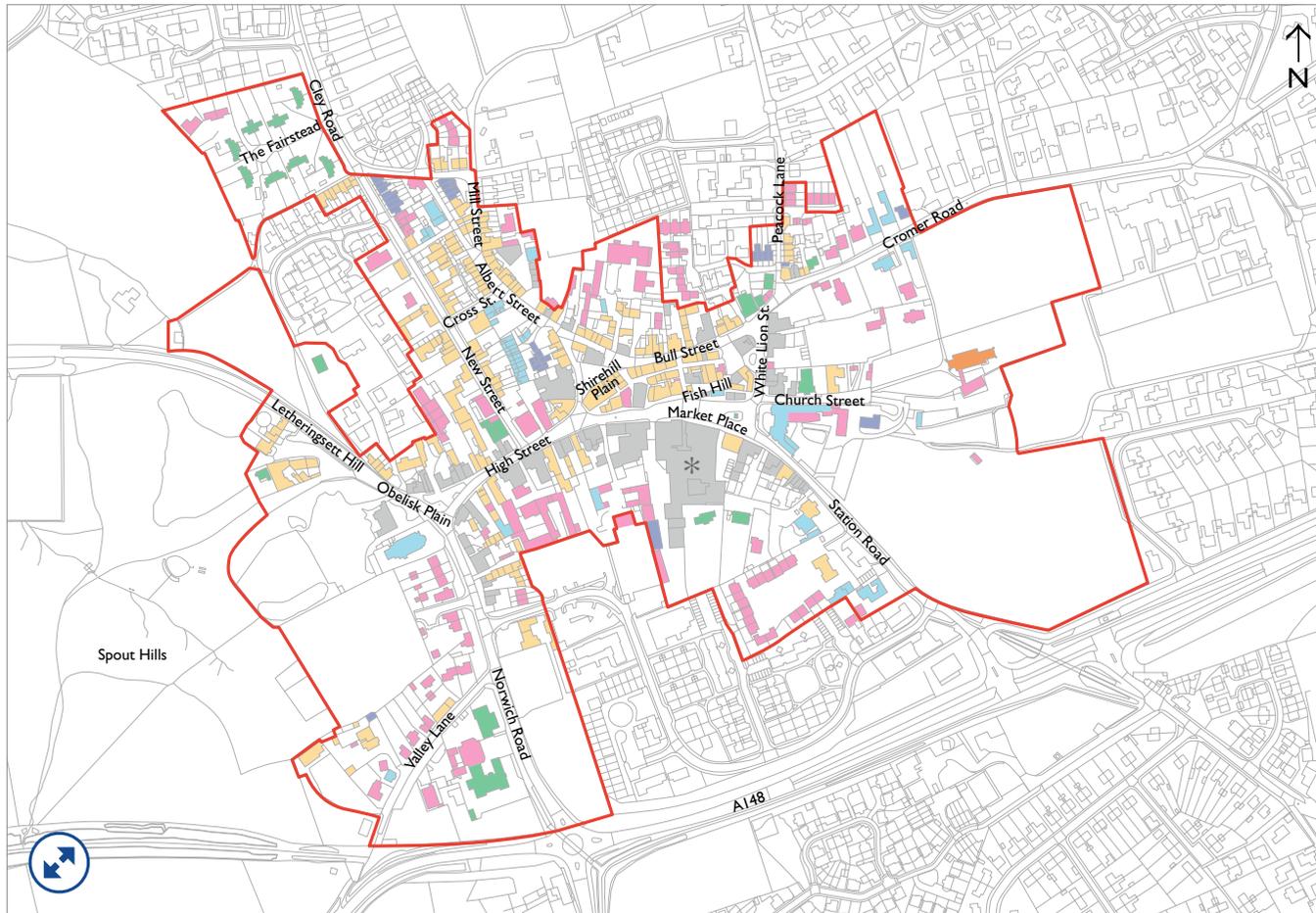
The Quaker Meeting House was taken down in the 1920s to make way for a Post Office with the stipulation that the burial ground, where people had been interred in the eighteenth century, should not be built upon.

From the mid-twentieth century to the present, Holt has expanded around the peripheries, particularly along Valley Lane, Cromer Road and Norwich Road. New enclaves of semi-detached and terraced houses have been built off New Street (Town Close) and off Station Road (The Beeches). A few modern buildings have been added into the centre of the town, for example Barclays at a prominent corner between New Street and High Street, and the neighbouring Nos. 12 and 14 High Street. The opening of Budgen's and a large car park in 1985, to the south of the High Street, altered the character of the Conservation Area by erasing historic plot patterns. In the 1990s, the A148 was built along the line of the former railway line, to reduce traffic through Holt. This new infrastructure triggered the development of a substantial housing suburb to the south of Holt.

Holt was one of the first Conservation Areas designated by the County Council, in December 1974.

In 2012, the church was extended to the south and the Meeting Room was consecrated by the Bishop of Norwich in 2013. During the works, several graves were excavated including those of Rebecca, a woollen draper's wife, who was found with a gold ring and a mourning ring.

Today Holt is no longer a market town but it does still serve as a service centre for the surrounding villages and is a key shopping centre. The town's shops are increasingly catering for affluent visitors, drawn here by Gresham's School, or tourists during the summer months.



KEY

- Conservation Area Boundary
- 14th Century Church Fabric
- 16th to 19th Century
- Pre-1839 Fabric
- 1839 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1938/52
- Mid-20th Century to Present
- \* Much Rebuilt 1970s

*This plan indicates the age of the existing built fabric of the main buildings and structures in Holt. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.*

Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

# Section 4

## Character Assessment

This section describes the elements of the Holt Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

### Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

## 4.1 LOCATION AND TOPOGRAPHY

Holt is a former market town sited three miles (five kilometres) south of the coast. The town is well served by roads linking it to surrounding villages and to the larger settlements of Fakenham, Cromer and Norwich, which lies approximately 23 miles to the south-east.

The Conservation Area boundary covers the town centre, with close-knit streets, lanes and alleys lined with shops and cafes. At the east end is St. Andrew's Church and graveyard, as well as the Old School House, now the pre-prep and nursery for Gresham's School, and the school's open playing fields. Station Road and Cromer Road leave the town to the east. To the north and south-west of the town centre are more residential areas, with Norwich Road leading out of the town to the south, Letheringsett Road to the north-west and Cley Road leading north. Buildings generally get later in date the further from the town centre they are located.

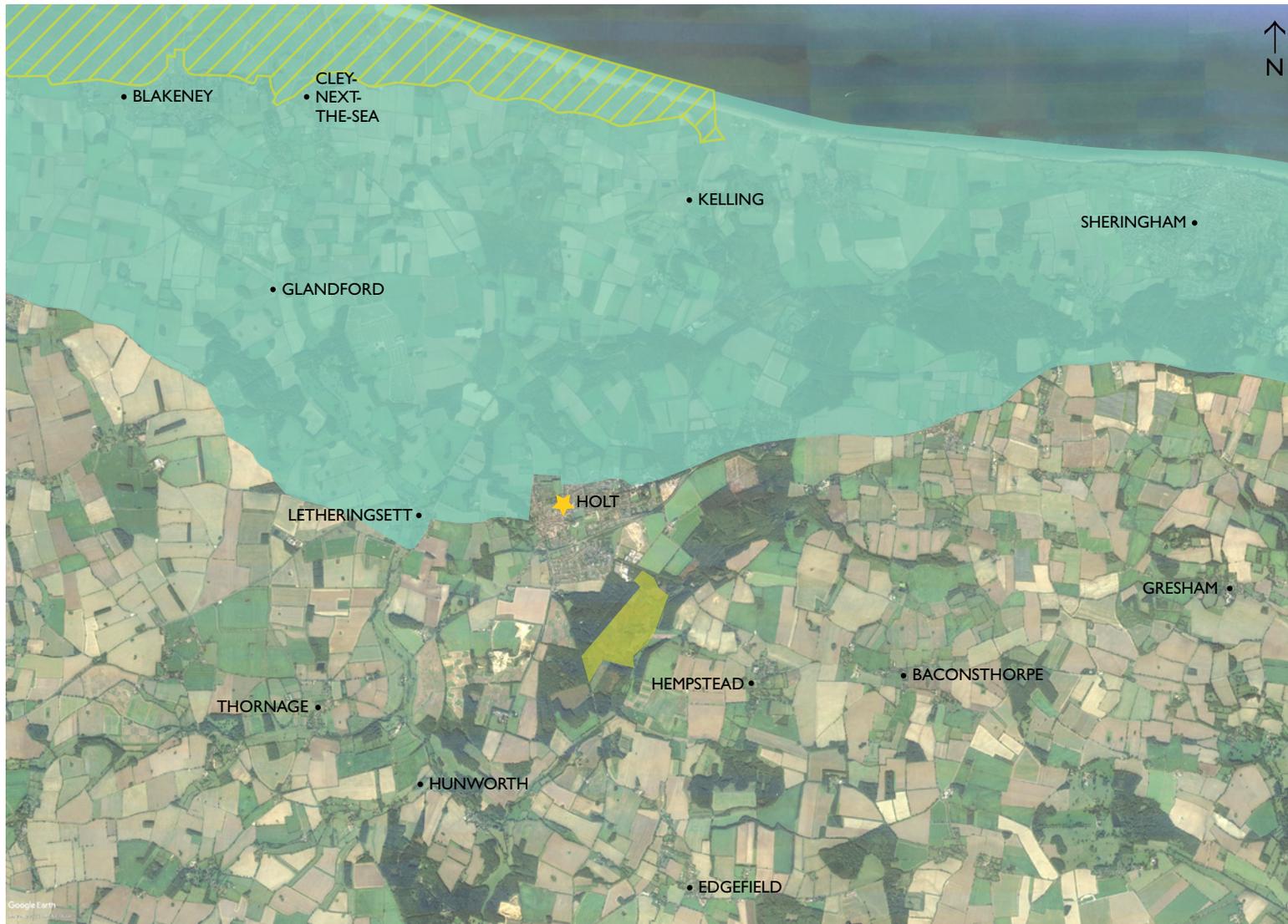
The south side of Holt is separated from the centre by the A148 road, which follows the line of the former railway. This allows traffic to bypass the centre of the town, but also separates it from the woods to the south and an important local amenity, Holt Country Park.

At the north-east of the town is the current railway terminus, managed by the North Norfolk Railway who run trips on historic trains up to Sheringham. To the west of the town is Spout Hills, the location of springs formerly used to supply the town with water. The surrounding landscape of Holt is discussed in more detail below.

Holt is located just outside the North Norfolk Coast Area of Outstanding Natural Beauty (AONB), the boundary of which wraps around the northern edge of the town. Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>. In addition, it is close to the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.<sup>14</sup>

The Holt Lowes SSSI, located to the south of the town, is an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and the Keeled Skimmer dragonfly.<sup>15</sup>

The topography of the landscape within the town centre itself is relatively flat. To the west the land slopes down in the Spout Hills area and to the south, within Holt Country Park, the land slopes down to form the river valley of the River Glaven. The road leading in from the north-west from Letheringsett therefore curves and slopes up as you enter the town. Holt lies at the western end of the Cromer Ridge, a glacial moraine of sandy soil. To the north, the Ridge slopes down towards the coastal villages at the edge of the saltmarsh; Cley-next-the-Sea, Kelling and Salhouse.



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest
- Holt Lowes Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.

## 4.2 SETTING AND VIEWS

### Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

### The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

The setting of Holt is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

### 4.2.1 Surrounding Landscape

Holt enjoys a particularly attractive rural setting. Some early visitors paid more attention to Holt's setting than to the town itself. Visiting the town in 1821, William Cobbett observed "*From Holt you look to the distance of seven or eight miles, over a very fine valley*". Presumably this refers to the Glaven Valley, which lies to the south and west sides of Holt. This is very significant landscape area in North Norfolk, which has history of milling on the river for over 1000 years. This key industry fed trade on the coast and provided food and jobs for local people for hundreds of years. The river has its source at Baconsthorpe to the east of Holt. It then flows to the south of Holt down to Hunworth where it turns northwards and flows out to sea at Cley. The River Glaven provides an attractive river valley landscape rich with ecological interest.

Agricultural landscape also surrounds Holt, with large fields on the top of rolling hills and smaller fields closer to the river valley. There is also a good deal of woodland around Holt, particularly on the south side where Holt Country Park is located. This includes areas of older woodland and more recent plantations of pine trees, which make use of areas of poor acidic soil. The plantations on the east side are broken up by Gresham's School and Kelling Hospital; both have large grounds. There are smaller areas of woodland to the north, where the Cromer Ridge slopes down towards the coast.

Spout Hills is located to the west of the town, where several springs flow to ponds and previously supplied Holt with water. Now the area is an attractive place for people to walk in the fields and small woods. The site supports a variety of wildlife habitats.

The Conservation Area boundary itself is focused on the town centre. Surrounding this, particularly to the north, east and south, are more recent residential areas which are not of special interest. Some of this housing is located to the south of the A148, as well as small industrial estates off Hempstead Road.



*The valley of the River Glaven in the wider setting of Holt*



*Woodland and heathland at Holt Country Park to the south of Holt*



*Pond at Spout Hills to the west of Holt*



*Spout Hills*



*Agricultural land to the south-west of Holt*



*Modern housing to the south of the Conservation Area boundary*

#### 4.2.2 Views into and within Conservation Area

There are several different types of views within Holt:

- General views of streets/shops;
- Views of focal spaces/landmark buildings;
- Views over playing fields;
- Glimpsed views down alleys/into yards;
- Leafy views on Letheringsett Road; and
- Views out to the west.

Some representative view photographs are provided below.

Within the centre, the streets are densely lined with houses and, so wide views are limited but general views along streets show the bustling retail centre of the town. These include views along the High Street, Market Place, White Lion Street, Bull Street and the residential streets of New Street and Albert Street to the north (Views 1-7). Some streets are wider giving slightly more open views, while other streets are narrow giving an enclosed feeling.

There are a few focal spaces and landmark buildings within the town centre that provide wider views of key features (Views 8-10). These are around Obelisk Plain to the west, where the obelisk, fountain/lamppost and Methodist Church feature in wider views of this more open junction. The views are negatively impacted by traffic, parking and some basic public realm features. The Market Place is a wider street, designed to accommodate market stalls historically. The space therefore provides more open views of the surrounding buildings, with the War Memorial and the Old School House as focal features.

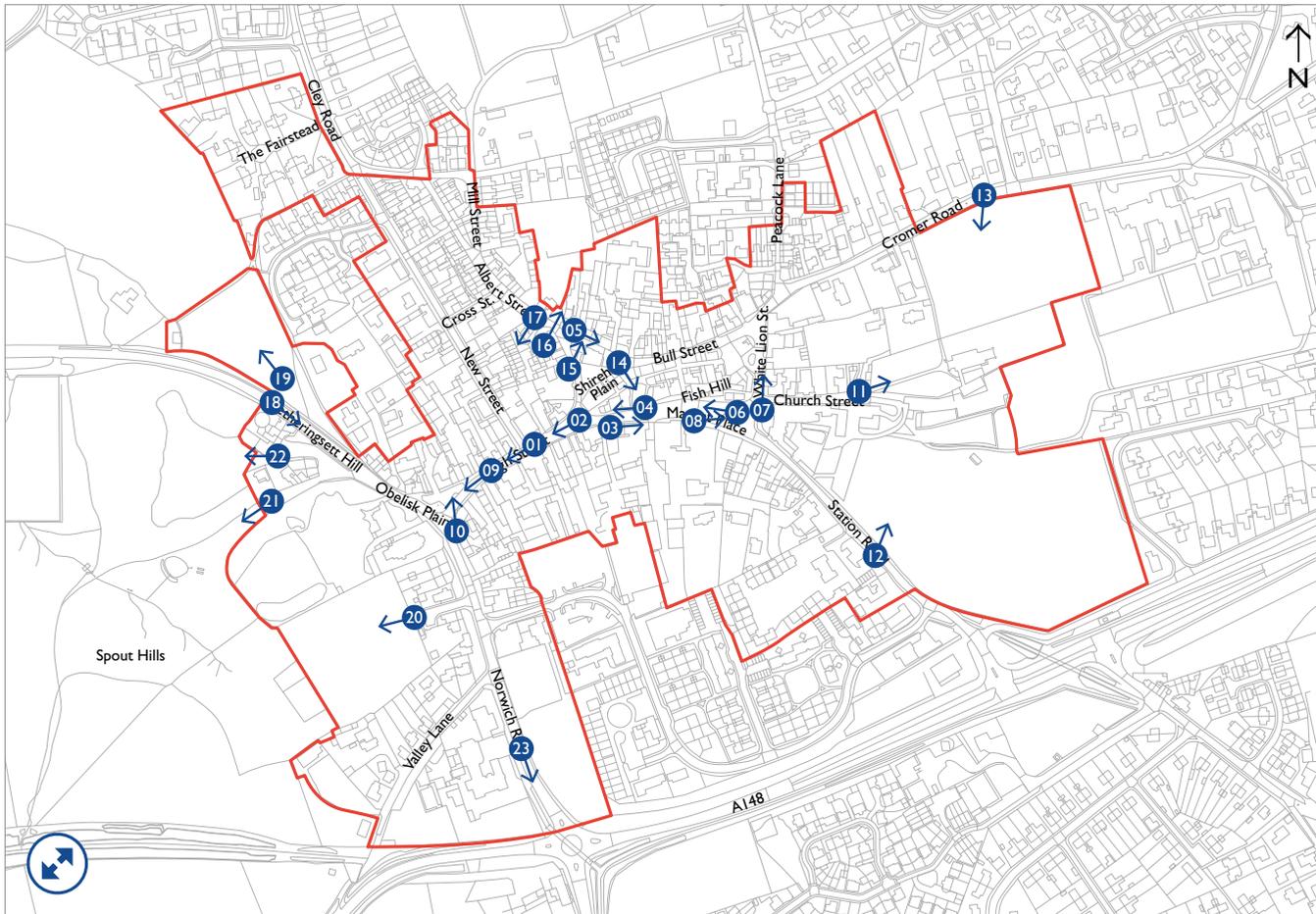
In a more contained setting is St. Andrew’s Church, the tower of which is a dramatic feature in short range views in the churchyard, as well as being an interesting feature in views across the school playing fields to the north and south (Views 11-13). The fields provide a well-tended and pleasant green space in views from Station Road.

There are several small alleys and yards leading off the main streets in the centre of Holt (Views 14-17). The entrances to these come as a pleasant surprise to viewers walking through the town, often with attractive metal arches over and providing enticing glimpses of buildings, shops and businesses within.

In contrast to the busy shopping streets of the centre, Letheringsett Road provides an enclosed leafy view, particularly for those entering the town from the north, before opening up to the space around Obelisk Plain (View 18). There are also green views of the small area of woodland, called Little Hills or Horn Pits, on the north side of Letheringsett Road (View 19).

The town centre is fairly self-contained with little direct visual connection to the surrounding landscape. To the west of the town there are, however, some opportunities to see out to the green spaces beyond. From the small close to the south of the Methodist Church, off the west side of Norwich Road, there are views over fields which slope down to the Spout Hills area, with trees lining boundaries and forming small plantations (View 20). From the area around the former gas works off Letheringsett Road, there are also views across to Spout Hills, including trees, open fields and ponds (Views 21-22).

There are limited views looking away from the town to the south are less positive. Station Road and Norwich Road both connect with the A148 by-pass, with views across the by-pass to a modern housing estate, and in the case of Norwich Road, a roundabout and some indifferently maintained buildings (View 23).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

### View 01

View looking west on the High Street, giving a general impression of the retail streetscape.



### View 02

View looking west on the High Street, giving a general impression of the retail streetscape.



### View 03

View looking east along the Market Place, giving a general impression of the retail streetscape.



### View 04

View looking west along the High Street, giving a general impression of the retail streetscape.



View 05

View looking along Gun Hill, showing one of the narrower retail streets in the centre of Holt.



View 06

View looking west over the open Market Place.



View 07

View looking north along White Lion Street, giving a general impression of the retail streetscape.



View 08

View of the open Market Place, with the War Memorial and Old School House as focal points.



### View 09

View of Obelisk Pan with the Methodist Church as a focal point.



### View 10

View of Obelisk Plain looking north, where the streetscape is more open and the obelisk and fountain/lamppost provide focal points.



### View 11

View of the tower of St. Andrew's Church through the churchyard.



### View 12

View looking north over playing fields to St. Andrew's Church.



### View 13

View looking south over playing fields to St. Andrew's Church.



### View 14

View looking along the narrow lane of Gun Hill between Shirehall Plain and the Market Place.



### View 15

View looking into Hooper's Yard.



### View 16

View looking into Franklyn's Yard.



### View 17

Glimpsed view to cottages on Weston Square.



### View 18

View south on Letheringsett Road, entering the town with a leafy enclosed feeling.



### View 19

View of the wooded area on the north side of Letheringsett Road.



### View 20

View looking over fields from the close off the west side of Norwich Road.



### View 21

View west to ponds at Spout Hills.



### View 22

View west over fields to the Spout Hills area.



### View 23

Unattractive view looking southwards out of the Conservation Area to the roundabout and pedestrian tunnel where the A148 meets the B1149.



## 4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

### 4.3.1 Street/Plot Patterns and Interrelationship of Spaces

The original village was centred round the parish church. After the fire of 1708, the focus for rebuilding became the Market Place. The new centre was a rectangular area created by Market Place, Bull Street, White Lion Street and Shirehall Plain; there was also some linear development, following the High Street away to the west. The market was moved at some point from this location to an area behind the Feathers Hotel but is still remembered in its old location by road names such as Fish Hill and Bull Street. Today the Market Place is reduced in size, as houses/shops were built on the north side (Fish Hill area), probably on the site of former market stalls, which would account for the irregular arrangement of buildings. The east end of the Market Place is a key junction and is now the site of the town's war memorial, which creates a focal point in a wider area of the streetscape. Just as Market Place begins the main thoroughfare through the town at the west end, Obelisk Plain closes it at the west end.

Like Market Place, Obelisk Plain has no specialised role, but its importance as one of the gateways to the town centre is marked by two historic features, the cast iron fountain/street lamp 'Blind Sam' (so called by locals as it did not work well and therefore was not often lit), and a milestone believed to be a seventeenth century

gatepost from Melton Constable Hall. There is a small open area where Market Place and High Street meet; it serves no particular purpose but is a pleasant space which punctuates and adds variety to the main street of the town. To the north of this is the open area of Shirehall Plain, with Byfords (Nos. 1-3), a particularly attractive row of houses on the west side.

During the early to mid-Victorian periods, development was primarily linear, following the line of roads leading to the centre, particularly New Street and Albert Street. Twentieth century housing has occupied the spaces left by the Victorians, infilling the areas between the roads, and expanding into the fields to the south and south-east. This has resulted in the town having a rectilinear 'L' shaped plan.

For most its history the growth of Holt was gradual and its historic architecture was retained and re-used, rather than being threatened by any large scale development. As a consequence, the general character of the centre remains very much that of a late-Georgian market town with two and occasionally three-storey buildings. Most buildings are on narrow plots leading back from the street.

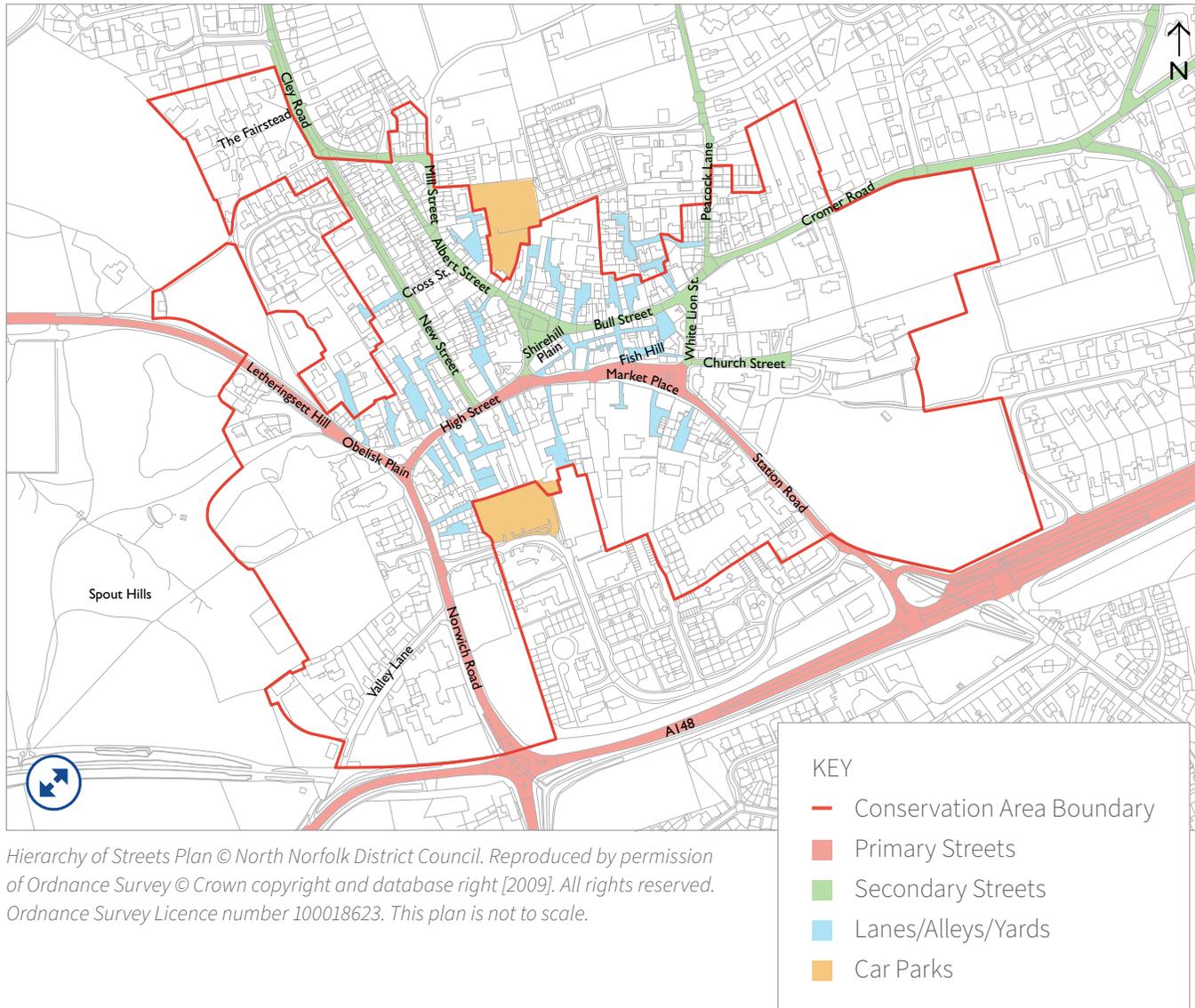
One of the most significant changes to the centre has been the construction of a large Budgens store and car park on the south side of High Street/Market Place. This is a visual intrusion into what is otherwise a small-scale

and relatively homogeneous town centre. The other car park in the town is located off Albert Street beside Chapel Yard.

One key feature of the street pattern in Holt is the numerous small lanes, alleys and yards leading off the main streets. These narrow lanes have a feeling of enclosure which contrasts with the wide open spaces of the Market Place or Obelisk Plain. Some of the alleys and yards have historic or modern rows or groups of cottages on them, while others have been converted into small shopping arcades. Several of these have been done well and are pleasant enclaves within the town centre. Chapel Yard is more open than most of these alleys/yards, with a roughly triangular shape and open space to the south and east for the Albert Street car park. Lees yard to the east of this also opens up into a wide yard area.

Between the Market Place and Bull Street, there are several very narrow alleys which allow small, enclosed glimpses through to other buildings. Bull Court to the west end and Fish Hill to the east are relatively well established, while other alleys have the rear of buildings facing them and can feel like unattractive back yard areas.

There are wider open green spaces within the town, which are discussed in [Section 4.3.4](#).



Hierarchy of Streets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Pleasant enclosed character of Hooper's Yard



More open character of Chapel Yard

### 4.3.2 Boundary Treatments

As buildings are positioned close together and up against the pavements on the main commercial streets in the town centre, there are few boundary treatments present. On the roads branching out from the centre, however, there are boundary walls and some hedges. Walls are either low to mid-height where they are located around front gardens, while others are a tall height. Most are either red brick, flint or a combination of the two. Occasionally gault brick is used, such as at the former Wesleyan Chapel, and at the Methodist Church bricks are used in a polychrome pattern in the boundary wall. Some of the walls are quite substantial and run for long lengths around historic properties, such as the large house at No. 3 Obelisk Plain.

There are several low walls which are topped with decorative metal railings. Post holes in stones to the south of the Old School House also indicate there were formerly railings enclosing small areas here, though the railings have been lost. Hedges are more prevalent to the east around playing fields. Trees also help to define boundaries in some places, sitting in rows behind walls.



Boundary Treatments Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

## Boundary Treatments







### 4.3.3 Public Realm

#### Surfaces and Road Markings

All the roads within the Conservation Area are tarmac. At the junctions around Obelisk Plain, White Lion Street/Bull Street, and at the Market Place this does lead to some large expanse of utilitarian tarmac. Road markings are standard yellow and white lines which again are municipal in character. Parking is provided at the sides of many roads, which intrudes on the character of the spaces.

Pavements are also often tarmac, particularly on the roads leading away from the town centre. On the High Street and Market Place the pavements are typically concrete paving slabs. Some have Victorian granite kerb stones, such as on New Street, Bull Street, Shirehall Plain, Church Lane, around the Old School House, Cromer Road and on the south side of Obelisk Plain. Several of the narrower roads or those on the periphery of the town centre, such as Bull Street and Albert Road, have no pavements. Road markings are sometimes used to mark out pedestrian walkways, albeit in a utilitarian manner.

Alleys and yards have brickweave or granite sett surfaces or are gravelled which gives a softer appearance. Occasionally, bound gravel is used. There are flint cobbles used to edge roads in some places or along pavements to create visual interest.



Granite kerb stones, granite setts and brick pavers on New Road, with double yellow lines



Yellow lines denoting pedestrian walkways where there are no pavements



Gravel to a yard



Bound gravel to Hooper's Yard



Bricksetts to Appleyard



Cobbled areas to the pavements on Norwich Road



Large expanses of tarmac with road markings at the Market Place



Large areas of tarmac and cobbled areas on White Lion Street

## Signage

There are a few different types of signage within the Conservation Area: modern road signs, street signage, traditional style finger post signs, interpretation boards and some decorative signage.

Modern metal road signs are used throughout the town, particularly at junctions. They are generally not too large but are often placed where they intrude on views on heritage features, such as the fountain/lamppost on Obelisk Plain, or are cluttered. Street signs are either metal plaques affixed to the side of buildings or modern signs set between two black posts.

A few finger post signs are used for pedestrian orientation. They are traditional in style, in cast iron painted black and gold. They are a pleasant feature of the streetscape.

There are a small number of interpretation boards in the town. One in Appleyard is relatively recent and of good quality. It has been produced by the Holt Society and gives information in a subtle green and white colour scheme on the history of Holt. On Shirehall Plain there is a timber signboard, erected in 2008, with information on the Great Fire of Holt. The timber frame is in relatively good condition but the information board itself is faded and difficult to read.

The town sign sits outside Barclays Bank on the High Street. It features a carved timber name with an owl perched on top of a tree. The sign also gives some history of the town, telling the legend of the Holt Owl who was captured by local men and later escaped from the Town Pound where it had been placed.

An historic metal signpost sits outside the Old School House. It is cast iron, painted in black and white, with a crossbar at the top, though no signs hang from this at present.



The Holt town sign



Road signs at the junction of the High Street and Norwich Road



Good quality Holt Society interpretation sign in Appleyard



Black and white metal street sign affixed to a building



Street sign between two posts



Modern road signage obscuring the Victorian fountain/lamppost



Traditional style finger post sign



Street sign affixed to a wall



Interpretation board on Shirehall Plain



Metal signpost outside the Old School House



### Archways to Yards

Decorative metal archways have become an attractive feature at the entrances to the retail yards that have been established around the town. These often feature the name of the yard in the arch and some have lamps attached to the top of the piers.

### Examples of archways to yards



### Street Furniture

Street furniture is varied across the Conservation Area. Some is of reasonable quality. However, there is a general ad-hoc feeling to the public realm features and they are somewhat uninspiring.

Pedestrian crossings on Norwich Road and the High Street have standard traffic lights, road markings and utilitarian stainless steel railings.

There are a few different designs of bollards. The best are traditional in style and in metal painted black and with gold detailing. There are some plastic examples on Albert Street which are quite utilitarian and some concrete examples of Fish Hill are unattractive, with peeling paint.



Traffic lights and basic metal railings on Norwich Road



Traffic lights and basic metal railings on the High Street



Metal bollards in a traditional style



Unattractive concrete bollards on Fish Hill

Public bins are generally in black and gold and a Victoriana style. This is presumably meant to blend in with the other traditional style public realm features but because they are made out of plastic they are less successful in their design and feel quite municipal.

There are several large plant pots positioned at various points throughout the town centre, such as outside Barclays Bank or on White Lion Street. There are various different designs, some in metal but most in terracotta coloured plastic. While they introduce some welcome greenery and flowers into the streetscape, the planters themselves are not co-ordinated in their designs and are somewhat bland.

Traditional post boxes are located in the Conservation Area, providing an attractive historic feature in the traditional bright red, which livens streetscapes.



*Benches, planters and bins on White Lion Street*



*Plastic planter, bin and cluttered signage*



*Post box on New Street*



*Post box on the High Street*

There are various benches throughout the town centre, of varying designs. Most are timber in a traditional style. A more unusual metal bench is located in the Methodist Memorial Garden, which has soldiers and red painted poppies, commemorating the First World War. There are more basic post and plank benches in the Horn Pits area of woodland to the west of the town centre. Generally, there is a lack of co-ordination in the bench designs in the town centre, adding to a lack of cohesion in the streetscape.

The main bus shelter in Holt is located outside the Old School House. This brick structure is well built and has a feature clock turret. It was built to commemorate the Millennium. The only downside to the structure is that it is fairly large and blocks the view of the Old School House somewhat.



Simple timber bench in the Horn Pits area



Bench in the Market Place



Bench in the churchyard



Benches in the Methodist Memorial Garden



Holt Town Bus Shelter built to commemorate the Millennium

### Hard Landscaped Areas

Today there is no definitive public open space within the town centre of Holt. The Market Place, no longer in use, is now a wide area of road. There are small pockets of hard landscaped area around the town centre but these do not have a particularly distinctive character.

The War Memorial and Obelisk Plane are the most distinctive townscape areas. The War Memorial sits in an area of flint cobbled surfacing, with a flagpole in front of it. However, it is marooned in the centre of the surrounding roads. The landscaping around the fountain/lamppost and milestone on Obelisk Plane is also fairly basic, with brickweave, modern metal planters, timber and metal benches and a plastic bin. There are also modern road signs and again this area is surrounded by roads and a utilitarian car park.

Outside the Barclays bank on the High Street, on the west side of White Lion Street and on Gunn Hill are small areas where some effort has been made to create public space with the addition of benches and planters. These do add some interest but are rather lacklustre. Overall there is no clearly defined and attractive area of public realm within the town centre.



*Benches and planters outside Barclays on the High Street*



*Hard landscaped area on Obelisk Plane*



*Bench and planters on Gunn Hill*

## Lighting

Generally, the street lighting in Holt consists of fairly basic stainless steel modern lampposts, sometimes painted black, which are utilitarian and spoil the setting of the Conservation Area and adjacent listed buildings/features. There are a few examples of modern lampposts in a traditional style, made of cast iron, in Appleyard, which make a positive contribution to the setting. At the churchyard there is one historic lamp sited on the southern gate pier, which is an attractive features.



*Traditional style lampposts in Appleyard*



*Historic lamp on the gate pier to the churchyard*



*Modern lamppost on the High Street*

### Telegraph poles

Telegraph poles are located on some streets in the Conservation Area. The High Street and Market Place are free of them but on some side streets there are poles with a proliferation of wires which does impact to a degree on the setting of the neighbouring historic buildings.

### Public Monuments and Art

There are a few pieces of public art or monuments within the Conservation Area which add interest to it and provide focal points. The War Memorial and fountain/lamppost and obelisk on Obelisk Plane are the key features, providing markers which define either end of the principal commercial streets of Holt.

Additionally, the town sign is located on the High Street, outside Barclays, which is a timber carved sign depicting the Holt Owl. A ceramic tiled plaque commemorating the Great Fire of Holt in 1708, made by Holt Primary School for Norfolk Country Cottages and Holiday Services, depicts buildings in the town and the market place, on the outside of their offices on Albert Street. The Holt Domesday Slate, originally carved for an exhibition in Cley churchyard in 2014 and containing details of the town from the Domesday Book of 1086, was purchased after a fundraising campaign by the Holt Society and was placed in the Memorial Gardens in 2016.

A reclining lion statue on a front wall outside No. 33 High Street is an interesting addition outside this building, which itself has a slightly eccentric character.

The Holt Owl Trail, a walking route around the town taking in a tour of notable buildings and features, is marked with plaques set in the pavements depicting an owl and noting the location. These add some interest to the streetscape.



Great Fire of Holt ceramic plaque on Albert Street



Example of a Holt Owl Trail plaque



The War Memorial



The Obelisk and fountain/lamppost on Obelisk Plane

#### 4.3.4 Green spaces, Trees and Vegetation

Two green spaces within the town centre which might serve as informal meeting places in which to rest and socialise are the churchyard or the Methodist Memorial Garden on Albert Street. While these are peaceful and attractive areas, they are also set well away from the commercial heart of Holt. The former is a small walled garden, with grass, planted areas and a few small trees. There are several memorial benches and the Holt Domesday Slate. Old gravestones are placed around the edge of the garden. The churchyard is a pleasant leafy space, with several large trees and grass between the historic gravestones. Spring bulbs also enliven the area.

On the east and west sides of the town are green open spaces which have a primarily recreational use. The grass playing fields on the east side are private, belonging to Gresham’s school. They provide an open and attractive setting for those entering the town from this side, as well as providing an attractive open setting and views to St. Andrew’s Church.

To the west, Little Hills, or Horn Pits, on the east side of the Letheringsett Hill road is a small woodland area included within the Conservation Area. It is open to the public and part of it is given over to recreational uses, with a cleared area including seats at the north end and footpaths running through the trees. Like the open spaces to the east, it creates an attractive entranceway to the town.

Within the centre of the town the density of building means that there are no green spaces. However, on the peripheries on the Conservation Area, private front gardens, though usually small, do make a contribution of greenery to the area. These are often bound by low walls, fences or hedges, with shrubs or small trees within the gardens. On The Fairhaven, gardens are more generous, with lawns surrounded by hedges. On Norwich Road the modern houses on the west side also have wide grass verges in front to create a more open setting.

Trees make a significant contribution on the outskirts of the town. On Norwich Road and Letheringsett Hill there are many large, mature trees lining both sides of the street. Cromer Road also have a few larger trees and Station Road has several on both sides, with a substantial hedge bounding much of the playing field adjacent. There are a few scattered trees in the town centre, such as one on White Lion Street and some in Appleyard and Lees Yard.

Trees within the Conservation Area are protected and prior notice is required for any works to them.



Methodist Memorial Garden



The churchyard



*Playing fields of Gresham's School*



*Horn Pits adjacent to Letheringsett Road*



*Mature trees on Norwich Road*



*Mature tree in Appleyard*



KEY

- Conservation Area Boundary
- Hedges
- Trees
- Green Space

Green Spaces, Trees and Vegetation Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



## 4.4 ARCHITECTURE

### 4.4.1 Materials

Holt differs from other towns in the vicinity in having been almost completely rebuilt in the eighteenth century. Therefore, while the typical North Norfolk combination of flint with red brick dressings is wide spread, there is also a greater use of other materials than in the vernacular local villages. Red brick, and to a slightly lesser extent gault brick, are often used over whole facades. Shaped red bricks are sometimes used for architectural details such as string courses and hood moulds, for example on the Old School House. Brick is also used to create decorative details, such as dentilled cornices.

Grander buildings tend to have a brick frontage, using better quality brick, with flint or poorer quality brick in rougher courses to the sides and rear. A few of the grandest buildings were entirely of brick, such as Hanworth House or Hill House. Brickwork from this period uses Flemish bond.

Where brick and flint are used it is often neater and more formal in appearance than is typical in the local area, with more carefully laid rows of smaller flint pebbles. Sometimes red brick is used as a material to create patterns within the flint walls, such as providing a date or diamond patterns.

There are several rendered buildings, particularly on the High Street and Market Place. This may have been done historically to hide less desirable materials, such as flint cobbles, to give a fashionable smooth stone-like appearance. Usually render is painted in neutral colours but there are some slightly brighter examples, such as blue or yellow, though none which are overly garish.

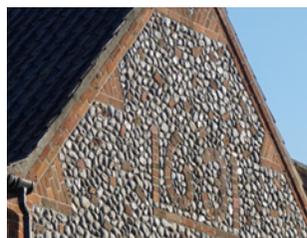
There are a small number of buildings or structures which use some stone. These are on buildings which are higher in status, such as St. Andrew's Church or the War Memorial, which reflects the higher status of these buildings through the use of an expensive non-local building material. The flintwork on the church is also unusual in the town in being knapped, again reflecting a more labour-intensive building process for this higher status building.

There are a few other unusual building materials in the town. Hung tiles are used on a small number of houses on Cromer Road which date from the early twentieth century; this reflects the Edwardian style popular at the time. Timber framing is used on a handful of buildings, such as No.15 Market Place and the rear of No.8 Fish Hill. Timber cladding has been used on a small number of twenty-first century houses, such as Morston House on Jacob's Place. This introduces an unusual material for the Conservation Area but one which has so far only been used sensitively in discreet locations.

A number of buildings within the Conservation Area have plaques with house/building names and dates inscribed in them. These are an interesting historical record and add interest to facades. These are often in stone.

Clay pantiles are the typical roofing material, with many glazed in black. Slate is also used, though to a lesser extent as it was more expensive. There are a small number of examples where slates are shaped to create a fish-scale pattern. The roof of St. Andrew's Church is mainly lead with a red tile chancel.

### Walls Palette



## Roofs Palette



## Plaques



### 4.4.2 Building Types and design

The two main types of building in Holt are commercial buildings and residential buildings. The heart of the town is comprised of the latter, which include shops, estate agents', banks, cafes, public houses, and fast food outlets. They include purpose built shops on the main streets, with converted outbuildings or new builds on lanes to the rear of the main streets.

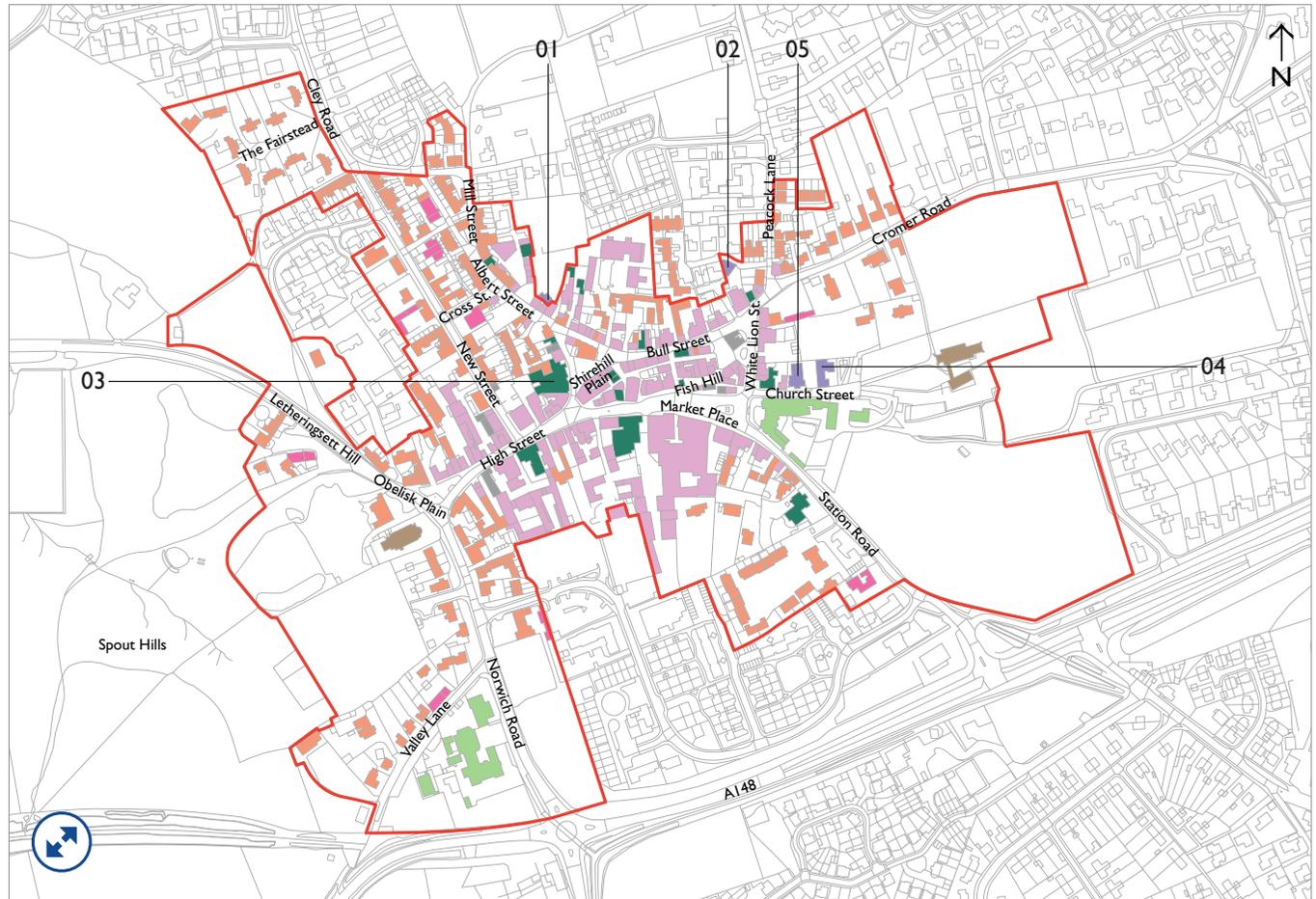
Residential buildings are located on the surrounding streets, with houses ranging from quite large and up-market to small cottages. There are a few buildings which started life as one use and have been converted into residential use, such as chapels, stables and a school.

Other uses within the Conservation Area include Gresham's School and the local primary school, St. Andrew's Church and the Methodist Church, and a few unique uses such as the library or church hall.

Building uses are shown on the plan adjacent and described in more detail below.

**KEY**

- Conservation Area Boundary
- Commercial
- Café/Public House/Restaurant/Takeaway
- Residential
- Residential: Converted
- Place of Worship
- School
- Other
- Vacant
- 01 Public WC
- 02 Post Office Despatch Building
- 03 Hotel as well as Café/Deli
- 04 Library
- 05 Church Hall



Plan showing types of buildings in the Holt Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

### Commercial: Main Streets

Shops and businesses are located on the central streets of Holt: the High Street, Market Place, White Lion Street, Bull Street, Shirehall Plane and on numerous lanes and alleys off these. On the main streets buildings with businesses in them are usually two storeys, though some have attics denoted by dormer windows and there are a few three storey buildings. Shops are located on the ground floor, with the rooms on the upper floors either used as ancillary spaces for the shops, offices or residential use. There are a good mix of businesses, from gift shops, food shops, cafes, banks, estate agents', public houses and a few offices for firms such as solicitors.

There are few architectural references pre-1708 in the Conservation Area. Cottages in Chapel Yard and Nos. 1, 3, and 5 Shirehall Plain (now Byfords) are thought to have survived and the 1708 fire and may date from around 1550, though the Chapel yard buildings were refaced in the Victorian period so no earlier detail is visible externally. The façade of Byfords is flint with alternate red brick headers, creating a chequer pattern; a walling technique more common on buildings earlier than the Georgian period. The original windows would have been casements but most of these have been replaced with Georgian sashes. However, two small leaded windows survive with brick surrounds that date to the sixteenth century. One has a small triangular pediment above which shows an early influence of the Classical style.



*Flint and brick chequer pattern and small sixteenth century window on Byfords, Shirehall Plain*



The Georgian style is prevalent on the main streets, reflected in elegant proportions to facades and sash windows. In general, these buildings have a simple traditional outline and, where space permitted, a symmetrical arrangement of the sash windows and door derived from polite architecture. The Georgian style made the entrance a focal point, though the later addition of shop fronts has eroded this feature on many buildings.

Buildings have gable end or hipped roofs with either red clay or black glazed pantiles to the roofs. Most roofs have shallow eaves but there are a few that are deeper and have dentilled or bracketed detailing. There are some brick chimneys remaining but many have been lost.

Walls are either red or gault brick, or rendered and painted in subtle shades of different colours. Most render is smooth but there are a small number which have rough or pebbledash render. Occasionally brickwork has been painted. Even less frequently, flint is used, sometimes on side walls with front elevations in more polite brick, though Byfords on Shirehall Plane has a brick and flint front elevation. Detail is used sparingly but gracefully, with brick used to create string courses, quoins cornices and gauged brick lintels.



*Red and brown brick to a Georgian building on the High Street, with sash windows, Classical doorcase and later inserted shop front. This building is likely to be amongst the earlier buildings to be reconstructed after the 1708 fire*



*Georgian building on the High Street, with painted brick and large ground floor windows instead of shop fronts*



*Shops on the High Street set in an elegant Georgian building*



*Shops in the Market Place*

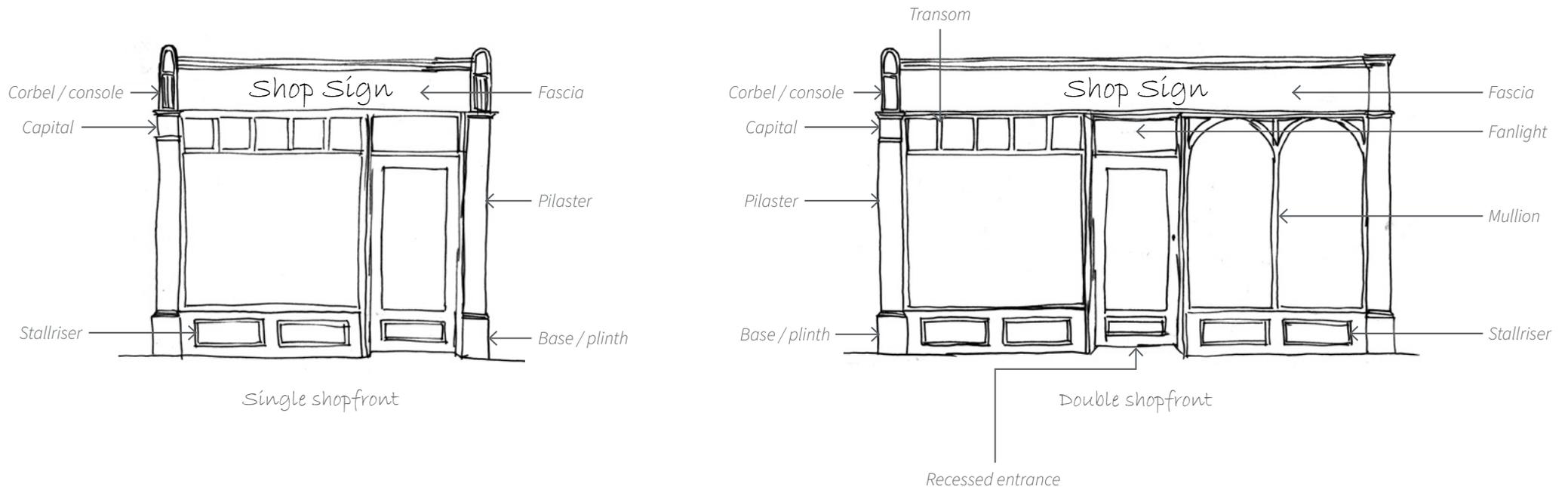
Windows are regularly spaced and mainly found on the upper floors (the ground floors being taken up by shop fronts) and are typically six-over-six or eight-over-eight timber sash windows painted white. Where not incorporated into shop fronts, doors are often centrally placed, with surrounds featuring Classical details such as pilasters and pediments. The doors themselves are solid timber with panels and a fanlight over.

Most shop fronts are likely to have been added from the nineteenth century onwards. These are generally good quality historic or modern reproductions of traditional

shop fronts. They are built with timber frames, with either central doors or doors set to one side on smaller buildings, often set back in a recessed porch. Shop doors usually have glazing set in timber frames.

The glazing is typically surrounded by pilasters on either side, with a fascia above containing the shop sign and a stall riser below the window. Some of these can be elaborate, like the Ionic columns to Gun Hill (Nos. 11-13 Market Place), which are probably from around the 1830s (or possibly later as fashionable styles may have

taken longer to reach provincial towns like Holt). On larger shop fronts the glazing is broken up with timber mullions. Some have elegant decorative mullions creating patterned glazing. A few have elegant bay windows set either side of the door. These, plus those whose shop windows have small panes of glazing, can usually be identified as earlier examples of shop fronts from the late-eighteenth/early-nineteenth century, while those with larger panes of glazing and shop front surrounds and fascias are typically later in date. Shop fronts are painted in a variety of colours in subtle shades.



Some businesses, such as estate agents, or public houses do not have shop fronts but instead have larger ground floor windows or, in the case of the King's Head, a curved double bay window to draw attention to the services within the building.

There are some examples of poor shop fronts and signage which are discussed in more detail in section 7.4.

Shop signage is generally provided within the fascia boards above the shop window. Most signage within the Conservation Area is good quality (though poor quality examples are also discussed in section 7.4). Painted lettering is the most traditional form, though

individually applied letting is also appropriate. Both methods have also been used successfully when there are no shop fronts and lettering is painted or applied directly onto the wall of the building, such as the painted lettering for the King's Head and the applied lettering for Hayes & Storr Solicitors. The brass name plate of the solicitors firm who formerly occupied No.15 Market Place is a unique feature in the Conservation Area and a fine addition to the façade. The fascia of No.3 Market Place has an unusual pediment above the door which contains a barometer, a reminder that, historically, poor weather would have affected crops and therefore the local economy. The clock on the wall above is also an interesting historic feature.



*Brass name plate for solicitors' firm who used to occupy No. 15 Market Place*

Canopies are used above some shop fronts. Retractable canvas (not a PVC type material) canopies that are flat in appearance when open and which can be rolled back so they are not visible when not in use are the most appropriate. These can be seen in some of the historic photographs in section 3. Curved Dutch canopies are less appropriate as they are not historically accurate and typically still visible when retracted.

Hanging shop signs are not common in Holt but there are a few examples set on metal brackets. These are typically quite discreet and a good alternative when there is no shop front where a fascia can be used to advertise the business. One notable example that is highly decorative is the sign for the former White Lion which has an elaborate wrought iron bracket and a painted metal sign depicting a white lion on a red shield.



*Georgian Shop front with elegant bay windows. Applied lettering to the frontage is a good alternative when a fascia is not available*



*White Lion pub sign*



*The King's Head with painted lettering and hanging sign*



*Richard Scott Antiques on the High Street*

There are a few exceptions to the typical characteristics for commercial buildings on the main streets of the town centre. No. 33 High Street has an unusual gable end facing the street which uses patterned red and gault brick to form arches and a roundel window. It also features small pinnacles (though two of these are broken). Richard Scott Antiques, dating from the eighteenth/early-nineteenth century, is also on the High Street. It is only one and a half storeys, with a pedimented front elevation. The shop is an example of an early form of shop front where domestic style windows were used before the development of the shop front as we know it today.

No.15 Market Place is late-Victorian or Edwardian, contrasting with the surrounding Georgian style. It is a narrow building with stone to the ground floor, forming the shop window, and half-timbering to the upper floor with a central gable. It was originally designed as a bank and similar bank buildings can be found in Cromer and Sheringham.

The former post office on the corner of Bull Street and Cromer Road dates from the Inter-War period, probably designed by the Architect's Department, Ministry of Works, and is single storey with Flemish gables at either end of the pitched roof. The windows are sashes (though with an element of adaptation over time) and the door (not original) is set in a stone architrave.

One of the Bakers and Larners shops on the south side of the Market Place appears to have been rebuilt, or part rebuilt, in 1977 according to a date stone. The date '1631' picked out in brick and flint on the side of the building is the date of the wall, which supposedly survived the 1708 fire but appears much rebuilt. It is well done in a traditional style, in brick with sash windows and a traditional timber shop front.

There are a few unsympathetic buildings from the mid-late-twentieth century which detract from the character of the Conservation Area. These are typically bland and boxy in design with little reference to their historic context. Barclays Bank is the key example. Starlings is also modern, with the upper storey rather bland, though the shop front on the ground floor is a successful modern recreation of a traditional design. There are also two single storey shops on White Lion Street/Cromer Road which are out-of-character in terms of their scale. See Section 7.3 for more details.

Some of the historic shops have extensions to the rear. In some cases, such as behind Bakers and Larners, these are quite large and have eroded the historic grain of the small lanes and alleys behind buildings. However, these extensions are generally not visible from the main streets so are not visually intrusive.



*No. 33 High Street with unusual patterned brickwork*



*No.15 Market Place*



Barclays Bank, an unsympathetic building in the Conservation Area



Starlings, a modern building with bland upper floor but good quality reproduction shop front on the ground floor



Section of Bakers and Larners on the Market Place, rebuilt in 1977



The former post office

Shop Fronts



Shop Fronts (cont.)



### Shop Fronts (cont.)



### Commercial: Lanes and Alleys

On the lanes between the Market Place and Gunn Hill (e.g. Fish Hill), as well as on Shirehall Plane leading onto Albert street, there are more shops. These have similar characteristics as those on the main streets but are typically smaller in scale.

However, on the yards leading off the main streets, retail spaces have been created within existing outbuildings, which are again smaller in scale than the commercial buildings on the main streets. Chapel Yard and Hooper's Yard are two examples. In both vernacular buildings, such as stores and outbuildings have been converted with the sensitive addition of doors and windows. Typically, these do not have tradition shop fronts, though a few are used in Chapel Yard. These buildings are constructed in red brick and flint.

Alternatively, such as in the case of Appleyard or Franklyn's Yard, new buildings have been constructed for retail use. Usually these are traditional in design, utilising red brick and flint, with some render, to reflect the typical materials of the historic buildings to the rear of the main streets.



*Small shops on Gunn Hill*



*Historic buildings converted into shops on Chapel Yard*



Converted outbuildings on Hooper's Yard



Modern shops on Appleyard



Modern shops on Franklyn's Yard

### Residential

Houses (including those converted to holiday lets) are mainly located on the streets leading out of the town centre. There is the very occasional residence set between shops on the main streets but these are few and far between. Houses closer to the town centre were constructed as part of the eighteenth century rebuild of the town after the 1708 fire, so are Georgian in style, while further out there are some Victorian and Edwardian houses, as well as some modern houses.

Most of the Georgian houses share similar characteristics to the commercial buildings in the town centre, except without added shop fronts: they are typically two storey, sometimes with attic dormers, with pitched or hipped pantile roofs, in brick or render, with sash windows and Classical doorcases. Usually they are set in short terraces, with few being fully detached. Most are around three bays wide, though there are some smaller examples and some larger. One of the largest is Hill House on Letheringsett Hill, which is a detached house set behind a high flint and brick wall. The red brick building is five bays wide and has larger proportions than most houses in the town.

Larger Georgian Houses



*Larger Georgian Houses (cont.)*



There are smaller eighteenth century houses located on side streets and yards behind the main streets. These are either converted historic buildings or small modern housing developments. They have similar architectural details but are smaller in proportion and have a more vernacular character, for example using flint instead of brick and having casement windows instead of sashes. There are a small number of cases where interesting metal framed window with Gothic tracery are used on these cottages, such as on Station Road.

Nos. 5-19 Albert Street are a slightly unusual example of a coherently designed terrace of early-nineteenth century houses, with neat small flint pebbles used as the main wall material. They have a regular rhythm of blind and sash windows, with timber doors with the upper third glazed (though some of these have been replaced). Another apparently planned terrace of houses, possible built as almshouses, are located off New Street. The houses feature unusual and attractive ogee shaped architraves.

Smaller Georgian Houses



A few Victorian cottages can be found towards the edges of the Conservation Area and on Weston Square, an in-fill development off Albert Street. These are generally small in scale, sometimes set in short terraced rows. They are red brick or a mixture of red brick and flint. They also had sash or casement windows, though often have been replaced with uPVC. Victorian sash windows typically had fewer glazing bars than the multi-paned Georgian sash windows, so one-over-one or two-over-two panes were usual.



*Victorian cottages from 1882 on Weston Square*



*Victorian cottages on New Street*



*Victorian cottages on Cromer Road*

There are also a small number of Edwardian buildings in the Conservation Area. These demonstrate some characteristics of the Arts and Crafts style, with asymmetrical facades, hung tiles and bay windows, though Georgian/Victorian features also still remain such as sash windows and timber panelled doors. The Fairstead is an unusual example of a small planned estate in the town, dating from c1921. These are a series of semi-detached houses in brick and flint, with sweeping pantile roofs. Diamond and zig-zag details are picked out in brick amongst the flintwork. The houses have a main range with recessed side wings. They are set on a cul-de-sac with generous front and rear gardens, which reflect the principles of the Garden City movement.



*Edwardian houses off Peacock Lane*



*Houses on The Fairstead*



*Edwardian house on Cromer Road*

Modern housing from the mid-late twentieth century and the twenty-first century have been constructed on gap or in-fill sites within the Conservation Area. There are several on Norwich Road and Valley Lane, Jacob's Place, Norman Cockaday Court, the Beeches and a few individual or small groups of houses interspersed throughout the town.

Small housing developments from the twentieth century are traditional in design, replicating Georgian or Victorian features, such as Classical doorcases or casement windows, to help blend in with the townscape. Often though the designs lack the interesting detailing of the original historic buildings in the town. Nonetheless these buildings are inoffensive and do not harm the character of the Conservation Area. Newer housing is more modern in style, with relatively sleek lines. Traditional materials are used, such as flint and brick, but these are combined with other materials such as timber cladding, glazing and grey framed windows to complement the character of the Conservation Area but also contribute to the varied detailing and evolution of styles within the town.



*Twentieth century housing on Norwich Road*



*Twentieth century housing on Norman Cockaday Court*



*Morston House on Jacob's Place*

## Residential Conversions

There are a few buildings which have been converted from their original use to become houses. On Valley Lane is a converted barn; evidence of the rural activities which took place on the peripheries of the town in the past. The barn is a typical two storey structure of flint with red brick dressings. It features a central opening, now filled in with rather heavy handed glazing, which once formed the large door opening to the threshing floor within. Brick ventilation panels either side are evidence of the air circulation needed to keep grain well ventilated. The house still retains its agricultural appearance and is an uncommon building within Holt.

There are a few examples of outbuildings or stables that have been converted into residential use, such as behind the former White Lion public house and behind Nos. 41-43 Norwich Road. These are marked on the Building Types plan, though there may be more which were not publicly visible during the survey. These buildings have the same agricultural feel as the barn above, retaining their smaller scale and vernacular design. Windows and doors have generally been inserted sensitively, sometimes using stable style doors.

On Station Road is the former police station. It is a red brick building, part rendered on the side elevation, and domestic in character so very suitable for adaptation to residential use. There are two simple arched doorways and several sash windows on the south façade.

On Albert Street is the former Corn Hall; in fact, until the early-twentieth century Albert Street was known as Corn Hall Street. Before this, the building had been called Oddfellows' Hall and may have started life as a Calvinist Chapel. As a corn hall it would have been a place for merchants to trade grain. No.33 Albert Street appears to have been the entrance to the hall, though was converted to residential use earlier than the hall itself, which until recently was an antiques warehouse. The south end of No. 33 has an impressive frontage with a gabled end and patterned red and gault brick. Six arched openings form elegant windows and a central entrance. The hall behind is simpler in design, with a taller height and tall windows to light the space. This part of the building uses flint with gault brick dressings. A domestic door and porch have been added to the east façade.



*Converted barn on Valley Lane*



*Converted outbuildings/stables off New Street*



*Converted outbuilding on Lees Yard*



*Converted Police Station on Station Road*



*Converted Corn Hall on Albert Street*

### Places of Worship

St. Andrew's Church is the principle place of worship in the town. It dates from the fourteenth century, though much restored in the 1860s, it displays typical characteristics of medieval churches. The square tower is buttressed, with pointed arched main door and traceried windows. The side aisles, clerestory and east end also feature traceried, stained glass windows. The church uses the local material of flint but this is embellished with limestone dressings. The church is a landmark building within the town.

To the south is a modern meeting room extension, built in 2013 and used for events exhibitions and school/community groups. The structure is connected to the church with a glazed walkway. The main part of the

extension has a dramatic sweeping curve to the roof which is an interesting feature in views from the south. The use of flint and stone for the construction material complements the materiality of the church, as does the grey metal clad roof which mirrors the colouring of the lead roof of the church.

Holt Methodist Church is another landmark building in the town, set at the west end of the High Street as a prominent focal point on Obelisk Plain. The church was built in 1862 by Thomas Jekyll of Norwich in the Gothic Revival style. The eastern apse faces the road, with a distinctive hexagonal design and hexagonal turret beyond. The building uses knapped flint, with extensive gault and red brick decorative details, with stone for window tracery, to create a lively polychrome appearance.

On New Street the former Wesleyan Chapel, dating from 1838, has been sensitively converted into a house. The solid looking building takes the form of a large hall rather than a church with nave, aisles and chancel. It is two storeys, in gault brick with flint to the side and rear elevations. The Georgian style is utilised, with pilasters flanking the main elevation and a grand Classical doorcase. Brick is used to create details such as hood moulds and string courses. Two plaques on the front elevation state: 'Wesleyan Chapel 1838' and 'Built 1838 Restored 1893'. The windows on the main façade are arched and feature leaded stained glass.

Another former chapel, now converted to shops, sits on Albert Street, at the entrance to Chapel Yard. Its façade facing the street has a gable end with two tall windows, though part filled in, and a shop front inserted where the door used to be. Its polychrome brickwork is similar to other chapels/halls of the period in Holt (i.e. the Methodist Church and Oddfellows Hall).



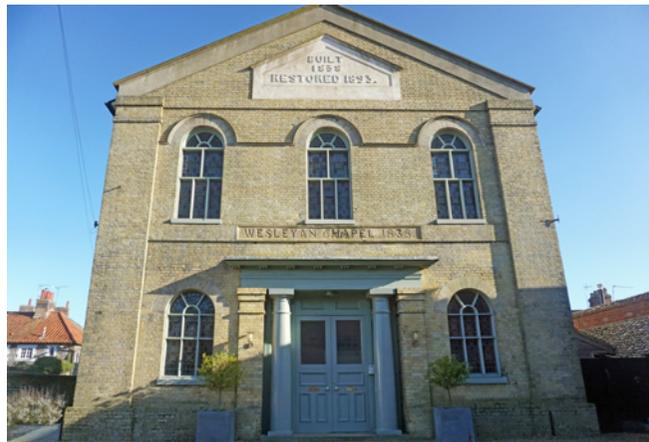
St. Andrew's Church



Extension to St. Andrew's Church



Methodist Church



Converted Wesleyan Chapel on New Street



Former chapel converted to shops on Albert Street

## Schools

There are two schools currently functioning in Holt. Gresham's School was historically located in what is now known as the Old School House at the east end of the Market Place. The main school has now moved out to other buildings on Cromer Road but the Old School House now houses the preparatory school and nursery. The building was constructed in 1858 by Suter. The design is a mock-Elizabethan style, reflecting the sixteenth century manor house formerly on the site. It is in brick with a strong red colour, with moulded brick to pick out details such as hood moulds. The building is H-shaped in plan, with projecting gable ends flanking the central range facing the Market Place. Tall chimneys are a feature of the roofline. There are timber casement windows and a large stone door in a Gothic style on the south elevation. The building is a prominent one in the town and forms a landmark focal point at the end of the Market Place.

The Primary School on Norwich Road was built in 1928. The red brick building is typical in design for local school buildings of the period. It is single storey, though the storey height is tall, with tall windows. The main façade to the south features four gables, two of which contain buff terracotta date stones. The main entrance on the east side has a large double timber door with a carved stone surround, with scrolled pediment.

Until 1928 the primary school was located on New Road. This building has since been converted into a house but is still recognisable as a school. The building is single storey but now with the roof converted for use. There is a projecting range to the west with tall windows and French doors, denoting where the hall was located. The roof also features a small cupola and bellcote.



*The Old School House*



*Former Country Primary School on New Road*



*Holt Primary School*

## Other

There are a few buildings with unique uses within the Conservation Area.

The library is located on Church Street, housed in the former stables of Wansbeck House on White Lion Street, built c.1800. It is a rare example in Holt of a building with an Italianate influence in the design. This is one and a half storeys, with the upper floor being denoted by semi-circular windows and blind semi-circular recesses. There is also a first floor door on the south side, indicating a taking-in door for hay. The ground floor has some rectangular windows and some with arched heads, as well as an arched central doorway. The principal elevations to the north, south and east are in neat flint pebbles with gault brick dressings, indicating a building of some status despite its ancillary use, while the rear (west) elevation is a more basic red brick and flint construction.

The Church Hall is adjacent to the library and dates from the early-twentieth century. It has a red brick single storey element adjacent to the road with a parapet that curves to step down at either end. The hall behind is visible as a gable end with large semi-circular window.

Behind the former post office is a Sorting Office, built in the Inter-War period. It has a pared back design with metal framed multi-paned windows and a curved north elevation. Though plain, it is one of the few Inter-War buildings in the town.



*Holt Library*



*The Church Hall*



*Sorting Office*

Windows



Windows (cont.)



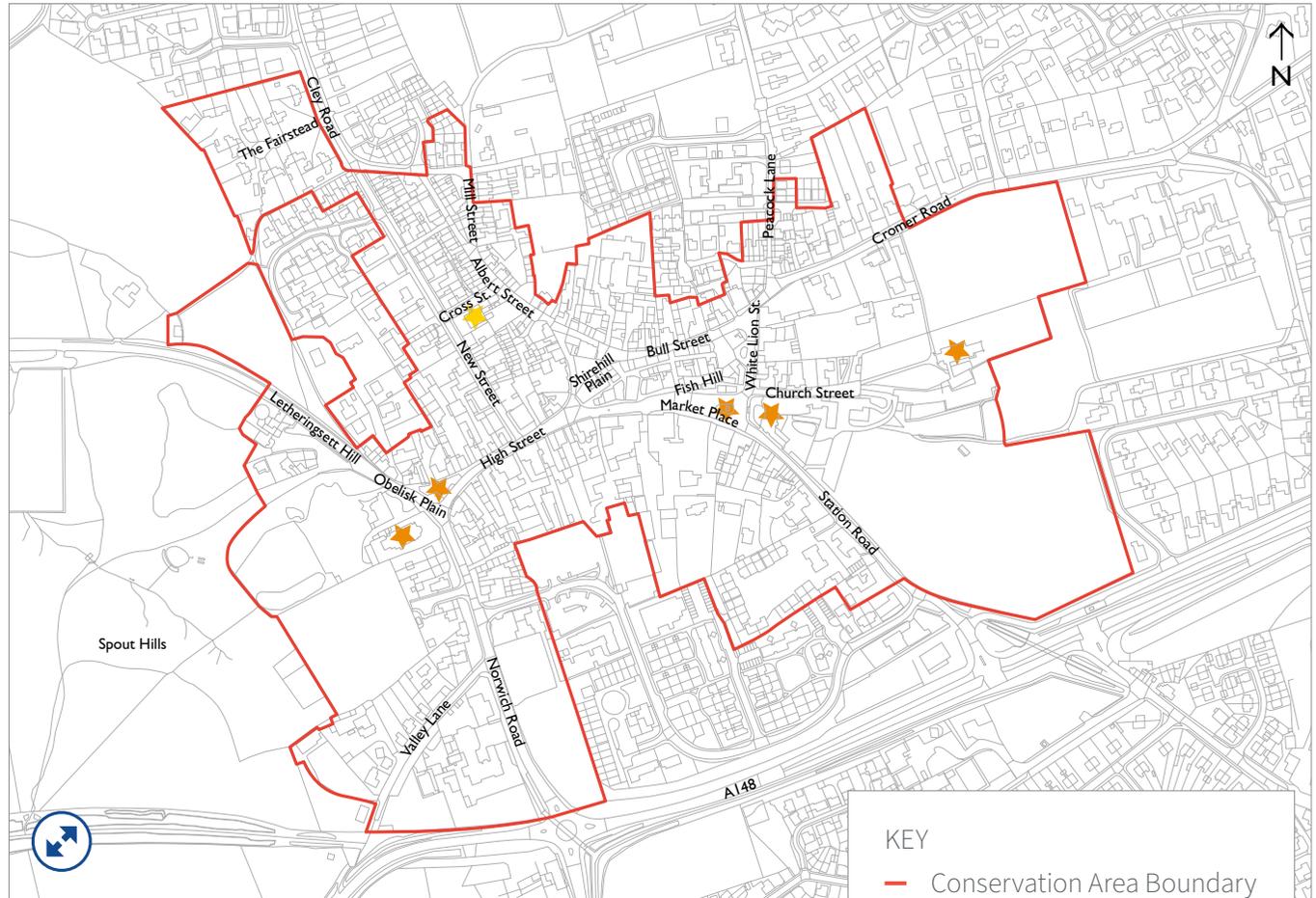
Doors



Doors (cont.)



Doors (cont.)



Landmark Buildings Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



# Section 5

## Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

### Contents

[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

## 5.1 INTRODUCTION

The Holt Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

## 5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II\* and II.

There are many listed buildings within the Conservation Area. The listed buildings are comprised almost entirely of Grade II listings, including houses, shops, hotels and public houses. The only Grade II\* listed building is that of St Andrew's Church.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on page 97 and listed in detail in the heritage asset audit at [Appendix C](#).

### 5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.<sup>16</sup> The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

There are already several Locally Listed Buildings within Holt:

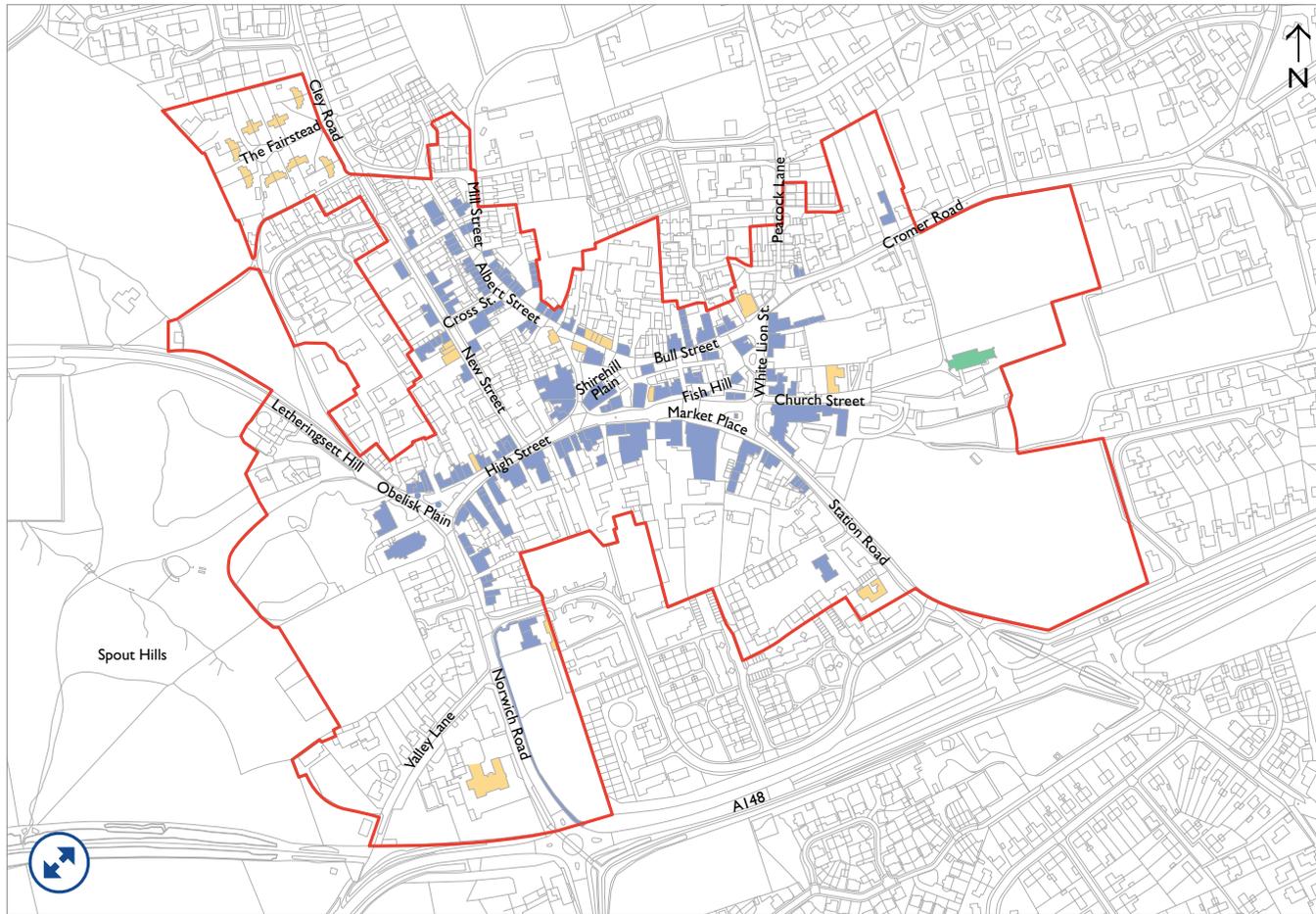
- 5-11 Albert Street;
- 13 Albert Street;
- Post Office, corner of Cromer Road and Bull Road;
- Eight houses on The Fairstead, off New Street;
- 30 High Street (Richard Scott Antiques);
- 15 Market Place;
- 13-15 New Street;
- Old Stables at 41-43 Norwich Road;
- Shire House; and
- Holt Community Primary School.

The old Police Station on Station Road has been newly locally listed as part of this review of the Conservation Area.

Further buildings within Holt have been examined against NNDC's criteria. The existing Locally Listed Buildings and newly adopted Locally Listed Building are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

### 5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



**KEY**

- Conservation Area Boundary
- Grade II\*
- Grade II
- Locally Listed

*Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.*

Holt Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

## 5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. [17](#)

The large parish of Holt is situated south of the coastal parishes of Salthouse and Kelling. The name derives from the Old English or Old Norse for a wood or thicket. The settlement was well established long before the Norman Conquest in 1066, with land ownership and productive resources recorded in the Domesday Book of 1086.

The earliest evidence of human activity recorded within the parish dates to the Neolithic period with flint axeheads (NHER 6194 and 6222), some of which are polished (NHER 6482, 24786 and 40766). A Bronze Age round barrow (NHER 6843) can be seen on heathland in Holt Country Park. This was excavated in 1934 but no finds or features were recorded. It measures seven metres in diameter and is about 60cm high. Ring ditches (NHER 6194 and 18103) have also been identified through aerial photography of the area. Finds dating to the Bronze Age include a copper alloy palstave (NHER 6484), a rapier (NHER 32037) and pottery fragments (NHER 11155).

Roman activity has been evidenced by pottery fragments (NHER 11933, 15024), coins (NHER 15024, 18103, 31352, 32037) and brooches (NHER 18103, 28638, 28656), though no structural remains have ever been found.

Metal detecting recovered a number of Saxon brooches within the north of the parish, revealing the site of an Early Saxon inhumation cemetery (NHER 31172). Roman coins, medieval and post-medieval finds have also been found on the site. Other Saxon finds include a harness mount (NHER 18103), brooches (NHER 28656 and 32037) and a strap fitting (NHER 32037).

Buildings dating to the medieval period include St. Andrew's Church (NHER 6488), which was mostly rebuilt in the nineteenth century though retains its medieval core, and the old medieval manor house at the site of Hall Cottages (NHER 6488). Further medieval finds include pottery and coins.

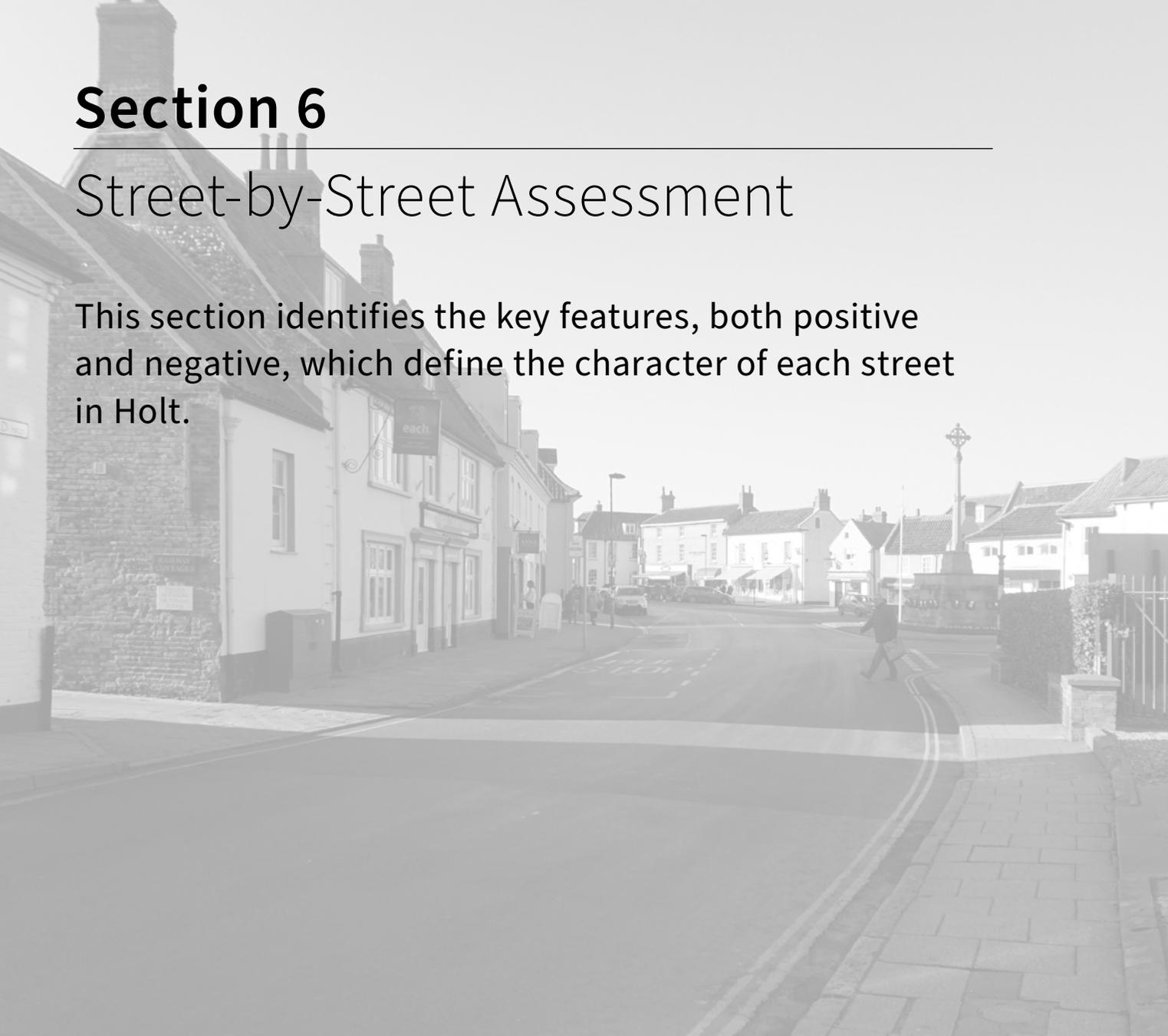
The earliest post-medieval buildings can be found in Chapel Yard, Nos. 3 – 6 (NHER 15150). These cottages, now shops have nineteenth century exteriors but restoration work revealed an original basic structure of about 1550. The cottages are thought to be the oldest surviving structures within the town, much of which was destroyed by fire in the eighteenth century.



# Section 6

## Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Holt.



### Contents

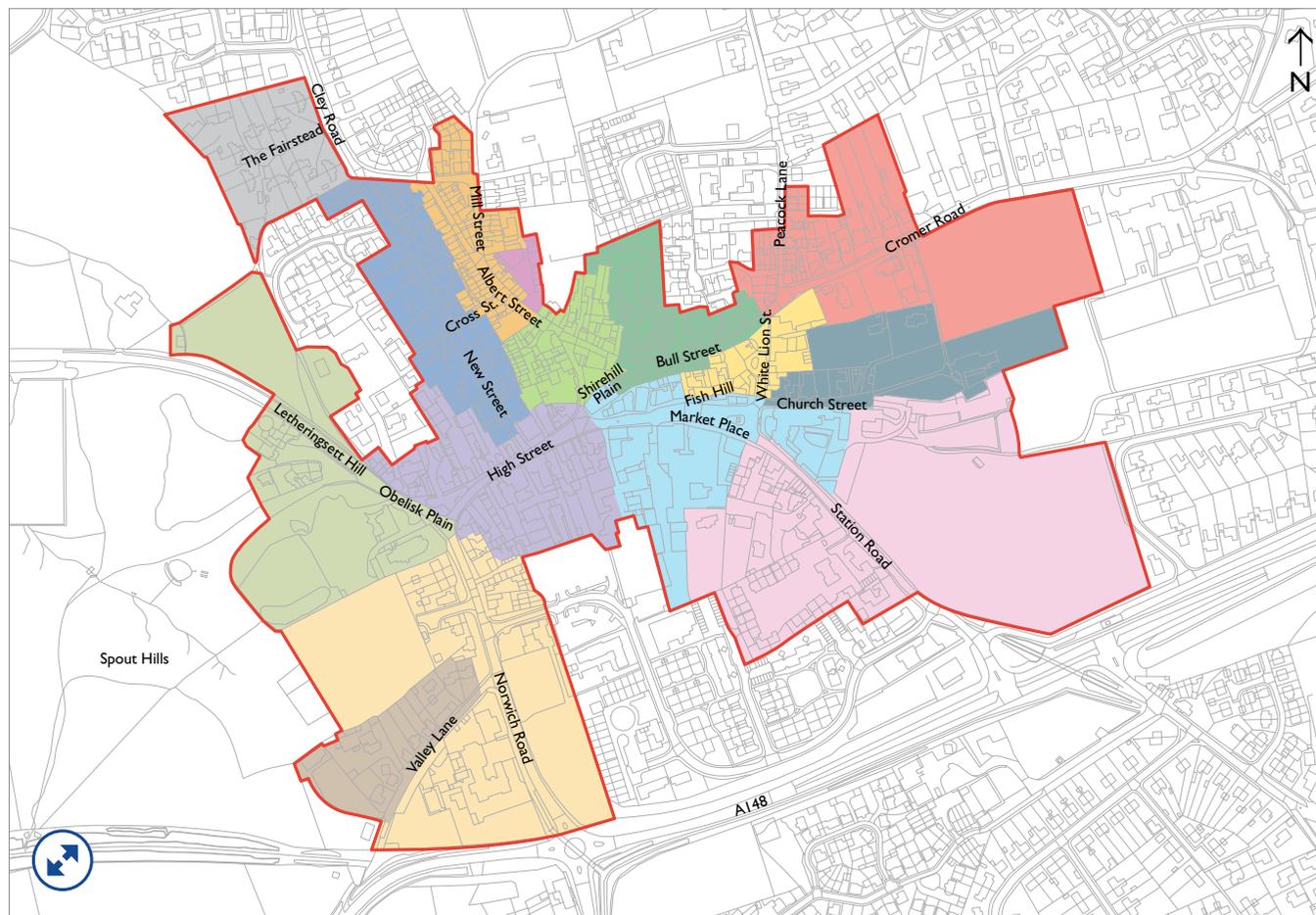
- [1 High Street](#)
- [2 Market Place](#)
- [3 Shirehall Plain](#)
- [4 Bull Street](#)
- [5 White Lion Street and Fish Hill](#)
- [6 Cromer Road and Peacock Lane](#)
- [7 Church Street](#)
- [8 Station Road](#)
- [9 Norwich Road](#)
- [10 Valley Lane](#)
- [11 Letheringsett Hill](#)
- [12 New Street](#)
- [13 The Fairstead](#)
- [14 Albert Street and Mill Street](#)
- [15 Chapel Yard](#)

# 6 Street-by-Street Assessment



Each of Holt's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY	
	Conservation Area Boundary
	High Street
	Market Place
	Shirehall Plain, Chapel Yard and Weston Square
	Bull Street
	White Lion Street and Fish Hill
	Cromer Road and Peacock Lane
	Church Street
	Station Road
	Norwich Road
	Valley Lane
	Letheringsett Hill
	New Street
	The Fairstead
	Albert Street and Mill Street
	Chapel Yard

## 1. HIGH STREET

Traditional High Street lined with shops and the King's Head public house, with road widening at either end to the Market Place and Obelisk Plain. Most built in the eighteenth century in the Georgian style.



Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

### Defining Features

- Shop lined street
- Buildings predominantly in the Georgian style
- Street narrows in the centre but widens at the east and west ends for the Market Place and Obelisk Plain
- The obelisk and fountain/lamppost, plus the Methodist Church as key focal points at the west end of the street
- Mainly two to three storey buildings
- Buildings mainly red or gault brick or rendered
- Traditional style wooden shop fronts, some historic and some good quality modern replicas
- Good level of survival of historic timber sash windows and timber doors
- Yards/alleys lead off the street, which feature modern and historic houses and shops, the principal ones being: the modern Appleyard and Feather's Yard to the south and Lion House Court to the north for shops; Jacob's Place for good quality modern housing and historic buildings adapted for residential. There are also other smaller yards.
- Holt Town sign outside Barclays Bank

### Key Issues

- Intrusive building at No. 16 High Street (Barclays Bank) which is a poor example of late-twentieth century architecture
- Uninspiring public realm to the forecourt of Barclays Bank and on Obelisk Plain
- Predominance of car parking around Obelisk Plain
- Road signage and street lighting in utilitarian designs which often impact the setting of historic buildings and features
- Very busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Large vehicles often block the roads or create blind spots
- Car parking on the side of the road enforces the car dominated appearance of the road
- Some examples of timber windows having been replaced with inappropriate uPVC
- Bland building of No. 12-14 High Street (Starlings), though the replica shop front is good quality

## 1. HIGH STREET (CONT.)

- Poor quality shop front to Nos. 40-42 High Street (Kings & Barnhams) with inappropriate printed fascia sign and overly large windows
- High-quality, co-ordinated public realm schemes at Obelisk Plain and outside Barclays Bank would improve the streetscape.
- Unsympathetic printed fascia panel to No. 28 High Street (Bakers and Larners Home Furnishing Centre). The modern ground floor shop front is also uninspiring.
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- Unsympathetic printed fascia panel to No.7 High Street, though shop front is otherwise good quality.
- No. 16 High Street (Barclays Bank) could be replaced with a high-quality building that better responds to the historic context in which it sits.
- Boundary wall between Nos. 33 and 37 is in poor condition
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Repair boundary wall between Nos. 33 and 37 using appropriate conservation materials and techniques.
- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Better quality signage for the shops at Nos. 40-42 and No. 28, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Alternatively, the shop fronts could be replaced with ones of a more sympathetic design.
- Better quality signage for No. 7 High Street, such as painted or individually applied lettering, would

improve the appearance of the shop front.

### Listed Buildings

#### Grade II

- 52 High Street
- 50 High Street
- 48 High Street
- 46 High Street
- Signpost
- Milestone
- 38, 40 and 42 High Street
- 34 and 36 High Street
- 26 and 28 High Street
- 24 High Street
- 20 and 22 High Street
- 18 High Street
- 6 and 8 High Street
- 2 and 4 High Street
- Lloyds Bank (1, 3 and 5) High Street
- 7, 9 and 11 High Street
- 13 and 15 High Street
- Kings Head Public House
- 21 and 23 High Street
- 27 and 29 High Street
- 33 High Street
- High Silver
- 39 High Street

### Locally Listed Buildings

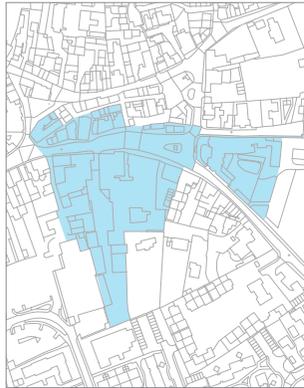
- 30 High Street (Richard Scott Antiques)

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

## 2. MARKET PLACE

Former market place, in the form of a wide, triangular space lined with shops on all sides, with most buildings dating from the eighteenth century rebuilding of the town. Old School House and War Memorial at the eastern end are focal features.



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### Defining Features

- Wide, open central market space
- Open feel
- Shops set back from roadside on the north side, with several lanes and alleys leading off to Fish Hill and Gun Hill
- Yards off the south side of the street, such as Custance Court and Baker's Yard, generally of lesser quality than those elsewhere in the Conservation Area
- Prominent War Memorial at the east end
- Old School House is a focal building in the streetscape
- Mix of red brick, painted brick and render
- Red clay and black glazed pantile roofs
- Georgian influence in most buildings
- Traditional style wooden shop fronts, some historic and some good quality modern replicas

### Key Issues

- Uninspiring public realm features
- Road signage and street lighting in utilitarian designs which often impact the setting of historic buildings and features
- War Memorial rather marooned on a traffic island
- Busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Car parking on both the sides of the road enforces the car dominated appearance of the road
- Some examples of timber windows having been replaced with inappropriate uPVC, plus uncomfortably tall added dormers on Nos. 16-22 and conservatory style entrance into Bakers and Larners from Custance Court
- Poor quality shop fronts, signage or printed fascia panels to:
  - No. 17, Siddalls
  - No. 25, Nelson Fires 4 U (shop front also inappropriate)

## 2. MARKET PLACE (CONT.)

- No. 35, Digital Phone Company
- No. 18, vacant (shop front also inappropriate)
- No. 20, Tilley & Grace
- No. 31, vacant (shop front also inappropriate)
- Some examples of unsympathetic Dutch canopies, such as at No. 27 which are situated in ungainly timber boxings
- No. 31 was vacant at the time of survey in 2020. This is a poorly altered building which has lost almost all of its historic character, except for the pantile roof
- No. 18 was vacant at the time of survey
- No. 33 was also vacant at the time of survey but appeared to be undergoing renovation
- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Dutch canopies could be replaced with retractable canvas canopies.

### Listed Buildings

#### Grade II

- 1 Market Place
- 3 and 3a Market Place
- 5 Market Place
- 11 and 13 Market Place
- 17 Market Place
- 19 and 21 Market Place
- 23 Market Place
- 27 Market Place
- 31 and 33 Market Place
- 35 Market Place
- 2 Market Place
- 8 Market Place
- 10 Market Place
- 12 Market Place
- 14 Market Place
- Feather's Hotel
- The Schoolhouse
- Holt War Memorial
- Fighting Henry Public House (now No. 2 Station Road)

### Locally Listed Buildings

- 15 Market Place

### 3. SHIREHALL PLAIN

Triangular road layout around central buildings, one of which was formerly the Shirehall. Shops and cafes located in the surrounding buildings. Franklyn's Yard leads off to the north while Weston Square is set behind Shirehall Plain to the west.



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#### Defining Features

- Triangular road layout with central buildings
- Byfords delicatessen and tea rooms prominent. This is one of the only buildings which has visible remains of pre-1708 fabric, including the brick and flint walls and brick window surrounds
- Other buildings usually have Georgian influences, though some small buildings on the north side in particular have a more cottage-like appearance
- Some very good quality shop fronts, e.g. Byfords, No. 9 and No. 13
- Mix of red brick, flint and render
- Red clay and black glazed pantiles
- Some activity created in the street through the outdoor tables at Byfords and greenery supplied by the front gardens at No. 2
- Wider open feel to the south and east, with enclosed feel along the northern edge and into Albert Street

- Franklyn's Yard a small modern retail yard which is well-kept
- Weston Square a small enclosed square of flint and brick cottages dating from 1882, with cottage-like character

#### Key Issues

- Busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Car parking detracts from the appearance of the square and enforces the car dominated appearance
- Uninspiring public realm features with interpretation sign board in poor condition and bench marooned amongst car parking area
- Some examples of timber windows having been replaced with inappropriate uPVC
- Unsympathetic printed fascia panels to No. 2, Baby O, No.11, Holt Fish Bar, and No. 5, Your Hospice Shop

### 3. SHIREHALL PLAIN (CONT.)

- Unsympathetic shop front to the former Shirehall
- Unattractive rear elevation to the former Shirehall, with multiple downpipes
- No. 9 was vacant at the time of survey

#### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.

#### Listed Buildings

##### Grade II

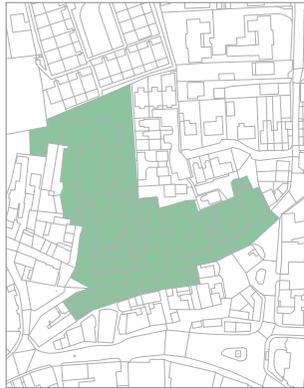
- The Shirehall
- 1, 3 and 5 Shirehall Plain
- Osokozi
- 1 and 3 Albert Street
- 4 Albert Street
- Greenways (No. 1)
- 3 Bull Street

#### Locally Listed Buildings

- 5-11 Albert Street
- 13 Albert Street
- Shire House

## 4. BULL STREET

Narrow street lined with shops and buildings that face on to one another in very close quarters. A mixture of flint cottages, red brick and rendered buildings of varying size. Hooper's Yard, Lees Yard, Bull Close and Norman Cockaday Court lead off to the north.



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### Defining Features

- Narrow street lined with shops, residential, office and cafes/fast food outlets
- Enclosed feeling
- Views to Shirehall Plain to the west
- Varying styles of architecture, some Georgian in style and some more vernacular in appearance
- Two to three storeys, with generally a lower roof line than buildings on the Market Place and High Street
- Mixture of red brick, flint, render and painted brickwork/flint
- Red clay or black glazed pantile roofs
- Hooper's Yard a narrow enclosed courtyard, with buildings converted into shops and café, with good landscaping and planting
- Lees Yard is one of the larger yards in the town, with houses and converted outbuildings for shops and residences

- Bull Close has houses and outbuildings converted to residential use
- Norman Cockaday Court is a modern housing development using a traditional style and brick and flint materials
- Pleasant alley of Gun Hill leads off to the south

### Key Issues

- Limited of pavement means space is tight for pedestrians when cars come down the street
- Car parking at the side of the street creates a congested feel and a car dominated visual appearance
- Basic tarmac surfacing and street markings
- Some examples of inappropriate replacement uPVC windows
- Some excessive temporary signage, such as flags and banners
- Walls of Praise Cottage in poor condition

## 4. BULL STREET (CONT.)

- Some visible satellite dishes
- Projecting modern shop fronts at Nos. 31, Taste of India, and 33, Isobel's, are somewhat out-of-character
- Inappropriate Dutch canopies to No. 31, Taste of India
- Printed fascia panel and noticeboard at No. 8, P & S Butchers, are unsympathetic

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Temporary signage and banners should be avoided
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.
- Satellite dishes should be located on elevations not visible from the public highway.
- Dutch canopies could be replaced with retractable canvas canopies.
- Repairs and redecoration should be undertaken to Praze Cottage to improve its visual appearance and

long term condition

### Listed Buildings

#### Grade II

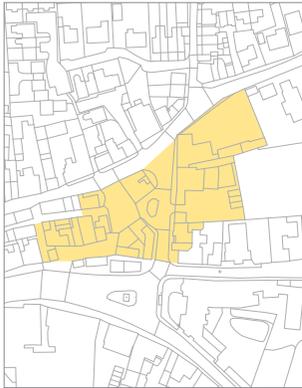
- 27 Bull Street
- 37 Bull Street
- 39 Bull Street
- 45 and 47 Bull Street
- 49 and 49a Bull Street
- 8 Bull Street
- Hanworth House
- Praze Cottage (No. 24)

### Locally Listed Buildings

None

## 5. WHITE LION STREET AND FISH HILL

White Lion Street is a wide road connecting Cromer Road with the Market Place. Bull Street and the lanes and car park of Fish Hill leading off to the west. The former post is also included in this area.



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### Defining Features

- Wide road of White Lion Street, with sweeping curve entering the town centre from Cromer Road
- Former White Lion Inn with historic hanging sign board is a key building on the east side
- Janaway and Nelson House are very well preserved and presented Georgian buildings on the east side
- No. 8 Fish Hill sits on its own between White Lion Street, Bull Street and Fish Hill
- Fish Hill forms a square to the east of No.8, with a lane leading off to the south-west which connects to the Market Place
- Tree on west side of White Lion Street makes some contribution
- Some good quality metal bollards, paving slabs and cobbled surfaces to pavements
- Buildings rendered, red brick or flint, with half-timbering to No.8
- The former Post Office is a good quality example of Inter-War architecture in the town

- Some good quality historic or replica shop fronts, particularly at Nelson House, Janaway House, Nos. 1, 3, 4, 7 and 9 Fish Hill
- Good quality Georgian town house at No. 13 Fish Hill, surrounded by a low brick and flint wall
- Back alleys behind properties on the Market Place, Fish Hill and Bull Street lead off to the west

### Key Issues

- Busy through road on White Lion Street
- Uninspiring public realm to Fish Hill, with bench on the island feeling rather marooned amongst roads
- Car parking in the square at Fish Hill is unattractive and adds to the car dominated appearance of the town centre
- Unattractive concrete bollards with peeling paintwork to Fish Hill
- Some examples of inappropriate uPVC windows
- Inappropriate printed fascia panels to the three shops in Nelson House

## 5. WHITE LION STREET AND FISH HILL (CONT.)

- Unsympathetic shop fronts and fascia panels to No. 6 Fish Hill, Holt Carpets and No. 1 White Lion Street, Sue Ryder
- Single storey No. 4 White Lion Street and No. 11 Fish Hill are out-of-character and the projecting canopy to No. 4 is particularly obtrusive. No. 11 was vacant and in poor condition at the time of survey, requiring propping
- No. 8 Fish Hill is rather marooned with roads surrounding it. The building was vacant at the time of survey. Its rear elevations present a rather confusing face to White Lion Street. There are inappropriate projecting windows added on the south and west sides.

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and

which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.
- No. 4 White Lion Street and No. 11 Fish Hill could be reworked or replaced with new buildings that better respond to their historic setting

### Listed Buildings

#### Grade II

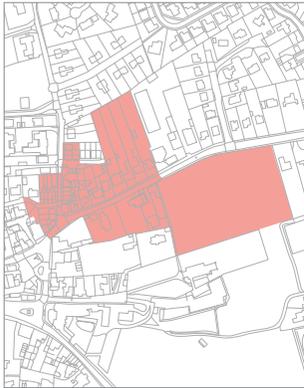
- Nelson House
- Wansbeck House
- White Lion Public House (now Adnams shop)
- Janaway House
- 1 Fish Hill
- 3 and 5 Fish Hill
- 4 Fish Hill
- 8 Fish Hill
- 13 Fish Hill

### Locally Listed Buildings

- Former Post Office

## 6. CROMER ROAD AND PEACOCK LANE

Main road leading out of Holt to the north-east, with a more suburban character derived from detached houses set back from the street behind gardens. Narrow Peacock Lane leads off to the north, with Victorian cottages.



### Defining Features

- Cromer Road is wide, with a pavement on the north side and houses set back from the road behind front gardens
- Larger detached houses on the north side of Cromer Road in a mix of styles, from a simple Victorian cottage to Arts and Crafts inspired early-twentieth century
- Detached house and a short terrace of three houses on south side of Cromer Road
- Greenery and trees in gardens contribute to the character of Cromer Road
- Playing field lined with a hedge on south side of Cromer Road also contributes to the greenery and provides an open setting and views for the church to the south
- Shop with good quality bow windows, door and signage to the corner of Peacock Lane (No. 9 Cromer Road)

- Narrow Peacock Lane with short terraces of Victorian cottages with small front gardens.
- Inter-War Royal Mail sorting office off the west side of Peacock Lane
- Mixture of red brick, flint, render and red clay pantiles

### Key Issues

- Some examples of inappropriate uPVC windows and doors, particularly on Peacock Lane
- No. 3 Cromer Road, Sunny Chinese Take-Away, has lost most of its historic character through addition of rough render, uPVC windows and door, fascia and poor shop front.
- Single storey shops at No. 3 and 5 are somewhat out-of-character in terms of their scale but have been refurbished reasonably well.
- Open tarmac area of the car park to the rear of the former White Lion is unattractive

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## 6. CROMER ROAD AND PEACOCK LANE (CONT.)

- No. 17 Cromer Road is an odd example of mid-twentieth century architecture which has lost much of its character through addition of uPVC windows and the conversion of the front garden to hard standing
- Petrol station adjacent to the Conservation Area boundary on Cromer Road creates a poor setting

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.

- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.
- A hedge or planting would better screen the car park from view, improving the setting of the road
- Front gardens should not be fully converted into driveways and boundary walls/treatments should not be completely lost. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars. Reinstatement of lost front gardens and front gardens would be beneficial.

### Listed Buildings

#### Grade II

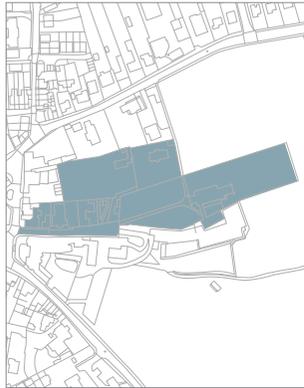
- 13 Cromer Road
- 29 Cromer Road

### Locally Listed Buildings

None

## 7. CHURCH STREET

Quiet, narrow side street leading to St Andrew's Church and graveyard, with a picturesque view of the church at the eastern end. The side of the Old School House building dominates the south side of the road, with a few other buildings lining the north side of the road.



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### Defining Features

- Quiet, shady side road
- St Andrew's Church at the end forming a focal point
- High flint wall along north of street, enclosing Holt Library which is a converted former stable. This has distinctive, high-quality flintwork and is designed in an Italianate style, which is unusual for Holt
- The Old School House building lining the south of the street is tall and dominant. Built of dark red brick
- Red brick church hall on north side
- No. 3 a good quality, small cottage with shop that has a good quality shop front and signage
- Two twentieth century detached house sin large gardens to the north, which do not have a great deal of influence on their setting
- Mature trees and greenery, coupled with historic gravestones make the churchyard a pleasant place
- High-quality modern design of the church extension

### Key Issues

- Poor quality extension to the library

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- The extension to the library could be reworked or rebuilt to provide something of higher quality that better reflects the historic characteristics of the locally listed building.

### Listed Buildings

#### Grade II\*

- St Andrew's Church

#### Grade II

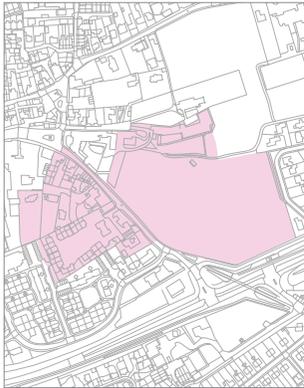
- Janaway House, 3 Church Street

### Locally Listed Buildings

- Holt Library

## 8. STATION ROAD

Road leading from Market Place to Holt bypass. Flint cottages and detached buildings line the west side, while the side of the Old School House and a substantial wall line the road to the east, which opens out to impressive views over the playing fields.



### Defining Features

- Wide residential street narrowing on the approach to Market Place
- Substantial green setting to the east of the town centre provided by the playing fields
- Mature trees and well-kept front gardens contribute to a green feeling for the southern half of the street
- Flint and brick wall lining the edge of the playing fields and red brick wall on west side provide definition to the edge of the street
- Views north across the playing fields to St. Andrew's Church and the new extension
- Views north-west into the Market Place
- Substantial side elevation of the Old School House at the northern end of the street
- Former police station at No. 32a Station Road

- The Lawns public house on south side of the road
- Modern development of The Beeches behind the large Shrublands house
- Small cottages in short terraces at northern end, some with interesting metal framed Gothic style windows
- Mixture of red and gault brick, flint, render, pantiles and flat tiles

### Key Issues

- Parking along road makes road narrower and parked cars are visually intrusive
- Some examples of inappropriate uPVC windows
- Unsympathetic printed signage and banners to The Lawns
- Unsympathetic printed fascia panels to No. 8 Station Road (Vintage Vogue and Vintage Sweets)

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## 8. STATION ROAD (CONT.)

### Recommendations and Opportunities for Enhancement

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Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.

### Listed Buildings

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#### Grade II

- 4 and 6 Station Road
- 8 Station Road
- 12-18 Station Road
- Shrublands

#### Adopted Locally Listed Buildings

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- Former Police Station, No. 32a Station Road

## 9. NORWICH ROAD

Busy, wide main road with properties set back behind wide pavements. Tree lined in parts with grass verges and some modern properties interspersed with the older ones. Holt Community Primary School located at the south end.



### Defining Features

- Wide road and pavements
- Properties on east side at north end front directly onto the street, which are a mixture of vernacular and Georgian character
- Carpenters Cottages on a narrow lane leading off to the east
- Large building of No. 41-43 set back behind elegant wall and fence, with historic stables behind
- Substantial red brick wall lining the edge of the east side of the road at the south end, enclosing a large garden/field
- Properties on west side set back from road
- Mix of new and old buildings
- Tree lined, with several grass verges
- Views north to Obelisk Plain and Holt Methodist Church

- Modern housing to the west on a drive which provides views to the adjacent field
- Field overlooking Spout Hills provides a green setting to the western edge of the Conservation Area
- Primary School at south end is a good quality example of local board school architecture of the early twentieth century, with good quality boundary wall and railings

### Key Issues

- Very busy road with fast moving traffic
- Utilitarian traffic lights, crossing and railings
- Neo-Georgian style of modern housing is not entirely successful
- Setting of roundabout and pedestrian subway to the south is poor
- Some inappropriate uPVC windows
- Unsightly bin storage on lane for Carpenters Cottages

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## 9. NORWICH ROAD (CONT.)

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek alternative solutions to bin storage location if possible

### Listed Buildings

#### Grade II

- Barn Cottage
- 3 Norwich Road
- 5 Norwich Road
- 27 and 29 Norwich Road
- 37 and 39 Norwich Road
- Bacon's House
- Garden wall fronting No. 41 Norwich Road

### Locally Listed Buildings

- Old Stables at 41-43 Norwich Road
- Holt Community Primary School

## 10. VALLEY LANE

Valley Lane is a quiet residential side road with both modern and period properties. The Primary School is on the south side of the road.



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### Defining Features

- Quiet road with detached houses of a variety of dates, set back from the street behind small front gardens
- Low brick and flint walls often define boundaries
- Large converted barn set up against the road is reminder of the agricultural uses formerly located on the peripheries of the town
- Small, single storey cottage, No. 16, from 1850 is an unusual property
- Attractive red brick wall and metal fence surrounding the school wraps around to line the eastern end of the south side of the lane
- Mixture of red brick, flint and render, plus tile or pantile roofs, both glazed and unglazed
- Greenery in front gardens and trees in school site contribute to the character of the lane

### Key Issues

- Some inappropriate uPVC windows and doors
- Rather heavy-handed glazing to the former door on the barn conversion

- Visible satellite dishes
- Unattractive metal gates and tubular steel railings to the rear of the primary school

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Satellite dishes should be located on elevations not visible from the public highway.
- Replace unsympathetic gates and railings to rear of Primary School with more sympathetic alternatives if possible.

## 10. VALLEY LANE (CONT.)

### Listed Buildings

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None

### Proposed Locally Listed Buildings

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None

## 11. LETHERINGSETT HILL

Scenic winding road on a hill, leading to open countryside. Enclosed on both sides by woodland and hedges. Historic cottages next to the site of the former gasworks on the west side, with the large Hill House set in substantial grounds and the Holt Methodist Church next to Obelisk Plain.



### Defining Features

- Sweeping curve upwards of the road leading into Holt.
- Tree lined road with substantial greenery lining the road
- Horn Pit to the north provides a pleasant wooded recreational area
- Large garden of Hill House also contributes greenery to this part of the Conservation Area
- Substantial brick and flint wall surrounding the garden of Hill House
- Substantial Georgian building of Hill House
- Flint cottages stepping up the hill, plus cottages and converted agricultural buildings to west
- Holt Methodist Church is a landmark building, particularly in views from the High Street
- Red brick and flint mainly, with polychrome brickwork to the Church

### Key Issues

- Very busy road
- Traffic fast, frequently exceeding 30mph limit
- No pavements on west side or designated crossings making the road unsafe for pedestrians
- Some examples of inappropriate uPVC windows and doors
- Visible satellite dishes
- Unattractive shipping container at the gateway to Spout Hills
- Cluttered signage at the entrance to the footpath to Spout Hills

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## 11. LETHERINGSETT HILL (CONT.)

### Recommendations and Opportunities for Enhancement

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Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Implement traffic calming measures at the entrance to the town to slow traffic and provide a safer crossing for pedestrians.
- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.

- Satellite dishes should be located on elevations which are not visible from the public highway.
- Remove shipping container.
- Provide more co-coordinated high quality signage.

### Listed Buildings

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#### Grade II

- Hill House
- Holt Methodist Church

### Locally Listed Buildings

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None

## 12. NEW STREET

Long, straight road, set out in early-nineteenth century. Mainly residential with some shops at the High Street end. Buildings larger and more spaced out along here compared to other streets.



### Defining Features

- Wide road
- Residential with a few shops at south end
- Buildings mainly set up against the street, though a few with front gardens, with a few trees which add character
- Red and gault brick and rendered buildings with some flint
- Two to three storeys
- Buildings larger and more spaced out compared to other streets
- Houses become more modern the further north one heads
- Georgian style prevails
- The Old Chapel, converted into a house, is a feature building, large in scale and an impressive Classical style, set behind brick and flint wall
- Former county primary school converted into a house
- Cross Street and an unnamed lane connect through to Albert Street

### Key Issues

- Bland and bulky Barclays Bank on the corner with the High Street
- Unsightly car park/yard behind Barclays Bank
- No. 4 vacant and in poor condition, though retains many historic fittings
- Some examples of inappropriate uPVC windows and doors
- Unsightly garage door in an extension to No. 16, which is out-of-character with the Conservation Area
- Poor rear extension to Nos. 1-5

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## 12. NEW STREET (CONT.)

- Bland twentieth century buildings at Nos. 30, 30a and 30b, which do not respond well to the prevailing character of the surrounding buildings
- Some small front gardens converted to hardstanding with the loss of the boundary walls
- Busy street with on street parking which detracts from the visual appearance of the street

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.

- No. 16 High Street (Barclays Bank) could be replaced with a high-quality building that better responds to the historic context in which it sits.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Bring No. 4 back into an appropriate use and make appropriate repairs.
- The rear extension to Nos. 1-5 could be remodelled to be more sympathetic to the character of the Conservation Area.
- Front gardens should not be fully converted into driveways and boundary walls/treatments should not be completely lost. In the cases of larger gardens, parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars. Reinstatement of lost front gardens and front gardens would be beneficial.

### Listed Buildings

#### Grade II

- 11 New Street
- 16 New Street
- 17-27 New Street
- 33 New Street
- 35 New Street
- 28 New Street
- 4 Cross Street
- St John Hall (now The Old Chapel)
- Cranmer House
- Pear Tree Cottage

#### Locally Listed Buildings

- Gallery House (Nos. 13-15)

## 13. THE FAIRSTEAD

Attractive cul-de-sac of Inter-War semi-detached flint and red brick houses, set in large gardens. Semi-rural feel down quiet lane. Gardens and trees to the rear give a green, open feel.



Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

### Defining Features

- Semi-detached houses built as part of one overall design
- Central block to each pair, with stepped back side ranges
- Arts and Crafts influence
- Quiet cul-de-sac with houses arranged around the edge and two pairs facing onto Cley Road
- Green and large gardens set back from road, showing influence of the Garden City movement
- Flint with red brick dressings and diaper patterns, red clay pantiles

### Key Issues

- Some example of inappropriate uPVC windows and doors
- Surfacing of the cul-de-sac is in poor condition
- Some front gardens have lost their boundary treatments, which has started to erode the green character of the road

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Reinstate boundary hedges. Front gardens should not be covered with hardstanding or converted fully into driveways. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars.
- Resurface the road.

## 13. THE FAIRSTEAD

### Listed Buildings

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None

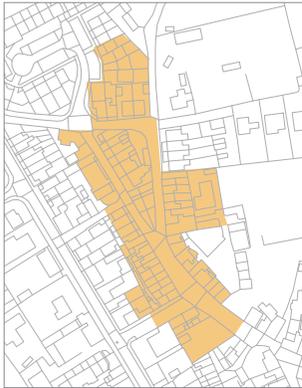
### Locally Listed Buildings

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- The Fairstead: Nos. 1-12 The Fairstead and Nos 1-7 (odd) Cley Road

## 14. ALBERT STREET AND MILL STREET

Curved, wide residential street lined with cottages and houses. Mill Street branches off to the north and turns to meet the top of Albert Street. Pleasant and quiet back street.



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### Defining Features

- Cottages and smaller houses with a more vernacular character than the main streets, though with some Georgian influences, such as sash windows, though casement windows are also common
- Mix of flint, red or gault brick, and render, with red clay or black glazed pantiles
- Row of flint cottages (Nos. 5-19) are a distinctive feature with good quality flintwork to the front façade
- Former Drill Hall with gable end on east side, converted to residential
- Former Calvinist Chapel/Corn Hall on west side, with distinctive polychrome brickwork to south façade, converted to residential
- Some small front gardens with trees and greenery add to the character of the street
- Cross Street and an unnamed lane connect through to New Street

### Key Issues

- Some inappropriate cementitious render
- Some examples of inappropriate uPVC windows and doors
- Parking on the sides of the roads is visually intrusive
- Some front gardens have lost their boundary treatments and have been paved for car parking
- Small number of boundary walls that have been rebuilt using concrete/reconstituted stone blocks
- Visible satellite dishes

## 14. ALBERT STREET AND MILL STREET (CONT.)

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Reinstate boundary treatments. Front gardens should not be covered with hardstanding or converted fully into driveways. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars.
- Satellite dishes should be located on elevations which do not front the public highway.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Boundary walls should be in brick or flint.
- Cementitious render should not be used on historic buildings.

### Listed Buildings

#### Grade II

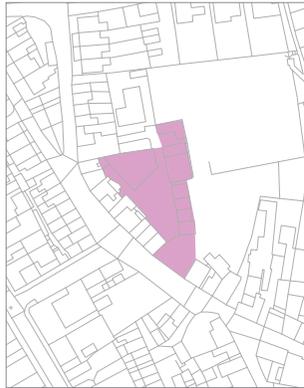
- |                           |                           |
|---------------------------|---------------------------|
| • 1 and 3 Albert Street   | • 8 Albert Street         |
| • 5-19 Albert Street      | • 12 Albert Street        |
| • 23 Albert Street        | • 14 Albert Street        |
| • 25 and 27 Albert Street | • 16 Albert Street        |
| • 29 Albert Street        | • 18 and 20 Albert Street |
| • 33 Albert Street        | • The Nook (24)           |
| • Oddfellows Hall (35)    | • 26 Albert Street        |
| • 4 Albert Street         | • 28 and 30 Albert Street |
| • 6 Albert Street         |                           |

### Locally Listed Buildings

None

## 15. CHAPEL YARD

Small gravel courtyard enclosed on three sides by flint cottages, most of which are now shops, with two converted barn style shops at the north end. Albert Street car park to the east.



### Defining Features

- Enclosed feeling to an informal courtyard
- Flint and brick buildings or one to two storeys
- Good quality shop fronts to Nos. 17 Chapel Yard, Casa Blanca and No. 15 Chapel Yard (Owl Town)
- Gravel surface gives a more informal feeling
- Nos. 3-6 are some of the oldest buildings surviving in Holt, with pre-1708 fire fabric, though with later refacing/rebuilding

### Key Issues

- Car park to the east is utilitarian in appearance with bland public WCs at south end, though both essential amenities for the town
- Overly large fascia panel to Casa Blanca and Mountain Warehouse

### Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.

### Listed Buildings

#### Grade II

- 3 Chapel Yard
- 4 Chapel Yard
- 5 and 6 Chapel Yard

### Locally Listed Buildings

None

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# Section 7

## Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

### Contents

- [7.1 Condition and Vacancy](#)
- [7.2 Inappropriate Materials and Techniques](#)
- [7.3 Modern Buildings and Extensions](#)
- [7.4 Shop Fronts and Signage](#)
- [7.5 Traffic and Parking](#)
- [7.6 Public Realm](#)
- [7.7 Setting](#)
- [7.8 Pressures from Development](#)
- [7.9 Tourism](#)
- [7.10 Climate Change](#)

## 7.1 CONDITION AND VACANCY

Generally, the condition of the conservation area is good with well-maintained buildings, shops and green spaces. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

There are, however, a few examples of structures or features in poor condition. For example, Praze Cottage, noted in the 2010 Appraisal as needing attention, has paintwork that is cracked and peeling and appears damp at the base of the building. The surfacing of The Fairhaven is also in poor condition, with potholes appearing. Other individual walls or gutters around the Conservation Area have vegetation growth which indicated damp. Damp historic structures can cause long-term damage and the source of the water ingress should be explored and eliminated in order to prevent problems escalating.



Poor condition of paintwork



Poor surfacing of The Fairhaven



Wall with vegetation growth and patches of cement pointing, indicating damp and poor condition



Wall in poor condition on the High Street

Vacancy is a particular threat to historic buildings as it means maintenance issues tend not to be spotted or addressed quickly, leading to irreversible damage or loss which is costly to repair. There are a few buildings within the Holt Conservation Area which are vacant. Often these are shops, which leads to a neglected air and reduces vibrancy of the commercial streets. It also indicates a possible oversaturation of available shop units within the town centre. No.8 Fish Hill is an example of a vacant shop, which appears to suffer from an unusual location rather marooned at the east end of Fish Hill, as well as some poor modern alterations.



*Vacant property on Fish Hill*

One house is vacant and in poor condition: No.4 New Street. This is a Victorian terraced cottage and retains several historic features, such as timber doors and windows, with moulded lintels, which should all be retained. At the time of survey in 2020 the building has a 'Sold' sign on it, which indicates that it will be restored and brought back into use in the near future.



*Vacant property on New Street*

## 7.2 INAPPROPRIATE MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in Holt contribute positively or are neutral to the Conservation Area. However, there are some elements which detract from the town's character and which could be improved or avoided in future. The use of materials and construction techniques which are inappropriate for historic buildings is one key issue. Modern elements which are out of keeping with the Conservation Area are both visually intrusive and can harm the condition of historic buildings.

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat to individual historic buildings and to the Conservation Area as a whole. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. Changing the method of opening, principally from traditional sash windows to top or side hung casements, can appear incongruous on historic buildings. New windows can be obtrusive if set too close to the front of the wall, losing the play of light and shadow which adds interest to later nineteenth century facades. The change of windows and doors appears to be particularly prevalent on roads leading out of the town centre and on some of the alleys, for example the small alleys leading off Fish Hill.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. If there is a compelling reason to use uPVC windows and it can be demonstrated that they will not cause long term damage to the fabric of the historic building, then the uPVC windows used should be of high quality, closely imitate timber windows/doors and closely match the window/door that existed historically in that specific location, where this information is available, or the most likely historic window as advised by the Conservation Officer if historically information on the specific building is unavailable. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation

practice, as plastic paints also reduce breathability. However, there are some examples of buildings in Holt town centre that were originally brick and have since been painted which still appear attractive buildings. Breathable traditional paints are preferable to modern plastic paints.

The colours used on painted buildings in Holt are good, with generally subtle whites, creams, greens and greys creating an attractive palette. Bolder yellow and dark green have been used on Janaway House and Nelson House on White Lion Street. These, however, have soft historic tones and are therefore appropriate and add welcome interest to the street.

There are many buildings in the town centre, particularly on White Lion Street, the Market Place and the High Street which have lost their chimney stacks. This reduces the visual interest of the collective roof profiles of the town centre.

A small number of brick boundary walls to properties on streets radiating out from the town centre have been replaced with concrete blocks which are unattractive and out-of-character with the traditional materials palette of the Conservation Area. Satellite dishes are also an unwelcome modern visual intrusion.

The cumulative impact of changes such as those outlined above can result in a sever loss of historic



No. 31 Market Place has lost its historic character

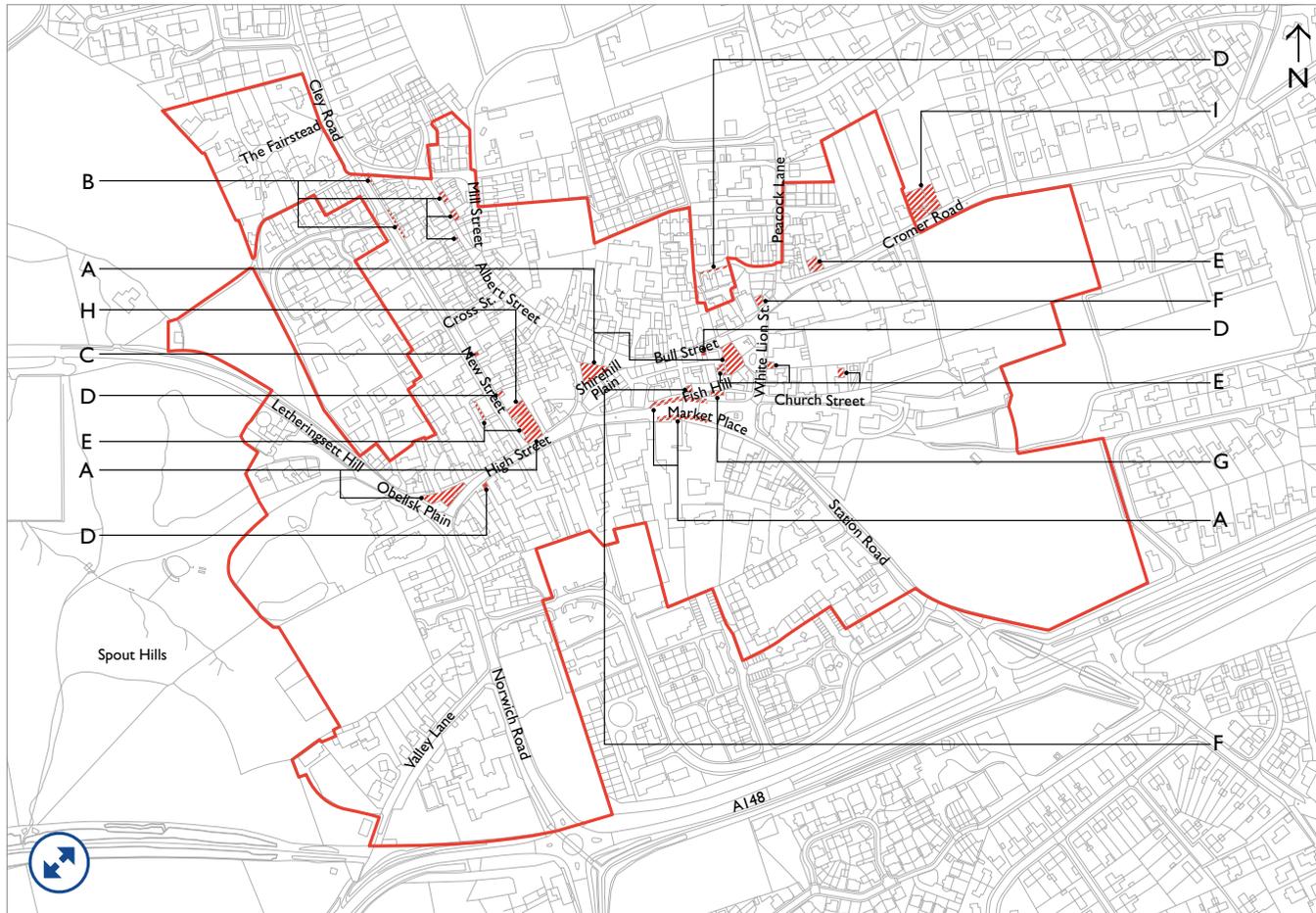
character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. An example is No. 31 Market Place, currently a vacant shop, which has been renders, windows replaced and an unsympathetic shop front installed. Only the historic roof tiles remain to identify this as an historic building.

### Inappropriate Windows and Doors



### Inappropriate Windows and Doors (cont.)





KEY

- Conservation Area Boundary
- // Negative Feature
  - A Particularly poor areas of public realm/ car parking
  - B Front gardens converted into driveways
  - C Inappropriate garage extension
  - D Poor condition
  - E Inappropriate modern building or extension
  - F Particularly poor shop front/signage
  - G Building which has particularly suffered from loss of historic features
  - H Unattractive service yard
  - I Unattractive garage in the setting of the Conservation Area

*Note: Not all examples of inappropriate materials, e.g. uPVC, and poor shop fronts have been shown on this map.*

Negative Features Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

### 7.3 MODERN BUILDINGS AND EXTENSIONS

There are some late-twentieth century buildings within the Conservation Area which are either indifferent pastiche designs or entirely inappropriate for the character of the Conservation Area. Of the latter, Barclays Bank at No.16 High Street is the worst. It is a prominent building on the corner of the High Street and New Street, which is bland and boxy in design, with a lack of architectural detail and poor quality windows and shop front. The service yard behind the bank is also unattractive, with commercial bins, fire escape and basic outbuildings. A remodelling or replacement with a building that better responds to the character of the Conservation Area could be possible here.

The single storey extension to the Library is also of poor quality and dated in design. The single storey shop at No. 4 White Lion Street, with oversized projecting canopy, is also out of character with the Conservation Area.

Rear extensions may not be visible from the principal public highways but can often be visible from lanes and yards. A particularly poor example is the boxy extension on the back of Nos. 1-5 Lees Terrace on New Street, which can be seen from Lion House Court.

Though smaller in scale, the garage extension to No. 16 New Street is incongruous in appearance compared to the adjacent historic (listed) building.

Late-twentieth and early-twenty first century housing developments infilling plots behind the main streets are generally of indifferent design quality. Some of these are pastiche in design, such as the Georgian style houses on the west side of Norwich Road. Others use a more vernacular style with panels of flint, though are generally of uninspired 'stock' designs that could be found in many places across the country.

There is therefore a need to improve the design quality of new buildings and extensions within the Conservation Area. There have been some good recent examples of buildings with a contemporary style, which reflect local materials and characteristics but which are not pastiche, such as Morston House on Jacob's Place.



*Unsympathetic garage attached to a listed building*



*Inappropriate design of Barclays Bank on the High Street*



Poor quality service yard to the rear of Barclays



Dated extension to the Library



Poor quality extension as seen from Lion House Court



Pastiche housing on Norwich Road



Uninspiring modern housing development



Good quality modern house which is both contemporary and reflects local materials

## 7.4 SHOP FRONTS AND SIGNAGE

Since the production of the last Appraisal in 2010 there appears to have been an enhancement of quality in shop fronts and signage in the Conservation Area. There are many historic shop fronts or modern replacements in traditional designs that have good timber shop fronts, well painted, with appropriate signage and companies. Painted lettering on fascia boards or applied lettering on the main walls of buildings or in fascias has often been adopted as sympathetic methods of signage.

However, there are still several shops which have unsympathetic shop fronts or signs. Printed fascia signs are sometimes used and inserted either within the existing fascia or applied to the main wall of a building. Their plastic appearance detracts from the character of the buildings. Some of these signs are oversized or garish and detract from the more subtle colour scheme of the buildings in the town centre. Temporary banner signage is also inappropriate in terms of materials and as they create a cluttered appearance.

Historic shop fronts were timber and were typically divided up into smaller panes of glass, with a stall riser at the base of the window and fascia above. Inappropriate replacements have large areas of glazing, sometimes down to the floor, and lack the interesting architectural detailing of historic shop fronts. Metal frames to windows are also inappropriate.

Flat canvas retractable canopies are historically appropriate. Curved Dutch canopies are inappropriate as they generally are still visible when retractable and are often made of plastic PVC type materials.

A continued improvement of shop fronts and shop signage over time will carry on the enhancement the appearance of the town centre.

Examples of Inappropriate Shop Fronts and Signage



Examples of Inappropriate Shop Fronts and Signage (cont.)



## 7.5 TRAFFIC AND PARKING

Traffic in Holt town centre and pressures on car parking have been issues in Holt for many years. The A148 Letheringsett Hill/Norwich Road is a busy road which connects Holt to Letheringsett to the west and to the town's southern bypass to the south. Cars can travel along this road at high speed, often above the 30mph speed limit. This not only creates an unpleasant setting for the historic buildings around it but is also unsafe for pedestrians. The lack of pavements and an appropriate crossing on Letheringsett Hill for pedestrians to reach the access into Spout Hills north of Hill House exacerbates this issue. There are no traffic calming measures on this stretch of road which could slow traffic to a safer speed.

Traffic is also heavy on the High Street and Market Place, with lorries needing access to shops for deliveries adding to the traffic levels. On narrower streets, such as Bull Street, cars take up much of the road when traveling along and this can leave little room for pedestrians.

Vehicles on these streets are often traveling to access to Albert Street Car Park or find parking spaces on roads around the town centre. The two main car parks, on Albert Street and at Budgens on Kerridge Way, are not usually adequate, especially in peak summer months.

Others want the convenience of parking closer to the shops on the Market Place, Fish Hill and Shirehall Plain. These ad-hoc small car parking areas are unattractive and create the impression of a car dominated street-scene. They also intrude on areas which could be utilised as attractive pedestrian-focused landscaping, such as on Shirehall Plain.

The pressure for parking in the town centre has also led to residents resorting to converting their front gardens into parking bays. This involves the loss of front boundary walls and the greenery which front gardens provide, as well as contributing to the car dominated appearance. Wherever possible this should be avoided and front boundaries reinstated. If deemed necessary to provide off-street parking then part of the boundary should be retained if possible and softer surfaces, such as gravel, used instead of solid paving to retain a more informal appearance characteristic of those side streets where front gardens are present.

More car parking needs to be provided away from the town centre, though close enough to be convenient and in locations which would not intrude on the setting of the Conservation Area.



*Cars parked on a narrow lane*



*Parking on Shirehall Plain and Bull Street*



### 7.6 PUBLIC REALM

The public realm within the Conservation Area is generally of indifferent quality and uninspiring. Other than pavements, there are a few more open areas where an attempt to has been made to create landscaped areas, particularly at Obelisk Plain, outside Barclays Bank, Shirehall Plain and on the west side of White Lion Street. These areas are, however, disjointed, lack coordination and are often blighted by parking or isolated in their location. The removal of parking from Shirehall Plain, Obelisk Plain, along the Market Place and Fish Hill would provide the opportunity to create better landscaped, safer and more attractive areas of public realm which were better coordinated through the whole Conservation Area. If the removal of all parking mentioned was not possible, better landscaping and shared surfaces for parking would contribute to an enhancement of character.

There has been some effort to enhance the streetscape with planters, which do bring some welcome flowers and greenery. However, these are mis-matched throughout the Conservation Area and have an off-the-peg feel. Benches too are mismatched throughout the area and situated adjacent to busy roads. Most are memorial benches with small plaques to loved ones, so have sentimental value attached to them.

There are some good metal bollards in an historic style but other concrete examples are unattractive and have peeling paint. The two pedestrian crossings, on the High Street and Norwich Road, have utilitarian railings and traffic lights. Street lights on the main streets are of a ubiquitous modern design and sometimes damaged. Traditional style lampposts on some of the side alleys and yards show that lightning in a traditional design would be an enhancement to the streetscape and character of the Conservation Area.

Signage throughout the Conservation Area is varied. There are some good finger post signs in black with gold details, that are traditional in design and fit well with the character of the area. However, there are also a myriad of other signs, including ubiquitous road signs, which are often uncoordinated and give a cluttered appearance. Road signs also often detract from the setting of historic features or buildings, such as the road sign positioned very close to the fountain/lamp on Obelisk Plain which blocks views of this feature. Interpretation signage on Shirehall Plain is a welcome addition but the board is worn, faded and would benefit from upgrade.

There are a variety of surfaces to streets and pavements. Some good Victorian granite kerb stones are found in some places in the Conservation Area and the reintroduction of these where they have been

lost would be beneficial. Pavements are generally a mixture of paving stones and red brickweave within the commercial centre, with tarmac to radiating streets. There are often places where these are damaged or cracked and would benefit from upgrade, particularly to a coordinated scheme across the commercial centre that better links the aforementioned landscaped areas. The brickweave is also somewhat dated in character and dark. A lighter colour bound gravel on alleys and yards may be a more attractive alternative. On roads themselves tarmac is used, with the usual white and yellow road markings. Where the road widens at the Market Place this tarmac is expansive and uninteresting, leaving the cobbled area around the War Memorial very stranded. Better quality surfaces or a shared space approach could alleviate this situation.

Bin storage is an issue in places, with commercial bins sometimes visible. The back alleys between the Market Place and Bull Street in particular suffer from visual intrusion of bins, with generally an unpleasant back-of-house feeling which is off-putting. There is sometimes a lack of storage space for domestic bins as well, such as on Carpenters Cottages where bins are lined up along one side of the alley. Bins on the street are in a traditional style and in black with gold detailing. However, the plastic material is out of character with the historic Conservation Area.



*Patchy surfaces on the High Street*



*Cluttered signage*



*Indifferent public realm outside Barclays, situated next to a busy road*



*Parking and road signage at Obelisk Plain intrudes on the setting the historic obelisk and fountain/lamppost*



*Basic modern lamppost which had been damaged and is now leaning*



Small landscaped area marooned between roads on White Lion Street



Back alley off Fish Hill with unpleasant back-of-house feel and bin storage



Unattractive concrete bollards with peeling paint



Plastic planter, plastic bin and cluttered signage



Domestic bin storage can be visually intrusive

## 7.7 SETTING

Generally, the Holt Conservation Area is fairly self-contained and surrounded on most sides with later housing. Where it does open up to green space, there are good views which should be preserved.

On Cromer Road the petrol station on the north side of the road, directly adjacent to the Conservation Area boundary is an unpleasant modern structure with garish signage which spoils views when entering the area. To the south-west, the roundabout on Norwich Road and the pedestrian underpasses are also a utilitarian and car dominated setting for the edge of the Conservation Area.



*Car dominated setting to the south-west on Norwich Road*

## 7.8 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edges. As a principal settlement, as identified in the Local Plan Core Strategy, Holt is one of the key towns where residential and commercial development will be focused. Therefore, any new developed that is needed will need to be carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values of the Conservation Area and on the important surrounding landscape of the Glaven Valley.



*Petrol station on Cromer Road adjacent to the Conservation Area boundary*

The impact from subdivision of historically open space or the contextual relationship of a development to its setting are relevant and should be considered when planning development. Development should therefore respect existing scales, densities, materiality and the character of Holt. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area. However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area.

## 7.9 TOURISM

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. As a principal settlement commercial development will be directed at Holt. There will therefore be increasing pressures for new facilities, car parking and traffic. There may also be pressure for more conversions of historic buildings into holiday lets. Whilst holiday lets allow tourists to experience the North Norfolk landscape and heritage, as well as create some jobs and revenue, there is also a risk in terms of the hollowing out of local communities, especially in winter, creating a distorted population which undermines local services and pricing locals out of the area.

## 7.10 CLIMATE CHANGE

Historic buildings and environments will be affected by changing climatic conditions. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures.

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.



# Section 8

## Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

### Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)

## 8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Holt Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Holt from the outset and that change makes a positive impact on the Conservation Area.



## 8.2 CONSERVATION PHILOSOPHY

*The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Holt Conservation Area.*

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Holt is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of two or three storeys in height in the centre, with smaller scale buildings on the peripheral streets, use traditional local materials, namely brick with clay pantiles, and traditional colour schemes. Pitched roofs chimneys are important elements of the roofscape. There are historical exceptions to this scale, massing and materiality, such as the church, but they are, by definition, rarities and will not be regarded as precedent for new development.
- The town will be managed to maintain the existing contrast in density of buildings predominately in commercial use in the core, with more spread out and mainly residential development further away from the centre.
- The bustling market town character of Holt should be preserved.
- Improvements to shop fronts and shop signage should continue, with the replacement of inappropriate fascia and shop fronts with ones of a more traditional design in keeping with the character of the Conservation Area.
- The public realm within the Conservation Area, particularly within the commercial core, would benefit from a co-ordinated enhancement scheme to create a more welcoming, attractive and safer environment.
- Solutions for new car parks within Holt should be investigated as a priority. Any new car park should be sensitively located. It would be beneficial to remove some of the on-street parking from the commercial core of the town, in order to improve pedestrian experience, the attractiveness of the public realm and reduce traffic entering the heart of the Conservation Area.
- As a Principal Settlement Holt must accommodate new residential and commercial development. However, any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing or commercial activity. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings/structures will be preserved.
- The important green spaces within and within the setting of the Conservation Area, particularly the playing fields, Spout Hills and the Horn Pits, and views across these spaces will be preserved. Trees and greenery within the Conservation Area should also be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.



## 8.3 RECOMMENDATIONS

### 8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Holt that is a fundamental part of its character, which includes predominately red or gault brick, complemented by flint, render and red or black glazed pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay. Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

#### Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

### 8.3.2 Retention of Existing features and details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

#### Recommendations

- Original and historic windows (including dormers, bay and oriel windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved (see section 8.3.5 for more details).
- Chimneys and chimney pots should be retained and preserved, or reinstated where possible if previously lost. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



### 8.3.3 Alterations, extensions and demolition

Holt has evolved over centuries, though has a predominantly character from the Georgian period, and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another. The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

#### What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the ‘significance’ of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

Demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights on unlisted buildings. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Holt Conservation Area, which themselves are subject to controls over development, no Article 4 Directions are deemed necessary in Holt at this time.

### Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.

- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the areas and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

### 8.3.4 New development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate part of the Conservation Area in which it is proposed. This is to preserve the differentiation between areas within the Conservation Area and so

preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

### Recommendations

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red or gault brick, render and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.

- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

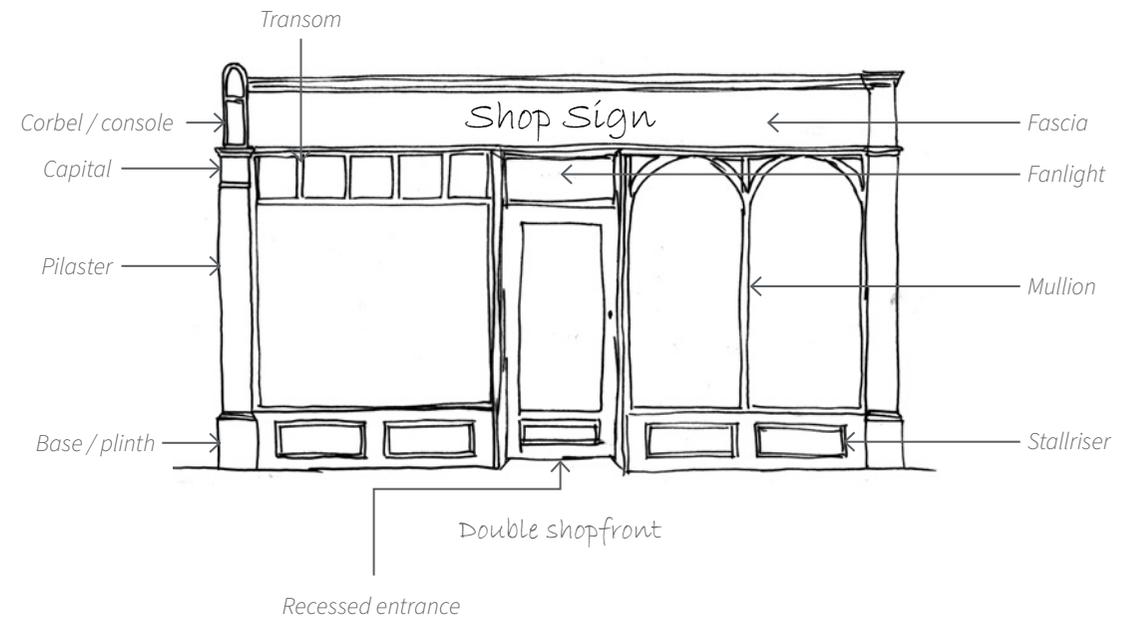
### 8.3.5 Shop Fronts and Signage

Traditional shop fronts and signage are a key part of the character of the commercial centre of Holt. Inappropriate use of materials, scale and colours can all damage the overall appearance of the Conservation Area. Generally, traditional style shop fronts will be the most appropriate within Holt. These are typically in timber with a series of elements as outlined on the below diagram.

There should not be an over-emphasis on glazing and signage should be contained within the fascia, with painted or individually applied lettering being the most appropriate. Plastic signs affixed within fascia boards

are not successful in terms of their visual appearance or the harmony of the shop front proportions. Similarly, printed metal or plastic sign panels on buildings where there is not a shop front are usually less successful than a timber sign, painted or individually applied lettering. Colour schemes for shop fronts and signage should not be garish, preferably blending in with other subtle tones established elsewhere on good shop front examples in the town centre.

Dutch canopies which do not retract fully are not as appropriate as flat, fully retractable canopies, as the curved form is less historic. Plastic materials for canopies are not appropriate and canvas should be used.



## Recommendations

- Existing good quality shop fronts, whether historic or good quality modern replicas, should be preserved.
- New shop fronts should be traditional in design.
- Shop fronts should typically be in timber, without an over emphasis on glazing.
- Doors should be positioned centrally or to the side and should typically be slightly recessed.
- Printed metal or plastic sign boards should not be used. Timber boards, painted lettering or individually applied lettering are the most appropriate forms of shop signage.
- Colours for shop fronts should be relatively subtle and should avoid garish or schemes.
- Flat canvas retractable canopies are appropriate, while plastic Dutch canopies generally are not.
- External roller shutters are not appropriate. It may be possible to include high-quality retractable grilles of a within glazing, subject to design.

### 8.3.6 Streetscape and Public Realm

Whilst the buildings contribute to a varied and characterful streetscape, the public realm in Holt is somewhat uninspiring. The areas of hard landscaping that do exist are disconnected from each other and blighted by parking. A co-ordinated public realm enhancement scheme to better link these areas and improve their appearance would benefit the appearance of the town. This could include items such as improvement of pavement and road surfaces, co-ordinated and high-quality benches, planters and other street furniture, bollards and signage.

The public realm items that currently are successful include traditional style bollards and lampposts in some places. It is likely that a traditional style for new public realm features and street furniture will be the best approach but a high-quality scheme in a contemporary style may be possible.

Ideally parking on the side of the main streets in the commercial centre, such as on Shirehall Plain, would be removed, in order to improve appearance and pedestrian safety. However, it is understood that this is unlikely to be possible in all cases due to parking demand in the town. If any parking can be removed this would be beneficial or alternatively shared spaces and better designed public realm could help to alleviate the appearance of parking.

Historic public realm features, such as the War Memorial or obelisk, are key focal points in the town and should be preserved and their setting enhanced, for example by the relocation of intrusive signage if this is possible.

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

## Recommendations

- A public realm enhancement scheme for the town centre should be considered.
- Road and pavement surfaces should be improved.
- It would be beneficial to remove at least some of the on-street parking from the commercial core of the town centre.
- Street furniture should be co-ordinated across the Conservation Area.

- Improve signage to create a more coordinated scheme which is less cluttered and is positioned carefully to avoid harm to the setting of heritage assets.
- When modern style lampposts come to the end of their useful life, replace these with high-quality examples. It is most likely a traditional design will be appropriate.
- The heritage impact on the setting of listed and locally listed buildings, as well as the Conservation Area as a whole, should be considered when planning changes to public realm.
- A traditional style for public realm features is likely to be most appropriate but modern design could be considered if it is high-quality and respects the character of the Conservation Area.
- Historic public realm features, such as the War Memorial, obelisk and fountain/lamppost, and their setting will be preserved and enhanced.
- Proposed change will be regulated to preserve the specific character of different streets.

### 8.3.7 Green Landscape

The green spaces within Holt and in its setting provide an important contrast with the built areas. They also contribute to the character of the Conservation Area and should therefore be preserved.

As well as providing leisure and educational facilities, the playing fields to Gresham's School also provide open space which allows important views of St. Andrew's Church. To the west, the Horn Pits, Spout Hills and the surrounding fields and trees provide an important green setting to the edge of the Conservation Area.

Within the Conservation Area individual trees and planting in small front gardens and the Memorial Garden also provides important enhancements to the character of the town and should be preserved.

### Recommendations

- The green spaces within the Conservation Area will be preserved.
- The green space of Spout Hills in the setting of the Conservation Area will be preserved.
- The heritage impact of any new development proposed in other green spaces around the town will be assessed prior to determination of an application.
- Front gardens should be preserved and, wherever possible, not converted into parking. If parking is deemed appropriate, it would be preferable if only part of the garden is converted, with at least part of a boundary wall/treatment preserved, some greenery retained in the front garden and a softer surface treatment, such as gravel, used instead of solid paving.
- Trees within the Conservation Area should be retained.
- Boundary walls should be preserved and regularly maintained.



### 8.3.8 Setting and Views

The setting of Holt contributes to its special interest. Much of the Conservation Area is surrounded by later twentieth century housing, though the historic core feels relatively contained and is not particularly affected by these buildings. The greens setting to the east and west is important, which has been covered in the previous section.

There are two elements to the immediate setting of the Conservation Area which negatively affect its appearance: the petrol station on Cromer Road and the roundabout and pedestrian underpasses at the south end of Cromer Road. The A148 bypass is also a very busy road which cuts through the town, splitting the historic core from later development to the south. It may be possible to enhance these elements, for example by providing less garish signage to the petrol station or creating better access links with the southern portion of the town.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Important monuments or buildings provide focal points within the Conservation Area, such as the War Memorial or the Old School House. Also important are view across open spaces and looking out of the Conservation Area from within the boundary.

### Recommendations

- The setting of the Conservation Area should be preserved and enhanced.
- The heritage impact of new development within the setting of the Conservation Area will be assessed prior to the determination of applications.
- Key views within, into and out of the Conservation Area will be preserved.
- Views of landmark buildings, particularly the Ware Memorial, Obelisk and fountain/lamppost, St. Andrew's Church, the Old School House and the Methodist Church, will be preserved.

### 8.3.9 Traffic and parking

Heavy traffic and parking are key issues within Holt. The town was not laid out to accommodate modern vehicular traffic. Letheringsett Hill/Norwich Road have particularly fast traffic. Sensitive traffic calming measures to reduce the speed of vehicles here would be welcome and could also serve to provide safer access across the road to access Spout Hills.

The streets in the commercial core suffer from a high level of traffic, often vehicles attempting to find somewhere to park. Lorries accessing the town centre for deliveries take up a lot of space on the narrow streets. Damage could be caused to buildings by these large vehicles passing too close to them.

Holt is a popular tourist destination and is especially busy in the summer season. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants. There are various on-street parking areas and car parks but these are not sufficient at peak times and more parking is required to alleviate this issue. New car parking should be located sensitively to avoid harm to the setting of heritage assets, while also balancing this against the need to provide parking at a convenient distance to the town centre. On the other hand, the on-street parking in the commercial heart of the town is damaging to the character and appearance of the Conservation Area and it would be beneficial if at least some of this could be removed.

**Recommendations**

- Sensitively designed traffic calming measures should be considered to slow the fast-moving traffic on Letheringsett Hill/Norwich Road, including improved pavements and crossing points for pedestrians.
- Further car parking should be provided in sensitive locations within convenient walking distance from the town centre.
- It would be beneficial to removal at least some of the on-street parking from the commercial core of the town centre.
- Car parks should be clearly signposted with sympathetic signage.

**8.3.10 Locally Listed Buildings**

The 2010 Appraisal made recommendations for Locally Listed Buildings within Holt and these were adopted as part of that Appraisal process. The Conservation Area has been reviewed again for potential Locally Listed Buildings, i.e. those which conform to criteria outlined in section 5.3. Locally Listed Buildings are ones which have some historic or architectural interest because of their age, rarity, group value or aesthetic value. One further building is proposed for designation are Locally Listed Buildings, with the reasons outlined below.

**Recommendations**

It is recommended to include the following building on the Local List:

- No.32a Station Road. This building was previously the Police Station and therefore has an historic link with the town and its social history. The building has an attractive Victorian appearance that is consistent with the character of the Conservation Area, including the use of red brick, with timber sash windows and slightly projecting central bays where doors are located. It is proposed for inclusion particularly because of its former use.



*No.32 Station Road, the former Police Station*



### 8.3.11 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and the changes that have been adopted as part of the 2020/21 review are detailed below.

Two small changes have been made to the boundary in Holt. There are a few late-twentieth/early-twenty-first century housing developments located in infill plots behind the main historic streets or on the peripheries of the market town which have no particular architectural or historic interest. Two of these have been excluded from the boundary in order to ensure that those areas

included within the boundary meet the designation criteria (see areas A and B. The modern housing at the Beeches was considered but it was through prudent to keep them within the boundary as they lie within the historic property boundary for the main early-nineteenth century house (Shrublands). Similarly an area of the modern housing in Mill Court that is included in the Conservation Area was considered for removal but was left within the Conservation Area boundary following public consultation to protect the flint boundary wall that runs from Mill Street towards the allotments.

Other areas proposed for exclusion from the Conservation Area appear to be anomalies where the boundary cuts through houses/buildings or plots and these areas have been removed in order to rationalise the boundary (see areas C, D, E and F).

Two areas (G and H) have been included within the boundary, where historic properties of reasonable quality and which reflect the characteristics of the buildings within the Conservation Area.

### Recommendations

Adopted boundary changes are outlined below.

Excluded from the Conservation Area boundary:

- A and B Modern housing of an indifferent design which does not have special interest and therefore does not merit being included within the boundary.
- C The boundary cuts through the centre of a modern house and plot. The boundary has been redrawn around the edge of the plot to exclude this modern house of no historic interest.
- D The modern northern range of the supermarket, which is already excluded from the boundary.
- E The remainder of the supermarket car park. The inclusion of this part of the car park appears to be an anomaly. The historic wall on the north side of the car park remains within the Conservation Area boundary.
- F The Chapel Street car park, in a similar manner to the exclusion of the Budgens car park, which does not contain any heritage interest. The basic modern public WCs have also been removed from the boundary.

Included within the Conservation Area boundary:

**G** A house dating from the early-twentieth century, which was the first to be built in the field to the east of the Horn Pits. It is an attractive house with castellated porch and good quality timber sash windows.

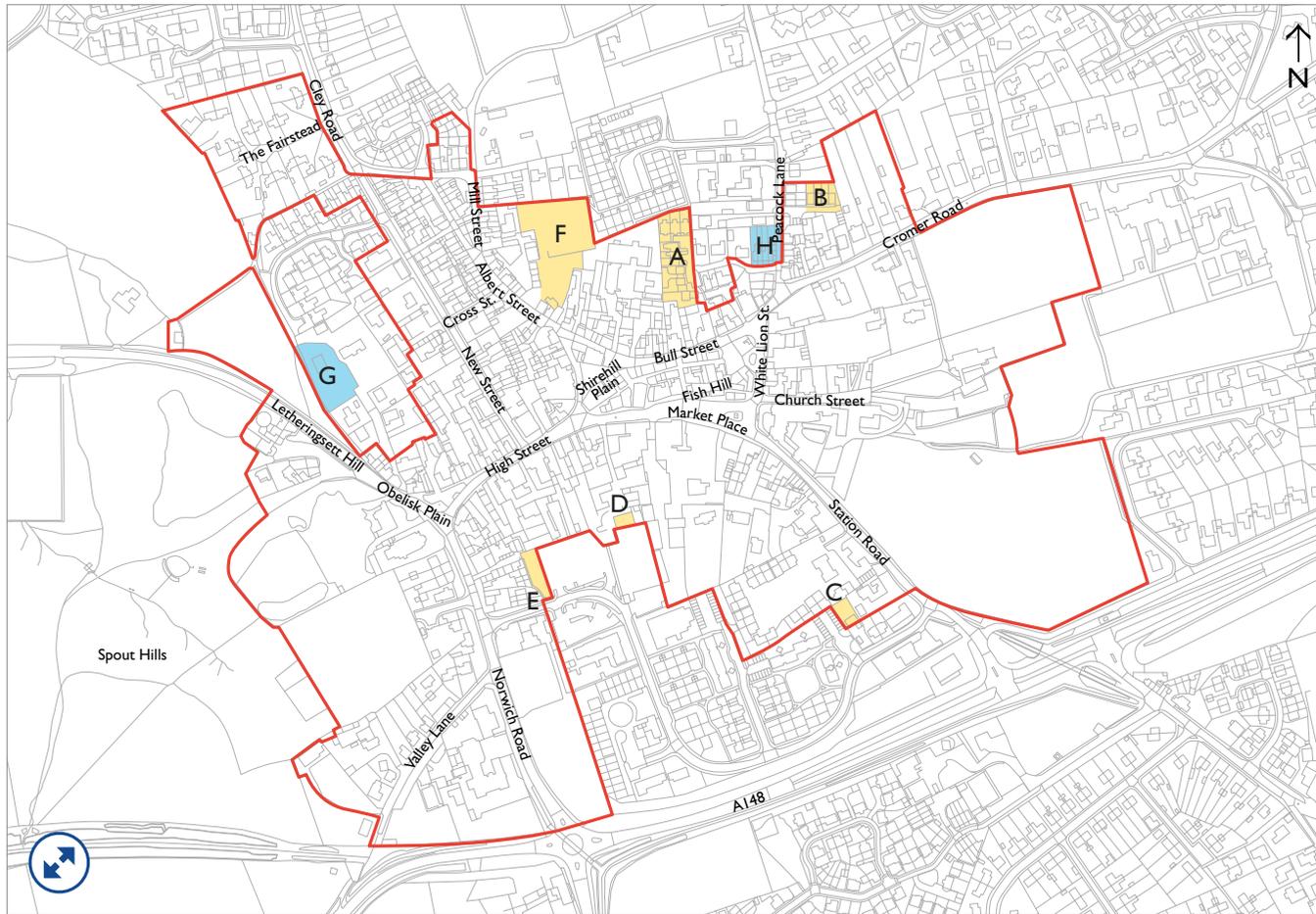
**H** Four late-Victorian/Edwardian cottages in a terrace with many original features. All but one retain timber sash windows and the eastern pair remain un-rendered to reveal brick and flint walls. The bay windows and veranda are attractive features and these are better preserved examples than some of those on Peacock Lane which are currently included within the boundary.



*Early-twentieth century house adjacent to the Horn Pits newly included within the Conservation Area boundary (area G on the plan)*



*Cottages off Peacock Lane newly included within the Conservation Area boundary (area H on the plan)*



KEY

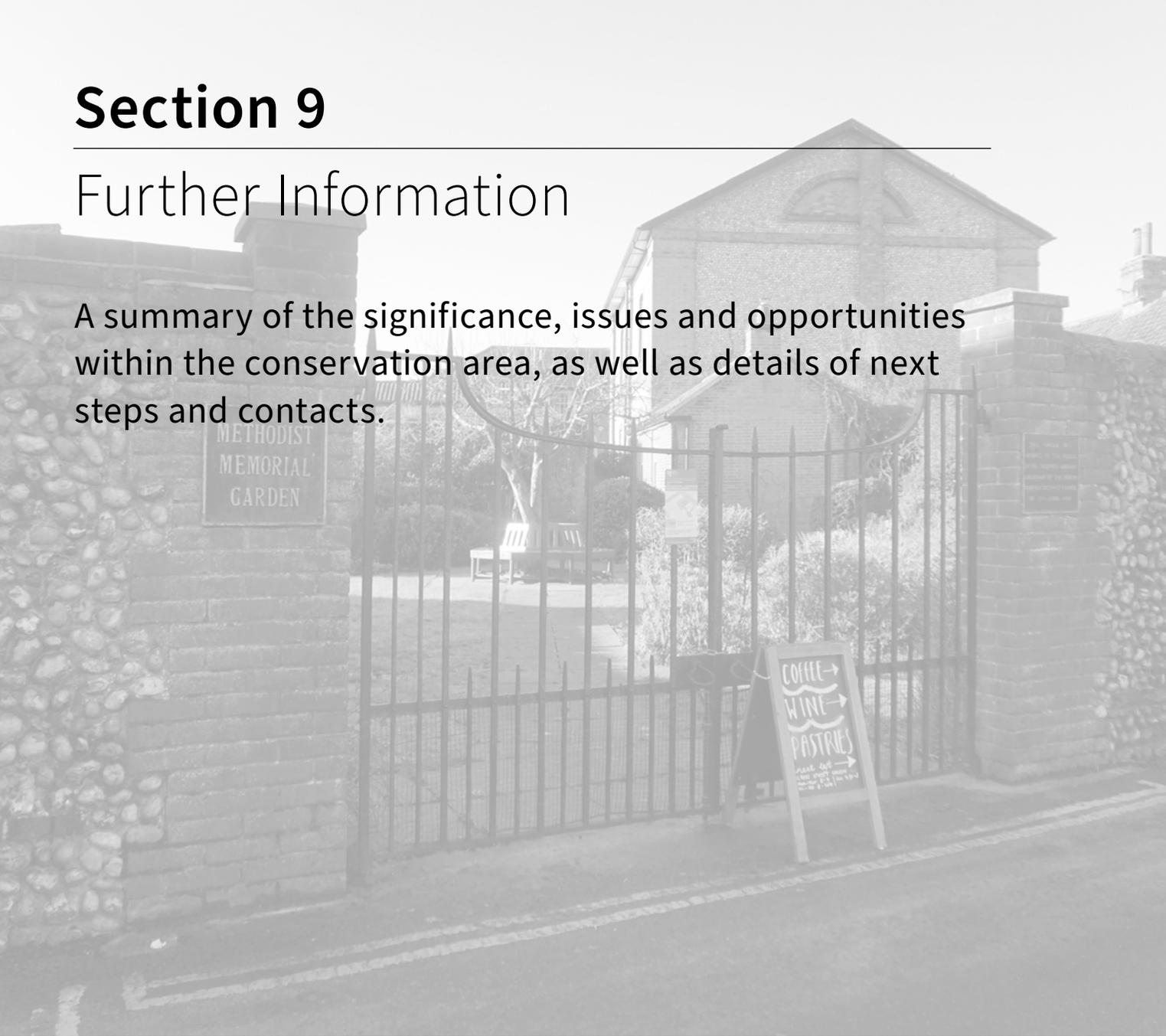
- - - Previous Conservation Area Boundary
- Excluded from Conservation Area Boundary
- Included within Conservation Area Boundary

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# Section 9

## Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.



The preservation and enhancement of the character, appearance and special architectural interest of the Holt Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

## RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

## PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northnorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: [planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)

## ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website. <https://historicengland.org.uk/advice/>

## FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

## TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department ([planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)) for details of how to access the documentation.

## COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

# Appendices

## Contents

- A [Endnotes and Bibliography](#)
- B [Glossary of Terms](#)
- C [Audit of Heritage Assets](#)
- D [Full Size Plans](#)

# Appendix A

## Endnotes and Bibliography



## ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-(Parish-Summary))
- 05 <https://opendomesday.org/place/TG0738/holt/>
- 06 Radford, *History of Holt*, p. 2
- 07 Fanthorpe, Theodore W., *The Story of Holt Hall: medi eval manor, Victorian country house, boarding school and field study centre*, p. 17.
- 08 *Ibid.*, p. 19.
- 09 [http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-(Parish-Summary))
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- 11 <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>
- 12 <https://memorialdrinkingfountains.wordpress.com/2014/05/21/blind-sam/>, [accessed 20 February 2020]
- 13 Jean Smith and John Pocock, *The Story of Holt, 1066 AD to present day*, p. 16.
- 14 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 15 Holt Lowes SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
- 16 See Historic England *Local Heritage Listing* (2016) for more details
- 17 Norfolk Heritage Explorer, Parish Summaries: Holt (<http://www.heritage.norfolk.gov.uk/parishes>) [accessed 12th Feb 2020]
- 18 The legal interpretation established in South Lakeland DC v Secretary of State for the Environment and Rowbotham [1991] 2 L.P.R. 97



## ARCHIVE MATERIAL

### NORFOLK RECORD OFFICE

#### Maps

DN/TA 494 Holt Tithe Map, 1839

C/Sca2/164 Award of the Commissioners under the Holt and Letheringsett Inclosure Act, 1810

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

### NORFOLK HERITAGE CENTRE

#### Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, Map of the County of Norfolk from actual survey, 1826

#### Photos

C/HOL Holt photos

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## LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

# Appendix B

## Glossary of Terms



## **Alteration**

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

## **Conservation Area**

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

## **Conservation**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

## **Designated heritage asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

## **Heritage asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

## **Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

## **Preserve**

To keep safe from harm<sup>18</sup> (HE, Conservation Principles, 2008, 72).

## **Renewal**

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

## **Repair**

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

## **Restoration**

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

## **Reversible**

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

## **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

## **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

## **Value**

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

# Appendix C

## Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.



## HIGH STREET

Address / Building Name	52 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169461">https://historicengland.org.uk/listing/the-list/list-entry/1169461</a>
Brief History	C18
Brief Description	End terrace, two storeys, rendered, timber sash windows and timber panelled door with toplights. Red clay pantile roof.
	

Address / Building Name	50 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049311">https://historicengland.org.uk/listing/the-list/list-entry/1049311</a>
Brief History	C18
Brief Description	Two terraced houses incorporated in one. Two storey, with step down between the two former houses. Rendered, timber sash windows, timber panelled door with architrave, red clay pantiles.
	

Address / Building Name	48 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169460">https://historicengland.org.uk/listing/the-list/list-entry/1169460</a>
Brief History	C18
Brief Description	Cottage part of terrace. Two storey, flint to ground floor, red brick above. Timber sash windows and timber panelled door with architrave, red clay pantiles.
	

Address / Building Name	46 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049310">https://historicengland.org.uk/listing/the-list/list-entry/1049310</a>
Brief History	1806
Brief Description	End terrace. Two storeys, red brick, timber sash windows, red clay pantiles. Flint to gable end. Entrance to the side.
	

Address / Building Name	Signpost
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169605">https://historicengland.org.uk/listing/the-list/list-entry/1169605</a>
Brief History	1887, previously situated on the Market Place and moved 1920 because for construction of War Memorial. Nicknamed Blind Sam because it originally did not work well.
Brief Description	Former fountain/lamppost. Cast iron, black with gold details. Base with inscription plate, fluted column, glazed lamp with decorative metalwork.
	

Address / Building Name	Milestone
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049287">https://historicengland.org.uk/listing/the-list/list-entry/1049287</a>
Brief History	C18
Brief Description	Obelisk/milestone. Square stone column with inscriptions on each side giving miles to nearby towns. Cornice at top of column and topped with 'pineapple' finial.
	

HIGH STREET (CONT.)

Address / Building Name	38, 40 and 42 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1306545">https://historicengland.org.uk/listing/the-list/list-entry/1306545</a>
Brief History	C18
Brief Description	Three houses, now all appear in one ownership with Nos. 40 and 42 converted to shop at ground floor. Two storey, rendered, timber sash windows first floor and three catslide dormers, red clay pantiles. Modern unsympathetic shop front to Nos. 40 and 42. Earlier bay shop front window and timber panelled door with architrave to No. 38.
	

Address / Building Name	34 and 36 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373737">https://historicengland.org.uk/listing/the-list/list-entry/1373737</a>
Brief History	C18
Brief Description	Pair of shops, two storey, hipped red clay pantile roof, rendered walls, timber sash windows to first floor. Shop front to No. 36 central door, flanked by timber windows and pilasters, with fascia above and retractable canvas awning. Shop front to No. 34 has central recessed door, mainly glazed, with flanking oriel shop front windows either side and retractable canvas awning.
	

Address / Building Name	26 and 28 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049309">https://historicengland.org.uk/listing/the-list/list-entry/1049309</a>
Brief History	C19, GF No.26 rebuilt late-C20
Brief Description	Two shops. Two storeys, both rendered with red clay pantiles. Timber sash windows to first floor. Shop front to No.28 is timber with door to side and three windows adjacent, flanked by pilasters and topped by a fascia and retractable canvas awning. Ground floor of No.26 completely rebuilt late-C20 in red brick with dark timber frame to windows. This and the plastic printed fascia sign above are unsympathetic.
	

Address / Building Name	24 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373736">https://historicengland.org.uk/listing/the-list/list-entry/1373736</a>
Brief History	Late C18
Brief Description	End terrace shop. Two storeys, red clay pantiles with some black glazed. Unsympathetic pebbledash render. Timber sash window to first floor. Timber shop front with simple pilasters and fascia to ground floor.
	

Address / Building Name	20 and 22 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049308">https://historicengland.org.uk/listing/the-list/list-entry/1049308</a>
Brief History	Late C18
Brief Description	No.22 two storey with catslide dormers indicating attic floor. Unsympathetic pebbledash render. Timber sash windows to first and second floors. Good timber shop front with pilasters, fascia, stall riser and features indicating historic retractable awning. Timber and glazed door to right with semi-circular fanlight.  No.20 is left hand side of a larger building with No. 18. Three storeys, brick painted, with quoins and string courses also in brick. Timber sash windows, timber and glazed recessed door in architrave, railings around front area.
	

HIGH STREET (CONT.)

Address / Building Name	18 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373735">https://historicengland.org.uk/listing/the-list/list-entry/1373735</a>
Brief History	C18 & C19
Brief Description	Right hand side of building with No.20. Three storeys, brick painted, with quoins and string courses also in brick. Timber sash windows, timber and glazed recessed door with arched head. Single glazed pane in arched window to right.
	

Address / Building Name	6 and 8 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049307">https://historicengland.org.uk/listing/the-list/list-entry/1049307</a>
Brief History	Early C19
Brief Description	Two shops. Three storeys, brick painted, black glazed pantiles, timber sash windows with four blind windows. Shop fronts on ground floor either side of an arched entrance with timber panelled door and fanlight over. Shop front to No. 8 timber framed with pilasters and fascia. To No.6 shop front is more modern in style though not inappropriate, with retractable canvas awning.
	

Address / Building Name	2 and 4 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049306">https://historicengland.org.uk/listing/the-list/list-entry/1049306</a>
Brief History	Early C19
Brief Description	Tow shops. Both two storeys, rendered, red clay pantiles, timber sash windows, two blind windows to No. 2. Central shop door with flanking windows and fascia above to both properties, No.2 with additional timber and glazed door to right.
	

Address / Building Name	Lloyds Bank (No.1)
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373738">https://historicengland.org.uk/listing/the-list/list-entry/1373738</a>
Brief History	Late C18
Brief Description	Now TSB bank. Two storeys, hipped red clay pantile roof, rendered walls with dentil cornice at first and ground floors. Timber sash windows mainly, though some altered on ground floor to casements with decorative toplights. Classical style doorcases with modern doors.
	

Address / Building Name	7, 9 and 11 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049312">https://historicengland.org.uk/listing/the-list/list-entry/1049312</a>
Brief History	C18
Brief Description	Two shops. Two storey, gault brick, roof behind parapet. Timber sash windows to first floor. Shop fronts modern, with that to left being not particularly sympathetic in design while to the right slightly more traditional in appearance, though both could be improved by better signage. Central timber plank door between shop fronts.
	

Address / Building Name	13 and 15 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169480">https://historicengland.org.uk/listing/the-list/list-entry/1169480</a>
Brief History	C18
Brief Description	House converted into two shops. Two storeys with attic denoted by dormers. Red brick with quoin and dentil details. Timber sash windows, Classical doorcase with timber panelled door and fanlight over. Matching shop fronts flanking door, likely C20 but good quality. Pilasters and fascia, side doors, decorative mullions to sides and tops of shop windows.
	

HIGH STREET (CONT.)

Address / Building Name	Kings Head Public House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373739">https://historicengland.org.uk/listing/the-list/list-entry/1373739</a>
Brief History	Early C18
Brief Description	Still in use as public house. Two storeys, rendered, black glazed pantile roof, timber sash windows, with curved two storey bay window to right, timber panelled door with architrave. Good painted lettering and projecting hanging sign.
	

Address / Building Name	21 and 23 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169491">https://historicengland.org.uk/listing/the-list/list-entry/1169491</a>
Brief History	C18
Brief Description	House converted to shop, with additional shop added to the side. Main house two storey, grey and red brick, lintels rendered and painted (unsympathetic), red clay pantiles, timber sash windows, central timber and glazed door with architrave. To left is inserted shop front with timber and glazed door and flanking window with fascia above. Single storey shop to side with good historic shop front, flanking pilasters, fascia above, central door, brick parapet above.
	

Address / Building Name	27 and 29 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169491">https://historicengland.org.uk/listing/the-list/list-entry/1169491</a>
Brief History	Early C19
Brief Description	Shop (vacant in 2020). Two storey, brick with brick quoin detail, timber sash windows, roof behind parapet. Modern shopfront to ground floor, timber though metal sliding door less appropriate.
	

Address / Building Name	33 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169500">https://historicengland.org.uk/listing/the-list/list-entry/1169500</a>
Brief History	Mid C19
Brief Description	Shop. Gable end facing street in polychrome brick with Gothic feel. Timber sash windows. Good timber shop front to ground floor with central door and decorative arched timber mullions to the windows.
	

Address / Building Name	High Silver
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049314">https://historicengland.org.uk/listing/the-list/list-entry/1049314</a>
Brief History	C18/19
Brief Description	House, side on to the street with entrance on west side. Two storey, rendered, timber sash windows, Fluted columns and entablature forming porch to entrance door. Bay windows also added on west side.
	

## HIGH STREET (CONT.)

Address / Building Name	39 High Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169511">https://historicengland.org.uk/listing/the-list/list-entry/1169511</a>
Brief History	C18
Brief Description	House. Two storey with attic floor denoted by catslide dormers. Black glazed pantiles, rendered walls, timber sash windows, timber and glazed panelled door with architrave. Single storey extension to right.
	

Address / Building Name	30 High Street (Richard Scott Antiques)
Status	Locally Listed Building
List Entry Link	N/A
Brief History	C18 or early C19
Brief Description	Shop. Single storey with pediment. Timber sash windows, timber and glazed door in architrave.
	

## MARKET PLACE

Address / Building Name	1 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049320">https://historicengland.org.uk/listing/the-list/list-entry/1049320</a>
Brief History	Early C19 with ground floor rebuilt C20
Brief Description	Shop. Two storeys, hipped roof with black glazed pantiles, red brick, timber sash windows. Much of the ground floor rebuilt in late-C20 with red ceramic tiles to corner column and pilasters.
	

Address / Building Name	3 and 3A Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373740">https://historicengland.org.uk/listing/the-list/list-entry/1373740</a>
Brief History	Early C19
Brief Description	Shop set on corner. Two storeys, black glazed pantiles, painted brick, timber sash windows, timber shop fronts to ground floor. That to No.3 is particularly good with decorative pilasters, pediment above door set on corner containing barometer, clock face above.
	

Address / Building Name	5 Market Place
Status	Grade II
List Entry Link	N/A
Brief History	C18
Brief Description	Shops. Gault brick building with pantile roof and gault brick chimneys. Two shop fronts to the ground floor. Timber sash windows under flat brick arches to the first floor. Modillion cornice to eaves.
	

MARKET PLACE (CONT.)

Address / Building Name	11 and 13 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049321">https://historicengland.org.uk/listing/the-list/list-entry/1049321</a>
Brief History	C18
Brief Description	Shop (formerly two converted into one). Two storey with attic denoted by dormers, hipped roof with black glazed pantiles, timber sash windows, good shop front on ground floor featuring ionic columns, slender columned mullions and side doors.



Address / Building Name	17, 19 and 21 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169565">https://historicengland.org.uk/listing/the-list/list-entry/1169565</a>
Brief History	Early C19
Brief Description	Two shops and office. Three storeys, black glazed pantiles, gault brick, timber sash windows, timber panelled door with fanlight between shop fronts. Larger shop front to left is late-C20 with chamfered windows to recessed central entrance, flanking pilasters and fascia above. To right is smaller shop front with modern glazed window and Dutch canopy.



Address / Building Name	23 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049322">https://historicengland.org.uk/listing/the-list/list-entry/1049322</a>
Brief History	Early/mid C19, with mid/late C19 shop front
Brief Description	Shop. Two storey, black glazed pantiles, painted brick, timber sash windows, central door with flanking shop windows with slender columned mullions and retractable canvas awning.



Address / Building Name	27 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169572">https://historicengland.org.uk/listing/the-list/list-entry/1169572</a>
Brief History	C18
Brief Description	Detached shop. Two storeys with attic denoted by window in gable end. Black glazed pantiles, unsympathetic pebbledash render, timber sash windows, mid-C20 bay window shop fronts. Dutch canopies with bulky timber housings, large volume of signage in windows and security grille could all be improved.



Address / Building Name	31 and 33 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373741">https://historicengland.org.uk/listing/the-list/list-entry/1373741</a>
Brief History	C18
Brief Description	Shop (vacant in 2020 but under renovation). Two storeys, red clay pantiles, rendered, timber sash windows, timber shop fronts to south and west sides.



Address / Building Name	35 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169578">https://historicengland.org.uk/listing/the-list/list-entry/1169578</a>
Brief History	C18 and later
Brief Description	Shops. Main part two storeys, red pantile roof, painted brick, timber sash windows, modern shop front to ground floor with unsympathetic signage. Single storey lean-to shop to right hand side with timber and glazed door and casement window to shop.



MARKET PLACE (CONT.)

Address / Building Name	Holt War Memorial
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1407823">https://historicengland.org.uk/listing/the-list/list-entry/1407823</a>
Brief History	1921 – Later Additions. 2010 restoration
Brief Description	War Memorial. Stone with wide plinth topped with column and carved cross. Inscriptions around the base with names of fallen soldiers.



Address / Building Name	School House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049323">https://historicengland.org.uk/listing/the-list/list-entry/1049323</a>
Brief History	1858
Brief Description	School building, replaced Elizabethan building in a similar style. Two storeys with attics. E-plan with projecting side wings. Dark red brick with brick mouldings. Red clay tiles. Timber casement windows, including bay window to north projecting wing. Door to south in recessed porch under pointed arch architrave. Further ranges to the rear.



Address / Building Name	Fighting Henry Public House (No. 2 Station Road)
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169633">https://historicengland.org.uk/listing/the-list/list-entry/1169633</a>
Brief History	C18
Brief Description	Now shop. Two storeys with attics denoted by dormers. Red glazed pantiles, rendered, timber casement windows, two timber and glazed doors set in architraves. Single storey extension to the left.



Address / Building Name	14 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1306472">https://historicengland.org.uk/listing/the-list/list-entry/1306472</a>
Brief History	C18
Brief Description	Gallery. Two storeys, hipped roof with pantiles, rendered, timber sash windows, timber and glazed door in pedimented architrave, ground floor window is shallow bay with cornice above.



Address / Building Name	12 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049319">https://historicengland.org.uk/listing/the-list/list-entry/1049319</a>
Brief History	C18 with mid-C20 shop front
Brief Description	Shop, part of Bakers and Larners to right. Two story with attic, black glazed pantile roof, rendered, timber sash window. Good quality mid-C20 shop front with fascia with gilded lettering.



Address / Building Name	10 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1306469">https://historicengland.org.uk/listing/the-list/list-entry/1306469</a>
Brief History	C18
Brief Description	Shop, part of Bakers and Larners which connects to No. 8 behind an alley. Part two and part three storeys. Black glazed pantiles, red brick, Ground floor shop front projecting slightly at west end. Features recessed door and timber and brick pilasters.



**MARKET PLACE (CONT.)**

Address / Building Name	8 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049318">https://historicengland.org.uk/listing/the-list/list-entry/1049318</a>
Brief History	Early C18, restored 1977
Brief Description	Bakers and Lerner shop. Two storey, with left hand side projecting forward. Black glazed pantiles, red brick, timber sash windows, timber shop fronts, that to right projecting forward to line of right hand building.



Address / Building Name	Feathers Hotel
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169534">https://historicengland.org.uk/listing/the-list/list-entry/1169534</a>
Brief History	C18
Brief Description	Public house. Two storeys with attics denoted by dormer. Mix of red clay and black glazed pantiles. Rendered, timber sash windows, two timber panelled doors with architraves.



Address / Building Name	2 Market Place
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049317">https://historicengland.org.uk/listing/the-list/list-entry/1049317</a>
Brief History	C18
Brief Description	Shop. Two storey. Mix of red clay and black glazed pantiles. Rendered, timber sash windows. Timber shop front to right hand side of ground floor, timber door to left of this with louver over.



Address / Building Name	15 Market Place
Status	Locally Listed
List Entry Link	N/A
Brief History	Late Victorian or Edwardian
Brief Description	Office. Narrow two storey building. Stone and red brick to ground floor, mock timber framing to first floor, red clay tile roof. Stone or timber mullioned windows, with leaded toplights. Recessed door with brass name plate of original occupiers to right.



## SHIREHILL PLAIN

Address / Building Name	1, 3 and 5 Shirehall Plain
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049289">https://historicengland.org.uk/listing/the-list/list-entry/1049289</a>
Brief History	Late C17 – Possibly earlier core. C20 additions.
Brief Description	Café, deli and hotel. Two storey with attics denoted by dormers. Flint and brick walls with brick around windows. Pantile roof with brick chimneys. Timber casements to dormers timber sash windows to first floor, plus two small brick framed windows which are earlier. Additional brick mullioned window on ground floor. Timber sash bay window and timber framed French window to ground floor. Timber and glazed door with architrave. To left is shop front with central door, sash windows and a fascia board projecting above. Good glided lettering.



Address / Building Name	The Shirehall
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169620">https://historicengland.org.uk/listing/the-list/list-entry/1169620</a>
Brief History	C18 with later additions
Brief Description	Former Shirehall now offices. Two storey, rendered with pantile roof. Quoins to edges. Sash windows to ground and first floor. Timber and glazed shop front to left. Gable end to east has sash windows on ground floor, with a timber and glazed door with arched fanlight above, doorcase with quoins. Arched window surrounded by quoins on second floor. Rear fairly plain, with two sash and two small casement windows. Several added downpipes are unsympathetic.



Address / Building Name	Shire House/Shire Cottage
Status	Locally Listed
List Entry Link	N/A
Brief History	C19
Brief Description	Shire House is a shop, Shire Cottage is a residence. Semi-detached units with brick dentil cornice, modern pantile roof and two red brick chimneys. Red brick principal façade with flint cobble walls with red brick dressings to other elevations. Chamfered corner to the junction with Albert Street. Timber doors and sash and casement windows with bay shop windows to ground floor.



SHIREHILL PLAIN (CONT.)

Address / Building Name	4 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049328">https://historicengland.org.uk/listing/the-list/list-entry/1049328</a>
Brief History	Early C19
Brief Description	Shop. Two storey. Pebbledash render, black glazed pantile roof with brick chimney. Two timber sash windows to first floor with one blind window. Timber shop front to ground floor with central door.
	

Address / Building Name	Osokozi, 6 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049329">https://historicengland.org.uk/listing/the-list/list-entry/1049329</a>
Brief History	C18
Brief Description	Shop. Two storey. Rendered, red clay pantile roof with brick chimney. Timber casement and sash windows. Timber and glazed central front door.
	

Address / Building Name	1 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1168890">https://historicengland.org.uk/listing/the-list/list-entry/1168890</a>
Brief History	Early C19
Brief Description	House, formerly the Old Paul Fry public house. Two storey. Rendered with quoins to edges and around openings. Black glazed pantile roof with brick chimney. Timber sash windows timber and glazed door. Attractive metal sign showing a man and 'The Old Paul Fry' above door.
	

Address / Building Name	3 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049337">https://historicengland.org.uk/listing/the-list/list-entry/1049337</a>
Brief History	C18 Later addition to north
Brief Description	Shop, formerly two cottages. Two storey. Flint and red brick. Hipped red clay pantile roof. Timber sash windows, with two blind windows to first floor. Two timber and glazed doors. Painted timber fascia above left hand door and window is sympathetic.
	

Address / Building Name	5-11 Albert Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Late Victorian or Edwardian
Brief Description	Row of four shops. All two storeys. Nos. 5-7 painted brick with hipped red clay pantile roof. Timber sash windows with two blind windows to the first floor. Three timber shop fronts, good quality though modern. No. 11 rendered with side wall flint. Hipped red clay pantile roof with gault brick chimney. Timber shop front with chamfered corner where door is located. Top hung uPVC windows are unsympathetic.
	

Address / Building Name	13 Albert Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19
Brief Description	Former shop now house. Two storey, red brick, red clay pantile roof, brick chimney. Timber sash windows to first floor with one blind window. Attractive timber shop front to the ground floor with central recessed entrance and timber sash windows either side.
	

BULL STREET

Address / Building Name	27 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049338">https://historicengland.org.uk/listing/the-list/list-entry/1049338</a>
Brief History	C18
Brief Description	Office. Two storey. Rendered, pantiles, brick chimneys. Timber sash windows and timber/glazed door with architrave. To right is timber shop front.



Address / Building Name	37 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1168892">https://historicengland.org.uk/listing/the-list/list-entry/1168892</a>
Brief History	C19
Brief Description	Two shops (one to the left vacant in 2020). Flint with red brick dressings, red clay pantile roof and brick chimney. Timber sash windows to first floor. Two windows and entrance on ground floor likely modern updates. Windows are wide with shallow arched heads, timber casements. Entrance is recessed with doors opening either side into the two shops. Modern tiled steps. Painted timber signs and fascia boards sympathetic.



Address / Building Name	39 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049339">https://historicengland.org.uk/listing/the-list/list-entry/1049339</a>
Brief History	C18
Brief Description	Shop with ranges behind probably originally stables, now residence. Two storey. Rendered. Hipped red clay pantile roof. Mixture of window designs, mainly different forms of casement window, all timber. Timber shop fronts to south and east sides.



Address / Building Name	Hanworth House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1168900">https://historicengland.org.uk/listing/the-list/list-entry/1168900</a>
Brief History	Mid C18 - 1744
Brief Description	Office, formerly house. Three storeys. Red brick with brick quoins, lintels and architrave to door. Black glazed pantiles and brick chimneys. Timber sash windows, timber and glazed door.



Address / Building Name	45 and 47 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049340">https://historicengland.org.uk/listing/the-list/list-entry/1049340</a>
Brief History	Early C19
Brief Description	Office and shop. Both two storey, red brick, black glazed pantile roof, brick chimneys, timber sash windows. No. 45 has two shops to ground floor with mid-late C20 shop fronts, retractable canvas awnings. Printed fascias above could be improved by being painted timber. No.47 retains windows to ground floor with central timber and glazed door with fanlight under brick arch.



## BULL STREET (CONT.)

Address / Building Name	49 and 49A Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1168906">https://historicengland.org.uk/listing/the-list/list-entry/1168906</a>
Brief History	C18
Brief Description	Shop. Two storey. Rendered, black glazed pantile roof. Sash windows and one blind window to first floor. Blind window has timber boards across. Timber and glazed door to ground floor with bracketed timber architrave. Timber shop front.



Address / Building Name	8 Bull Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049341">https://historicengland.org.uk/listing/the-list/list-entry/1049341</a>
Brief History	Early C19
Brief Description	Shop. Two storey with attic denoted by dormers. Red brick, pantile roof, bracketed cornice. Timber sash windows with one blind window to first floor. Blocked window on ground floor with wipe-clean sign board (unsympathetic). Mid-late C20 shop front with tiled pilasters. Blank door in recess to the side. Multiple window stickers and printed fascia unsympathetic.



Address / Building Name	Praze Cottage
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049342">https://historicengland.org.uk/listing/the-list/list-entry/1049342</a>
Brief History	C18
Brief Description	House. Two storeys. Rendered, hipped red clay pantile roof. First floor has Venetian window with timber frame. Ground floor timber and glazed door in recess, with arched fanlight over and flanking timber framed windows. Paint/render in poor condition.



## WHITE LION STREET AND FISH HILL

Address / Building Name	13 Fish Hill
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373714">https://historicengland.org.uk/listing/the-list/list-entry/1373714</a>
Brief History	Early/Mid C19
Brief Description	Office. Two storey. Red brick, black glazed pantile roof. Timber sash windows with one blind window to first floor which is rendered (render in poor condition). Timber and glazed door.



Address / Building Name	8 Fish Hill
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049304">https://historicengland.org.uk/listing/the-list/list-entry/1049304</a>
Brief History	C18 with later additions
Brief Description	Vacant shop. Two storey. Unusual in being set on an 'island' surrounded by roads. Rendered, with first floor to west side having mock timber framing. Red clay pantiles. Timber sash windows to first floor, north elevation and ground floor south gable. Unsympathetic late C20 projecting windows to west and south sides. Timber panelled doors on south and east sides, with timber architraves. Gabled porch added to west side with mock timber framing and modern timber and glazed door.



Address / Building Name	White Lion Public House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049292">https://historicengland.org.uk/listing/the-list/list-entry/1049292</a>
Brief History	C18 and later
Brief Description	Former public house, now shop. Two storeys. Rendered, black glazed pantile roof with brick chimney. Timber casement windows to first floor and widened timber shop windows on ground floor. Two timber and glazed doors flanked by fluted pilasters. Distinctive hanging pub sign on corner in metal with decorative ironwork.



Address / Building Name	Wansbeck House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169660">https://historicengland.org.uk/listing/the-list/list-entry/1169660</a>
Brief History	C18
Brief Description	Former house, now three shops. Two storeys. Pebbledash render, brick cornice. Red clay pantile roof. Timber sash windows. Timber shop fronts of various designs. Signage not very sympathetic.




WHITE LION STREET AND FISH HILL (CONT.)

Address / Building Name	Nelson House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049291">https://historicengland.org.uk/listing/the-list/list-entry/1049291</a>
Brief History	C18
Brief Description	Office. Two storeys with attic denoted by dormer. Rendered, red clay pantile roof with rendered chimney. Timber sash windows, with casements to dormers. Larger timber shop front window to left. Large central porch with timber and glazed door.
	

Address / Building Name	Janaway House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169650">https://historicengland.org.uk/listing/the-list/list-entry/1169650</a>
Brief History	C18
Brief Description	Two shops. Two storeys with smaller element projecting out on left hand side containing one of the shops. Rendered, red clay pantile roof, brick chimneys. Timber sash windows timber shop fronts with Dutch canopies.
	

Address / Building Name	Premises occupied by Spar Foodmarket (No. 4 Fish Hill)
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049347">https://historicengland.org.uk/listing/the-list/list-entry/1049347</a>
Brief History	C18 and later
Brief Description	Restaurant. Two storeys. Rendered, red clay pantile roof. Metal casement window to north, timber sash windows to west. Timber shop fronts with timber and glazed door to west.
	

Address / Building Name	3 and 5 Fish Hill
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169433">https://historicengland.org.uk/listing/the-list/list-entry/1169433</a>
Brief History	C18
Brief Description	Shop. Two storeys. Rendered. Black glazed pantile roofs with attic floors denoted by dormers with timber casements. Central timber and glazed door, with flanking square bay windows with timber sash and casement windows. Timber fascia board above.
	

Address / Building Name	1 Fish Hill
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049346">https://historicengland.org.uk/listing/the-list/list-entry/1049346</a>
Brief History	C18 and later
Brief Description	Shop. Two storey with attic floor denoted by dormers. Rendered with brick cornice. Timber sash windows. Timber shop front with arched detail to mullions and central timber and glazed door.
	

Address / Building Name	Former Post Office
Status	Locally Listed
List Entry Link	N/A
Brief History	Inter-War
Brief Description	Former post office, now shop. Single storey. Red brick, red clay pantile roof. Dutch gables to east and west ends. Central door with stone architrave. Modern timber door. Timber sash windows to left, timber windows with adaptations to right. Stickers/signage in windows is unsympathetic.
	

CROMER ROAD

Address / Building Name	13 Cromer Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1306563">https://historicengland.org.uk/listing/the-list/list-entry/1306563</a>
Brief History	Late C18
Brief Description	Two cottages. Two storeys. Painted flint, red clay pantile roof with brick chimney. No. 13A (left) has uPVC windows and door. No. 13B (right) has timber and glazed door, timber sash window on ground floor, timber casement window first floor.
	

Address / Building Name	29 Cromer Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049344">https://historicengland.org.uk/listing/the-list/list-entry/1049344</a>
Brief History	Early C19
Brief Description	House. Two storey. Red brick black glazed pantile roof, brick chimneys, timber sash windows with timber shutters on first floor. Panelled timber door with fanlight and architrave.
	

CHURCH STREET

Address / Building Name	3 Church Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373751">https://historicengland.org.uk/listing/the-list/list-entry/1373751</a>
Brief History	C18
Brief Description	Shop. Two storeys. Pebbledash render, concrete (?) tile roof. Timber sash windows on first floor, timber framed window on ground floor. Shop front consisting of timber bay window, timber and glazed door flanked by pilasters, both topped with cornice and timber fascia board.
	

Address / Building Name	Parish Church of St Andrew
Status	Grade II*
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1306557">https://historicengland.org.uk/listing/the-list/list-entry/1306557</a>
Brief History	C14 and much later. Restored 1864
Brief Description	Church. Typical layout with tower at west end. Flint with stone dressings. Gothic style including pointed arches to doors and windows. Tracery to windows. Panelled timber doors. Clock on west end. To south is C21 church hall with curved roof. Uses flint and stone in a modern design.
	

Address / Building Name	Holt Library
Status	Locally Listed
List Entry Link	N/A
Brief History	c.1800
Brief Description	Library, former stables. One and a half storeys. Flint with gault brick dressings, slate roof, timber sash windows to ground door, timber framed semi-circular windows on first floor. Modern timber and glazed doors, plus modern single storey extension unsympathetic.
	

STATION ROAD

Address / Building Name	4 and 6 Station Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373767">https://historicengland.org.uk/listing/the-list/list-entry/1373767</a>
Brief History	Late C18
Brief Description	Cottage. Two storey. Painted bruck, hipped black glazed pantile roof with brick chimney. Timber sash windows and timber door.
	

Address / Building Name	8 Station Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169644">https://historicengland.org.uk/listing/the-list/list-entry/1169644</a>
Brief History	C18
Brief Description	Shops. Two storey. Rendered with brick cornice. Hipped black glazed pantile roof. Timber sash windows to first floor and wider timber framed shop windows on ground floor. Timber and glazed door with architrave. Printed fascia boards unsympathetic.
	

Address / Building Name	Shrublands
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373768">https://historicengland.org.uk/listing/the-list/list-entry/1373768</a>
Brief History	Early C19
Brief Description	House. Two storey. Gault brick, pantile roof, brick chimneys. Timber sash windows, timber panelled door with fanlight.
	

Address / Building Name	12 – 18 Station Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049290">https://historicengland.org.uk/listing/the-list/list-entry/1049290</a>
Brief History	C18
Brief Description	Row of four cottages. Two storeys. Nos. 12, 14, and 18: flint with brick dressings, timber panelled doors, interesting metal framed casement windows with pointed arch details, except ground floor No. 12 which is timber framed with pointed arch. No. 16 rendered, timber and glazed door, timber casement windows. All red clay pantiles and brick chimneys.
	

Address / Building Name	Former Police Station (No. 32a Station Road)
Status	Adopted Locally Listed
List Entry Link	N/A
Brief History	1855
Brief Description	House, former police station. Two storeys. Brick part rendered on north elevation, slate roof, brick chimney, timber sash windows. Doors not seen.
	

NORWICH ROAD

Address / Building Name	Barn Cottage
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049283">https://historicengland.org.uk/listing/the-list/list-entry/1049283</a>
Brief History	C18/ early C19
Brief Description	House. One storey with attics denoted by dormers. Painted flint and brick, red clay pantile roofs brick chimney. Timber casement windows timber door.
	

Address / Building Name	3 Norwich Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373763">https://historicengland.org.uk/listing/the-list/list-entry/1373763</a>
Brief History	C18/ early C19
Brief Description	House. Two storey. Flint and brick red clay pantile roof, rendered chimney, timber casement window, timber door.
	

Address / Building Name	5 Norwich Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049284">https://historicengland.org.uk/listing/the-list/list-entry/1049284</a>
Brief History	C18 or early C19
Brief Description	House. Two storey. Rendered, with flint south wall. Red clay pantile roof with brick chimneys. Timber sash windows, timber panelled door with timber doorcase.
	

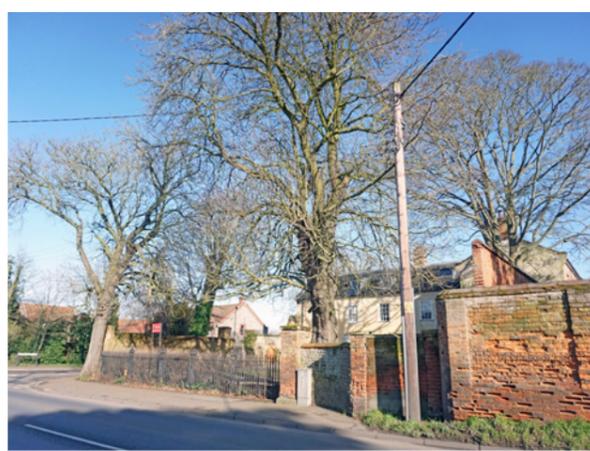
Address / Building Name	27 and 29 Norwich Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373764">https://historicengland.org.uk/listing/the-list/list-entry/1373764</a>
Brief History	C18/ early C19
Brief Description	Houses. Both two storey, hipped red clay pantile roof. No.27 flint and red brick dressings timber sash windows. No.29 refaced with brick (painted), timber sash windows.
	

Address / Building Name	37 and 39 Norwich Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049285">https://historicengland.org.uk/listing/the-list/list-entry/1049285</a>
Brief History	Probably C18 – C18/19 additions to rear
Brief Description	Two houses. Two storeys. Rendered, red clay pantile roof, brick chimneys, timber sash windows, timber panelled doors in simple architraves.
	

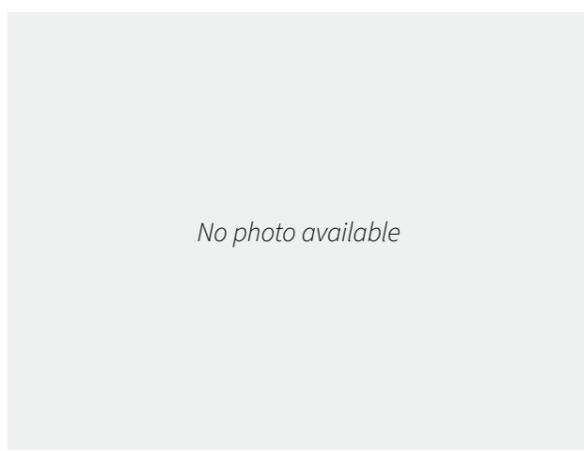
Address / Building Name	Bacon's House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049286">https://historicengland.org.uk/listing/the-list/list-entry/1049286</a>
Brief History	Early C18, owned in 1703. C19 additions
Brief Description	Two houses. Two storeys with attic floor denoted by dormers. Rendered, slate roof, brick chimneys, timber sash windows, timber panelled door with fanlight and pedimented architrave to left, timber and glazed door with pedimented architrave to right.
	

NORWICH ROAD (CONT.)

Address / Building Name	Garden Wall Fronting No. 41 Norwich Road
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373765">https://historicengland.org.uk/listing/the-list/list-entry/1373765</a>
Brief History	Probably C19
Brief Description	Red brick and flint wall, with iron railings to west, with wrought iron piers. Wall continues south to roundabout.



Address / Building Name	Old Stables at No. 41-43 Norwich Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C18
Brief Description	Stables, now houses. Mix of one and two storeys. Red brick and flint walls, red clay pantile roofs. South elevation not visible. Small timber casement windows to north and west. Timber garage door to west end.



Address / Building Name	Holt Community Primary School
Status	Locally Listed
List Entry Link	N/A
Brief History	1928
Brief Description	School. Single storey. Red brick with buff terracotta dressings. Four gables to south end with tall windows, probably uPVC frames (unsympathetic). Porch with timber panelled double door on east side with buff terracotta doorcase. Timber casement windows on east side. Tile roof. Red and black brick piers, with low wall topped by railings to boundary.



LEATHERINGSETT HILL

Address / Building Name	Hill House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049315">https://historicengland.org.uk/listing/the-list/list-entry/1049315</a>
Brief History	C18
Brief Description	House. Two storeys. Red brick with brick quoins and strong courses. Black glazed pantile roof, brick chimneys. Timber sash windows. Timber panelled door with fanlight in architrave.



Address / Building Name	Methodist Church
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373766">https://historicengland.org.uk/listing/the-list/list-entry/1373766</a>
Brief History	1862
Brief Description	Church. Two storey with turret to north-east corner. Polychrome brickwork, slate roof to nave, fishscale tiles to turret. Gothic windows with stone mullions and leaded glass. Polychrome brick boundary wall.



NEW STREET

Address / Building Name	11 New Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169595">https://historicengland.org.uk/listing/the-list/list-entry/1169595</a>
Brief History	Early C19 with later additions
Brief Description	House. Two storey. Flint with red brick dressings, pantile roof, brick chimney, timber sash windows, timber panelled door with timber framed side and fanlights.
	

Address / Building Name	17-27 New Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373743">https://historicengland.org.uk/listing/the-list/list-entry/1373743</a>
Brief History	Early C19
Brief Description	Row of cottages. No.17 facing on to New Street, the rest facing north onto a yard. Two storey. Red brick and flint with pantile roof and brick chimneys. Timber sash windows and timber panelled door to No.17. Timber casement windows and timber and glazed doors to the rest. All doors have ogee shaped doorcase.
	

Address / Building Name	33 New Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049282">https://historicengland.org.uk/listing/the-list/list-entry/1049282</a>
Brief History	Early C19
Brief Description	House. Three storeys. Gault brick with ground floor painted. Black glazed pantile roof. Timber sash windows, except for two blind windows on second floor, timber panelled door with fanlight.
	

Address / Building Name	35 New Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373762">https://historicengland.org.uk/listing/the-list/list-entry/1373762</a>
Brief History	Early C19
Brief Description	House. Two storeys. Flint with red brick dressings, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, timber and glazed panelled door with architrave.
	

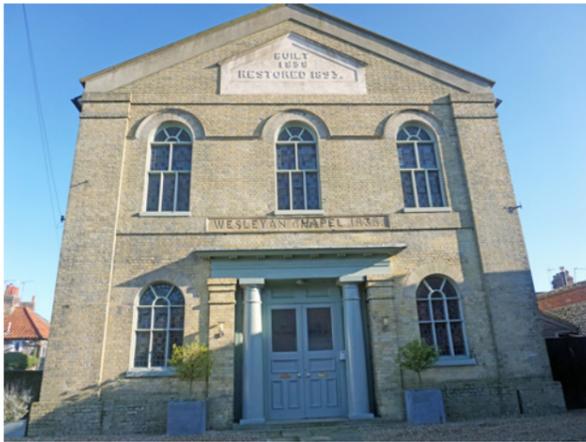
Address / Building Name	28 New Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049325">https://historicengland.org.uk/listing/the-list/list-entry/1049325</a>
Brief History	Early C19
Brief Description	House. Two storeys. Red brick, black glazed pantile roof, brick chimney, bracketed cornice, timber sash windows, timber panelled door with architrave.
	

NEW STREET (CONT.)

Address / Building Name	Pear Tree Cottage
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169593">https://historicengland.org.uk/listing/the-list/list-entry/1169593</a>
Brief History	Early C19
Brief Description	House. Two storeys. Red brick, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, timber and glazed panelled door with architrave.
	

Address / Building Name	Cranmer House
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049324">https://historicengland.org.uk/listing/the-list/list-entry/1049324</a>
Brief History	Early C19
Brief Description	House. Two storeys. Painted brick, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, one blind window on first floor, timber and glazed panelled door with architrave.
	

Address / Building Name	4 Cross Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373713">https://historicengland.org.uk/listing/the-list/list-entry/1373713</a>
Brief History	Early C19
Brief Description	House. Two storeys. Red brick to west and rendered south end, black glazed pantile roof, brick chimneys, bracketed eaves, timber sash windows, one blind window on first floor, timber panelled door on south end.
	

Address / Building Name	St John Hall
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373742">https://historicengland.org.uk/listing/the-list/list-entry/1373742</a>
Brief History	1838. 1893 Restoration
Brief Description	Church, then Masonic hall, now house. Two storey. Gault brick with pilasters and string courses in brick. Flint to side walls. Roof not visible. Arched timber framed windows with leaded stained glass to west, timber sash windows to sides. Timber and glazed double door in recessed with cornice above and flanking columns. Two plaques: 'Wesleyan Chapel 1838' and 'Built 1838 Restored 1893'.
	

Address / Building Name	16 New Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169585">https://historicengland.org.uk/listing/the-list/list-entry/1169585</a>
Brief History	Mid C19
Brief Description	House. Two storey. Red brick, red clay pantile roof, brick chimney. Timber sash window, one blind window on first floor, timber panelled door with arched fanlight. One bay extension in brick to south, with timber sash window on first floor and garage door (unsympathetic) on ground floor.
	

Address / Building Name	Gallery House, Nos. 13-15 New Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19
Brief Description	Two houses. Three storey. Red brick with ground floor rendered. Some flint to side walls. Four brick pilasters. Timber sash windows, three in centre bay on first floor arched, pair of sash windows in centre bay on second floor. Two timber panelled doors in architraves, that to centre has fanlight. Pantile roof, brick chimneys.
	

## THE FAIRSTEAD

Address / Building Name	The Fairstead: Nos. 1-12 The Fairstead and Nos 1-7 (odd) Cley Road
Status	Locally Listed
List Entry Link	N/A
Brief History	Inter-War
Brief Description	Twelve houses. Semi-detached arrangement around a cul-de-sac. Two storeys, with upper floor in roof level. Flint with red brick dressings, including diamond patterns. Brick chimneys, red clay pantile roofs. Mix of windows, some timber casements some uPVC. Mix of doors, some timber and glazed, some uPVC. Each set in garden to front, side and rear.



## ALBERT STREET

Address / Building Name	14 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373747">https://historicengland.org.uk/listing/the-list/list-entry/1373747</a>
Brief History	Mid C19
Brief Description	House, formerly two houses. Two storey. Brick, red clay pantile roof, brick chimneys. Timber sash windows, timber and glazed door. Central window on first floor is blind with diamond pattern detail. To the left of the door is a scar in brickwork showing where there was formerly a door to the second cottage which has since been bricked in.



Address / Building Name	16 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049331">https://historicengland.org.uk/listing/the-list/list-entry/1049331</a>
Brief History	Early C19
Brief Description	Small cottage. Two storeys but on a very small scale. Painted flint and brick dressings, red clay pantile roof. Timber sash windows, timber and glazed door.



Address / Building Name	18 and 20 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049332">https://historicengland.org.uk/listing/the-list/list-entry/1049332</a>
Brief History	Early C19
Brief Description	Two houses. Two storey. Rendered, hipped red clay pantile roof, brick chimneys. Timber sash windows, timber panelled doors with fanlights.



ALBERT STREET (CONT.)

Address / Building Name	The Nook
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373748">https://historicengland.org.uk/listing/the-list/list-entry/1373748</a>
Brief History	Mid C19
Brief Description	House. Two storeys. Flint with brick dressings, red clay pantile roof, timber casement windows, timber and glazed front door.
	

Address / Building Name	26 Albert Street, 1 Mill Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049333">https://historicengland.org.uk/listing/the-list/list-entry/1049333</a>
Brief History	Early C19
Brief Description	Two houses. Semi detached pair. Two storeys. Flint with brick dressings, hipped black glazed pantile roof, brick chimney, timber sash windows with one blind window(painted) on first floor, timber and glazed doors.
	

Address / Building Name	28 and 30 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373749">https://historicengland.org.uk/listing/the-list/list-entry/1373749</a>
Brief History	Mid C19
Brief Description	Two houses. Two storey. Flint with red brick dressings, red clay pantile roof, brick chimneys, timber sash windows, timber and glazed doors. No. 30 has flint and brick boundary wall. No. 28's front garden has been replaced with parking bay.
	

Address / Building Name	Oddfellows Hall
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049336">https://historicengland.org.uk/listing/the-list/list-entry/1049336</a>
Brief History	Mid C19
Brief Description	Former chapel, now house. Tall single storey, though now divided internally with a floor level. Flint with gault brick dressings, black glazed pantile roof, modern timber sash windows, modern timber and glazed door with porch over.
	

Address / Building Name	33 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1306786">https://historicengland.org.uk/listing/the-list/list-entry/1306786</a>
Brief History	Mid C19
Brief Description	Former chapel, now house. Two storeys. Red with gault brick patterns to main façade, flint with brick dressings to sides. Pantile(?) roof, brick chimney, timber sash windows set in slightly recessed arches, timber and glazed door.
	

Address / Building Name	29 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049335">https://historicengland.org.uk/listing/the-list/list-entry/1049335</a>
Brief History	Early C19
Brief Description	House, part of a terrace of four. Two storey. Flint with gault brick dressings, black glazed pantile roof, gault brick chimney, timber sash windows, timber and glazed door, flint and brick boundary wall to front garden.
	

ALBERT STREET (CONT.)

Address / Building Name	25 and 27 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1168885">https://historicengland.org.uk/listing/the-list/list-entry/1168885</a>
Brief History	Late C18
Brief Description	Two houses. Both two storey, gault brick (though brickwork to No.25 is painted), black glazed pantile roof, brick chimneys, timber and glazed doors, No.27 has brick, flint and concrete block front boundary wall, while the one to No.25 is brick and flint.
	

Address / Building Name	23 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373750">https://historicengland.org.uk/listing/the-list/list-entry/1373750</a>
Brief History	Early C19
Brief Description	House, part of a terrace of four. Two storey. Flint with red brick dressings, black glazed pantile roof, gault brick chimney, timber sash windows, timber and glazed door, flint and brick boundary wall to front garden.
	

Address / Building Name	5-19 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1168881">https://historicengland.org.uk/listing/the-list/list-entry/1168881</a>
Brief History	Early to mid C19
Brief Description	Terrace of eight houses. Two storey. Flint with white painted brick dressings, hipped black glazed pantile roof and gault brick chimneys. Timber sash windows with blind windows above front doors on first floor. Most front doors are timber with glazed upper section, though the southernmost door is mainly glazed.
	

Address / Building Name	1 and 3 Cross Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1169430">https://historicengland.org.uk/listing/the-list/list-entry/1169430</a>
Brief History	Early to mid C19
Brief Description	Two houses, originally four. Two storeys. Flint with red brick dressings, red clay pantile roof, brick chimneys, timber casement windows, timber and glazed doors, with two central doors blocking in with flint walls. East gable is rendered and is the entrance for an office, with timber casement window and timber and glazed door. Ceramic plaque made by local school children on this wall.
	

## CHAPEL YARD

Address / Building Name	12 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1049330">https://historicengland.org.uk/listing/the-list/list-entry/1049330</a>
Brief History	C18
Brief Description	Former barn, now shop. Single storey. Brick but much of the main (south) façade has had large moder glazing added for shop fronts. Timber posts added to the main facade are probably modern and large printed facia is not in-keeping. Red clay pantile roof.



Address / Building Name	8 Albert Street
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1373746">https://historicengland.org.uk/listing/the-list/list-entry/1373746</a>
Brief History	Mid C19
Brief Description	Former barn, now shop. Single storey. Brick but much of the main (south) façade has had large moder glazing added for shop fronts. Timber posts added to the main facade are probably modern. Red clay pantile roof with a modern rooflight.



Address / Building Name	3,4, 5 and 6 Chapel Yard
Status	Grade II
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1168908">https://historicengland.org.uk/listing/the-list/list-entry/1168908</a>
Brief History	C16 and later
Brief Description	Four shops, formerly houses. C16 structural timberwork inside, exterior is likely C19. Two storey, flint with red brick dressings, red clay pantile roofs, timber casement windows, timber and glazed doors. Printed signage boards are of reasonable quality. Ventilation pipes on roof are unsympathetic. Rear elevation to car park has less features, only a few small casement windows and some sign boards.





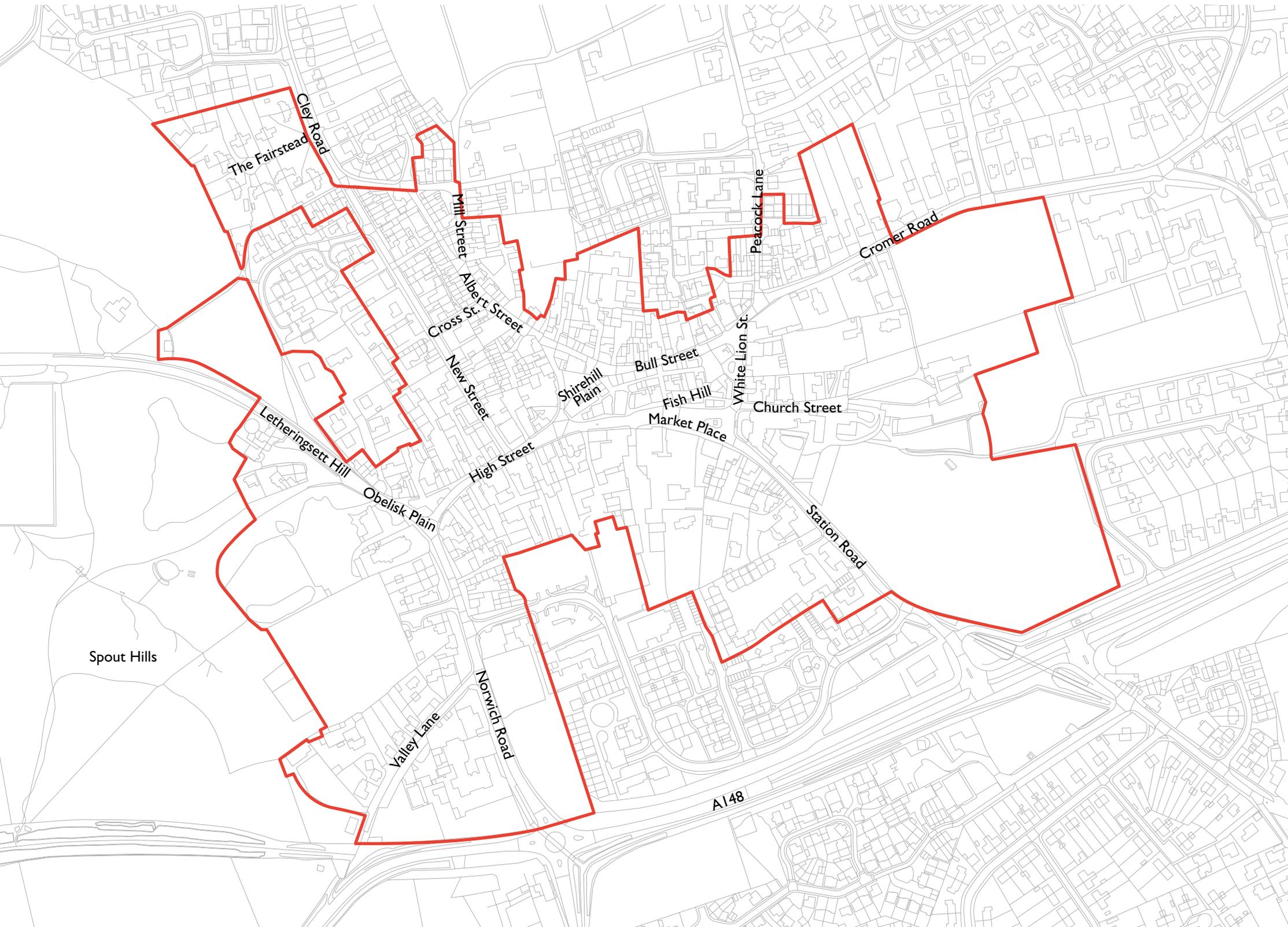
# Appendix D

## Full Size Plans



## Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



KEY

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