

INGWORTH CONSERVATION AREA:
FORM AND CHARACTER DESCRIPTION

(Designated 16/5/75)

- 1.0** Ingworth lies in the central part of the District close to the southern boundary. Located roughly 2 kilometres north of Aylsham which is in Broadland District, and 8 kilometres west of North Walsham. It is set in the valley of the River Bure with its street running almost parallel with the river for approximately 1/2 kilometre. Being of classical linear form The Street, or Norwich Road as it is called, has only two formal junctions, Banningham Road to the east and Priory Lane which forms a 'Y' junction with the main road on the northern edge of the village. Ringers Lane, an unmade track, joins The Street close to the southern edge of the village. The Street was part of the main Norwich to Cromer road before the Aylsham by-pass opened in the late 1970s.
- 1.1** The Conservation Area embraces all the buildings within the village with the exception of two pairs of semi-detached properties and a bungalow on the Banningham Road. On the east side the boundary follows the curtilages of the properties bordering the main street. On the west side, however, the Conservation Area extends to the other side of the river valley where it coincides with the District boundary in part delineated by a secondary stream parallel with the river and passing under the road before draining into the River Bure to the south. It should be borne in mind that Ingworth is also included in the Mannington and Wolterton Conservation Area which in fact takes in some additional land on the western side of the stream.
- 1.2** The village is approached from the south down a quite steep incline which allows extensive views over the grazing land and river to the west. At the bottom of the hill the bridges over the river and its subsidiary stream are of relatively modern construction and necessitate the road describing a double bend before entering the village street. On approaching and leaving the second and major bridge the road is flanked with rather unattractive white concrete posts and tubular metal rails, however these soon give way to hedgerows or, as is initially the case on the east side, an open fronted field. At this point the road has substantial grass verges which tend to decrease in width as The Street progresses.
- 1.3** The first buildings are a pair of relatively recent dwellings built in vernacular cottage style and traditional materials with the first fronting the road and the second set gable on behind head high hedges and a well maintained verge. These buildings are perhaps too generous in scale and their frontages too suburbanised to be ideal for this setting. On the east side, also in red brick and pantiles is a house set on rising ground well back from The Street on Ringers Lane - an unsurfaced track. Possibly late Victorian it is in traditional style but with windows having arched frames over each light. Almost concealed from view on the opposite side of Ringers Lane is a most attractive single storey cottage surrounded by trees and shrubs. Again in red brick and pantiles it has been extended at the rear and has gable parapets and two porches, all in vernacular style. The original cottage probably dates from the mid 19th century.
- 1.4** Progressing north along The Street there is a gap of some 100 metres before any further buildings occur on the east side. Here the Conservation Area boundary, having embraced the last two buildings, cuts in to the highway boundary, which is defined by a quite high bank with intermittent hedgerows and stunted trees fronting rising agricultural land. Over to the west a single post-war bungalow makes a negative impact on the street scene being sited centrally on a large plot with a hedge to only part of the frontage. On the next plot a house

is sited well back and close to the river bank. Probably of Victorian origin it has been extended and modernised losing some of its original character in the process. Continuing along the frontage a comparatively recent cottage, gable on to the road, has replaced a derelict one. Although a traditional style has been attempted it is somewhat oversized and its dormers are poorly proportioned. On the adjoining plot a pleasant Victorian cottage in two storey form has been modernised without detriment to its character. The gable is set only a few feet from the edge of the highway and a consolidation of the frontage is achieved with wing walls springing from the gable and a traditional style outbuilding fronting the road.

- 1.5** On the opposite side of The Street are some of the most charismatic cottages in the village. The first is a two storey terrace set gable onto the road. The gable is in brickwork but the south elevation is in flint with red brick dressings and grey clay pantiles with gable parapets. It also has a waist high brick frontage wall horse-necked off the gable and with half-round coping bricks. The second group, following a clipped hedge frontage, is a single cottage followed by a terrace now in single ownership. These are in a distinctive style, with a most unusual eaves detail. The cottages are a full two storeys, with the exception of a single storey element, but the roof overhangs perhaps half a metre with timber kneelers to the verge ends. Dormer style roofs, complete with bargeboards and finials, have been constructed over each first floor window flush with the front edge of the tiles. On the single storey element and on the single cottage, bargeboards have been applied to the gables complete with Norfolk capping.
- 1.6** The frontage boundary to the grounds of Ingworth Lodge, a dense hedge with trees, occupies the rest of the east side of The Street as far as the triangular grassed island at the junction with Banningham Road. The Lodge itself, a Victorian traditional style building in red brick and pantiles with vertical sash windows, is set well back from The Street and is almost completely hidden from view. On the opposite side of The Street, which is narrower at this point, hedgerow gives way to a head high frontage wall to the grounds of the Mill House. The wall is in plain red brickwork, except for a short cobbled section on the north side of the entrance, and is set behind a comparatively wide grass verge with a row of Silver Birch trees, at frequent and regular intervals, planted quite hard up to the wall face. Mill House itself, a Grade II listed Georgian style building, stands at right angles to the road with an east wing faced in cobbles aligned with the frontage wall. The house, in red brick and slate roof, faces the mill pond and to the west is a bridge and sluice gate, also listed Grade II. The property is at present a tourist attraction based on a flock of black sheep that grazes on the other side of the river valley on grassland known as the Tollands. The public entrance is on the north side of the main building where there is a single storey brick building with a corrugated asbestos roof. This is set gable on to the frontage and is used for reception and a gift shop. Beyond this, some conifers and a hedge flank the road until a tiny single storey cottage is reached standing at the road junction on the edge of the Conservation Area. The cottage appears to have historic origins but has been much restored and adapted. Its frontage, which is on the very edge of the road, is marred by larch lap style fencing panels and a Highway Authority metal protective barrier.
- 1.7** Returning to the junction with the Banningham Road, the grassed island in front of the Church provides a focal point for the village. On the south side of the Banningham Road close by the junction, the Conservation Area takes in Church Farm. The Old Farm House and a barn line the road behind a narrow grass verge and to the east a group of single storey height barns have been pleasantly converted to domestic use though some of the original

character has been lost. The Church stands impressively on rising ground completely open to view. Listed Grade II* the Church of St Lawrence is of medieval origin and is built in flint with brick and stone dressings with thatched roofs. It is perhaps most easily distinguished by the absence of a tower, however the remains of the round tower have been attractively roofed with conical thatching. The site is defined, along its boundaries abutting the road, by agricultural black iron post and rail fencing giving uninterrupted views of the elevated churchyard. The cemetery, to the east of the churchyard, is also included in the Conservation Area. On The Street, at the northern end of the churchyard is an attractive whitewashed cottage with a single dormer sided gable abutting the road. Next along, but set back behind a narrow front garden with a post and chain fence is a small Victorian house which, despite alterations and extensions, retains much of its rural character. Adjoining this is an open entrance giving access to a pair of semi-detached houses in vernacular style at the rear. Further north is Manor Farm with two barns set side on to the road and one set gable on with an access between. These barns are all built with red bricks and red pantiles. The access affords a view into a working farmyard complete with silos and through to a 19th century farmhouse at the rear. Tucked in close behind the barn, set at right angles to the road, is a pair of Edwardian houses, apparently raised up from a much earlier cottage, with a red brick gable fronting the road tight on the bend and their fronts finished with pebble-dashed rendering. Corner House, an early 19th century cottage in red brick, is set well back from the road and is almost completely hidden by high hedges. From this point the Conservation Area continues for a short distance northwards along the eastern side of the Norwich Road to take in two pairs of Council semi-detached houses built possibly in the 1950s in colourwashed cream and white rendering and red pantiles. These are partially concealed from view by hedges and trees.

- 1.8** Views out of the village over open countryside can be enjoyed from either end of the village particularly from the bridges to the south where superb views of the river valley with grazing land and woodlands to the west as well as farmland to the south can be seen. This varied landscape and its contours provides a setting which is vital to the Conservation Area. Within The Street views are blocked by the rising ground to the east and by buildings, walls and hedgerows to the west. There are no particularly dominant trees in Ingworth however those in the grounds of Ingworth Lodge are an important feature and trees combined with hedges and grass verges, do make a very significant contribution to the rural character of the village street. Materials found in the village are dominated by red brick and red clay pantiles with flintwork not so much in evidence as might be expected. Thatch to the Church and slate to Mill House are the exceptions in roofing material.

(Approved by Development and Conservation Committee 11/9/97)