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Part 1: Character Appraisal

1 Summary

1.1 Key Characteristics

This Character Appraisal of the Langham Conservation Area concludes that the following are the key characteristics of the Conservation Area:

- Langham's church of St. Andrews and St. Marys Episcopi is the prominent feature of the village, standing on a small rise at the crossroads from which the village radiates
- The core of the village largely retains its historic character, with modern development predominantly confined to the fringes of the village and outside of the Conservation Area.
- There is a diversity of building styles, although materials are predominantly cobble flint, brick with clay pantiles
- The majority of the roads in historic Langham are bordered by flint walls or buildings
- There are a number of important listed buildings within the Conservation Area, concentrated primarily on North Street and Holt Road
- Generally quiet atmosphere although busier during school starting and finishing times and during the biannual Langham Street Fayre

1.2 Key Issues

Based on the prevalent characteristics identified in the character appraisal, a number of issues have been identified and are listed below. These form the basis for the Management Proposals in the second part of this document.

- Visually intrusive modern developments on a number of infill sites
- Permitted development resulting in loss of architectural details, boundary treatments and detrimental alterations and the need to protect identified areas through Article 4(2) Directions
- Need to adopt a list of buildings of local interest
- Review of the Conservation Area boundary
- Improvements could be made to surface treatments in the Public Realm
- Intrusive overhead cables



Overhead wires on the Holt Road

- The need to balance the loss of significant boundary walls against the visually detrimental on-street parking (especially to the north end



of North Street and around the Bluebell Pub)



Cars parked on North Street

- Clutter of wheelie-bins within the street scene



Bins on the Holt Road

unusually wide for a village street and has the only footpath in the Conservation Area. The street scene is dominated by flint and brick cobbled boundary walls and buildings built hard-up to the street. South of the crossroads, the Field Dalling Road maintains the character of North Street to the west, with barns and outbuildings built-up to the road, whilst to the east the churchyard dominates. The Field Dalling Road passes two further listed buildings before becoming arable farmland. The east to west Holt Road runs through the village and the houses are looser-knit with varying distances to the road.

Langham saw the majority of expansion in the late 1970's and 1980's. In the main, expansion of the village has been confined to the southern and western fringes, outside of the Conservation Area. There have been a considerable number of new developments on infill plots within the Conservation Area, particularly along the Holt Road. The boundary of the village is well defined, with open country beyond. Langham is a rural parish, with mainly residential properties and prevailing building materials of cobble flint, brick and clay pantiles.

2 Introduction

2.1 The Langham Conservation Area

Langham Conservation Area was designated on 6 December 1974. The Conservation Area is centred on the crossroads and large Grade I Listed church of St. Andrews and St. Marys Episcopi and radiates out in all directions. Running north from the crossroads is North Street, which is

2.2 The purpose of a Conservation Area Appraisal

Conservation Areas are designated under the provision of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this appraisal document defines and records the special architectural or historic interest of the Conservation Area and identifies opportunities for enhancement. The appraisals conform to English Heritage guidance as set out in Guidance on Conservation Area Appraisals (February 2006) and Guidance on the management of Conservation Areas (February 2006). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15). Government advice on archaeology is set out in Planning Policy Guidance Note 16: Archaeology (PPG16).

This document therefore seeks to:

- * Define the special interest of the Conservation Area and identify the issues which threaten their special qualities of the conservation area (part 1: Character Appraisal).
- * Provide guidelines to prevent erosion of character and achieve enhancement (part 2: Management Proposals).

2.3 The planning policy context

This appraisal provides a firm basis on which applications for development within the Fakenham Conservation Area can be assessed. It should be read in conjunction with the development plan policy framework produced by North Norfolk District Council and wider national guidelines. The framework is set out in a number of documents:

- North Norfolk Local Development Framework: Core Strategy (adopted 2008)
- LDF Policies: Site Specific Proposals Preferred Options Report (published 2007)
- North Norfolk Design Guide, Supplementary Planning Document (adopted 2008)
- North Norfolk Landscape Character Assessment, Supplementary Planning Document (to be adopted 2009)
- PPG 15: Planning and the Historic Environment
- PPG 16: Archaeology and Planning
- Heritage White Paper, March 2007. 'Heritage Protection for the 21st Century'
- Draft Heritage Protection Bill, March 2008

3 Location and Setting

3.1 Location and context

Langham is a former agricultural village sited in the Northern quartile of the local government district of North Norfolk. The village lies approximately 3.5km (2.1 miles) from the coast to the north, 8km (5 miles) from the former market town of



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Holt to the east and 9.5km (6 miles) from the coastal resort town of Wells-next-the-sea to the north-west. The parish is set in open countryside and has an area of 7.07km². In 2001, the Census recorded the population of Langham as 399 in 175 households (Office for National Statistics).

The Conservation Area comprises of the historic core of the settlement. To the west, the conservation ends before the road passes some modern development leading off St. Mary's Lane. To the south and east of the crossroads most of the Conservation Area lies within the area surrounded by Hollow Lane and in the main excludes modern additions, affordable housing developments and some dispersed buildings surrounding the village.

3.2 General character and plan form

Langham is a rural village grouped around the 14th century church of St. Andrews and St. Marys Episcopi at the crossroads of the main village roads, leading from Morton in the north to Field Dalling in the south, and from Binham in the west towards Holt in the east. The church dominates the landscape from all approaches.

The dominating cobble flint and brick cobbled walls and buildings built hard-up to the road of the historic centre gives Langham an enclosed and distinct character. There is a large variety of building designs within the Conservation Area, although period two-storey flint and brick and clay pantile dwellings clearly dominate. With the exception of the 14th century church, the oldest existing buildings are the 17th and 18th

century flint and brick structures which mark the start of the era of agricultural prosperity for Langham. During the 19th century there were a few additions which included the gault brick and flint built Langham Hall and the Vicarage. The second half of the 20th century saw large expansion of the village with in-filling, barn conversions and the housing estates outside of the Conservation Area. Buildings along the east end of the Holt road are generally of a smaller scale to the rest of the Conservation Area, where the larger dwellings are normally built hard-up to the road or pavement or partly screened behind flint and brick walls, which form an almost continuous boundary on North Street.



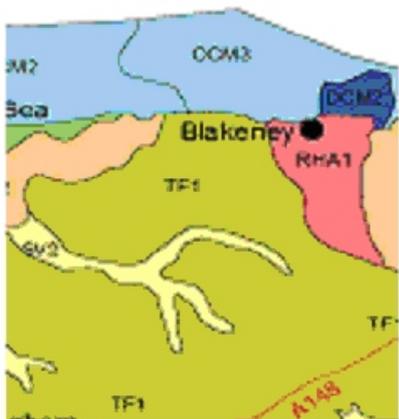
Building built hard-up to pavement on North Street



Cobbled flint and brick boundary wall and building on North Street

3.3 Landscape setting

Langham is situated within tributary farmland with light sandy soils apart from to the south of the area around the River Glaven where the soil consists of silt and sand (North Norfolk District Council Landscape Character Assessment). The landscape is open with uninterrupted views, helped by the steady contour range of between 30 and 40m and allowing Langham's Church to be such prominent feature on the skyline and visible from varying distances from all approaches.



Landscape Character Types

- Open Coastal Marshes (OCM)
- Drained Coastal Marshes (DCM)
- Large Valleys (LV)
- Small Valleys (SV)
- Tributary Farmland (TF)
- Rolling Heath and Arable (RHA)

The land surrounding Langham is predominantly arable farmland divided by hedges into medium sized fields, although with smaller fields directly surrounding the village. Hedges give the road a sense of enclosure. The area has a rural character with fairly quiet roads leading between neighbouring settlements. The Conservation Area to the north of the crossroads lies in a designated Area of Outstanding Natural Beauty.

The two north approaches to the Conservation Area are through open arable land. From the B1156 Langham Road the church first becomes visible on the skyline approximately 1.6 kilometres (1 mile) from Langham and dips in and out of view behind trees and hedges before the road joins up with the Holt Road just outside of the Conservation Area. Extensive views of the church and village are again screened by trees and hedges along the northern approach towards North Street. The open farmland and hedged roads end abruptly with some fairly recent barn conversions which mark the start of the Conservation Area and main envelope of the village.



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Approach from north (Langham Road)

From the west along the Binham Road the open arable land gives way to a small wooded area forming a notable part of the Langham Lodge surround. The road then passes a pair of semi-detached dwellings and the second western approach of Cockthorpe Road, on which stands the grade II Listed Langham Lodge. Long views of the village from the west are restricted by hedges and the significant woodland of Langham Lodge. Consequently, the church is not visible until the road rounds a corner close to the village and allows an impressive and dominant view. Binham Road continues, leading past the 20th Century housing of St. Mary's Lane on one side of the road and open farmland on the other, before the start of the Conservation Area with the beginning of the distinct flint and brick cobbled walls.



Approach from west (Cockthorpe Road)

From the east the approach is again though open arable land, allowing extensive views of Langham village and, in particular, of the church and recent affordable housing development, before the road passes a dispersed farm building and dwelling. The Conservation Area is bordered by the 20th century housing on Holt Road and Swans Close and the erection of 7 affordable housing dwellings which were granted permission in 2008. The more modern developments have modern streetlights and wide pavements and give the area an almost suburban character which acts as a stark contrast to the open arable land surrounding the approaching Holt Road.



Approach from east (B1156 Holt Road)

The Field Dalling Road from the south leads past arable farmland and the Grade II Listed Grove Farm, across which the church tower is visible for a substantial distance. The Old Manor House standing at the meeting point between the Field Dalling Road and Hollow Lane has a dominant presence, and along with a line of impressive mature Horsechestnut trees helps marks the start of the Conservation Area.



Approach from south (Field Dalling Road)

Cockthorpe Road folk and was in ruins by the 17th Century. The Grade I Listed church of St. Andrews and St. Marys Episcopi was originally built of local flint dating back to the 14th Century, although the church was extensively repaired and extended during the 15th Century.

Langham Lodge is a large red brick house set in extensive parkland and woods and standing on the Cockthorpe Road outside of the Conservation Area. The Lodge, built in 1885, stands on the site of Manor Cottage, where Captain Marryat wrote the children's novel 'The Children of the New Forest' (Norfolk Heritage Explorer).

During the 19th Century, Enclosure Acts awarded common land to the gentry and a few farmers, who built homes for themselves and farm workers. Langham became self-sufficient, with craftsmen and shops meeting the villagers' requirements.

4 Historic Development and Archaeology

4.1 The origins and historic development of the area

Langham was originally called Langaham, which derives from the Old English of 'lang' meaning long and 'ham' meaning homestead.

By 1086 Langham was in the power of the Bishop of Thetford. The Domesday Book records 31 villagers, 17 freemen, a mill and two churches (Norfolk Heritage Explorer). Langham's second church of St Mary's belonged to the lost village of Langham Parva. The church stood close to the Binham Road and

4.2 The archaeological significance and potential of the area

The earliest archaeological evidence from the village includes prehistoric pot boilers and flints, followed by Neolithic flints and axe heads. Remains of a Bronze Age Barrow were found along the Holt Road, outside of the main envelope of the current village. An excavation in 1936 found that the barrow had been used for an Early Saxon burial. Metal detecting found a number of Bronze Age axeheads. There is evidence of Iron Age activity following a 2002 archaeological evaluation undertaken close to the Spinney on the Holt Road, which uncovered a fragment of Iron Age pottery. Although no Roman



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settlement site has yet been found within the parish, Roman coins, jewellery and pottery have been discovered (Norfolk Heritage Explorer).

The Langham Airfield Dome Trainer is Langham's only Scheduled Monument. Used as a trainer for anti-aircraft gunners during the Second World War, the Dome is currently in a poor state of repair and vulnerable to vandalism.

5 Spatial Analysis

5.1 Character and interrelationship of spaces within the area

Langham Village is centred on the church of St. Andrews and St. Marys Episcopi with the streets radiating out from the enclosed crossroads. In the main, the Conservation Area development is dense, although seldom more than one dwelling deep from the roads. To the south-east the development in the Conservation Area is less dense and contains the open land of the churchyard and playing field. To the east to the front of The Bluebell Pub is the Langham village sign, which stands on a small green alongside a wooden bench and old-fashioned red telephone box and in front of some detached properties with front gardens, which gives the road an open form. Along North Street, the high flint and brick cobbled boundary walls drop to a little over a metre opposite the former Langham Glass site, allowing views over a paddock and field, and acting as a buffer between the historic core of Langham and the 20th Century estate development leading off St. Mary's Lane. Further along North

Street the roadside is softened by grass banks before running out into open arable land.

Boundaries between the developed village and the countryside are well-defined on all approaches with the open arable land starting abruptly with only a few dispersed buildings outside of the main village envelope.



Looking south-west over paddock from North Street



Small village green on the Holt Road

5.2 Key views and vistas

From outside the Conservation Area, the first suggestion of Langham's location is the distant views of the church tower. The gently rolling countryside means

that trees and churches are prominent features on the skyline. Although Langham church is an important feature from all approaches, it is particularly important from the south and east where long distance views are especially remarkable and the church is visible for over 1.6 kilometres (1 mile) before the village is reached.

Closer to the village, the defined boundary of the built-up area becomes more dominant, especially on the eastern and western approach. The recent affordable housing dwellings are extremely noticeable from approximately 1.6 kilometres (1 mile) away to the east. There is considerable contrast between the open farmland to the south and the 20th Centaury estate development to the north of Binham Road on the western approach to the Conservation Area.

There are views of open countryside from the village peripheries, although these are screened in part by the raised banks and hedges running alongside the roads. The sharp contrast between open farmland and village development is an integral characteristic of the Langham Conservation Area.

From the small rise on which Langham Church stands it is possible to get views of the roofs of many of the surrounding buildings. Further views are obscured by mature trees and nearby dwellings.

Within the village views are restricted by the dominant flint and brick cobbled boundary walls up to 3 metres in height and buildings built hard-up to the street. Having said this, the church tower is able

to be seen from most locations, and open countryside can be spotted from several development gaps.

6 Character Analysis

6.1 Activity, prevailing or former uses within the area

Langham's Conservation Area is now predominantly residential, although early affluence was attributed to farming. The prevalent agricultural economy was enhanced by the 17th or 18th century Bluebell Pub and a couple of shops. Employment in local farms dwindled with the increase of mechanised agriculture.

In 1940 the Royal Air Force opened Langham airfield off the Cockthorpe Road, bringing with it an influx of military personnel accommodated in Nissen huts on temporary sites around the village. The airfield closed in 1961 and was purchased by Bernard Matthews who constructed turkey sheds on the former runways, and became Langham's main employer for a number of years.

Langham Glass was formed in 1979, taking over some Grade II Listed barns on North Street. The business grew to be Langham's main employer and attracted an average of 88,500 tourists annually until it's relocation in 2006 to East Rudham. In 2006, AVADA Country Homes was granted planning permission for the conversion and extension of the former glass factory to a hotel, 23 holiday cottages and a village shop, creating an estimated 60 direct long-term jobs and involve £6.5 million investment. The development is still under construction (supporting information provided by the applicant).



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The latter part of the 20th century brought about the most change to Langham's village form, with the estate development leading off St. Mary's Lane to the west, housing on Holt Road and Swans Close to the east and south, which greatly expanded the village footprint. 21st Century developments have been mainly limited to the 7 affordable houses built on Holt Road and Swans Close.

The biennial Langham Street Fayre has traditionally raised money for Langham Church, the Parish Room, the playing field, Langham Village School and the local Lynx magazine.



Recent affordable housing on Swans Close



Former Langham Glass site on North Street



20th Century development on The Cornfield



Langham Primary School on North Street

6.2 Character areas, the qualities of the buildings and their contribution to the area

The facilities within Langham are limited to a church, primary school, a parish room, a public house with dining and currently closed post office with mini-store. Villagers are largely dependant on surrounding settlements for the majority of their needs.

Within the Conservation Area there is a variety of building designs and types, although flint, brick and clay pantiles dominant and add consistency to the character.

Detached two-storey buildings are the standard, although the sizes of the buildings vary considerably, with larger dwellings stood next to more modest terrace cottages and adding to Langham's distinctive character. Plot sizes vary, often according to the dwelling sizes with larger dwellings having generally sizable enclosed gardens. Although cobbled flint and brick walls are the prevailing boundary treatments, particularly on North Street, there are numerous examples of where softer boundary treatments such as laylandii, beech hedges and trees have replaced the historic boundary walls.



Characteristic building materials on Seal Cottage, 8 North Street



Grade II Listed North Street on North Street

Character Zones

Langham has distinct character zones, firstly, North Street with the Field Dalling Road and the dwellings in close vicinity to the church, secondly the dwellings to the eastern end of Holt Road, and third the 20th century development on the outskirts of the historic centre.

North Street, the Field Dalling Road and dwellings adjacent to the church

This character zone is dominated by flint and brick boundary walls up to 3 metres in height and buildings built hard-up to the street or pavement, giving a sense of enclosure. There is a high concentration of listed buildings, with the Grade I Listed Church being the most striking with its constant presence within the street scene. The east side of North Street has the only footpath in the historic core of Langham, presumably for the primary school, which is a Victorian style red brick and slate building and stands opposite Grade II Listed 20 North Street. More recent infill developments have not always maintained the feeling of enclosure on North Street, often having uncharacteristically designed buildings with sizeable accesses.

There are few parking restrictions along North Street, resulting in roadside parking which detracts from the impressive cobbled walls. Further along North Street there are an impressive group of Grade II Listed historic barns, forming part of the former Langham Glass site. The high cobbled walls of Langham Hall dominate the rest of North Street and part of the Holt Road opposite the church and vicarage. Langham Hall



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and the southern curtilage enclosure of flint and iron railings are Grade II Listed. Dating back to 1820, the flint and uncharacteristic gault brick Langham Hall is said to have been designed by the then owner Rev Stephen Frost Rippinghall. Due to the secluded location of Langham Hall behind high walls and mature trees, the building has little impact on the street scene.



Uncharacteristic dwellings on North Street



Uncharacteristic boundary treatments on North Street

The flint and brick cobbled walls enclosing the small rise of the church and the church yard defines the first part of Field Dalling Road. The road is sheltered by mature Horsechestnut trees and flanked opposite by The Manor

House and the barns and outbuildings of Keys, an originally 17th Century Grade II Listed country house. To the west the land then opens up to give widespread views of the open countryside, whilst to the east the Old Manor House and Grade II Listed Orchard House stand out as notable buildings. Unfortunately the road-facing windows of Orchard House are aluminium framed, which is not sympathetic to the attractively designed building with traditional timber doors. Outside of the village envelope the only break to the open arable land is Grade II Listed Grove Farm, which extends along both sides of the road.

To the west of the crossroads on the Binham Road, there is a fairly successful conversion of a barn to a dwelling built hard-up to the road. Standing opposite is the Parish Rooms, partly screening a pair of unsympathetic semi-detached houses. Before the road passes the modern development of St. Mary's Lane the historic boundary wall finishes by curving around the front of traditional Astley Cottage.



Uncharacteristic dwellings on Binham Road



Astley Cottage on the Binham Road

Back along Holt Road, the Grade II Listed Vicarage built of pebble flint and slate, stands next to the church. Further along the Holt Road the characteristic walls gradually become lower and less dominating, before the road opens up near The Bluebell Public House.



View of Langham Lodge from North Street



The Grade II Listed Keys on The Field Dalling Road

The eastern end of Holt Road

Holt Road generally feels more open with softer curtilage boundary treatments, an increase in the number of dwellings with visible front gardens and with an open grass area called 'The Green'. Houses form a loose-knit pattern and with considerable variation in their distance to the road. To the south of the Holt Road, The Bluebell Public House is impressively conspicuous within the street scene, being a one-and-a-half storey whitewashed flint and brick building with red pantiles. Adjacent to the pub, there is a tighter cluster of buildings and a number of rows of two, three or four terrace houses set hard-up to the street, five of which are Grade II Listed. Opposite The Bluebell Pub, dwellings are often larger and detached, particularly those set-back behind 'The Green', although generally care has been taken to follow traditional designs and use characteristic materials on any newer buildings. Gravelled areas in front of domestic dwellings have unfortunately become car park spaces, which detract from many of the notable buildings.



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The north side of Holt Road continues with a mixture of traditional dwellings set alongside newer additions, not all of which are sympathetic to Langham's character in terms of design, materials and work carried out under permitted development rights. The attractive one-and-a-half storey Grade II Listed Rowan Cottage at the junction with Hollow Lane dates back to the 17th Century or early 18th Century and is built of flint, red brick detail and red pantiles. It marks the end of the Conservation Area to the south of Holt Road. Permission for a single-storey brick dwelling on the land adjacent to Rowan Cottage was given permission in 2008. It is important that the details of the build do not detract from the important character of Rowan Cottage.

To the north of Holt Road, the lines of terrace houses continue, with some care having been given to the use of designs and materials used on newer dwellings, so that they reflect the character of the older buildings in the village. Some of the older characteristic dwellings are in need of some sympathetic repairs; especially to some of the timber windows. Unfortunately, some UPVC elements prevail, such as doors and windows which tend to detract from the overall appearance in the street scene. Fortunately there is a lack of visible satellite dishes on dwellings within the village as a whole. Permission was granted in 2008 for the extension and conversion of redundant agricultural buildings to provide two residential dwellings at the junction of Holt Road and Blakeney Road. The details of the conversion need to reflect the character of Langham, especially as the barns are noticeable from the eastern approach.



Grade II Listed Rowan Cottage on the eastern corner of Holt Road with Hollow Lane



Grade II Listed Bluebell Public House



Uncharacteristic dwelling on Holt Road



Uncharacteristic dwelling on Holt Road



Characteristically designed terrace houses on Holt Road

20th century development on the outskirts of the historic centre

Leading off small cul-de-sacs to the east and south side of Hollow Lane are a large proportion of Langham's newer housing developments. Housing designs are varied with a mixture of smaller semi-detached properties and bungalows, although dwellings are predominantly larger, detached and two-storey. The majority of dwellings have front gardens with soft boundary treatments or open grass areas with low post and chain railings or fences. House designs and material use within this

development do not generally reflect Langham's established character, with brick being the prevailing building material on Swans Close and The Cornfield. The 20th Century development feels open to the road and introduces urban character into the zone with the use of street lights and wide curving pavements. Many of the houses have wide accesses and drives, which feels out of character with the historic core of the village. On the other hand, the wide accesses mean that on the whole cars are parked off the street, reducing visual clutter.

On Hollow Lane itself, the road feels more enclosed. The Graham Allen playing field and surrounding dwellings are set on higher ground than the road which is bordered by hedges. The pedestrian access leading to the Cornfield helps to divide the newer development of the Cornfield from the main envelope of historic Langham. The end of the playing field helps to mark the transition back into the historic core of Langham, with a group of barn conversions and the Grade II Listed Orchard House.

Houses off St. Mary's Lane to the west side of Langham are more characteristically flint and brick built and with generally more sympathetic design features, such as timber framed windows and brick quoins. Boundary treatments are in general soft. As with Swans Close and The Cornfield, the development fails to respect the traditional character of historic Langham by introducing urban features such as with the curving pavements, streetlights and wide accesses which contradict the care



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which has been given to ensuring the individual dwelling designs and materials are appropriate.

- Byre House, North Street
- Barns attached to Keys, Field Dalling Road



Uncharacteristic street-scene on The Cornfield



Characteristic materials used on dwellings on St. Mary's Lane

6.3 Key unlisted buildings

Many of the unlisted historic buildings in the Langham Conservation Area make an important contribution to the character of the area, either due to their architectural merit or their relationship to the history of the village. The following are considered to be most important:

- Crafers Barn, North Street
- Seal Cottage, 8 North Street

6.4 Local details

Roof forms

The majority of the roofs within Langham are gabled with ridges running parallel to the road. There are however a number of prominent buildings with hipped roofs, including The Vicarage on Holt Road which in terms of architectural style is uncharacteristic to Langham. Also along the Holt Road are the dominant Grade II listed semi-detached dwellings which have hipped roofs (Number 30 Holt Road).



Hipped roof on the Vicarage on Holt Road



Hipped roof on 30 Holt Road

Windows and doors

In general windows in Langham are vertically sliding sash or side hung casement windows or differing designs. The majority of the sash windows are on the larger more notable houses, with some striking designs. Unfortunately a number of original windows have been replaced by uncharacteristic materials and designs, such as UPVC.



Traditionally designed sash windows



Uncharacteristic aluminium frame





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Uncharacteristic window designs on the Holt and Binham Road

Ground surface materials

The roads in the historic core of Langham have unsympathetic tarmac surfaces. Any repairs carried out have not matched the existing tarmac and have resulted in a patchwork of surface treatments.



Unsympathetic surface treatments

The only footpath is a straight path with kerbs running along the eastern side of North Street, presumably for use by the school. The newer developments off St Marys Lane and Hollow Road have wide curving roads and footpaths. Gravel fringes part of the Holt Road, which softens the effect of the tarmac road surface.

The majority of private drives and forecourts have been gravelled, although some, including the Grade II Listed Langham Lodge, have tarmac forecourts, which are not in keeping with the character of the village. Many of the more recent dwellings have unsympathetically wide accesses with paved or concreted front gardens, which introduce urban features into this rural village.

Traditional walls, fences and gates

Due to the concentrated core of the Conservation Area, many of the buildings are

built hard-up to the street with no front gardens. However, the flint and brick boundary treatments within the historic core of Langham play an important part

in characterising the Conservation Area. The walls dominating North Street are particularly noteworthy. The beach flint walls, sometimes laid in courses and typically with brick coping have, on the whole, been well maintained. Some of the walls contain random brick headers and are subdivided by brick. Many dwelling accesses are either simple open gaps in boundary walls, gaps between dwellings forming natural entrances, or wooden barred gates. Infill housing has not always respected Langham's character, displaying open frontages where walls have been removed and where smaller accesses would have been more in keeping.



6.5 The public realm

Langham displays a mixture of building styles and materials; the design is often influenced by their position within the village.

A combination of typically North Norfolk flint cobbles from the beaches and red brick dressings, with pantile roofs are the typical materials in use within the historic village envelope. Some of the grander buildings such as Langham Lodge and Lanham Hall are built in brick and break the mould.

Historically, the easy availability of flint has ensured its use on the majority of older buildings in and around Langham. The building of the church of St.



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Andrews and St. Marys Episcopi is mainly built in course knapped flints set within a

stone framework. However, the flintwork is far from consistent owing to the various extensions and repairs which have taken place over the years. Flint sizes, types and gaps between flints vary considerably. Some of the lower sections of the church building have motifs set into stone and were crafted by splitting the flint into geometric shapes and exposing the centre of the flints.



Decorative wall patterns on Langham Church

Examples of uncoursed cobble flint and brick walls around Langham





Rowan Cottage and Orchard House have examples of decorative wall patterns, where heart and diamond shaped patterns are designed from bricks in the cobbled walls; however, these are unusual with most of the walls being simply designed without elaborate patterns, with the obvious exception of the church.



The dominant use of red clay pantiles on buildings are also typically North Norfolk. Some

Example of coursed cobbled wall on barns on the Field Dalling Road

of the newer infill dwellings and developments have used unsympathetic concrete tiles, which are noticeable within the street scene and not in keeping with the village's character. Slate is not a local material and would have been expensive to use and is therefore not a common site in Langham. The exceptions are prominent buildings within the village such as the school, The Vicarage and the main body of the church.



Decorative wall patterns on Orchard House

6.6 The contribution made by greenery, green spaces, ecology and biodiversity value

Green Spaces

The Graham Allen playing field is the only large open green space within the village. The playing field is surrounded by high conifer trees and hedges and is therefore not immediately obvious as public amenity space.

Walling materials have generally been preserved in their original state and are of high quality. A limited number of buildings have been coloured washed or rendered.



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The Graham Allen Playing Field



Mature line of trees on the Holt Road

Important groups of trees and hedges

The trees and hedges in the countryside surrounding Langham are of great importance to the setting of the Conservation Area. There are small areas of woodland outside of Langham restricting the long distance views into the village. Whilst some of the roads approaching Langham are enclosed by field boundary hedgerows, many have been removed, leaving the majority of surrounding countryside very open.

Once within Langham, there is little room for groups of trees within the compacted core. The main exceptions are the impressive line of mature trees along the Field Dalling Road between The Old Manor House and the church, in the churchyard and opposite the church on the Holt Road, which provide screening for Langham Hall. Impact from hedgerows within the village's historic core is minimal, especially along North Street, due to the dominating flint and brick walls. Outside of the historic core where more dwellings have front gardens, hedgerows and trees have generally become the more common form of enclosure.

6.7 The extent of loss, intrusion or damage (negative factors)

General streetscape issues

The historic layout of Langham was not built to cater for the modern car parking requirements many inhabitants now have. The growth in the number of cars has inevitably led to an increase in roadside parking and the loss of some of the boundary walls to allow for vehicular access. These trends are particularly evident on North Street. The area surrounding Langham Primary

School becomes very congested with parked cars, particularly during school starting and finishing times. Possibly in an attempt to combat the roadside parking issue, a number of infill sites to the north end of North Street have houses uncharacteristically set-back from the road side and with gapping accesses to front gardens, which detract from the otherwise enclosed street scene. A review of how to prevent further loss of significant boundary walls within the centre of Langham is required.

The use of asphalt as road surfacing detracts from the historic character of the street scene, particularly where notable buildings stand hard-up to the Road such as on the Field Dalling Road, and on the wider streets such as North Street and the Holt Road. Surfaces would benefit from being replaced with a more sympathetic material such as bound gravel, which would help to soften their appearance.



Unsympathetic road surfaces on the Field Dalling Road



Unsympathetic road surfaces on the Binham Road

The 20th Century developments on the outskirts of historic Langham have the benefit of having had underground electricity wires laid, whereas the street scenes within the centre of Langham,

particularly near the Bluebell Pub on the Holt Road, are somewhat blighted by the mass of overhead wires. Potential to lay these cables underground should to be considered to help restore the visual appearance of the village.

A limited number of properties store wheelie-bins for general household waste and recycling outside of their boundaries, which leads to an increase in visual clutter within the street scene. The problem is not yet considered wide-spread enough to warrant further action, although the issue should be reviewed.

Whilst outside of the Conservation Area, the new affordable housing on the Holt Road and off Swans Close is very conspicuous from a considerable distance along the eastern

approach. Some screening to the development would benefit and soften the view without disrupting long distance views of Langham village.

Modern development

The housing developments to the east and south of Hollow Lane in particular do not relate well to the architectural character of historic Langham in terms of their layout, density, design and materials. Houses off St. Mary's Lane to the west side of Langham are more in keeping in respect of design and materials used.

Further developments within the historic core have had mixed success in preserving Langham's character. There have been a number of barn conversions within the village, which on the whole



have been sympathetically converted. Some of the infill housing have uncharacteristic forms and use less traditional building materials. Houses are often set-back with open front gardens and wide access which interrupt the close-knit density of buildings.

Erosion of character

Development permissible under permitted development can easily erode Langham's important character. Developments viewed as minor, such as replacing painted timber windows with UPVC, or knocking down part of a boundary wall can accumulate and begin to alter Langham's street scene to the detriment of the Conservation Area. In particular, there is a need to preserve the character of unlisted buildings which have been noted for their contribution within the Conservation Area.

Local Authorities are empowered to relax the current legislation that all complete window replacements are required to achieve maximum

insulation values, based on the negative impact inappropriate replacements can have.

6.8 General condition

Buildings within Langham's Conservation Area are generally well maintained. There are currently no Listed Buildings on the register of Buildings at Risk. Any obvious maintenance required is generally material and minor, such as the painting of timber window frames.



Example of minor maintenance required on property on Holt Road

6.9 Problems, pressures and the capacity for change

Langham is classified in the North Norfolk Core Strategy as being designated Countryside, where development is restricted to particular types of development to support the rural economy, meet affordable housing needs, provide renewable energy and community uses.

Currently there are no sites within Langham being considered for affordable housing. Any future applications would need to consider the impact of new development in relation to the adopted policies, including development within a Conservation Area. Only development proposals which preserve or enhance the character of the Conservation Area would be permitted. Development proposals affecting the setting of views into or out of the Conservation Area will be considered against the same policy criteria.

7 Community Involvement

Involving the community is an important part of the appraisal process. Community involvement and the public consultation will be carried out by:

- Delivering leaflets to all households and businesses
- Making contact with key community groups and providing briefing sessions
- Holding a public exhibition
- Publishing the draft appraisal on the council's website. This will be available to view and download.
- Comments can be made online and additional feedback forms will be made available.
- Use of the media and press releases
- Evaluation

8 Recommendations and Conclusion

8.1 Suggested boundary changes

The proposed boundary changes are:

- To the west bring the Conservation Area Boundary in line with the boundary wall of 24 Binham Road
- To the north, south and east move the Conservation Boundary to follow dwelling curtilage boundaries

8.2 Summary of issues - SWOT analysis

The following section provides a summary of the SWOT analysis (Strengths, weaknesses, opportunities and threats), identified during the appraisal process.

Strengths

- Location in a quiet peaceful countryside surrounded by arable farmland
- Generally light local traffic
- Important group of Listed Buildings within the historic core
- A generally intact historic street layout
- A diversity of building types and architectural styles within the main village envelope, although with general consistency in materials used
- A well maintained churchyard
- Modern development predominantly confined to the fringes of the village and outside of the Conservation Area
- Views into and out of the surrounding countryside enhance the setting of the Conservation Area

Weaknesses

- Erosion of character through permitted development
- Some inappropriate modern fringe and infill development
- Loss of some historic boundary walls
- Some unsympathetic ground surface treatments
- Unsightly overhead wires



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Opportunities

- Introduce Article 4(2) Directions to protect the character of the historic core of Langham
- Produce guidance on the replacement of inappropriate windows and doors with ones of traditional styles to enhance the character of the Conservation Area
- Enhancement of boundary and surface treatments
- Assess the impact of on-street parking in the village
- Monitor the impact of wheelie-bin storage outside of boundaries

Threats

- Continuing loss of original architectural details and use of inappropriate modern material or details
- Future loss of historic boundary walls

Part 2: Management Proposals

1 Introduction

Part 1 of this document, the Character Appraisal has identified the particular positive qualities of the Langham Conservation Area which make it distinctive and which should be conserved and enhanced.

Part 2 of this document, the Management Proposals, builds upon the identified negative features and issues within the Conservation Area and recommends improvements and changes.

2 Issues and Recommendations

It is recommended that a number of changes are made to the existing Conservation Area boundary as follows:

- To the west bring the Conservation Area Boundary in line with the boundary wall of 24 Binham Road
- To the north, south and east move the Conservation Boundary to follow dwelling curtilage boundaries

2.1 Review of Conservation Area boundary

It is recommended that a number of changes are made to the existing Conservation Area boundary as follows:

- To the west bring the Conservation Area Boundary in line with the boundary wall of 24 Binham Road
- To the north, south and east move the Conservation Boundary to follow dwelling curtilage boundaries

2.2 Alterations to unlisted buildings and Article 4(2) Directions

Some of the unlisted buildings within the Conservation Area have been adversely affected by the loss of original architectural details and building materials, including the replacement of original timber windows.

Where single family dwellings are concerned, such alterations can normally be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' as defined in the Town and County Planning (GPD) Order 1995. Powers, known as

Article 4(2) Directions, exist for the Council to withdraw some of these permitted development rights in the interests of preserving and enhancing the character and appearance of the Conservation Area. This should be considered to prevent any further erosion of the historic character of the Conservation Area.

- The Council will encourage property owners to reverse unsympathetic alterations and to reinstate architectural features, such as windows, doors and boundary walls on historic properties, with modern replacements in the style of the originals.



- The Council will consider Article 4 (2) Directions to protect buildings that retain original features from certain alterations. The focus will be on dwelling houses which make a positive contribution to the character and appearance of the Conservation Area.

Guidance leaflets on conservation, design and sustainability

Another means of preventing the continued loss of character through permitted development rights could be explored through the production of guidance leaflets on conservation and design issues which are specific to Langham.

2.3 Buildings of local interest

Langham has a number of unlisted historic buildings, but which still make a positive contribution to the character of the Conservation Area. Factors contributing to the street scene

relate to the age or materials of the building, the relationship to surrounding historic buildings, architectural detailing, villagescape value or a combination of these factors. PPG 15 (paragraph 6.16) allows provision for local authorities to draw up lists of locally important buildings which make a valuable contribution to the local scene or local history, but which do not merit national listing. These will be given additional protection; however they will not enjoy the full protection of statutory listing.

The flowing list is selective and the absence of a particular building should not be taken to imply that it does not make a positive contribution.

- Crafers Barn, North Street
- Seal Cottage, 8 North Street
- Byre House, North Street
- Barns attached to Keys, Field Dalling Road

2.4 Development pressures and quality of new development

The infill developments within the Conservation Area are often out of character by way of their inappropriate layout, density, design and materials used. Most of these buildings which do not positively relate to their historic neighbours have been identified as negative buildings on the villagescape appraisal map.

Langham is within an area designated as Countryside in the North Norfolk Core Strategy, where there is general presumption against new residential development. Any future planning application received would be considered against Policy SS2 (Development in the Countryside) of the adopted North Norfolk Core Strategy, which requires development to be limited to that which requires a rural location. Currently there are no sites within Langham being considered for affordable housing.

2.5 Buildings at Risk

There are currently no buildings on the Buildings at Risk Register in the Langham Conservation Area.

2.6 Tree management

There are currently no Tree Preservation Orders in the Langham Conservation Area. National Legislation requires anyone proposing to cut down, top or lop a tree in a Conservation Area to give six weeks notice to the Local Planning Authority (subject to a range of exceptions including small trees or dead, dying or dangerous trees). Advice should be sought at an early stage.

2.7 Public realm and green spaces

- The Council will work with other agencies, residents and land owners to ensure the public open spaces continue to be maintained and enhanced
- The Council will work with residents to encourage informed enhancement schemes in the village, such as sympathetic boundary treatments and ground surface materials.
- The Council will work with the utility companies to examine overhead cables with a view to the laying of these underground
- On-street parking is an issue within the Conservation Area. However, there is a need to balance the loss of significant boundary walls against the visually detrimental on-street parking. The Council will work with local residents to consider any possible strategies to alleviate the situation
- The Council will monitor the storage of bins outside of property boundaries and will work with local residents should the issue become more wide-spread.

3 Monitoring and Review

As recommended by English Heritage, this document should be reviewed every five years from the date of its adoption. It will need to be assessed in the light of the emerging Local Development Framework and changing national government policy. A review should include the following:

A survey of the conservation area including a full photographic survey to aid possible enforcement action

An assessment of the recommendations of this document and whether they have been acted upon, and how successful this has been.

The identification of any new issues which need to be addressed, requiring further actions or enhancements.

The production of a short report detailing the findings of the survey and itemising necessary action.

Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or NNDC. This would enable the local community to become more involved with the process and raise awareness of the issues, in particular the problems associated with enforcement.

The success of this document will be dependent on its adoption by local residents, regular monitoring and an effective enforcement strategy to ensure that recommendations can be achieved.



4 HELM As Resource

Further extensive guidance on the local management of the historic environment can be found on the online resource Historic Environment Local Management at www.helm.org.uk.

Appendix 1: Langham Conservation Area Map

Appendix 2: References and Sources

A Popular Guide to Norfolk PlaceNames, J. Rye, The Larks Press 1991

North Norfolk District Council: Draft Landscape Character Assessment, 2009

Langham Village Design Statement, Design Group and Residents, 2005

Flint Architecture of East Anglia, S. Hart, Giles de la Mare Publishers Limited, London

Windows History, Repair and Conservation, M. Tutton, E. Hirst, J. Pearce, Donhead Publishing Ltd

Norfolk Heritage Explorer: www.heritage.norfolk.gov.uk

UK National Statistics: www.statistics.gov.uk

English Heritage: Guidance on Conservation Area Appraisals 2006

English Heritage: Guidance on the Management of Conservation Areas 2006

English Heritage/CABE: Building in Context; New Development in Historic Areas 2001

www.helm.org.uk



Appendix 3: Contact Details

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The Conservation and Design webpages offer links to all main heritage and conservation bodies for advice, guidance and information.

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