

**GLANDFORD CONSERVATION AREA: (Designated 6/12/74)**  
**FORM AND CHARACTER DESCRIPTION**

- 1.0 The village of Glandford lies roughly 3 kilometres south of Cley and the north coast and is situated between the west bank of the river Glaven and the road from Holt to Blakeney. As well as the rising land on either side of the river valley, the land also rises quite steeply from the village to the north and to the south. The village street runs from the main road directly to the river and is therefore of a linear form though some encroachment on the main road to the south of the junction has occurred mainly by farm buildings. The village is contained within the Norfolk Coast Area of Outstanding Natural Beauty.
- 1.1 The Conservation Area boundary has been drawn quite freely to embrace all the buildings within the village as well as some significant surrounding land. This is mainly on the north side where the boundary takes in Glandford Mill and returns along the east bank of the Glaven to include the ford.
- 1.2 The village has no shops and the only buildings, other than residential or farm buildings, are the church and a small shell museum. The Church, listed Grade II\*, was substantially rebuilt between 1899 and 1906 in its original medieval style having been a ruin for 150 years. It is sited on high ground to the south where it is somewhat divorced from the main street and consequently does not provide a communal focal point. However the visual focal point is at the junction with the main road where a triangular grassed island with a massive Lime tree provides the centrepiece. As a backdrop to the junction are four semi-detached pairs of houses built in striking style with frontal Dutch gables, cobble and brick quoin walls and plain tile roofs. These houses were also built between 1899 and 1906 when the whole village, with the exception of a farmhouse, some barns and the cottages opposite these houses, was rebuilt by Sir Alfred Jodrell of Bayfield Hall.
- 1.3 The atmosphere of the street is one of tranquillity and repose imparted by the mainly wide spaces between buildings and the buildings themselves being set back behind generous front gardens. The road itself is quite narrow but the grass verges and low frontage walls add to the feeling of spaciousness. Progressing along the street, on the north side a solitary group of barns abuts the road, the principal barn with a lean-to on either side of its gable is hard up behind the verge and is the only building not set back from the frontage. This barn has been converted to light industrial use with scarcely any effect on its original character. Next to the barns, also on the north side, a long drive gives access to Glandford Mill. The drive is well maintained with a pleasing shingle surface and has a high cobbled wall on its west side. This wall has a cobbled top rather than a brick coping, a detail widely used in the main street. To the east of this access is an open meadow running across to the banks of the Glaven which has been much widened at this point to form the mill pond. This increased width continues to the ford where a simple footbridge crosses on the southern side. The ford, complete with ducks and wildfowl, makes an idyllic scene particularly when viewed from the east against the backdrop of the village.
- 1.4 Returning along the street on the south side, Mill Cottages form the eastern edge of the village. Here the hedgerow gives way to horizontal bar iron fencing on either side of a garage set well forward onto the edge of the road. The fencing on the west side of the garage affords clear views of the purpose built Shell Museum and the Church beyond. Further west is Church House with a frontage of vertical iron railings. From this point onwards the frontage is defined by a medium height cobbled wall which appears to predate

the rebuilding of the village. This continues down to the older cottages by the junction with the main road.

- 1.5** Turning to that part of the Conservation Area which embraces the main Holt to Blakeney Road, this is made up on the west side almost entirely of Manor Farmhouse and its extensive farm buildings. The only other building is Holbrook House on the northern edge. Over on the east side is the only farmhouse not to have been rebuilt at the turn of the century. Its barns, some of which are set hard up to the backs of the verges, make up a most attractive group which have been converted to domestic use without damage to their original character. Cobbled walls of varying heights with quite flat blue brick copings flank most of the frontage on either side of the main road.
- 1.6** Trees are not one of the most striking features of the Conservation Area though they nevertheless play their part in forming its character.
- 1.7** Materials are uncharacteristic for North Norfolk in that clay plain tiles were used in the rebuilding rather than the otherwise ubiquitous pantile. The red bricks and cobbles are as would be expected in the coastal strip.

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