

NEATISHEAD CONSERVATION AREA:
FORM AND CHARACTER DESCRIPTION

(Designated 16/5/75)

- 1.0** Neatishead is located centrally in the south-eastern part of the District being some 4 kilometres north-east of Hoveton and 5 kilometres south-west of Stalham. It is set in relatively flat countryside though the village itself is set on a gentle incline which leads down to the stream to the north of the village centre. This stream drains into Barton Broad which is approximately 1 1/2 kilometres to the east. However it has been widened for much of its length to allow navigation almost up to the centre of the village and to various boathouses, boatyards and staithes. This part of the stream is known as Lime Kiln dyke. The village is radial in form with roads from the short central street giving access to roads leading north to Barton Turf, east to Irstead and south to Hoveton. The street continues for a short distance to the west where it stops at the eastern access to Beeston Hall. It should be noted that other parts of Neatishead Parish, roughly 1 kilometre to the south, known as Butchers Common, Workhouse Common and Threehammer Common are not relevant to this Form and Character Description.
- 1.1** The Conservation Area takes in virtually all of the built up area of this part of the village extending northwards to embrace Iken's Farm and its outbuildings and eastwards to include all the land contained between the Barton Turf and Irstead roads as far as the Sailing School to the north and a boundary line a short distance east of Neatishead Staithe in the south. That part of the Conservation Area extending north of the stream is in fact in the parish of Barton Turf, the stream being the parish boundary. Views of open countryside from the centre of the village are obscured by buildings, trees or rising ground.
- 1.2** Approaching the village from the south the first building of distinction to be seen is the Old Laundry on the west side of the road known as Street Hill. The house is listed Grade II and dates back to the mid-18th Century. Built in red brick and pantiles its most distinctive features are the original leaded casements to the first floor and the bargeboards. On a small grassed area north of the house is the impressive village sign made up of three crests. To the north-east of the Old Laundry a pleasant terrace in simple traditional style completes the western side of Street Hill which then forms a 'T' junction with The Street itself. This part of The Street facing the southern approach is perhaps the most impressive part of the Conservation Area with the central feature being a listed Grade II late 18th Century Georgian style house in red brick with black glazed pantiles. Attached on either side are buildings of the same height with vertical sash windows but painted white. Two more whitewashed houses line a continuation of The Street for a short distance to the west. Opposite the second of these is an imposing listed wall believed to have formed the entrance to a stable block serving Beeston Hall. The wall is in flint with brick dressings and is made up of a central arch balanced by a blind window and pedestrian entrance at each side and having a crenellated parapet. At the east end of this part of The Street it turns another right angle and continues towards the river. On the western corner of the bend, in L-shaped form, is the White Horse Inn, a large late Victorian building with a hipped corner. In red brick and pantiles the building makes a strong contribution to the character of The Street which is of double width at this point. On the east corner, closing down The Street to conventional width, is the Old Saddlery restaurant, whitewashed and with red clay pantiles. On the south side of The Street is a row of traditional cottages colourwashed white except for one which is in pink. These cottages have quite generous front gardens increasing the feeling of spaciousness in this part of The Street. These gardens have frontages of quite low hedges or post and wire fences.

- 1.3** Turning to that part of The Street which goes north towards Barton Turf, next to the White Horse Inn, which has an attractive hanging sign on this facade, are two attached cottages which, despite replacement tiles to one and replacement windows to both, have retained much of their traditional character. Opposite is a small mews of recent one and a half storey cottages set behind a high hedge and a row of conifers. These buildings, though not ideal in one and a half storey form, relate quite well to the village. Beyond this point the character of The Street quite suddenly becomes intensely rural as it approaches the bridge over the stream. The bridge has parapets in brickwork which are partially concealed by trees and undergrowth. Having crossed the bridge the road proceeds to the junction with the Barton Turf Road. To the west of the junction is Iken's Cottage, a charming traditional cottage again almost completely concealed by trees and overgrown hedgerows. Bearing left at the junction the road proceeds northwards towards Smallburgh and an arm of the Conservation Area follows it for a while to taken in Iken's Farm. Here are two more listed buildings; the farmhouse itself is a fine late 18th Century building in red brick and with a thatched roof and, in the group of attendant farm buildings, an equally fine thatched barn of similar date.
- 1.4** Returning to the Barton Turf Road, White Lodge, a handsome white painted house with vertical sash windows and gable parapets, stands on a very large corner site surrounded by trees and extending down to the stream. Next along the road are some traditional buildings fronting a poultry farm followed by a sailing school which has at the rear a boatbuilding yard leading down to the dyke. Along the frontage are some pleasing vernacular style recently built bungalows. The Conservation Area ends at this point but includes Lime Kiln Cottages and Kingfishers which are behind the frontage properties.
- 1.5** Returning to The Street where, at the second bend, Irstead Road leads off to the east, the village at this point tends to lose its cohesion. The shop on the south side, although whitewashed to match its neighbours, lacks the repose of The Street. The quite recently developed Loke to the rear, although a vernacular style has been attempted, has resulted in buildings that are poorly related and on much too generous a scale to sit comfortably alongside the old village. Opposite this the Eagle public house has been converted to domestic use and this begins quite a long ribbon of development along the north side of the road, all of which is in the Conservation Area which ends at the first bend in the road. This row of properties contains several pleasant traditional dwellings but they have been interspersed with modern buildings which often fail to adequately reflect their neighbours' characteristics. At one point, just before the Conservation Area ends, a gap in the development allows access to, and an attractive view of, Neatishead Staithe.
- 1.6** Although there are no really dominant trees in the village, trees in general nevertheless play an important part. In particular the trees along the northern part of The Street, together with hedgerows, impart a strong sense of rural enclosure. They also provide a backdrop for the buildings on the north side of the main street and prevent views out of the village along the Irstead Road.
- 1.7** Roofing materials in Neatishead Conservation Area are red or black glazed clay pantiles with some thatch. Walls are frequently colourwashed but are otherwise in red brick. Very little flintwork is in evidence.

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

