

EAST RUNTON CONSERVATION AREA: (Designated 17/1/75)
FORM AND CHARACTER DESCRIPTION

- 1.0** Although a coastal fishing village in its early days, East Runton has no direct visual relationship with the sea, rather it is set behind quite steep cliffs with its main streets following the contours of the gently undulating coastal strip. As a consequence, none of its streets afford views of the sea or indeed of very little of the surrounding countryside. The village has basically a linear form running from north to south with the east to west coast road forming a 'T' shaped element at its northern end and the road running around Top Common a further deviation at its southern end. Within that linear form the village contains two separate greens or commons, each providing quite separate focal points. They are linked by a road of some length so that the greens are not visible from one another. This link road is spanned quite dramatically by two railway viaducts which, with their conifer covered embankments and blue brick arches, make a most distinctive punctuation mark between the two halves of the village.
- 1.1** The northernmost green or Lower Common gives every indication of being the original village centre and contains the historic old school building. The green itself is elongated and runs from north to south alongside the road and a narrow stream which finds its way down from the Top Common. On the west side are the village's oldest cottages set in short terraces and interconnected to give a pleasing effect of random forms and configurations. To the east are some allotment gardens and some larger properties including the listed Inceborough House set in well wooded sites and fronted with cobbled walls which provide a marked contrast to the cottages opposite. A duck pond at the northern end of the green contributes to the feeling of place and permanence. To the north of Lower Common a close-knit group of buildings linked by a cobbled frontage wall connects up to that part of the village which is on the coast road. Here most of the buildings are late Victorian or Edwardian and include several shops and a chapel. Most of this street was perhaps built when the new railway made North Norfolk a fashionable holiday resort at the end of the 19th Century but there still remains a short terrace of fishermen's cottages to remind us of the old village beyond.
- 1.2** To the south Top Common has a considerably larger green than its counterpart but it too is complete with an attractive duck pond. A terrace of cottages on its southern edge dates back to the last century but the remaining houses are semi-detached or detached and have much more recent origins. On the north western edge of the green the historic Old Hall and its ancillary buildings make a striking feature set in plentiful trees while at the south western corner a farmhouse and a group of traditional barns suggests that the green may at one time have been used for communal grazing.

(Approved by Development and Conservation Committee 1/3/96)

