



CONSERVATION AREA
APPRAISAL

Sculthorpe

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CONTENTS

1.0	Introduction
2.0	Legislative background
3.0	Overview of the conservation area
4.0	Historic background of the village
5.0	Appraisal of the conservation area
6.0	Summary of key characteristics
7.0	Setting
	References
APPENDIX 1	Criteria for local listing
APPENDIX 2	List of buildings suggested for local listing
APPENDIX 3	Appraisal Map

01 INTRODUCTION

1.01 This conservation area appraisal has been prepared as part of the background information for North Norfolk District Council for a Public Inquiry, following the refusal of planning permission for 71 dwellings (full application) and a further 129 dwellings (outline) and a new primary school and other works (LPA Ref PF/15/0907) on land near to the conservation area.

1.02 The fourth reason for refusal stated that the proposed development would result in less than substantial harm to the character and appearance of the Sculthorpe Conservation Area. Given that there is no existing adopted Conservation Area Appraisal document, it has been considered necessary to produce an appraisal which sets out the historical background to the conservation area and its context in the settlement and appraises the character and appearance of this heritage asset. The document also considers if there are any buildings within the conservation area worthy of being included on the 'Local List'.

1.03 This document has been produced by the heritage expert witness for the District Council. It has not sought to provide any assessment of the existing boundaries of the conservation area nor produce any management proposals or enhancement measures for the locality. Nor does it propose any policies for the area over and above the adopted Local Plan policies which have been taken to provide the policy context.

02 LEGISLATIVE BACKGROUND

2.01 The legislative background for the designation of conservation areas is set out under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the 1990 Act places a duty on a local planning authority 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'.

2.02 The National Planning Policy Framework (NPPF) (2012) provides the current Government planning guidance. Section 12 of this document covers the conserving and enhancing of the historic environment. Paragraph 127 addresses the designation of conservation areas. Further guidance is given within the national Planning Policy Guidance (PPG) (2014 with amendments).

2.03 The NPPF has introduced the concept of 'heritage assets'. In Annex 2 Glossary of the NPPF the definition of a 'designated heritage asset' includes conservation areas. Heritage assets can also include 'non-designated heritage assets' identified by the local planning authority, which includes buildings of local interest (BLI).

2.04 Historic England provide additional guidance on conservation areas in 'Conservation Area Designation, Appraisal and Management 'Historic England Advice Note 1' reissued in 2016. In paragraph 19 of this document the benefits of undertaking a character appraisal of an area include providing a tool which demonstrates an area's special interest and which can be used to inform decision-making.

2.05 North Norfolk District Council have a Local List of BLIs. The criteria used in the designation of these BLIs is set out in Appendix 1 and this has been used to identify potential BLIs within the conservation area.

03 OVERVIEW OF THE CONSERVATION AREA

3.01 Sculthorpe is a village within North Norfolk District located to the west of Fakenham. The main vehicular access points to the village are from the bypass road of the A148 Kings Lynn road which was built in 1968. The settlement has a triangular plan form with The Street forming the base of the triangle and the church located at the apex to the north. The two roads of Moor Lane and Creake Road run southwards from this apex point to the eastern and western ends of The Street.

3.02 The existing settlement pattern is one where the built form principally follows a linear form along these three main roadways. In the centre of the triangular road pattern, and surrounding the village to the east and west, are agricultural fields. To the south, and outside the conservation area, the bypass of the A148 forms a division across the parish with the village to the north of this road and Sculthorpe Moor to the south. The moor was historically common land but today part of this area is used as a nature reserve.

3.03 The conservation area is centred on the south west corner of the triangle of roads. The conservation area was designated in 1975. There has been no review of the boundaries of the area since it was designated.

3.04 The conservation area contains a high proportion of C18-C19 former agricultural workers' cottages and once formed the commercial focus of the village, although today no shops remain with only an inn/restaurant still trading. The eastern part of the village was historically the industrial focus of the village with an iron foundry located here together with a couple of the main farmsteads. Today an agricultural equipment company remains along Creake Road as a local business operation.

3.05 The village has historically had an agriculture based economy. Within the standing built form are a number of former farms including Grove Farm to which the land within the triangle of roads belonged. Much of the housing in the village has historically been developed for farm workers.

04 HISTORIC BACKGROUND OF THE VILLAGE

4.01 The Norfolk Heritage Explorer website indicates a number of archaeological sites around the village which have yielded evidence from prehistoric times, the most notable find being a gold torc dating from the Bronze Age. The village is located to the east of a Roman Road running north-south through the area, from Holkham to Toftrees. The B1355 follows the line of this route near the village, crossing the River Wenham at a ford by Sculthorpe Mill.

4.02 The place name of Sculthorpe is derived from Norse and means 'Sculi's outlying farm or settlement' (University of Nottingham place name origins web site). There is known to have been Danish settlement in the area in the late C9 and C10 AD. Within the Domesday book the place name is listed as 'Sculatorpa' meaning a narrow stream of water which could reference the River Wensum to the south of the village or the tributary stream of Old Soak Drain which runs southwest through the Parish. The parish is recorded in 1086 as having three water mills and the church is also noted.

4.03 The evidence of Norman influence in the locality is found within the Church of St Mary and All Saints which is located to the northern part of the village outside of the conservation area. The main standing fabric of the church largely dates from two phases of C19 restoration/rebuilding, but the square font is a very fine piece of Norman craftsmanship. This was relocated and a new pedestal added as part of the C19 works but the decorative work on the font is high quality Norman work.

4.04 The development of the village in the medieval period was influenced by Sir Robert Knollys. He is known to have fought for Edward III in the Hundred Years War against France. Jones (1872) states that Sculthorpe became Knollys's property in 1381 when he is believed to have been in his seventies. It is



The drawn illustrations of the font from H Jones notes on the church 1872



The Norman font



Map and survey of Manor lands 1796



Map and survey of Manor lands 1796



Faden's map 1797 digitally redrawn by Andrew Macnair

thought that for the remaining 26 years of his life, his main residence was at Sculthorpe, probably at the moated manor house site at Manor Farm adjacent to the church. In his retirement Knollys sought to fund charities and philanthropic building works which included rebuilding the parish churches of Harpley and Sculthorpe, the building of Rochester bridge and founding a hospital and a college in Pontefract where his wife came from. The estate at Sculthorpe helped support this college yielding £180 per annum (Jones 1872). In his book *Itinerary* (Vol i) John Leyland, the C16 antiquary, states that Knollys had intended to found the hospital at Sculthorpe, but was persuaded to found this at Pontefract instead.

4.05 In the medieval period the village is known to have been a stopping point on the pilgrim route to Walsingham. A wayside cross which stood in the field just south of Manor Farm (Norfolk Heritage Explorer) is referred to as 'Cross Green' in old documents (Norfolk Heritage Explorer).

4.06 At the Dissolution of the monasteries the link between the Sculthorpe manor and the religious foundations in Pontefract ceased and Sir William Fermour became the new landlord at the manor. The Femour family gained their wealth from sheep farming in the Lavenham area of Suffolk, and on acquiring land in Norfolk sheep farming became the main farming practice in the parish in the C16. The village morphology appears to have evolved from two or three hamlets linked by the roadways which have resulted in the distinctive triangular road pattern. The triangular form may itself have evolved from sheep farming as this provides a fold in which to herd the animals.

4.07 The economy of the settlement has historically been based on agriculture. Whilst there have been wealthy landowners and benefactors in the locality, the majority of the population has been poor

rural workers with poverty being a longstanding issue. The Francis Beckham Trust was founded in 1687 to provide for the poor of the parish. The Trust originally held three parcels of land in the village. This land holding was reordered following Inclosure in 1829 with fuel allotments allocated within the moorland area and the alms houses rebuilt in 1861. The Trust still maintains their interest in the allotments on the southern side of The Street and the alms houses.

4.08 The earliest maps of the village date from 1796/97. William Faden surveyed the whole of Norfolk for a map dated 1797 and this shows the settlement following a very similar form to that which exists today. The buildings appear to be located in three clusters, one near the church, a second on the eastern side of Creake Road, and a third around The Street/ Moor Lane junction which is where the conservation area is focused. This supports the view that the village developed from at least three centres of settlement.

4.09 The earliest detailed map for the village which has been identified for this study is the 1796 estate map (NRS 21390 two parts CRO). This shows extensive land holdings associated with the manor house adjacent to the church. The settlement is shown as having three clusters as described above. The cluster of settlement to the south west corner of the road triangle (the location of the present day conservation area) is focused around a green. Moor Lane defines the west side and what is today Chapel Lane forms the east side of this green. This green can be traced within the settlement pattern of the conservation area today.

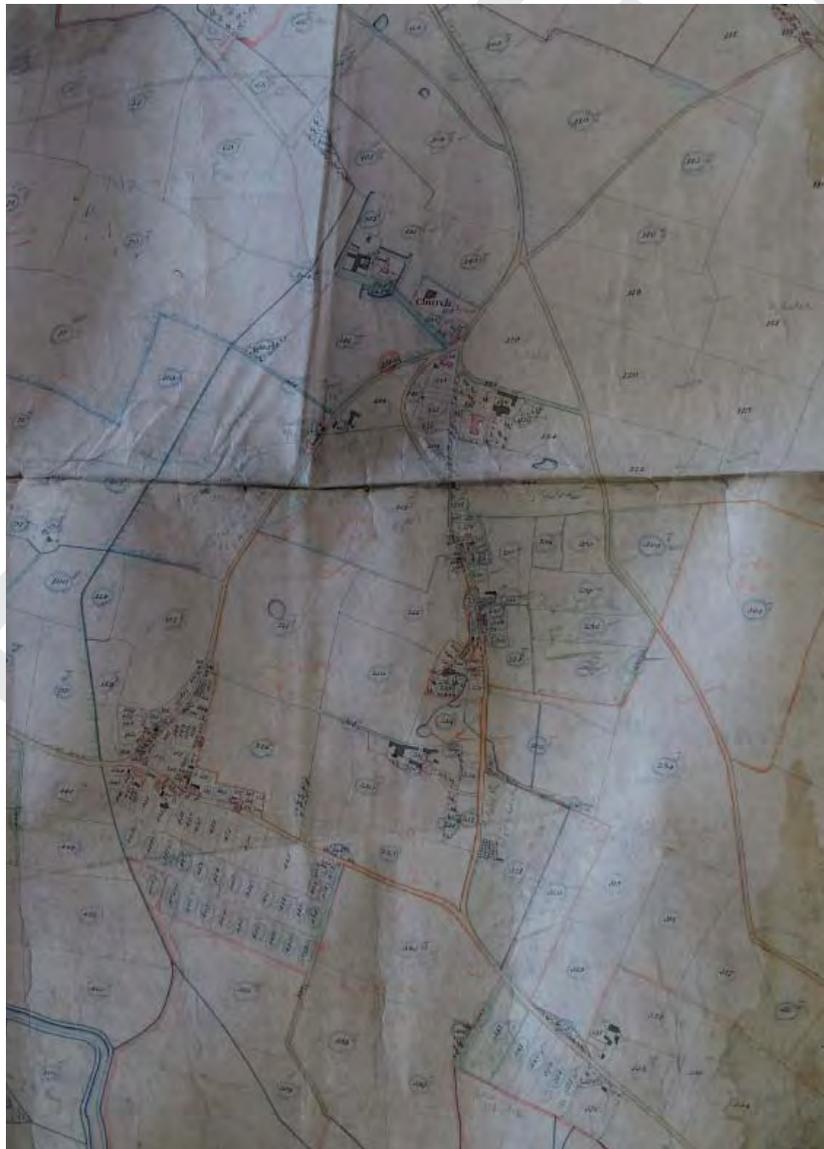
4.10 A pathway is shown on the 1796 map running from just north of No.4 Moor Lane which is considered to be the building depicted at the apex of the green. This track runs east-west to Grove Farm which has a second green area to the north where the second cluster of settlement occurs. A building is shown on the site occupied today by the primary school. Windeler (2003) states that the school was not established in a purpose built structure but within an existing structure originally known as Stone Barn. A date exists on the roof timbers of 1787. The Inclosure map of 1830 references the section of Creake Road near the apex of the triangle as Stone Barn Lane. The 1796 map shows the large triangle of land enclosed by the road pattern laid out as fields.

4.11 The second house depicted on the eastern side of the green on the 1796 map, is thought to be the miller's cottage. This was occupied in association with the former six sail tower mill which stood in Mill Field to the east of the conservation area and once formed a significant landmark feature in the townscape. Millers are recorded in Whites Directory and Gazetteer from the 1830s through to the 1850s. Charles Horseley, a tenant of Grove Farm, was granted the lease of the mill in 1873 (Windeler 2003). It appears the mill must have been demolished prior to the drafting of the 1889 Ordnance Survey Map as the structure is not detailed on this. The outbuildings associated with the mill, however, survive in the form of Stable Cottage which, as the name suggests, was where the horses were stabled, and The Pightie, which was the miller's cottage. Windeler states that there is a date of 1649 cut into the brickwork of the former stable building. It should be noted that none of the maps show the mill itself – the estate and Inclosure maps principally depicting houses and land ownership. The circular structure shown on the maps to the north east of the conservation area is considered to be a marl pit which is still legible within the fields today.

4.12 These pre-inclosure maps clearly show the village was divided into two distinct land use areas, with farmland to the north and Sculthorpe Common to the south. The common rights were removed by the 1829 Inclosure Act which led to fuel allotments being set up for the poor of the parish to gather peat and turf for fuel. In more recent times money from the use of the land for allotments has been used to



Inclosure map 1830 (CRO NRS 12186 27136 Map = PC 30/1)



Tithe map 1838

buy coal for the poorer families. The C19 was a period of poverty for the farm workers with a series of bad harvests, cheap imports pushing down local cereal crop value and the mechanisation of farming. In the C19 non-conformism became popular in the village with formerly two chapels located within the conservation area. A Baptist Chapel stood in Moor Lane near the alms houses, but this has since been demolished and a Methodist Chapel was founded in the former stables of the Greyhound Public House which stood on The Street (it ceased trading in 1964 and became a dwelling house). This was replaced in 1888 by the Primitive Methodist Chapel in Chapel Lane. The new chapel was built on land donated by Robert Tuck who ran a bakery business in The Street from what is Bay House today. The Rev John Gibbon Wright, who was born in Sculthorpe, became one of the leading Primitive Methodist missionaries in Australia in the C19.

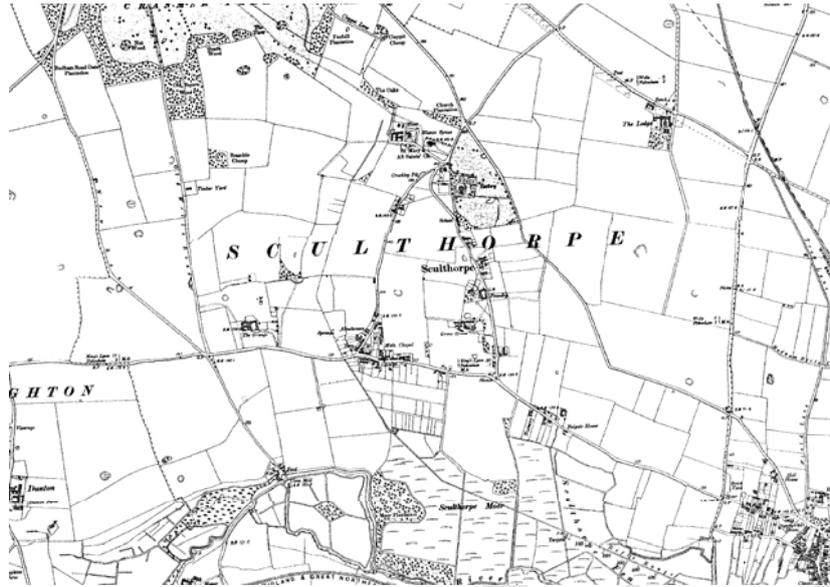
4.13 The 1830 inclosure map (CRO PC30-1) shows, in slightly more detail, a similar settlement pattern to the 1796 map. The cluster of settlement which forms the focus of the conservation area is still laid out around a green. Chapel Lane was known at this time as Well Green Road. The plots to the southern side of The Street have been laid out with a series of detached properties shown here. This plot pattern can still be traced on the modern map of the area. The two properties which form the pinch point to the northern end of the conservation area are in situ by 1830 and No.4 Moor Lane is also identifiable. The Horse and Groom public house, Bay House and the terrace of houses to the east of this are also depicted. The alms houses and allotments founded by the Francis Trust are not yet laid out.

4.14 The pathway leading to Grove Farm is referred to as Birds Road. The mill is yet again not marked on this map. Grove Farm is identifiable in red to the east of the barn complex. This property is shown as being owned by Peter Smyth Cole who appears to have owned 69 acres of land including the triangle of fields enclosed by the road network and some of the moor land to the south of the main village. The field to the north of Mill Field has a path denoted as Coles Clay Pit Road. This joins Moor Lane (then called Well Green and Church Road) with Creake Road. To the north, a third east-west link on the line of the existing footpath adjacent to the play area is named Brands Close Path. These paths appear to have been extinguished by inclosure as they are not shown on any of the subsequent maps including the Tithe Map (1838).

4.15 There is reference in the inclosure documentation to a sheep walk over the lands in Sculthorpe. The farming of sheep may be a possible explanation for the triangular morphology of the settlement. The herding of the animals from the moorland to the south would be funnelled into the central farmland area by the layout of the road, where they could be penned until being driven on to market.

4.16 The Tithe Map of 1838 (CRO DN-TA108) shows that within a space of eight years from inclosure, the infilling of the green within the conservation area had begun, with the first infill building shown to the eastern side of the Moor Lane junction. The property known as The Shrublands to the south of No.4 Moor Lane is also denoted on the plan as are the allotments on the south side of The Street.

4.17 The first Ordnance Survey map for the area is dated 1889 -91. By this time, the green within the conservation area has been further developed and the Methodist Chapel is shown along Chapel Lane which has become a cul de sac by virtue of the infill houses on the green at the northern end. The Street has become lined with properties on both sides and the form of this part of the village is largely recognisable in the conservation area today. A foundry is shown located to the northeast of Grove House. This second Ordnance Survey map dated 1906 denotes the Baptist Chapel along Moor Lane as referenced above. There are two schools shown, the existing Primary School and a second school near to



OS Map 1889-91



OS Map 1906



OS Map 1952



OS Map 1972-75

the alms houses. The industrial works of the Eagle Iron works are specifically named on this map north of Grove House.

4.18 The third Ordnance Survey map dated 1952 shows the village just before the bypass was constructed. The map shows the development of 12 houses built in 1936 along Moor Lane north of the conservation area. The biggest change to the locality came in World War II with the development of RAF Sculthorpe to the west of the village in 1942. The airfield was used by the United States Air Force (USAF) and the area became known as 'Little America' with B-29 Super fortresses flying out of the air base. In the Cold War era the airfield became the main USAF site in the UK. The storage of Atomic weapons on the site lead to headlines about the village nicknaming it 'Atom Bomb Village'. The airbase closed in 1992.

4.19 The final Ordnance Survey map in the series shows the village in 1972-75. The bypass has been constructed to the south of The Street, thus cutting the allotment area into two parts. This is the main change to the settlement form from all the previous maps. The village hall now appears on the map having been built in 1963. The main changes from this map to the present are the construction of two or three individual houses and a small group of houses to the western corner of Chapel Lane within the conservation area. These are identified in the appraisal below.

05 APPRAISAL OF THE CONSERVATION AREA

5.01 The subsequent assessment of the conservation area follows the advice in Historic England's Advice Note 1 *Conservation Area Designation, Appraisal and Management*.

CURRENT AND PAST LAND USE

5.02 The map regression has shown that there has historically been a settlement in this area of the parish from at least the C18. The 1796 estate map depicts a small number of houses scattered around a green. Over time the green has become infilled with houses and the road which defined the eastern side of the green has become a cul de sac blocked off by this infill development to its northern end. Until the late C20 the green still had some undeveloped plots, but the new houses to the western corner of Chapel Lane have provided the last element of infill. On the current map base the extent of the former green is still legible from the perimeter roads which survive.

5.03 The predominant land use today within the conservation area is residential. In the past, the conservation area had a greater mix of commercial uses with shops, public houses, a bakery, a forge and garages. The commercial element has slowly been eroded so that only the former Waggon and Horses public house remains trading as a pub/restaurant. In terms of community buildings, the Methodist Chapel and the alms houses and allotments have been in existence in the area from the C19 onwards. The modern village hall is a recent addition to the community facilities of the village.

COMMUNICATIONS TYPES AND PATTERNS

5.04 The conservation area is centred on the south-western corner of the distinctive triangular road pattern of the village. This road pattern can be traced on all the maps. The village is located on a historic north-south route of a Roman Road and pilgrimage route to Walsingham. The east-west linkage to



Aerial view of the conservation area prior to the bypass being built (from Fakenham and District Archive)

King's Lynn has defined the southern part of the settlement and the commercial uses of the village were focused along this route. The formation of the bypass in the 1960s has severed the moorland and former common land from the main settlement areas.

5.05 The development of the railways in the C19 did not influence the village directly, bypassing the settlement to the northeast and south.

Social and economic background

5.06 The economy of the village, until the mid C20, was based on agriculture. The metal foundry provided some alternative semi-skilled manual work in the C19. The historic settlement pattern was of larger detached properties occupied by the landowners at the fringes of the village, whilst the workers' cottages were focused in the two clusters of settlement which developed along Moor Lane and Creake Road.

5.07 The conservation area focuses on the former commercial and social centre of the village where, until the mid C20, the majority of agricultural workers lived. The school and parish church form nuclei away from this area of development, but the settlement pattern is historically inward looking, focused on the road triangle.

GEOLOGY AND TOPOGRAPHY

5.08 The bedrock geology of the area is mapped as White Chalk and Nodular Chalk of the Cretaceous Period. This is overlain by superficial Quaternary deposits of Briton's Lane Sand and Gravel (BGS 2015).

5.09 The topography of the parish slopes gently from north to the south, with the church standing at the highest point in the village at the apex of the road triangle. The parish church is to the north of and outside the conservation area

DESIGNATED AND NON-DESIGNATED ASSETS

5.10 Within the conservation area there is only one listed building, No.4 Moor Lane, which is Grade II listed and located to the northeast side of the conservation area. The list description dates this property to the C17 and it is certainly identifiable on all the maps from 1796 onwards.

5.11 In addition to the above Grade II listed designated heritage asset, the conservation area is also a designated heritage asset in its own right.

5.12 At present there are no 'Locally Listed' buildings identified in the area. As part of the appraisal of the conservation area the North Norfolk District Council adopted criteria for local listing (Appendix 1) has been used to assess the buildings within the conservation area. The ten buildings suggested for local listing are shown on the appraisal map and are listed in Appendix 2. If taken forward for local listing, these properties would become non-designated heritage assets.

BUILDING TYPES DENSITIES AND FORMS

5.13 The conservation area contains relatively high density housing due to the predominant terraced form of the dwelling houses. The buildings on The Street are located close to the back edge of the pavement and the built form provides strong enclosure to the road with relatively long garden plots behind the units. Along Moor Lane, the pattern of development is less uniform which reflects the more ad hoc infilling of the green.

5.14 In general the built form is two storeys in scale with pitched roofs. The palette of materials includes flint work, render and red brick, and roofs are predominantly covered in red clay or glazed pantiles.

GARDENS AND GREEN SPACES

5.15 The gardens to the properties in The Street are a series of long narrow plots. The houses on the southern side of The Street back onto the bypass whilst approximately half the units to the northern side back onto the open fields enclosed by the triangular road pattern.

5.16 The properties to Chapel Lane and Moor Lane have a less regular garden pattern with some of the units set hard on the eastern boundary of the field with their gardens laid out to the west so that some units have only 'front garden' amenity space, accessed off the roadway. Along Moor Lane there are trees and hedges within the gardens which contribute positively to the streetscene.

5.17 The character of the conservation area within the boundaries is largely defined by built form rather than landscape, but trees and hedges within gardens do contribute to the streetscene notably to Moor and Chapel Lanes. Soft landscaping also forms the backdrop at the perimeters of the conservation area with trees enclosing the two main entrance points to the village (where the village signs are located), at the edge of the conservation to the west, and outside the conservation area to the east. Today there are no significant areas of green space within the conservation area, although historically the hamlet had a green at its core which has now been infilled with development. The setting of the conservation area is characterised by large areas of agricultural fields to the west and east. Its setting is considered in more detail below.

PLACE NAMES AND REFERENCES

5.18 The map regression and analysis above has shown how the road names have changed over time. The infilling of the green and foundation of the Primitive Methodist Chapel meant that the road name changed from Well Green to Chapel Lane. The field names still provide references to past uses such as Mill Field to the east of the conservation area.

TOWNSCAPE ANALYSIS

5.19 The character and appearance of the conservation area is considered on a street by street basis.

The Street

5.20 This was once the main street in the village and the commercial hub of the settlement. The bypass has reduced the amount of traffic which currently uses this road and the majority of the buildings are now used for residential use. One is aware of the road noise from the bypass of the nearby main road which contrasts with the low key nature of The Street. The views along both The Street and Moor Lane contain the visual clutter of telegraph poles and over head wires.

5.21 The approach to the village and conservation area from the east, on leaving the A148, is through a soft landscape with mature trees and hedges framing the entrance to The Street. The first three modern houses set back from the road on the northern side of the road are excluded from the conservation area. The allotments to the south mean that there is no built form to this side of the road until the conservation area is entered. To the eastern half of the road the properties to the northern side of The Street back onto the fields within the triangle of roads with their rear gardens abutting the boundary of the field. The conservation area boundary follows the historic field and garden boundaries with the exception of the modern dwellings at the eastern end of The Street where gardens have been extended into the former field area.

North side

5.22 The Street curves slightly northwards which draws the eye along the line of terraced properties which line the central part of the northern side of The Street. The predominant roof form in the street is a dual pitch. The majority of houses have their roof slopes running parallel to the road with chimneys to the roof scape which gives a regularity of built form to the street. When entering the village from the east the first property is a modern detached dwelling. Although modern it utilises the local materials and echoes the scale and form of the older properties in the village. The modern houses are set back from the road which means that the flint and brickwork gable end of No.2 The Street is visible, forming an attractive feature in views down The Street. From this point the built form changes to predominantly C18/19 terraced cottages positioned behind small front gardens. The boundary of the conservation area to the east has been defined to include all the C19 villas. The modern buildings are considered to have neutral value to the conservation area. They are built using the local vernacular palette of materials. The character of this side of the road is one of high density houses which tightly enclose the street frontage. The main vistas are along the road.



The Street



2, 4 and 6 The Street

5.23 Nos. 2-6 The Street are a row of three C19 terraced properties which have all had replacement plastic windows inserted. However, they retain other features of interest such as the brick arch to the western end, the string course detail to the front elevation of all the units, brick chimneys and flint work to the gable ends. A photograph from the 1940s of the terrace on page 88 of 'The Book of Sculthorpe' (Windeler, 2003) shows that the buildings originally had vertical sliding sash windows and hedges enclosed the front gardens. These properties are considered to positively contribute to the character of the area by virtue of their group value as part of a number of agricultural workers' cottages on the road, their simple Norfolk vernacular architecture and the use of traditional local materials. Nos. 8 and 10 The Street are modern infill detached houses. These buildings have pantile roofs but these are to gabled and hipped roofs which do not match the historic roof form within the street. These two properties are considered to be of neutral value as they do not sit comfortably with the historic pattern of development to this side of the road. There are no views through to the fields to the rear between either No. 8 or 10 due to the trees within the rear gardens or presence of set back outbuildings blocking any such vistas.

5.24 Nos. 12 and 14 The Street are an asymmetric pair of cottages located to the east of the main terraces. No. 14 is the older C19 cottage, to the west, which retains a glazed pantile roof and a flint gabled wall whilst the more modern addition of No.12 has a plain tile roof. Both properties have low walls to the street frontage enclosing the small front garden areas. These two cottages contribute positively to the conservation area because they follow the historic pattern of development and use local materials in their construction. Although there is a gap in the street frontage between No.10 and the detached unit to the east of No.13, there is no vista north as there is an outbuilding set back from the street between these properties which blocks any views of the rear gardens and beyond. The main focus within the public realm is therefore the front elevation of the buildings to the street.

5.25 Nos. 16-30 The Street form a terrace of eight properties, but was clearly constructed in two phases. The first five units have red brick facades with glazed pantiles. These all have modern doors and windows. The remaining three units to the west are flint faced with brick detailing. No.30 retains its vertical sash windows. The series of chimneys at roof level and the pattern of openings to the front elevation of this row of buildings gives a rhythm to the streetscape. No.30 has a single storey lean-to extension on its western gable which is visible from the street due to the set back of the adjacent building (No.32). This terrace as a whole strongly defines the character of the street both in terms of the scale and form of the building and the materials used. Its central location within the road at the top of the slight curve, means that it is the focal element of the built form to this side of the street.



12 and 14 The Street



16-30 The Street

5.26 The one and a half storey building of No.32 was formerly an outbuilding associated with The Greyhound Public House (No.34). The outbuilding has been converted to a residential unit. Facing the street is a large dormer window which is an alien feature to the character of houses in the village. The scale, location and materials still enable this building to be legible as a former outbuilding. This site is where the Primitive Methodist Church was first established in the village prior to the chapel being erected in Chapel Lane. The outbuilding was originally screened from the street by a cottage and lean-to structure which adjoined the eastern end of the public house and which once served as the blacksmiths and butchers shop. Any longer range views north are blocked off from the public realm as No.32 fills the full width of the plot. The front hedge to this plot forms the main soft landscaping prominent to this central part of the street.

5.27 The row of early C19 cottages at Nos.24-34 The Street are all rendered/painted brick. No.34 was formerly The Greyhound Public House but is now a private dwelling. The only evidence of the former use from the street is the classically inspired door case which contrasts with the simpler brick surrounds to the doorways of the adjacent cottages. The central unit includes a name plaque bearing the inscription 'Foundry Cottages' and thus it is assumed these were built to house workers associated with the foundry which was in Creake Road. These again exemplify simple workers' cottages, built to a traditional Norfolk style using local materials.

5.28 No.34, Bay House, at the western end of the terrace, was once the bakery and baker's house. This was owned and occupied by Mr Tuck in the 1870s until his death in 1941. He donated the land to build the Primitive Methodist Chapel north of this house. The general built form within this part of the street has changed little when compared with the early C20 view of the same units (see archive photo above) aside from the fenestration changes. Further incremental changes to these buildings could start to erode the character and appearance of the area. Bay House once had a feature bay window to its western facing gable end when it was in use as Tuck's bakery shop at the end of the C19. Although this was removed when it ceased to be a shop, the dwelling is located at a pinch point in the street and thus forms a focal element in the views from the east. Bay House is identified as potentially being a Building of Local Interest (BLI), see Appendix 2 given its association with Mr Tuck and Methodist church in the village.

5.29 Nos. 1-3 Chapel Terrace at the western corner of Chapel Lane form a modern terrace of three units. This echoes the scale, simple form and materials of the other historic terraces in the road and thus harmonises well with the older buildings.

5.30 Nos. 48-54 The Street is a C19 terrace of four units. This is another example of a simple group of workers' cottages which predominate within the conservation area. These are brick fronted with flint work to the gable ends. The dwelling at the eastern end has a modern two storey extension and this addition and the original building have been rendered, covering up the brickwork of the original property. The units retain flint garden walls to the street. The terraced form of building and the materials used mean that this group of properties positively contributes to the character of The Street, despite the later rendering of the eastern property. This terrace has also been subject to incremental modern changes such as replacement windows and the addition of porches. Cumulatively such changes are slowly eroding the character of the building and in particular the rendering of the brickwork is changing the appearance of the terrace.



No 32



View west down the street



From Fakenham and District Archive



View of Bay House looking east



Gable end of Bay House from Fakenham and District Archive



Sept 1-3 Chapel terrace



48-54 The Street



58-64 The Street



From Fakenham and District Archive

5.31 Between the Nos. 48-54 and Nos. 58-64 The Street is a gap in the built form where Horseley's General Store once stood. This building burnt down in 1914. The view is towards the northwest and the houses to Chapel Lane are visible within a context of shrubs and trees of their domestic gardens. The terrace of Nos. 58-64 The Street is at the eastern corner of the Moor Lane junction. This terrace contains some very modest brick faced cottages from the early C19 which are depicted on the 1838 Tith Map. The taller gable end element at the eastern end is a C20 alteration which is presumed to have been added following the loss of the Horseley's building. This is considered to detract from the adjoining terrace as it has a gabled end to The Street and is set slightly forward of the building line and thus does not follow the historic pattern of development. The buildings in this terrace do not have any front gardens and are thus located hard on the back edge of the pavement forming a strong building group to the corner of the road and also marking the end of the built form to this side of road. The buildings collectively contribute positively to the character of The Street. The historic photo shows that a petrol garage originally stood in the western corner of Moor Lane prior to the bypass being built. This site is now an undeveloped site which buffers the allotments to the west of Moor Lane.

South side

5.32 The southern side of The Street forms the southern extent of the conservation area. The southern boundary follows the property boundaries to the bypass. To the west, the conservation area includes the strip of land adjacent to the south of the bypass junction as the village is entered from the west. To the north, the boundary follows the line of the Great Drain.



23-33 The Street, looking east



23-33 The Street looking west (from Fakenham and District Archive)

5.33 The first two houses (Nos. 35 and 37 The Street) on the southern side of the road as one enters the village from the west are modern buildings which are considered to be of neutral value to the conservation area. These do not follow the historic form of development. The buildings are in a modern red brick and set back from the road so they are not intrusive to the area. The terrace of houses opposite the junction to Moor Lane (Nos.23-33 The Street) are C19 in date and were built as dwellings without any commercial elements. The units have a strong linear form with a continuous roof slope to the road broken up with a series of chimneys like other terraces within the conservation area. They have retained their overall form and appearance although modern porches have been added and replacement windows installed. The front garden areas remain with some modern means of enclosure replacing the original brick walls. The terraced form of building and the materials used mean that this terrace positively contributes to the character of The Street.

5.34 Nos. 17-19 The Street are dated 1863 and were originally a house and shop. The shop has been modified to form a dwelling with a modern lean-to canopy added to the front elevation. The building retains its flint wall detail to the gable ends which are visible in the street scene. The level of change to the building has eroded a lot of the historic character of the building. However, it is a clearly dated building which with enhancement works to the front elevation, could positively contribute to the streetscene.

5.35 This currently vacant commercial site was in the recent past used as a garage, but historically it was the Old Red Lion Public House which ceased trading in 1915. It is considered to form an important group of buildings in the streetscene of a commercial character. The building to the east of the former inn is flint faced to the road elevation and thus stands out in the street as it is one of the few buildings to have this material to its principal façade. The western end of the site is enclosed by a flint and brick



17-19 The Street



The Old Red Lion 11-15 The Street



View west to former Coach and Horses Inn



View west to former Coach and Horses Inn (from Fakenham and District Archive)

boundary wall which forms a distinct end stop. This collection of buildings provides a backdrop to the adjacent building, formerly the Coach and Horses Public House now trading as the Hourglass Inn and Restaurant.

5.36 The former Coach and Horses, forms a prominent landmark feature in the street given its orientation to the road and the pinch point in the road at the northern end of the building. The view looking west along The Street towards this building is much photographed in old views of The Street. The building retains its pantile roof but has lost its chimney to the gable end closest to The Street. To the eastern side of the building vehicular access gives access to a car parking area with views south towards the main road and Sculthorpe Common. This is one of the few points in the road where longer views are afforded of the wider countryside beyond the conservation area. This building has been proposed as a BLI because of its positive contribution to the streetscene and its historical associations.

5.37 To the east of the public house is the former Sewters Post Office, which was a house and shop. Since the shop ceased trading, it has been converted to a dwelling, but the timber shopfront has been retained and sensitively restored. This unit positively contributes to the streetscene and retains evidence of the former mix of commercial and residential units this street once contained.

5.38 Adjacent to the Old Post Office is the modern bungalow of No.5 The Street which is set back from the road frontage. Its location, form and materials mean that it is considered to be a neutral element in the streetscene. The shrubs to the front garden of the bungalow form a landscape foil to the terrace of houses on the opposite side of the road. Adjacent to this is a detached two storey house with a range of outbuildings which appears from the plaque to the side gable to have been a bakery. This is considered to date from the late C19 but has been modernised with replacement windows. Its scale, location on the plot and materials are not out of keeping with the conservation area. The western boundary of the house is strongly enclosed by a range of outbuildings with pantile roofs which contribute to the rural character of the area. There is one further modern house on this side of the road. The set back location of the house means that it does not contribute significantly to the streetscene. The trees and shrubs to the front garden area create a buffer of soft landscaping to this side of the street which filters views to the south and east over the allotments. The southeast corner of the conservation area includes a pumping station and part of the Francis Beckham Trust Allotments. The history of the allotments in the post inclosure era is an important part of the rural history of the village. The allotments serve as a reminder of the linkage of the village with the moorland to the south which the building of the bypass has severed.

Chapel Lane

5.39 Accessed from The Street, Chapel Lane is an unadopted cul de sac which leads north. This roadway once ran along the eastern side of the green and thus is important in delineating this former feature of the village. The properties which line the eastern side of The Street have the eastern boundaries of their curtilages adjoining the fields within the road triangle area.

5.40 The western side of the lane has been developed with modern houses which were granted permission in 1994. The terraced of Nos. 1-4 Chapel Lane continues the tradition of terraced cottages in the village whilst behind this are two detached houses. The pattern of development in Chapel Lane has become that of detached units but historically there were two terraces of cottages north and south of the chapel. The terrace to the north of the chapel survives as Nos. 2-8 Chapel Lane. This C19 terrace is located so that its rear elevations have a strong relationship with the fields to the east. This serves



The Chapel



Late C19 picture of the chapel



View north up Chapel Lane to 4 Moor Lane

to strongly enclose this side of the lane and define what was once the eastern side of the green area. The older properties to the lane are orientated to be inward looking to the former green. The Primitive Methodist Chapel close to the eastern side of the junction of the lane with The Street dates from 1888. It is one of the few buildings with a slate roof in the conservation area. This has been identified as being a potential BLI. There was originally a terrace of cottages south of this but these have been replaced by a modern bungalow. The scale and form of the bungalow does not reflect the historic pattern of development and is considered to have neutral value to the conservation area. There is a break in the built form between Bay House on The Street and the bungalow. This affords views to the east across the rear gardens of the houses fronting the street including trees to the rear gardens here.

5.41 There is a strong vista up the lane which is terminated by No.4 Moor Lane, the Grade II listed cottage, which forms a prominent feature in this view due to the substantial central chimneystack in this long side elevation of the property. The trees in the west facing gardens of the terrace at Nos.2-5 Chapel Lane positively contribute to the conservation area.

Moor Lane

5.42 The buildings which line Moor Lane define the northern part of the conservation area. At the southwest corner of the conservation area the boundary incorporates an area of allotments to the rear of the properties and west of the village hall. The northern boundaries of the conservation area therefore follow the field boundaries beyond the domestic gardens and allotments on both sides of the road. The character of the built form here differs from that of The Street. The development is at a lower density with a larger proportion of detached dwellings. Trees and hedges are more prominent and influential on the character of the street. The street scene includes the visual clutter of telegraph poles and overhead wires.

West side

5.43 The junction with The Street is strongly defined by the terrace of properties at Nos.1-11 Moor Lane and the Old Forge on the west side of the road. The Old Forge and the property north of this have their gable ends to the road. The Old Forge has a frontage to both The Street and Moor Lane, with its long elevation set back from the corner and screened by the trees and hedges in the garden of the adjacent house to the north. The gable end of the house contains a blocked up arch hinting at its past commercial use. A narrow yard divides The Old Forge from No.1 Moor Lane which contributes to the mix of residential and commercial character of the conservation area. The northern flank wall of the Old Forge is flint faced which provides a contrast in materials and texture to the adjacent terrace which is constructed in red brick, although the northern unit has been painted.

5.44 The terrace at Nos. 3-11 Moor Lane dates from the late C18/early C19. It is depicted on the 1830 Inclosure Map and pre-dates the two buildings at right angles to it (The Old Forge and No.1 Moor Lane). No.1 Moor Lane has been added on to form a book end to the southern end of the terrace. The terrace contains a variety of modern windows, but retains a number of important features which contribute to the streetscene. These include the eaves dentil course detail and the rubbed brick arches to the window and door openings. The terrace is unified under a red clay pantile roof and the units have shared chimneystacks which give a rhythm to the roofscape. When the terrace is viewed from the north, the



View south towards junction



The Village Hall

rendered unit at No.11 is the most visible. This unit has its rendered flank wall fronting the car park of the village hall which draws the eye in the long views down the road. The asymmetry of the roof form with a long rear roof to a modern rear extension is clearly visible. The boundary of No.11 to the village hall car park is enclosed by a high dense hedge and trees. There are no views afforded from the street or village hall car park out to the west across the fields. The hedges and trees here are considered to positively enhance this part of the conservation area. The tree and hedge screen reinforces the sense of enclosure created by the built form when moving along the public realm within the conservation area.

5.45 The single storey village hall was built in the 1960s and is considered to be neutral in terms of its contribution to the conservation area being a building very much of its time. To the south is a large tarmacked parking area which provides scope for enhancement. The phone box in the southeast corner of the car park contributes positively to the streetscene – it is redundant and is now used as a library by the community. To the front of the village hall a gravel garden has been created with a hedge enclosing the road frontage. The trees and shrubs along the western boundary, which form a backdrop to the hall, are considered to have more visual value to the conservation area than the front garden.

5.46 Alms houses have been located on their present site since 1686 under the provisions of the Francis Beckham Trust to the poor of the Parish. The 1796 map is considered to depict the alms houses as the lower of the two houses drawn to the western side of the green. The present buildings date from a rebuilding of the alms houses in the mid C19 when a reading room and four cottages were created. A modern refurbishment has amalgamated the building complex into two alms houses. The building complex is E-shaped with two projecting gabled wings which retain their memorial plaques either side of a central decorative porch to what was once the reading room. The building has a symmetrical form and is an attractive composition in the streetscene. The alms buildings are considered to have both historical and communal value and have been proposed as a BLI.

5.47 The house to the north of the almshouses is a modern chalet bungalow. It is constructed of red brick with a modern pantile roof and is considered to make a neutral contribution to the conservation area. The timber panel fence with concrete posts which encloses the roadside boundary to the property is considered to have a negative impact on the streetscene, although the planting helps to soften the visual impact. It is the only roadside fence on this side of the street and contrasts with the other adjacent plots which are enclosed with hedges.



The Alms Houses



The pinch point of Guywelles and April Cottages

5.48 Guywelles Cottages (No.19 Moor Lane) forms a pinch point with April Cottage and together these properties form a 'gateway' demarking the northern limit of the conservation area. The topography rises northwards so that within views from The Street these two cottages are prominent focal features. The trees and hedges which enclose the gardens of the houses on each side of the lane draw the eye up the lane to the two properties. The hedge that encloses the fields to the eastern side of the land forms the backdrop to the two cottages. Given the slight curve of the lane one cannot see the houses on the western side of the lane beyond these two sentinel cottages until one walks past the cottages.

5.49 Guywelles Cottage on the west side of the lane is a rendered cottage with exposed timber framing which has been extended on the roadside elevation and to the rear. The roadside extension has served to further enclose and limit the views up the lane to the north. The cottage has a vernacular charm to its rather quirky appearance. The oldest section, which is the two storey central range, is considered to be late C18/early C19 in date. A dairy operated from this site after the First World War.

East side

5.50 April Cottage on the east side of the road is a brick and flint faced cottage which is also considered to be late C18 /early C19 in date. Both this and Guywelles Cottage are identifiable on the 1830 enclosure map. The pair of cottages are unified visually by having clay pantile roofs, but display the full historic materials palette found in the village in their walls. Both cottages have front and rear gardens which run parallel to the road. Beyond both plots are agricultural fields, to the east and west sides of the lane. However, when traversing the lane one only gets brief glimpses of the open countryside beyond the gardens due to the strong enclosure provided by the trees and shrubs and buildings such as garages which enclose the plots.

5.51 No.4 Moor Lane is the only listed building within the conservation area. This is one of the oldest surviving buildings in the conservation area dating from the C17. It is demarked on the 1796 estate map. The building is set well back from Moor Lane so that the cottage is positioned close to the eastern boundary of its plot adjacent to the fields. This set back position means that it is not prominent in the main views up and down Moor Lane. As noted above, the cottage has greater visual prominence in the vista north up Chapel Lane. This can be explained by the fact the cottage once faced the northern extension of what was then Well Green Lane, the road which enclosed the eastern side of the green around which this part of the village has evolved.



Guywelles and April Cottages



View south

5.52 The views from the lane are of the western gable of the cottage, which is less architecturally interesting than the eastern gable which contains a mullion window and drip strip. The building stands in a detached position with views across its northern and southern elevations towards the eastern backdrop of the open skyline and the trees of the copse near Grove Farm.

5.53 Stable Cottage is located to the east of No.4 Moor Lane, reflecting the widening of the green to the south. This cottage and The Pightie today appear to be backland development due to the truncation of the lane which they once faced. Stable Cottage and The Pightie have the strongest relationship of all the buildings within the conservation area with the fields to the eastern side of the conservation area. These once related to the tower mill which stood in the adjacent field. This relationship with the former mill helps to explain why the built form is located hard on the field boundary with openings to the east overlooking the field. The buildings define the eastern boundary of the conservation area.

5.54 The Shrublands is a C19 detached villa located to the west of The Stables. The footprint of the house appears to be shown on the 1838 Tithe map. The building is the oldest house on this side of Moor Lane to be constructed as infill on the former green. The building is rendered with the corners of the building finished to appear as stone quoins and the window arches are also finished to appear as stone in the render. The main two storey section of the building has substantial white brick chimney end stacks. The building has vertical sliding sash windows and a clay pantile roof. The building is located gable end to the road with a single storey extension to the eastern end. The location of the building close to Moor Lane and the fact that the adjacent units to the north are well set back from the Lane means that this unit forms a prominent feature in the views down the road from the north towards its principal



4 Moor Lane



Stable Cottage and The Pightie



View from the field to the east



The Shrublands

facade. Its visual prominence is emphasised by the light colour rendered finish. The backdrop is one of trees and hedges within the south facing rear garden of the property and to the frontages of the adjacent houses to the south. The trees in the garden of The Shrublands are considered to positively enhance the streetscene.

5.55 South of The Shrublands are three detached modern houses and one bungalow, the latter being slightly older than the houses. These are not considered to have any historical value. The materials and form of the two storey houses are considered to preserve the character and appearance of the conservation area by virtue of the palette of local materials employed and the simple cottage architecture employed. The units are set back with a grass verge adjacent to the road. The first three units moving south have their front gardens enclosed by boundary hedges which serves to soften the streetscene.

5.56 South of the fourth modern house the street is enclosed by outbuildings to the rear of the houses fronting the street. A view across the rear gardens/yards of Nos.58-64 The Street is gained from the public realm with the brick wall to the corner outbuilding forming a strong enclosure to the curtilage of these properties.



Rear of The Street and out buildings

06 SUMMARY OF KEY CHARACTERISTICS

6.01 The general character and appearance of the conservation area is summarised in the following bullet points:

Positive elements

- A high survival of late C18/C19 buildings with an over-riding residential character although some of the properties retain evidence of their former commercial uses.
- The buildings have a simple vernacular form which has generally been continued into the modern small scale developments which have taken place within the conservation area.
- The built form of The Street has a higher density with a predominance of terraced housing which is built close to the road. Moor Lane has lower density largely detached cottages and so landscaping has greater significance in the streetscene.
- The existence of a former green survives in the street pattern and layout of the cottages.
- The front elevations of the buildings generally face towards the roads with relatively few points where views out across the surrounding countryside are gained from the public realm. However, the rear gardens and rear elevations of many of the cottages face out towards the open fields surrounding the conservation area.
- The main vistas are along the roads with two key pinch points in the built form which create focal buildings in the streetscenes of The Street and Moor Lane.
- The roads within the conservation area do not have a regular form and retain a rural character whereby they feel narrow with pinch points further emphasising this. Moor Lane does not have a continuous pavement and Chapel Lane is unadopted. The level of traffic encountered when walking around the area is low. This character contrasts markedly with the busy 'A' road to the south.
- The north-western and eastern boundaries of the conservation area abut open farmland whilst the bypass defines the southern boundary.
- Small scale features survive which add to the interest of the area such as plaques on buildings, outbuildings and the old telephone box.
- There are no public footpaths or alleys which run through the conservation area thus the public realm is confined to the roadways. The rights of way which linked from the conservation area across the central triangle land as seen on the pre enclosure maps appear to have been removed when the land was inclosed.

Negative elements

- The above ground telegraph wires/posts form an intrusive element to the street views.
- The replacement of many of the traditional style of windows with modern style uPVC has had an impact on the appearance of a number of the terraces.
- The car park of the village hall forms a large area of tarmac with little softening to the street elevation.
- Road noise from the A148 bypass is noticeable within the conservation area.

Neutral elements

- Neutral buildings include Nos. 5, 8, 10, 35 and 37 The Street and the bungalow to Chapel Lane– these are all modern detached buildings which do not echo the strong local vernacular form, location within the street and palette of materials unlike more successful infill developments such as those to the western corner Chapel Lane or along Moor Lane.

7.01 The NPPF defines setting (Annex 2 Glossary) as ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

7.02 The historical research as to how the settlement has evolved has shown that the village comprises three centres or hamlets. The hamlet where the conservation area is focused has historically been the commercial centre. To the north is the hamlet which was the manorial and ecclesiastical centre and to the east the agri-industrial hamlet where both some of the main farmsteads and ironworking industry were located.

7.03 The village comprises three hamlets which are linked together in a triangular form by the road network. The overall surroundings to the village as a whole, has historically been and remains today, one of open countryside. In addition to this the main central area of the triangle of roads is characterised by agricultural fields.

7.04 More modern development has extended the linkage between the three core hamlets by virtue of ribbon development along the road triangle. The formation of the bypass in 1968 formed a strong physical division between the settlement to the north of the bypass road and the common moorland to the south. This continued the process which the Inclosure Act had started by removing the common rights from the moors and thus the relationship between the village and the land to the south was eroded from the 1830s onwards.

7.05 The surrounding agricultural fields to the east and west of the conservation area are considered to make a positive contribution to the area. They serve to underline the historic background to the settlement and strongly define the extent of the built form. One is very conscious of the extent and limits of the conservation area being defined by the relationship of the built form and gardens/allotments with the agricultural fields beyond.

REFERENCES

- ↗ Jones H Notes on Sculthorpe Church Norfolk
Journal of the Norfolk and Norwich Archaeological Society Volume 7 Part 5 1872
- ↗ Butler-Stoney R Guide to The Church of St Mary and All Saints Sculthorpe
Church Tours 1988
- ↗ Windeler G The Book of Sculthorpe – a pictorial and historic celebration
Halsgrove House 2003

Web sites

- ↗ Norfolk Heritage Explorer
<http://www.heritage.norfolk.gov.uk/>
- ↗ Fakenham and District community archive <http://fakenhamcommunityarchive.weebly.com/>
- ↗ <http://kepn.nottingham.ac.uk/map/place/Norfolk/Sculthorpe>

Archives

- ↗ The Archive Centre, Norfolk Record Office
- ↗ The 2nd Air Division Memorial Library
- ↗ The Norfolk and Norwich Millennium Library
- ↗ Fakenham Museum of Gas – Fakenham and District Community Archive

APPENDIX I CRITERIA FOR LOCAL LISTING

CRITERIA FOR 'LOCAL LISTING' OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN DISTRICT OF NORTH NORFOLK

The following criteria are to be used to select buildings or other structures for 'Local Listing' in the district of North Norfolk.

1. Architectural Importance

- (a) Good example of regional/local style and local distinctiveness
- (b) Intrinsic design value relating to local characteristics
- (c) Good example of a specific style or function (eg. purpose-built motor garage)

2. Contribution to Townscape (Group Value)

Buildings and structures which form part of an architecturally important group (termed group value) and having a cohesive design or historic relationship.

3. Historical Association

Any building/structure which has made a significant contribution to the Conservation Area's history (e.g. 1902 lifeboat station at The Gangway, Cromer) or by historical association with a famous national or local person (such as Henry Blogg, Winston Churchill). Where known, the renown of the architect/designer may also have bearing

4. Age

Normally no buildings constructed post 30th June 1948 will be considered for 'Local Listing' unless they display a particularly innovative and qualitative design. There will be a presumption in favour of designation of buildings constructed prior to 1st July 1948 provided that they are of a standard which complies with one or more of the other criteria.

5. Archaeological Interest

This may be an appropriate reason for local designation provided that the evidence base is sufficiently compelling and a distinct area of interest can be identified

6. Rarity

The occurrence of a particular design or construction

7. Landscape Interest

Relating to the interest attached to historic or natural landscapes and/or the buildings or structures which are located within them, including designed parks and gardens and the grounds of key estates.

8. Landmark

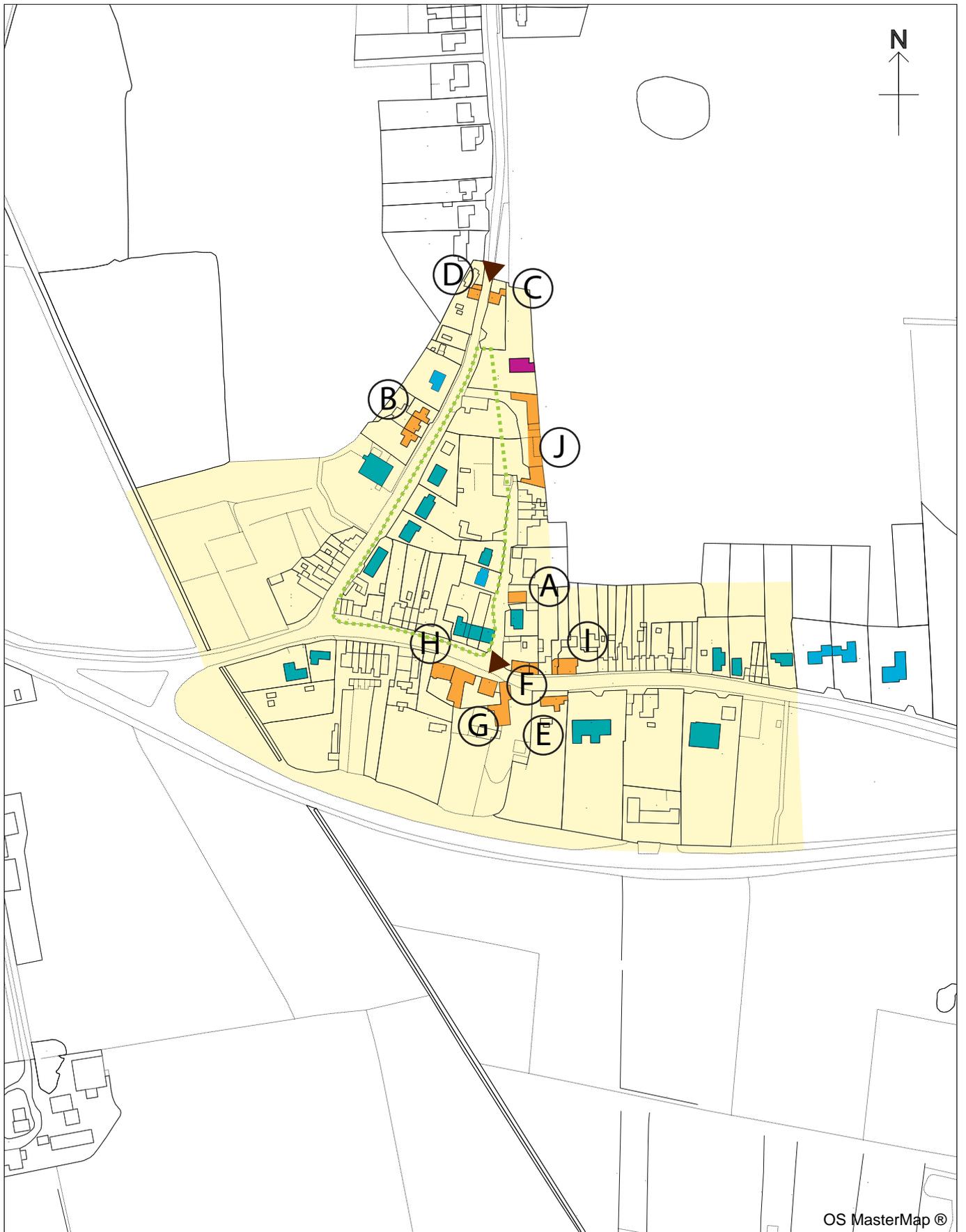
A building or structure with a strong communal or historical association or striking aesthetic value and which may be a key landmark in the local scene

9. Social and Communal Value

A building or structure perceived as a strong source of local identity, social interaction and coherence, community history or tradition.

***NB. The assessment of quality and final decision on listing lies with NNDC. There will always need to be sufficient evidence of the remaining asset or original character to justify the listing.**

APPENDIX 2 LIST OF BUILDINGS SUGGESTED
FOR LOCAL LISTING



KEY

- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Conservation Area |  | Potential BLTs |
|  | Listed Building |  | Location of former green |
|  | Modern building (late C20 / C21st) |  | Pinch point |

Appendix 3 Suggested Buildings of Local Interest

Location on CA appraisal	Address	Approximate date	Reason for consideration	People it is associated with
A	Primitive Methodist Chapel, Chapel Lane	1888	Historical association and community value	Robert Tuck – who donated land and ran a bakery in Sculthorpe
B	Beckham Alms houses	Founded in 1686 but rebuilt in mid C19 as four dwellings with central reading room (Refurbished as two units in 1996)	Historical association and community value	Francis Beckham left money to poor of parish and rebuilding funded by Lady Jones of Cramer Hall
C	April Cottage	Late C18 On 1830 Inclosure Map	Age, landmark and historical association	Lived in by Samuel Woodhouse (1825-1912) the village carpenter
D	Guywelles Cottages	Late C18 On 1830 Inclosure Map	Age, landmark and historical association	Post WWI a small dairy operated here
E	Old Post office and General stores The Street	C19 house and shop	Historical association and community value	Run by the Sewter family
F	Bay House formerly Tuck's Bakery		Historical association and community value	Home of the Tuck family and where the bakery operated from
G	Former Horse and Groom PH now The Hourglass		Landmark and historical association and community value	
H	Former Red Lion	C19 inn which closed in 1915 and then operated as a garage	Contribution to townscape and historical association	Lawrence Harper was landlord in mid C19 and remembered as a local horse dealer
I	34 The Street Former Greyhound PH	Late C17 or early C18 building which ceased trading in 1964 and became a house	Historical association and age.	
J	Stable Cottage and The Pightle were formerly	C17 buildings associated with former six sail mill	Age and historical association.	Various millers listed in trade directories of C19

	associated with tower wind mill	including stables and millers cottage		
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APPENDIX 3 APPRAISAL MAP

