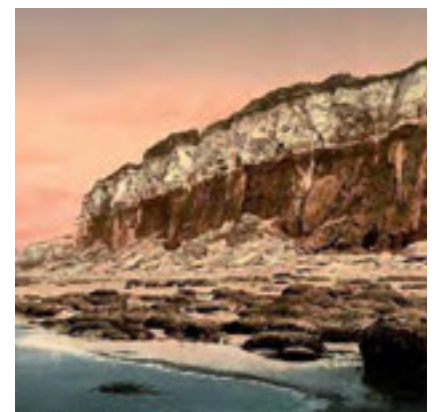


HUNSTANTON

HERITAGE GARDENS

CONSERVATION PLAN

HERITAGE LOTTERY FUND
PARKS FOR PEOPLE PROGRAMME



ROUND 2 APPLICATION FEBRUARY 2016



rhp

Hunstanton Heritage Gardens Conservation Plan

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Borough Council of
**King's Lynn &
West Norfolk**



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1.0 Executive summary

The Hunstanton Heritage Gardens comprising The Green, The Esplanade Gardens and Cliff Parade are a well used public amenity extending north from the original centre of Hunstanton. The impressive cliffs show the underlying geology of the local area.

The original inspiration for the seaside town was the vision of Henry L'Estrange Styleman Le Strange, owner of the Hunstanton estate, artist and philanthropist, who published a prospectus for a fashionable seaside resort in 1845.

At that time the site area had few buildings only the lighthouse and ruins of St Edmund's Chapel to the north.

The first building for the new town was constructed circa 1846 (The 'New Inn', now the Golden Lion) to the north of The Green, the hub of the Victorian resort, open to the sea.

Following the opening of the King's Lynn to Hunstanton railway in 1862, the town grew to include terraces and individual houses, convalescent homes, schools, shops, a pier and hotels.

The Esplanade Gardens house important local memorials, for both WWI and WWII at the Cenotaph, and to the 1953 east coast floods. The Gardens extend north on rising ground terraced to form playground, crazy golf and bowling greens.

Cliff Parade is defined by the roadway of that name to the east and the fenced cliff edge to the west. The Cliffs here are approximately 18 metres high, the narrow grassed strip extends for 800 metres and is up to 70m wide at its widest point.

At the northern end of Cliff Parade are the remains of the 13th century St Edmund's Chapel and WWI memorial garden.

The Lighthouse is a focal point just beyond the boundary of the area under consideration in this study.

The Hunstanton Heritage Gardens Project seeks to secure funding for the repair of upstanding elements, make improvements to facilities and re-present the gardens to enhance their appeal to visitors.

This Conservation Plan has been compiled by R H Partnership Architects Ltd. (**rhp**) as part of the Hunstanton Heritage Gardens (HHG) project on behalf of The Borough Council of King's Lynn and West Norfolk (BCKLWN). The Conservation Plan has been prepared following a Heritage Lottery Fund (HLF) round 1 development grant award and to provide information in support of a round 2 HLF grant application.



Figure 1: Project Area

2.0 Introduction

2.1 Contributors

rhp would like to thank the following for their assistance with research for this report:

- Michael Meakin of the Le Strange Estate
- Linda Tree: Community Librarian (King's Lynn and Downham Market Libraries)
- Alison Thorne: Hunstanton Librarian
- Brian Holmes: Hunstanton Heritage Centre
- Ken Arnott for both his book and time to attend consultation events.
- Hunstanton Heritage Centre (HHC) for providing copies of images and articles.

Documents and resources have been reviewed by **rhp** from public archives and other sources; a full list is given in the Bibliography.

2.2 Scope and limitations

The Conservation Plan covers the project area of the HHG and the wider context of Hunstanton as necessary to gain an understanding of the site. The arrangement and content of this plan is modelled on the guidance published by the HLF.

Site based background research was gathered from surveys carried out by Wynne-Williams Associates (W-WA) and **rhp** on 13 October, 15 October and 23 October 2015.

The purpose of the surveys was to prepare Condition Surveys for the landscape features and built fabric of HHG and provide reference information for individual features covering:

- Description of fabric, dating of features, identification of alterations
- Surviving evidence from original construction, phasing and development
- Management issues

A Gazetteer has been provided to illustrate a time line analysis of the site development from Hunstanton's inception c.1845 through to the present day.

2.3 Further documents

This Conservation Plan (CP) should be read in conjunction with;

- Hunstanton Conservation area Character Statement BCKLWN October 2009.
- Heritage Lottery Fund (HLF) Round 1 application made by BCKLWN.
- The Esplanade Garden and Green, Hunstanton Management and Conservation Plan January 2014 version 4 by Chris Bamfield BCKLWN.
- HLF Round 2 documents.
- W-WA drawings and specifications
- W-WA Activity Plan
- W-WA Interpretation Strategy
- **rhp** HHG Condition Survey, November 2015
- **rhp** HHG Conservation Plan Gazetteer, November 2015
- Ecology Survey 2015 - Anglian Ecology



Figure 1: Project Area

3.0 Understanding the site

3.1 Topography and geology



Figure 3: Google Maps Image

The site is situated on the east coast of Norfolk surrounded by The Wash National Nature Reserve to the east and Holme Dunes National Nature Reserve to the west.

It has two features which makes it stand out – it faces west providing views of spectacular sunsets across The Wash and the colourful cliffs which show the strata of the rock formation.

The Cliffs below Cliff Parade can be viewed from the beach and are of significant geological interest.

The British Geological society (BGS) lists Hunstanton within the top 10 under the coastal Category of the 100 great Geosites: <https://www.geolsoc.org.uk/100geosites>. The rock formation is formed of 3 distinct layers; white chalk upper layer, thin red chalk and brown sandstone (known as carrstone) - understood to have been quarried since 950 AD in nearby Snettisham. A considerable amount of the local building stock is constructed from carrstone (The Golden Lion Hotel, and former Town Hall now the Tourist Information Centre for example).



Figure 4: Image provided by the HHC of the cliffs showing the names of the rock formation

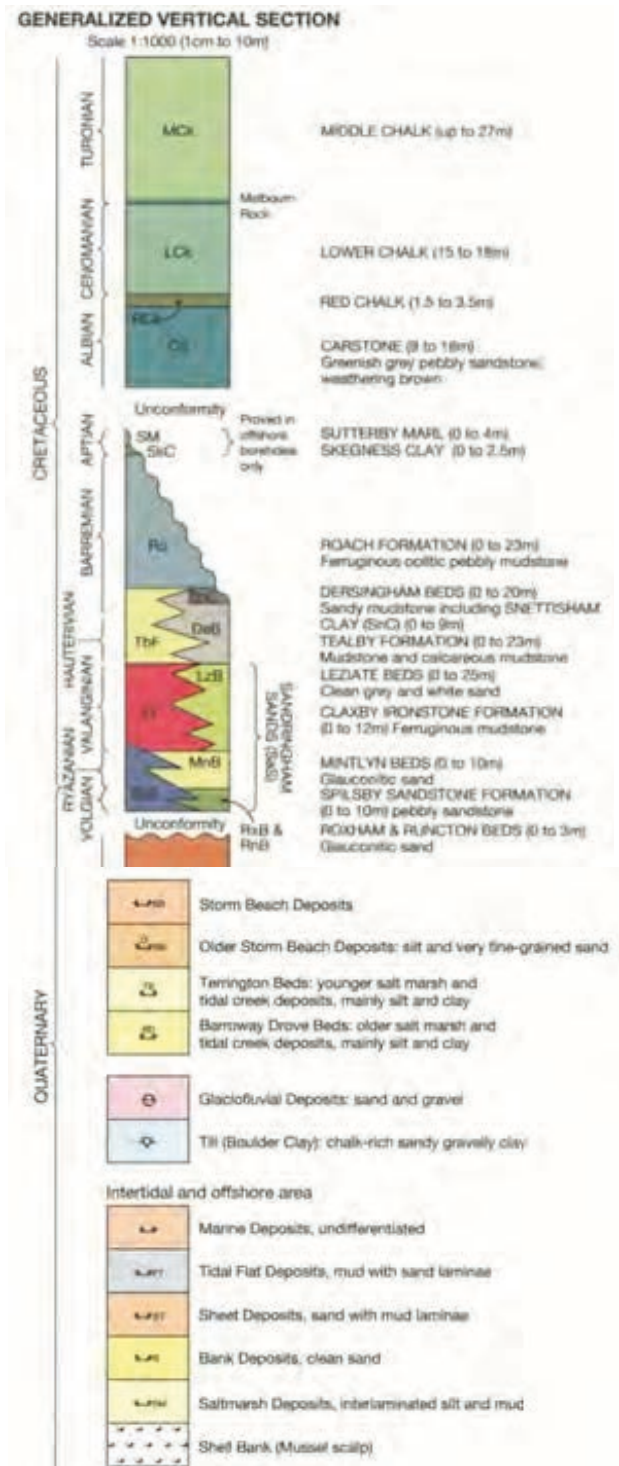


Figure 5: Sunset image with thanks from HHC

The deposits around the coastline are shown on the BGS Solid and Drift geology map. There is a large mussel bed to the north with roach formation and bank deposits of clean sand.



Figure 6: Extract of British Geological Survey Solid and Drift Geology map. Contains British Geological Survey materials © NERC 1991.



The background geology of Hunstanton is documented on the BGS Quarternary Geology map for East Anglia Sheet 520N -000. This shows the offshore areas of Hunstanton are Alluvium and part Hunstanton Till.

The Cliffs are known to have been subject to significant erosion – a large rock fall of 2000 tons fell near the Lighthouse to the North of the site in 1868 (confirmed

by BGS). It is suggested that the erosion is wearing away the cliffs at some 15 cms a year. Under the current Environment Agency plans (see <http://maps.environment-agency.gov.uk/>), there is no active plan to manage the erosion around St Edmund's Point. The Green and Esplanade gardens are managed by maintaining the current concrete promenade and groyne defences.



Figure 7: Extract of British Geological Survey Quarternary Geology map. Contains British Geological Survey materials © NERC 1991.

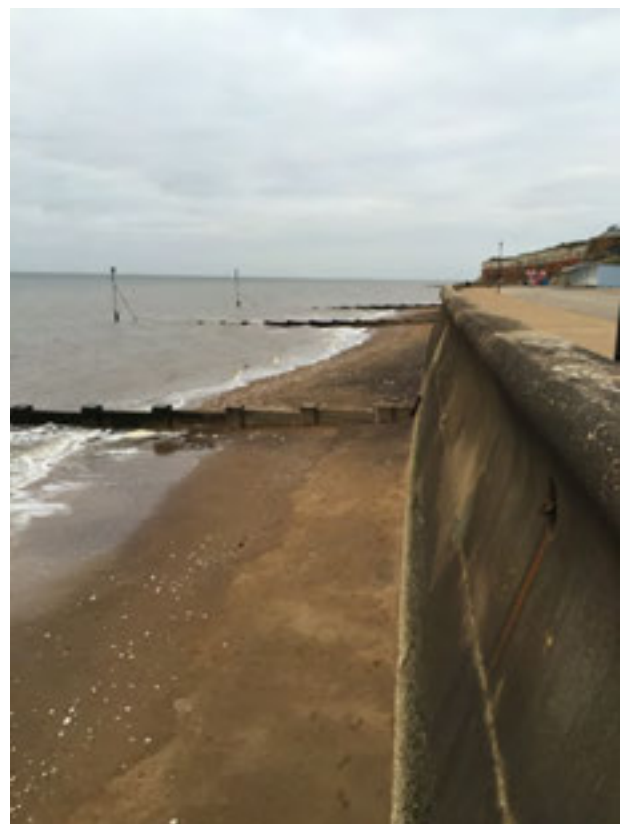


Figure 8: Northerly view towards cliffs showing concrete promenade and timber groynes, October 2015.

Site Area

The site area is of mixed use – from open lawn areas to the Lower Green with recreational facilities such as the bandstand, to play areas and bowling greens in the Esplanade Gardens along to Cliff Parade which is primarily an open grassed area with shelters and fence line to provide a safety margin at the cliff edge – refer to location plan.

Three distinct areas:

1. **The Upper and Lower Green**, conceived as the centre of the original town, open to the beach to the south.



Figure 9: The Green with the Cross, Golden Lion to the left and Tourist Information Centre to the right, October 2015.



Figure 10: View towards the sea from The Green with Bandstand to the right and shelters to the left, October 2015.

3. **Cliff Parade**, laid to grass and popular for longer walks or, at low tide, a loop walk incorporating a return along the beach.



Figure 13: View south towards the middle shelter from Cliff Parade, October 2015.

2. **Formal Esplanade Gardens** include floral beds, paths and memorial gardens maintained in conjunction with local interest groups, business partners and volunteers. There are public facilities, playground and activity area and refreshment kiosks.



Figure 11: View south across the bowling green towards the Cenotaph with butterfly shelters in the background, October 2015.



Figure 12: RNLI 'boat' garden within Esplanade Garden, October 2015.



Figure 14: St Edmund's Chapel with the Lighthouse in the background, October 2015.

3.2 Archaeology

The archaeology of Hunstanton has been well studied and sites are recorded on the Norfolk Heritage Explorer (NHE) website: [http://www.heritage.norfolk.gov.uk/record-details?TNF362-Hunstanton-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF362-Hunstanton-(Parish-Summary)). The following is a summary of these records.

Excavations over the years have revealed Prehistoric flint artefacts such as a Palaeolithic handaxe, at least one Palaeolithic flake, Mesolithic blades, burins, cores, scrapers and microliths, Neolithic axeheads, arrowheads, blades and cores and two Beaker barbed and tanged arrowheads have been found.

In 1974 Bronze age (circa 2000 BC to 800 BC) artefacts were found when a drainage ditch was cut to the northeast of Hunstanton.

The site of the new town and Old Hunstanton to the North, was referred to as 'Hunestanestuna' in the Domesday Book of 1086. The Norfolk Heritage Explorer states 'Hunestanestuna' is an Old English name meaning 'Hunstan's enclosure or farmstead'.

Roman pottery and coins have been found throughout Hunstanton and Old Hunstanton. To the south of the HHG site area, during the construction of the new esplanade and swimming baths in 1879, three Roman pits (NHER 1267) were found. They contained oyster shells and pottery and were probably rubbish pits, although they may have been graves. A rectangular enclosure was seen on aerial photos near Old Hunstanton which may have been a Roman settlement and upon excavation in 1953, a roman building and pits were found in the enclosure. Saxon artefacts (Brooch, fragments of pottery and middle saxon coin) were found around the position of the roman buildings.

Radiocarbon dating of human burials excavated in 1862 and 1897 from gravel pits to the south of the town, found one to be middle saxon.

Medieval features have been found to the east of Old Hunstanton Village, along with medieval field boundaries, drainage features and ridge and furrow (NHER 28502 and 26865).

Features visible on aerial photographs and on historic maps suggest that the area to the west and southwest of Old Hunstanton village and that of the modern town were used for agricultural purposes during the medieval and post medieval periods. They include field boundary banks and ditches, some of which indicate the presence of strip fields, and possible roads.

St Edmund's Chapel (NHER 1291) stood amongst the fields. The Chapel is reputed to date from 1272 and is mentioned in the will of Sir Roger le Strange, dated October 7th 1505 as follows; *'...I bequeath to the reparations of the Chapell of Seynt Edmund in Hunstanton ten markes to be paid in two yeres next after my decesse so that myn armes and my wiffs be sett in the window of the said Chapell'*

The ruins were described by Mr Fredk. Wm. Bull, F.S.A. in an article in the 'Antiquary' of October 1913 as; *'a shapeless mass of masonry pierced with a large hole, presumably once a doorway'*

The article describes the findings of an excavation carried out with the permission of Hamon le Strange Esq., F.S.A. in March 1913 which found the lower portions of the walls of a rectangular building 72 feet by 18 feet internally and 78 feet by 24 feet overall. The walls were; *'some 2 or 3 feet in height, are composed in the main of chalk flints and a few boulders, and internally in places still retain some plaster' ...'Blackened masses of rubbish may point to the destruction of the building by fire, as may the fact of the finding of a lump of lead which possibly fell in a molten state from the burning roof'...* *Of worked stone some fragments, mostly Barnack, have been found. One of the bases of the arch of the southern door is still in situ, and is claimed to be Norman work, as are other "hatched" dressings'...* *Really distinctive work of the Norman period is not much in existence, but a very fine piece of chevron or zigzag moulding has been found and also some much weathered billet moulding in chalk' ...'the other finds include portions of glazed floor tiles..., fragments of painted or other glass...and a quantity of Collyweston slates.'*

Following excavation the ruins were stabilised with the addition of brick jambs and a tiled arch within the south wall door opening. It is likely that material from the 1913 excavation formed mounds surrounding the ruined walls. A Memorial Garden was created by the reverend A.A. Toms in 1915, centred on the ruins, and the surrounding mounds are seen on postcards as colourfully planted banks. Refer to **rhp** condition survey for the current condition of St Edmund's Chapel.

WWII saw the construction of defences on the beach; 2 brick pill boxes on Cliff Parade and gun emplacements which can be seen on a 1946 aerial photograph (outlined in red) along with temporary anti-tank scaffolding along the beach. These were subsequently removed. There are anecdotal stories of tunnels being formed within the cliffs.



Figure 15: 1895 St Edmund's Chapel, Local History Archive Hunstanton and Kings Lynn



Figure 16: 1915 Lighthouse with red and white colour scheme, Heritage Centre



Figure 17: 1946 aerial photo from Norfolk County Council (NCC) archive

3.3 History

Origins of Hunstanton

The area of Hunstanton and Old Hunstanton, as it is now called, to the north has a rich history. Roman pottery was discovered during building works in 1879 and there was an Anglo-Saxon settlement at Old Hunstanton in AD500. Edmund, King of the East and Martyr, is said to have landed at St Edmund's Point in 855.

A chapel was built to commemorate King Edmund in 1272, the remains of which can still be seen. The Lighthouse was the next building to be constructed on St Edmund's Point in circa 1666, burnt down in 1776, and replaced with a new building which lasted

until 1844 when it was rebuilt with the current building, subsequently closed as a lighthouse in 1921 and now in residential use.

1797 Faden's map of Norwich shows little development on the site – the lighthouse is noted along with St. Edmund's Chapel in ruins with Ringstead Parvain ruins to the south east.

Little change is seen in Bryant's map of Norfolk, dated 1826, adjacent to the coast but small buildings are noted to the north of the lighthouse with a foot way to Holme next the sea further round the east coast.



Figure 18: Extract from Faden's map of 1797



Figure 19: Extract of Bryant's Map of 1826

Victorian Vision and Development 1840-1862

Henry L'Estrange Styleman Le Strange (1815-1862) inherited Hunstanton Hall and estate in 1836 when he came of age⁽¹⁾ and from as early as 1840 is reputed to have consulted with architects and designers on proposals for laying out a seaside resort on land to the south west of what is now 'Old Hunstanton'.

A block plan can be seen on the 1845 prospectus held in the Le Strange Archive from the Hunstanton Muniment room, currently in the Norfolk Record Office (NRO), Norwich.

The inscription below the plan states;

"To Builders and Others... The Proprietor having signified his intention of appropriating a competent part of the celebrated Cliff of Hunstanton and the fields adjoining, upon Building Leases with the view to afford Families in

Norfolk and the neighbouring Counties, an opportunity of enjoying the advantages of Sea-air and prospects which this part of its Coast abundantly furnishes. Notice is hereby given that Plans and Specifications are already prepared for carrying out this object. It is the intention of the proprietor forthwith to erect a commodious Inn with other ornamental and useful Buildings. In the arrangement of the plan a site for a Chapel is reserved. There is a Chalybeate Spring within a mile of the proposed Village, to which a pleasant walk can be formed. The average cost of the Houses to be built will be between £700 and £800.

Further information may be obtained by applying to Sam'l Gilman Esq, Ittingham, Frederic Lane Esq, Lynn or Wm. Butterfield Esq, 4 Adam Street, Adelphi, London. Lynn, 25th August, 1845".



Figure 20: 1845 Prospectus for a Proposed New Village on the Coast at Hunstanton, St Edmund's, near Lynn Regis, Norfolk, Le Strange Archive

It is interesting to see that William Butterfield's prospectus plan is not the same as the later vision – Henry wanted his town to have open sea views to the west whereas Butterfield inserts 12 buildings on the lower green. Henry's vision of open views of The Green and sea was published in 1850 and maintained until the building of the pier in 1870.

The first building in Hunstanton was constructed c.1846 – the Golden Lion Hotel (originally named "The New Inn" and subsequently the "Royal Hotel").

The New Inn, as outlined in red on the 1845 plan above, had a land agent in residence from 1850 – Mr George Smith.⁽²⁾ He was employed to promote the town and entice investment from builders and entrepreneurs.

The Hotel stood with the Town Cross and only two cottages as direct neighbours, with the lighthouse to the north by St Edmund's Point, for 16 years – it was consequently known as 'Le Strange's folly'.



Figure 21: Images from Mary Rhodes 'Hunstanton Story'



Figure 22: Henry's 'vision' for the new resort of 'St Edmund's' 1850

The Railway Arrives 1862

Development of a new seaside town was problematic due to the exposed nature and remoteness of the site – this was alleviated with the construction of the Kings Lynn to Hunstanton Railway in 1862. Henry was pivotal in bringing the railway – he was a director of the Lynn Hunstanton Railway when it was incorporated in 1861 and provided land for the route. The arrival of the railway was the catalyst to a significant building boom; St. Edmund's Church (1866), RNLI lifeboat station (1867), Cliff Terrace (1873), Glebe House School (1874), which can be seen on the Ordnance Survey Map of 1887, all followed. Having so many visitors meant the need for new facilities and there was a request by the rural sanitary authority in 1898 to lease a field for use as a public pleasure ground. Henry did not live to see the all the building works, having died of a heart attack in 1862.

The OS Map of 1887 shows significant development. The Golden Lion Hotel has been extended and joined by the Sandringham Hotel to the south of the green and the Railway Hotel next to the station. Landscape features have been added such as the fountain to the green and most notably the development of the Pier in 1870 by the Hunstanton Cliff Company. *The Hunstanton Story* reports that Hamon Le Strange donated £200 for pier materials in 1868.

The layout of the paths to Cliff Esplanade is established leading to the Esplanade Hall. Little development is seen to the north of the site The Lighthouse is noted as 'fixed white and red'.



Figure 23: Hunstanton Station opened in 1862



Figure 24: The Pier and fountain c.1870. image from HHC

Not to Scale

1666—Original Building

1897–Hamon opened cliffs to public.

Fountain Circa
1881

Promenade

Key showing building
dates where known:

1272

1846

1862

1864

1866

1870

1875

1879

— Approx.
Site Boundary

The Urban Sanitary District of Hunstanton St Edmund's map of the 4th October 1890 shows little change from the 1887 OS map, but with the aid of red shading to designate properties and showing a bathing pool to Cliff Esplanade.



Figure 25: Extract of Urban Sanitary District Hunstanton St Edmund's 4th October 1890. NRO.

The Gas works are dated 1870 and shown on the 1887 OS map and 1897 Water and Gas Works maps to the south of the station. The council decided in 1883 to light the promenade on Saturday and Sundays in the winter months and later extended lighting to The Green.

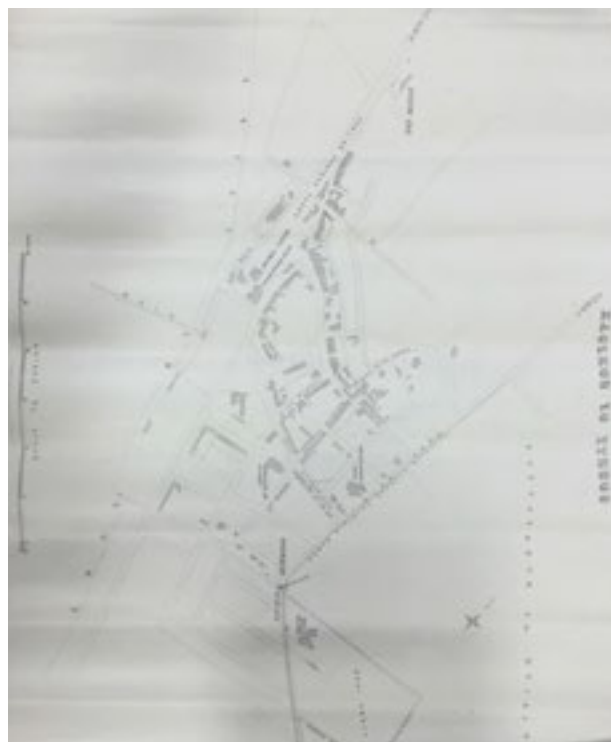


Figure 26: 1897 Hunstanton Water and Gas Map from NRO

New Hunstanton 1891 onwards

The name of the village changed at some point between Hunstanton St. Edmund's in 1891 and 1905 where the OS map of that date refers to 'New Hunstanton' – reference is made to the discussions beginning in May 1894 to enable the Docking Sanitary Authority to distinguish between the older rural village and the new emerging town.⁽³⁾

Hunstanton council bought the Esplanade grounds in 1898 and carried out a redevelopment of the old pleasure grounds building shelters and lavatories.

The Home of Recovery was built circa 1907. The idea was proposed in 1899 but not built for several years later.

It catered for the patients of Addenbrooke's Hospital Cambridge – they would be wheeled out in bath chairs to enjoy the cliff top view and breathe in the 'ozone'.

The 1905 OS map shows a change in layout of the Esplanade Gardens area with the bathing pool removed and a new semi-circular area to the south of Esplanade Hall. The Esplanade Gardens appear to become more formal in layout with a path entering the gardens from the south east corner. The 3 shelters to Cliff Parade can also be seen (the south shelter has a date of 1898). Upon the coronation of King Edward VII and Queen Alexandra, in 1902, the council agreed to 2 more shelters being built on the Cliff Parade to mark the occasion.⁽⁴⁾

The 1928 OS map shows the Cenotaph war memorial in Esplanade Gardens along with more development east of the Lighthouse north of the project area. The extent of the gardens laid out by Reverend Toms in 1915 around St Edmund's Chapel as a memorial to his 2 sons lost in the great war and Edith Cavell can also be seen.

Two fountains have been constructed within the Esplanade Gardens – a large fountain west of the Cenotaph and a smaller scale fountain to the north by the coastal path.

Development continued with the Golf Links (1891) to the north, Methodist Chapel in Austin Street (1895), Town Hall designed by G.J. & F.W. Skipper (1896), Post office (1899), Lifeboat House (1900) The Roman Catholic Church in Sandringham Road, the Recreation Ground (1904) and Connaught House and Nos 6,8 & 10 Boston Square by Arch. H.G. Ibberson (c 1908).⁽⁵⁾ Ibberson is also credited with "Northernhay" Boston Square and a cottage at Lincoln Square, Hunstanton.

The demand for activities paved the way for further development of the Esplanade Gardens with the 'Lounge on the Esplanade' in 1900⁽⁶⁾ (seen on the 1905 OS map) until 1939. The wooden theatre fitted into the previously excavated hollows in the cliffs meant for hot and cold seawater bathing but this activity fell out of fashion before the baths were constructed. The theatre housed shows such as the 'The Reversibles' by the Wardroper Brothers to great acclaim.

The St. Edmund's café was built at the same time in the Esplanade Gardens above providing 'meat and 2 veg' meals to visitors. The café did not survive a fire in 1938.⁽⁷⁾

The Glebe Hotel was constructed in 1900⁽⁸⁾ to provide more accommodation for visitors, joining the Sandringham Hotel at the railway station and Le Strange Arms Hotel at the golf links to the north. The Sandringham had already been extended with a glazed annex facing onto The Green, sadly The Sandringham Hotel was demolished in 1967 to make way for car parking.



Figure 27: Hunstanton in 1899, Copyright Norwich City Council



Figure 28: Hunstanton in 1899, Copyright Norwich City Council



Figure 29: Titled 'Gardens and St Edmund's Café'. image from Hunstanton Heritage Centre, c.1930



Figure 30: The fountain and goldfish pond in Esplanade Gardens. Image from Hunstanton Heritage Centre, c.1930

In 1905, steps leading to the cliff top were constructed – known as the Japanese steps. These were subsequently demolished in 1999 and replaced with an accessible ramp.

The Bandstand to the north of the Pier was built in 1911 (demolished in 1947), near the Japanese steps to the north. This was a success, as reported in *The Hunstanton Story*, bands came from as far afield as March and Whittlesey, Wisbech and Chatteris along with the Salvation Army bands.

Hunstanton had now reached the peak of its Victorian and Edwardian development as a seaside resort envisioned by Henry L'Estrange Styleman Le Strange with his son, Hamon, continuing with diligence, the use of local materials and maintaining the architectural style. Part of the later development was made affordable by the Parish Councils Act of 1894⁽¹⁾ which enabled money to be borrowed at a reasonable rate for public undertakings. This explains the infrastructure investment – roads, water and gas seen on the 1897 water and gas maps.

WWI interrupted further development of the seaside town – the lighthouse was used as an admiralty Marconi wireless station and is reported to have received and broadcast the first reports of the Battle of Jutland in 1916. The Memorial Garden around St Edmund's Chapel was laid out by Reverend AA Toms in 1915 in remembrance of his two sons lost to the war. There is also a bench in memorial to Edith Cavell, a Norfolk Nurse who was executed by German firing squad, on 12 October 1915.

A German naval gun was placed in the Esplanade Gardens as a memorial to those lost to the great war which took place in 1915–1918. The Gun was removed c.1940 as it was thought an inappropriate memorial in the time of WWII.



Figure 31: Known as the Japanese steps (1905 to 1999) but titled here as the Cliff Steps. Image from Hunstanton Heritage Centre.



Figure 32: Bandstand and cliffs with The Lounge in the background Image from Local History Archive Hunstanton and Kings Lynn, c.1920



Figure 33: Lighthouse c.1914 Picture Norfolk website. Copyright Norwich City Council



Figure 34: Gun in esplanade Gardens Pre-1939 postcard. Image from HHC.



Figure 35: Postcard image of memorial garden from BCKLWN Post 1915.

The Heydays of Hunstanton

Hunstanton was long established as a family seaside resort by the 1930s with new developments such as the Blue Lagoon open air pool opened in 1928 by Mercedes Gleitz, famous for being the first person to swim The Wash, the boating lake (1932) and Kit Kat Klub (c. 1933).

The Searle family moved to Hunstanton in 1910 – it was their son, Geoffrey, who opened the Searle Holiday centre in 1936.⁽¹⁰⁾ The Searle's enjoyed great success in Hunstanton; their caravan parks can be seen today and they also run the Searle land train.

It was the opening of the Railway line in 1862 and its subsequent popularity that provided easy access to

Hunstanton. Day trips were popular and promoted; Ten Shilling Runabout tickets were issued in the 1930s and included Hunstanton within the offer as well as Peterborough, Cambridge, Newmarket and Bury St Edmunds.⁽¹¹⁾

Part of the line ran through the Sandringham Estate and the royal station – Wolferton. The royal association with Queen Victoria and Prince of Wales, the future King Edward VII, continued; it is reported that in 1907 Queen Alexandra had a walk on Hunstanton beach with her sister.⁽¹²⁾ In 1943, King George VI and Queen Elizabeth visited the Coastguards at their base near the lighthouse with Princesses Elizabeth and Margaret.⁽¹³⁾



Figure 36: The Blue Lagoon Pool Image from HHC, 1930's



Figure 37: Poster Image from Hunstanton Civic Society c.1950s

WWII

Whilst Hunstanton enjoyed its heyday in the 1930s, it suffered decline during and after WWII. The Sandringham Hotel was used by the London and North Eastern Railway's evacuated staff from Liverpool Street station and subsequently commandeered by the War Office as a headquarters for the Brigade of Guards.⁽¹⁴⁾ The Glebe Hotel housed the Canadian Regiments Headquarters. The beach was no longer a place for pleasure – the soldiers laid mines on the beach and installed temporary scaffolding to prevent a landing by the enemy. Fortifications, primarily 2 gun emplacements located at north end of Cliff Parade by

the shelter nearest to the chapel ruins (see Figure 17 of the 1946 aerial photograph available from NCC) were constructed.

The scaffolding is reported to have been removed in 1945 by Italian POWs. During WWII a section of the pier was removed to prevent its use as a landing stage. The images from the 'Last time I saw Huns'ton' article shows the pier building by the green in a dilapidated state from the bombs which fell across The Green in February 1941. Bombs also fell on Church Street and Westgate at this time.

"THE LAST TIME I SAW HUNSTON"



The entrance to Hunstanton Pier, formerly thronged with visitors from all over East Anglia, is deserted and deserted. Much glass was broken when bombs fell across the Green in February, 1941. The shops shown here have been empty throughout the war.



Not a soul in sight as we look down the beach from the top of the cliff steps. But this part of Hunstanton has not suffered any loss of charm in the past five years. May we hope that this summer it will be a popular playground once more?



Part of Hunstanton's defences against Nazi invaders. As we now know, this was just the type of beach they might have chosen for a seaborne landing. These barradas will take longer to take down than they did to erect in the anxious days of 1940.



Tenders are being invited for the shops and kiosks on Hunstanton's promenade, so perhaps it won't be long before we are able to enjoy ice, hot drinks and soda fountain confections again. Many readers will recall happy memories of summer days against this background.

Photographs by "Lynn News & Advertiser" Photographer.

Figure 38: Photo from the 1940 Edition of the The Lynn News 'The Last Time I Saw Huns'ton'

Hunstanton's Recent History

Hunstanton has suffered various disasters and significant changes in living memory. The sailing club opened in 1949, on the site of the previous Lounge Theatre on the promenade below the Esplanade Gardens.⁽¹⁴⁾ The Great flood of 1953 caused significant damage to the south of the site. The boating lake, Railway station and many of the bungalows to the south were damaged.

Rebuilding works were carried out with the promenade being rebuilt from Hunstanton to Heacham to the south.

The pier structure originally stood at 830 ft long, a fire destroyed the Pier Pavilion building in 1939 never reinstated and left the pier reduced to 675 ft. The reduced pier withstood the tests of the big freeze of 1963 but was lost to a storm in 1978.

By 1969, the Railway station was closed - despite the 1961 Beeching report not listing the line for closure. The loss of the railway reduced the number of visitors to Hunstanton and associated money coming into the town.

By 1970, the butterfly shelters and road access down to the beach had been formed with public facilities constructed. The Victorian Pavilion (or Edwardian as the plaque inside notes) was moved to the site from the garden of No.2 Westgate and was donated by Lt. Col. & Mrs G.B. Wellard at a date prior to 1970.

A new 'Pier' building was constructed on The Green in 1962-63 but that was also later damaged by a fire which led to its demolition in 2002 (Figure 11.14 Gaz).

(All images below from HHC)



Figure 39: The boating lake after the January 1953 flood



Figure 40: Flood damage to the Open Air Bathing Pool, The Blue Lagoon, January 1953



Figure 41: Flood to the sea walls.



Figure 42: View towards the Pier showing flood damage to the promenade, January 1953

A 1973 masterplan was agreed by Hunstanton Urban and Norfolk County Councils, as reported by the Lynn News, for the area to the south of The Green where the Station had been. The plan showed possible buildings but was later changed to car parking and is now the Oasis swimming centre (Figure 11.12 Gaz).

The boating lake can be seen in an aerial image of 1982, but was demolished in c.1983 and is now the site of the Sea Life centre (Figure 10.8 Gaz).

The Bowls pavilion seen on the 1939 OS map, was extended with construction works taking place in 1981. (Figure 4.29 Gaz).

Re-landscaping of the central garden of Boston Square (east of the site), was completed in 2000 as a sensory garden.



Figure 43: The Fire of 1939 with thanks to Heritage Centre



Figure 44: Frozen sea around the pier of 1963 with thanks to Heritage Centre

Map Analysis of Hunstanton Heritage Gardens Site

The Heritage Gardens site area encompasses The Green, The Esplanade Gardens and Cliff Parade. Taking each area in turn, development can be seen on the following overlaid OS maps from 1887 through to 1970.

Summarised as follows:

1887 to 1905 – Shelter to south of Cliff Parade built. Japanese steps built.

1905 to 1928 – Cenotaph and 2 fountains built and layout changed to Esplanade Gardens. Paths formed to the south of the Green.

1928 – 1939 – Tennis courts and Bowling green with Pavilion to Esplanade Gardens. New Lavatories shown to north of Bowling Pavilion. End of Pier building altered to the landward end.

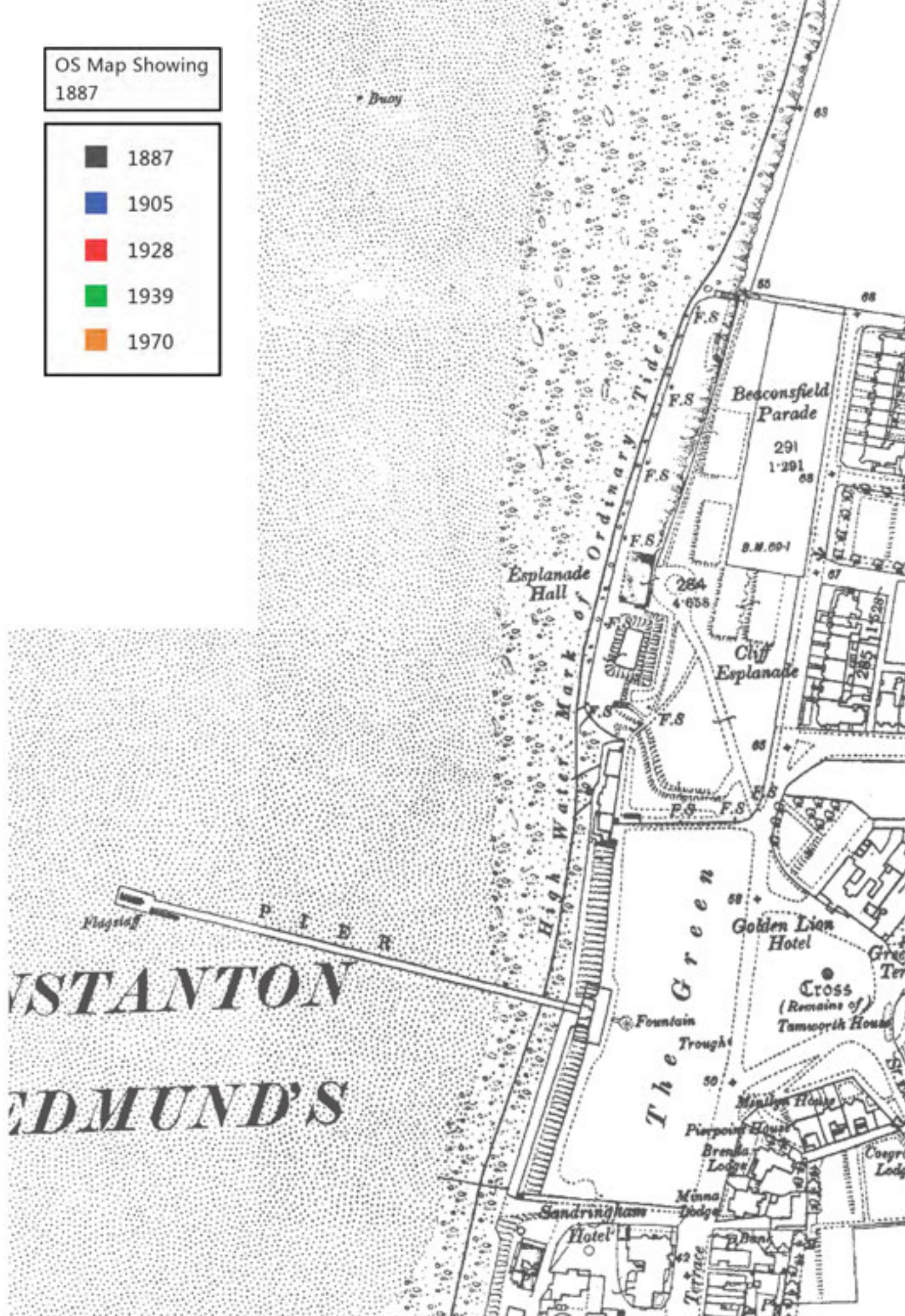
1939-1970 – Footbridge demolished and new road access formed to North Promenade (to give boat access for sailing club). Butterfly shelters and adjacent Public facilities can now be seen. Playground added with 2 buildings to Esplanade Gardens. The Green end of Pier building changed significantly and 'pond' and gardens formed to north. Seaward end of Pier building altered. Chalets seen to seafront presumably to replace shelters (shelters seen in C.1955 photo but gone in 1970 OS map).



Figure 45: The last remnants of the pier after the storm of 1978 with thanks to Heritage Centre

OS Map Showing
1887

- 1887
- 1905
- 1928
- 1939
- 1970



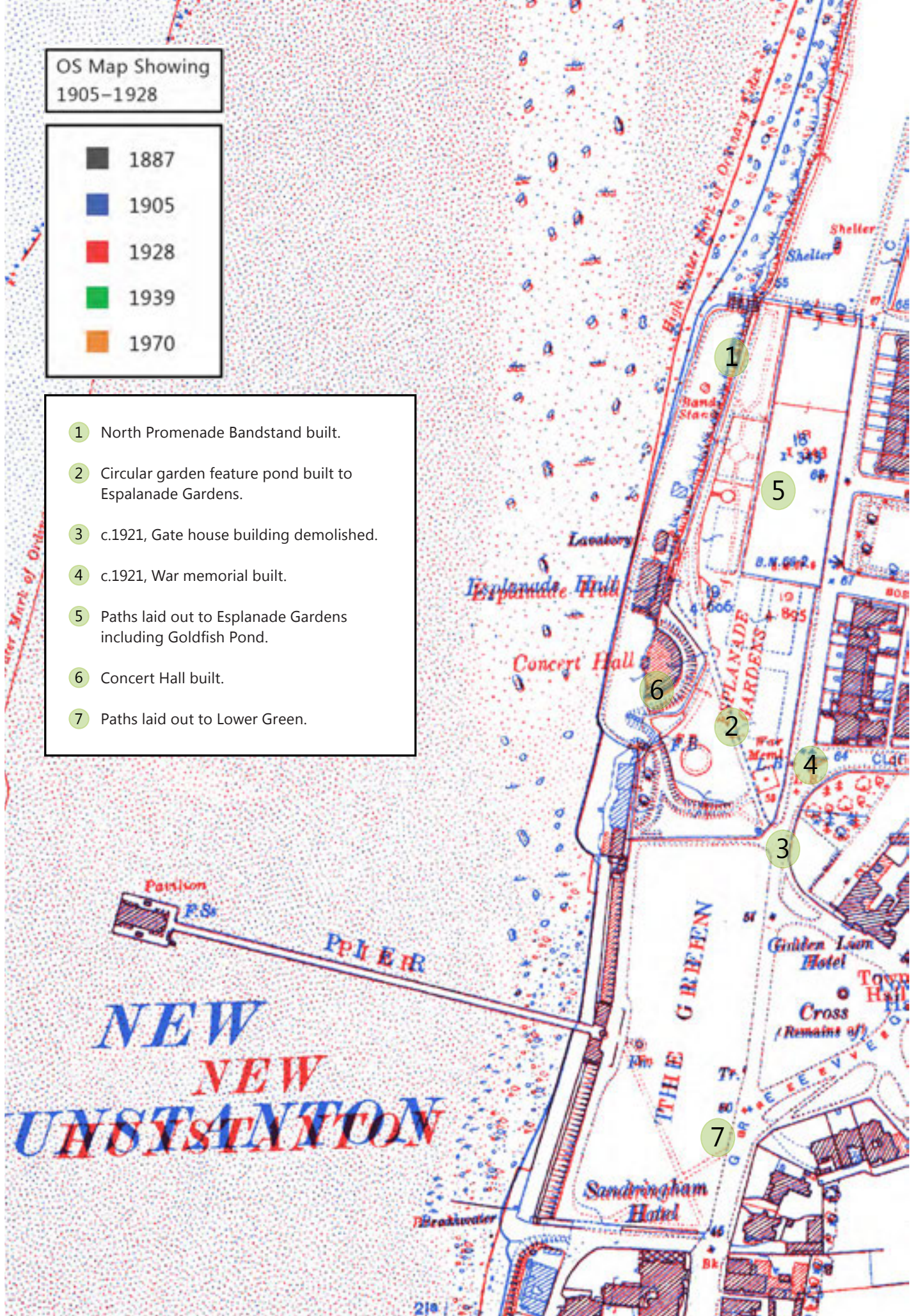
■ 1887
 ■ 1905
 ■ 1928
 ■ 1939
 ■ 1970

-
- OS Map Showing 1887-1905
- Legend:
- 1887
 - 1905
 - 1928
 - 1939
 - 1970
- Numbered markers on the map:
- 1898, South Shelter built.
 - 1905, Japanese steps to the North of Beaconsfield Parade built.
 - Lavatory built to North Promenade.
 - Pool demolished and The Lounge built.
 - Gate house building to Esplanade Gardens built.
 - Pier buildings altered with new circular pavilion building.

OS Map Showing
1905–1928

- 1887
- 1905
- 1928
- 1939
- 1970

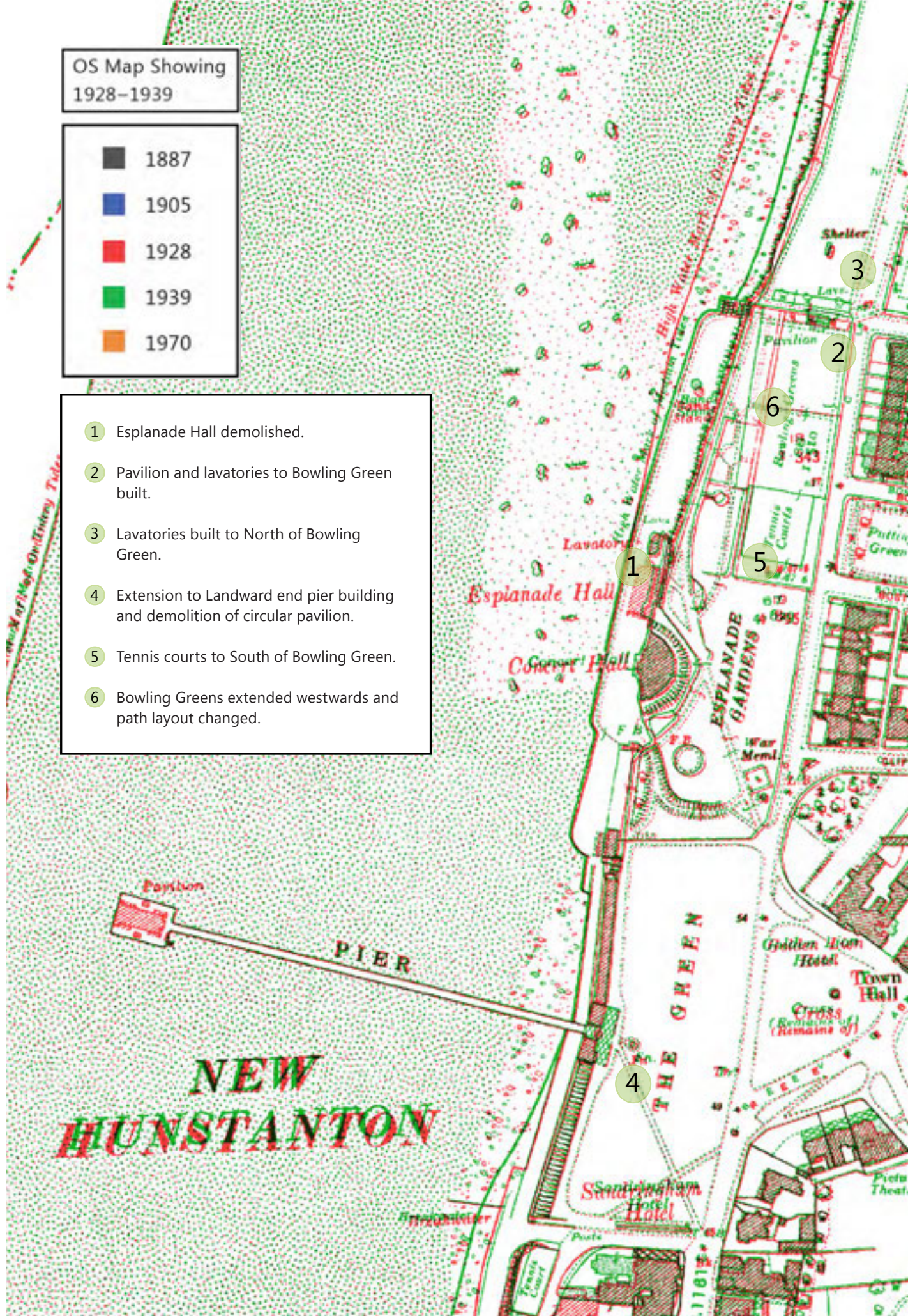
- 1 North Promenade Bandstand built.
- 2 Circular garden feature pond built to Esplanade Gardens.
- 3 c.1921, Gate house building demolished.
- 4 c.1921, War memorial built.
- 5 Paths laid out to Esplanade Gardens including Goldfish Pond.
- 6 Concert Hall built.
- 7 Paths laid out to Lower Green.



OS Map Showing
1928–1939

- 1887
 ■ 1905
 ■ 1928
 ■ 1939
 ■ 1970

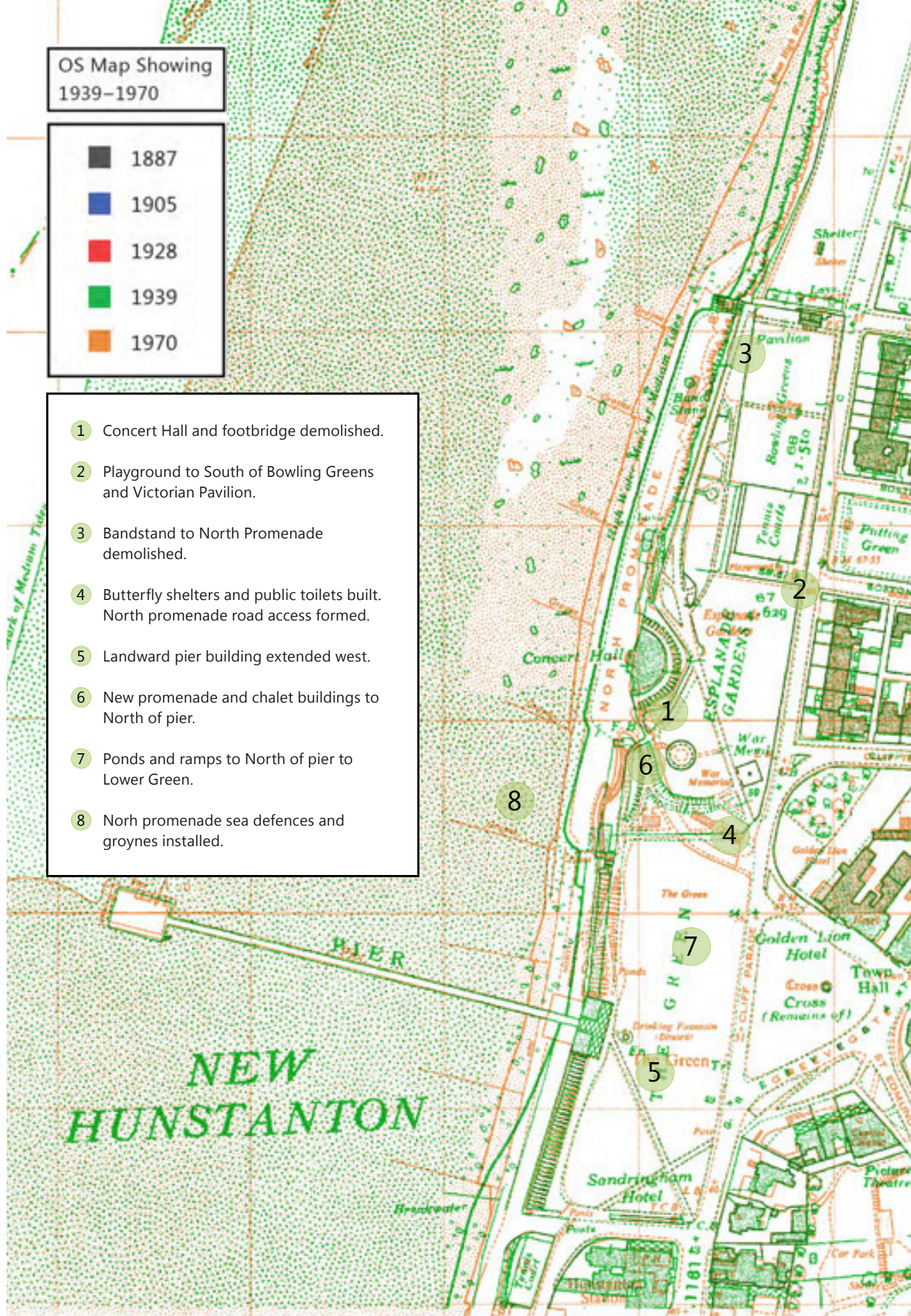
- 1 Esplanade Hall demolished.
- 2 Pavilion and lavatories to Bowling Green built.
- 3 Lavatories built to North of Bowling Green.
- 4 Extension to Landward end pier building and demolition of circular pavilion.
- 5 Tennis courts to South of Bowling Green.
- 6 Bowling Greens extended westwards and path layout changed.



OS Map Showing
1939–1970

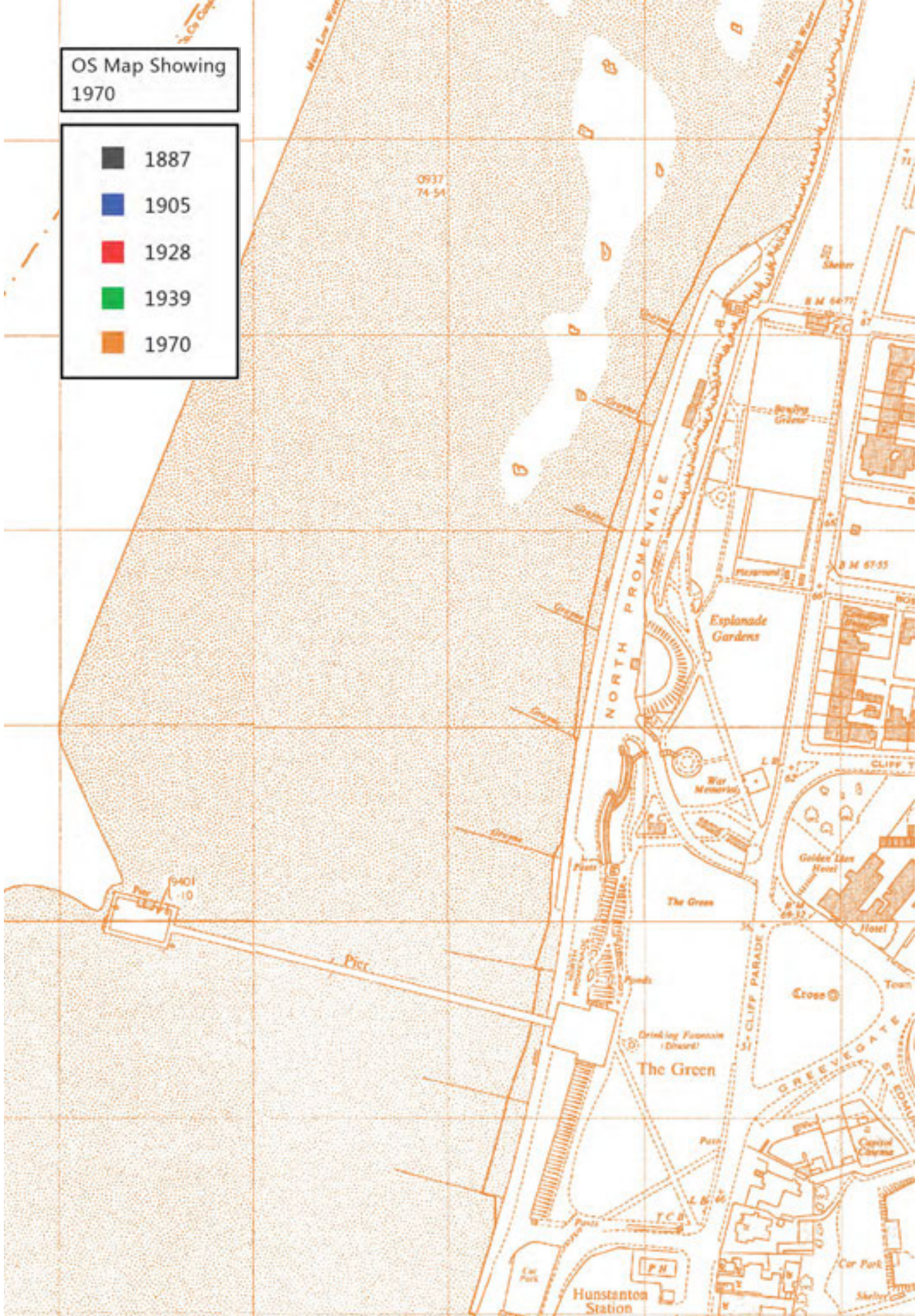
- 1887
 ■ 1905
 ■ 1928
 ■ 1939
 ■ 1970

- 1 Concert Hall and footbridge demolished.
- 2 Playground to South of Bowling Greens and Victorian Pavilion.
- 3 Bandstand to North Promenade demolished.
- 4 Butterfly shelters and public toilets built. North promenade road access formed.
- 5 Landward pier building extended west.
- 6 New promenade and chalet buildings to North of pier.
- 7 Ponds and ramps to North of pier to Lower Green.
- 8 North promenade sea defences and groynes installed.



OS Map Showing
1970

- 1887
- 1905
- 1928
- 1939
- 1970



3.4 Local context

Hunstanton 'would not be here today without Henry L'Estrange Styleman Le Strange.'⁽¹⁵⁾ Henry inherited Hunstanton Hall and its associated lands in 1819. The estate was large covering the coastline to the east and north of Old Hunstanton. The estate, historically, claimed all royalties pertaining from the shore by the distance a man riding on horseback at low tide could throw a spear. As Henry was only 4 years old on the death of his father, he had to wait until 1836 to come of age and be able to take up his inheritance as Lord of The Manor and Lord High Admiral of the Wash.

It was 1839 when Henry came back to the hall after a European tour and married Jamesina Stewart, daughter of James Stewart MP. The hall was in a state of disrepair having been left empty for the previous 70 years with the exception of 21st birthday celebrations for Henry. In the 1842 census, Henry was noted as being 25, his wife 20 and with a 6 month old son, Hamon Le Strange.

Henry was the archetypal Victorian gentleman – a philanthropist he worked initially to improve the buildings of his estate and then Old Hunstanton where he donated land for the building of a school (opened in 1843) and extra monies for it to be built in the Gothic revival style. He turned his attention to developing a new town to the south of Old Hunstanton in 1840 with discussions with Decimus Burton and William Butterfield in 1845 (see Figure 20). Henry then arranged the relocation of The Cross and building of the New Inn in 1846. His vision was for a 'watering place' with railway station and open views to the sea. The opening of Hunstanton station, in 1862, was delayed due to poor agricultural crops (both the wheat and potato crops failed in 1847), which meant little money was available for investment in infrastructure like a new railway. Henry was pivotal in convincing the farmers and local landowners to give their land for the railway route – his motivation must have been to establish a good connection to Hunstanton to enable better transport links to support the new town he had planned. The line went through Sandringham – an agreement was needed from Prince Edward, Queen Victoria's eldest son, to lay track through the royal estate to provide a connection to Wolferton Station. The royal station was well used – Prince Edward's love of shooting brought in many wealthy landowners and support staff.

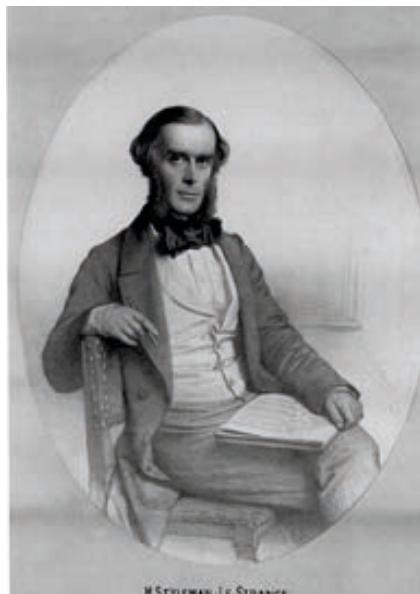


Figure 46:
Henry L'Estrange
Styleman Le
Strange, *The
Hunstanton Story,
The first Fifty Years.*

Henry didn't see the full development of Hunstanton or the opening of the railway station in 1862 – he died a few weeks earlier. It was Hamon Le Strange (1840 – 1918), Henry's eldest son, who at the age of 20 inherited the responsibility of Hunstanton Hall and completing the building of the new town. At first he followed his own career path to be a diplomat – taking positions in Mexico and Paris – until he returned to Hunstanton Hall in 1872 with his 6 children.

Hunstanton was one of 36 parishes which had their affairs administered by the Docking Union, formed in 1835.⁽¹⁶⁾ Hunstanton St Edmund's growth meant that in 1879, it was decided that a special drainage district be formed to deal with the needs of the new town. By 1880, all the members were officially appointed including Hamon Le Strange as the Chairman (he retired in 1906).⁽¹⁷⁾ Their responsibilities were to organise the public areas, make bylaws for Hackney Carriages, bathing machines and boats. The Green was also being used inappropriately by cattle – The Green was an important feature of the town and needed to be well kept. The drainage and lack of supply of clean water, other than by horse and carriage, was a major concern given the building boom and outbreaks of Cholera. The sewerage was finally agreed to be dealt with by a new outfall just beyond the rifle butts but stormy weather caused setbacks from the initial start date of construction in 1897.⁽¹⁸⁾

Due to the coastal setting of Hunstanton and the belief by doctors in the Victorian era in the benefit of 'ozone', which was thought to be particularly abundant in Hunstanton, convalescent homes were soon built to house the sick. One of the most famous is The Hunstanton Convalescent Home which was opened on Easter Monday 1879 by the Prince and Princess of Wales (the prince himself having suffered a severe bout of typhoid fever in 1871).

By this time, Hunstanton was enjoying great prosperity – seaside trips were fashionable, the trains were running throughout the week bringing new visitors to see the cliffs and enjoy the sandy beaches.

The promenade to the Lower Green was built in 1879 which facilitated enjoyable walks and views from the pier. *The Hunstanton Story* states that the drinking fountain at the end of the pier (seen on the 1887 OS) was gifted to the town by Jamesina Waller (Hamon's sister) around 1881. In 1897 Hamon Le Strange opened up the whole Cliff frontage to the public and the laying out of the Esplanade gardens, above which...

"A continuous pleasant walk could now be taken among flowerbeds, leafy grottoes, little surprise gardens and goldfish ponds all with sea views and an abundance of comfortable seats." ⁽¹⁹⁾

At times visitors overwhelmed the small seaside town, facilities were needed and improved access to the beaches. 1890 saw the building of the Pavilion at the end of the pier.⁽²⁰⁾

"A donation came from the Duke of Bedford of £100 to Rev Waller for a 'shelter on the foreshore for the use of the convalescents." ⁽²¹⁾

The Town experienced a building boom to support the seaside visitors in the form of new buildings such as the Town Hall, foundation stone being laid in 1896.



Figure 47: Foundation stone to the Town Hall adjacent the Green with list of local councillors including Hamon Le Strange dated 24th February 1896.

The Town Hall was designed by CJ and FW Skipper. Chosen out of three designs, it used the local carrstone so favoured by Henry L'Estrange Styleman Le Strange.

The new Town Hall was well used (the board school used it for prize giving and the Choral society had rehearsals) – but had the disadvantage of no toilet facilities. The principle of public toilets was relatively unknown – the first significant introduction being at the Great Exhibition at Crystal Palace, London in 1851. The first Public toilets formally noted on the 1905 OS map are the Lavatories to the north promenade. An interesting aside – the use of public facilities were free for men but women had to pay.

Investment in infrastructure was necessary – roads, water and gas (seen on the 1897 water and gas maps and Urban Sanitary District of Hunstanton St Edmund's maps of 1890).

The Census records the population growth in Hunstanton:

1861 – 490 residents
1871 – 810 residents
1881 – 1508 residents
1901 – 1893 residents
1911 – 2510 residents
2011 – 5380 residents

The population is estimated at 4716 in 2007 in the Conservation Area Statement. Although the residential numbers are small, the visitor numbers grew with *'The Hunstanton Story'* quoting 100,000 admissions to the Pier in 1908. The Hotels providing visitor accommodation starting with the Golden Lion, included the Sandringham Hotel with 56 bedrooms (built 1875 and glazed annex added in 1897), the Railway Hotel (shown on 1887 OS map), The Le Strange Arms Hotel with 50 bedrooms (seen on the 1890 Urban Sanitary Map) and the Glebe Hotel (built 1901) with 40 bedrooms.⁽²²⁾



Figure 48: Town Hall to the right hand side with the Cross in the foreground and Golden Lion to the left hand side. Photo taken 2015.

In the late 1890s, visitor numbers were increasing and activities needed to keep in line with the new fashions – and the new transport mode of the motor car. By 1903, the council had asked for roads to be surveyed to enforce the requirements of the Motor Act 1903 which required 'all roads should limit of speed and notices at all junctions'. The car didn't replace the horse – at this time the streets would have been full of horses pulling water carts, tradesman moving their goods, hackney carriages transporting visitors and residents to and from the train station or further along Cliff Parade perhaps to the Golf Links. Callaby & Sons was set up to offer riding schools and horses for hire.

The influx of visitors was in conflict with the Victorian elitism of Henry's vision, which Hamon inherited, and was cause for consternation for the Council. They spent considerable time dealing with infractions of the 1881 byelaws as noted in the councils minutes. By 1886, Mr. E Allen (Toll Collector) stated '*unable to get any tolls at all from the Beach; the boatman had declared that they would not pay unless compelled to do so and the bathing machine proprietors and drivers were in complete revolt.*'⁽²³⁾ They also had to ensure the beach was clear of debris from broken bathing machines, ship wrecks (the Margaret and Salacia being the largest two) and general

rubbish build up being washed ashore from the shipping passing on the way to the docks at Lynn. The councillors paid for the shipwreck of the Salacia (ship wrecked in 1889) to be removed by 1890 after being an attraction for the visitors.⁽²⁴⁾

The railway line was the real catalyst to increasing visitor numbers. The train services provided were actively promoted by Great Eastern Railway, with services increased during the summer months from London (Liverpool Street and St. Pancras) and principal through trains included restaurant cars in 1915.⁽²⁵⁾

Alongside seaside visitors, Hunstanton became a commuter town for London – trains provided restaurant cars for the business men to take a leisurely breakfast on the 7.45 am train to London and dinner on the return journey at 5.45 pm, the journey taking between 3 and 3 and half hours by the turn of the century.⁽²⁶⁾

Despite 2 train crashes, one in August 1863 and later in 1912 (which damaged the Sandringham Hotel), the line was well used right up to its closure in 1969 with reports that in 1961 every day during the summer months 700 people used the train and 250 people per day over winter time.⁽²⁷⁾



Figure 49: Poster, London & North Eastern Railway, Hunstanton by H.G. Gawthorn, c.1930



Figure 50: Poster printed 1930-1939



Figure 51: Poster printed 1930-1940

3.5 Wider Heritage context

The seaside is a relatively modern concept and it wasn't until the early 18th century that a 'dip in the sea' became popular – but strictly under doctors' orders (which included ingestion of seawater as well as immersion) due to the purported curative value of seawater. The concept was supported by the medical profession from as early as 1660 when Dr Witties from Scarborough published his book stating that sea water would “*dry up superfluous humours and preserve from putrefaction as well as killing all manner of worms*”.

In most cases, 'Watering places' as they came to be known were originally developed around small fishing villages already established on the coast. What marks the Hunstanton development out from its Victorian contemporaries such as Southend, Brighton, Yarmouth and Margate was that the land was originally undeveloped.

The Town was also a very considered design based on the vision of Henry L'Estrange Styleman Le Strange (see figure 22) to use the westerly facing elevation to the sea as a key element of his design and local materials in high quality buildings. Many well-known architects of the 19th century provided designs for Hunstanton. These include the Victorian Architect William Butterfield (1814 – 1900), Edwardian Architect George Skipper (1856-1948) and Herbert George Ibberson (1866-1935). Butterfield was appointed to draw up the design of the green as can be seen in the 1845 plan (see figure 20) and it is purported that he may have designed the Golden Lion although it is noted in 'A Fine Strong Boy' that Decimus Burton was previously asked to provide the plans in 1840 'for a plan of a proposed Hotel'.

Hamon Le Strange, son of Henry, continued the vision of Hunstanton using the same robust local materials upon Henry's death in 1862.

Modern architecture can also be seen in the 1952 Smithdon High School (Grade II*) to the east of Kings Lynn Road designed by Peter and Alison Smithson.

'A Hunstanton Miscellany' reports that The Victorian Society has commented that Hunstanton is the best example of a Victorian seaside resort for the wealth of original buildings on the site.

3.6 Ecology

The Wash and North Norfolk Coast is designated by Natural England as a Special Area of Conservation (SAC) which covers over 100,000 hectares. Further details at Joint Nature Conservation Committee <http://jncc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCODE=UK0017075>. Due to its sandbanks, mud banks and sandflats, large shallow inlets and bays, it provides ideal habitat for fish such as Cod, Plaice and Sole, along with pink shrimps, crabs and mysid shrimps supported by the reef building ross worm. The Wash also supports the largest Harbour seal colony in the UK with 7% of the total UK population.



Figure 52: Image of Twitchers as recorded by Kate Hubbard on 27 October 2015

The café to the north of the site is used regularly by the Norfolk Wildlife Holme Reserve twitchers who post updates on the birds seen (see <http://holmebirds.blogspot.co.uk>).

The Birding at Holme records from October 2013 show that the wash is on the migration route for Chaffinch, starlings, reed bunting, skylark, whooper swan, redpoll and bramblings.

A separate Ecological survey has been produced by Anglian Ecology based on surveys carried out on 10 October 2015 of The Green (divided into Upper and Lower Green, Esplanade Gardens and Cliff Parade). The summary found that the band of scrub land along the west clifftop is probably the most important ecological area close to the site but no evidence of protected species or habitats were observed on the site. There is the potential for roosting bats to the shelters on Cliff Parade and a survey is to be carried out before any repair works are undertaken.

3.7 Ownership and management

The following incorporates the information from 'The Esplanade Gardens and Green, Hunstanton Management and Conservation Plan' January 2014.

Management of the Esplanade and Lower Green falls within the remit of the Commercial Services Directorate. This includes the Public Open Space and Resort Services section. The Public Open Space (POS) section of Commercial Services effectively manages all POS within the Borough.

Crazy Golf: The Crazy Golf is run by the Resort Services with equipment hire for both golf and bowls managed from the Victorian Pavilion. It is closed over the winter months from November through to spring.

The Bowling Green: This is maintained by Borough Council's Fine Turf team.

Salad Bowl: This is an independently run Kiosk, serving a large variety of refreshments to visitors.

Victorian Pavilion: Hunstanton Civic Society use the internal space for Interpretation and the building is maintained by Borough Council property. The nearby Kiosk building serves a variety of light refreshments and postcards in support.

The Cenotaph War Memorial is maintained by the Town Council, and the surrounding small garden has been funded and maintained by volunteers.

The Bandstand: The Borough Council are responsible for the foundations and brickwork, while Searle's Leisure Group (the local holiday park) provided the metal canopy and railings maintained by BCKLWN.

Bowls Pavilion: The building is leased by the Cliff Parade Bowls Club under a full repairing lease. The Toilets to the north side are maintained by POS of the BCKLWN.

Butterfly Shelters: These are maintained by the Property Service Department of the Borough Council.



Figure 1: Project Area

4.0 Assessment of significance

Assessment of Significance methodology; in assessing the significance of Hunstanton Heritage Gardens as a whole and its individual features this study has researched the origins of the Hunstanton Heritage Gardens (HHG), how and why they have changed over time, the form, constituent elements and materials used, the technology of construction and habitats provided. Through an understanding of the history of ownership and development the study seeks to identify HHG's heritage values and current status in order to set out Management Policies for the future.

In 2008 English Heritage (now Historic England) published Conservation Principles, which identified four principal heritage values which might be taken into account when assessing significance. In 2012 the Department of Communities and Local Government issued the National Planning Policy Framework which suggests, for planning purposes, a similar set of four headings or values. These values are:-

- Evidential – deriving from the potential of a place to yield evidence about past human activity
- Historical – deriving from the ways in which past people, events and aspects of life can be connected through a place to the present, whether illustrative or associative.
- Aesthetic – deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal – deriving from the meaning of a place for people who relate to it, or for whom it figures in their collective experience or memory.

Significance is essentially a hierarchical concept, using descending levels of value. These follow guidelines established by James Semple Kerr, which have been adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance attributed to each feature or group are from Exceptional to Low or Neutral, refer to section 7.0 Definitions for further details.

The following assessment should be read in conjunction with the relevant sections of the Gazetteer, illustrating the form and development of the HHG.

4.1 Evidential values - the potential of a place to yield evidence about past human activity

The evidential value of the HHG lies principally in its geographical location and natural setting and the survival of the form and features of the original vision of Henry L'Estrange Styleman Le Strange through the subsequent development of the Victorian seaside village up to the present day. Hunstanton has the distinction of being the only English east coast town which faces west. The location of The Greens, open to the beach and The Wash to the west and on rising ground facing south, provide natural amenity and identity to the Town centre. The earliest buildings and features constructed, The New Inn (now Golden Lion) and Town Cross, remain in their original locations to the north of The Green. The Greens have been protected as public open space from the inception of the town and formally so from 1955 by conveyance laws preventing construction.

The road layout defining the perimeter of HHG to the south and east, Le Strange Terrace, St Edmund's Terrace and Greevegate Road have remained broadly as originally defined in the 1845 Town prospectus. The northern boundary is now defined by the cliff to the west and Cliff Parade to the east established successively as Cliff Esplanade and Beaconsfield Parade by 1890 and Cliff Parade following Hamon Le Strange's grant of access to the cliff fields in 1897.

The paths and features defining the Esplanade Gardens within the HHG have followed a similar pattern of development from south to north and, through the associated additions and/or replacement of features and facilities, record the sequence of development. This area of the HHG reflects national events, through the addition of the Cenotaph (1921) and 1953 Flood memorial, national and local associations, RNLI, Hunstanton in Bloom etc, in its features and layout. The growth of the town and tourist trade, social changes, fashions and technology are reflected in the addition of public amenities and leisure facilities, their form and characteristics.

The ruins of St Edmund's Chapel are a case apart standing, as they do, at the northern end of HHG as an isolated feature in the landscape for centuries before Hunstanton St Edmunds was thought of. Constructed around 1272 as a Chapel of Ease in memorial to St Edmund the Martyr, close to his landing place, the ruins

were probably repaired with monies set aside in the will of Sir Roger le Strange, c.1505. They remain a potent reminder of the legend of St Edmund, the historical associations of this part of the Norfolk coast and the name originally chosen for the town.

The grass banks and mounds around the ruins are the remains of the former memorial gardens created in 1915, centred on the ruins but extending beyond the walls.

Built features within the Esplanade gardens that can be identified as elements of earlier plan forms and/or uses include;

- the concrete retaining wall to Cliff Parade roadway, east of the bowling greens
- concrete walls and retaining structures and terracing west of the bowling greens showing inset iron 'stubs' of former railings
- the fountain and remains of the former goldfish pond
- the drinking fountain, cascade and stump from the former Pier support structure.

4.2 Historical value - the ways in which past people, events and aspects of life can be connected through a place to the present, whether illustrative or associative.

The HHG are a key record of the original vision for Hunstanton as a Victorian seaside resort and its development from 1845 to the present day. The HHG have been a hub around which the town has expanded and developed, patterns of civic investment and leisure behaviour are demonstrated by the components of the HHG and their associated fixtures and fittings.

Hunstanton was founded by Henry L'Estrange Styleman Le Strange and has historical associations with the Le Strange family, as landowners, and through them their estates and wider Norfolk landowning associations. These associations are embedded in street names, house names and identities.

The railway was key to the development of Hunstanton as a means of mass transport providing access to an area which was, until the mid-19 century, difficult to travel through otherwise and sparsely populated. Its importance was identified by Henry and he facilitated its

construction. The railway enabled the expanding town to be provisioned and serviced and a whole range of society to visit over the following 100 years, whether for longer stays or on day excursions. A decline in numbers of visitors was experienced during the mid-1960s due to the railway companies halting excursions from London Liverpool Street and the economy of the town suffered in consequence. The line was subsequently declared uneconomic and closed in 1969.

The mid-19 century concept of sea-bathing, its associated health benefits and that of sea air, encouraged convalescents to visit and convalescent homes to be built associated with hospitals, notably Addenbrooke's Hospital in Cambridge. As the town developed as a holiday resort it invoked positive family and social associations for people from a wide geographic area.

The threat of invasion during WW1 and WW2 caused temporary beach defences to be constructed during both periods and early warning systems and armaments to be deployed on the cliffs. In 1945 Italian POW's were employed in clearing barbed wire and mines. British regiments were billeted in the town during both WW1 and WW2, including the Scots Lovatt Scouts in 1914. In 1952, during the cold-war era, airmen and their families from the Scunthorpe air base, USAF 67 Squadron, were housed in bungalows at South Beach, the lowest lying area of Hunstanton and the area worst hit during the east coast floods on 31 January 1953. 16 Americans were among the 31 residents of Hunstanton who died on that night and two American airmen were awarded the George Medal for their bravery in saving the lives of others. These events and connections have resonance internationally.

In the manner of other resorts the hotels and guest houses of Hunstanton probably suited some visitors who wished to remain anonymous, for whatever reason. H.G Wells and Rebecca West famously chose a flat in Victoria Avenue as their 'love-nest' in 1914 and it was here that their son Anthony was born.

4.3 Aesthetic value - the ways in which people draw sensory and intellectual stimulation from a place.

The town's 'raison d'être' is its aspect and location and the associated leisure pursuits which are fundamental to attracting visitors. The sea, beach and cliffs are its primary attraction and the HHG provide access and amenity spaces immediately alongside, as a buffer to development and a resource for residents and visitors to enjoy.

The use of the local carrstone, flint, soft chalk and harder limestones in constructing the buildings of the town from its inception distinguishes Hunstanton from similar resorts. The traditional forms, developing from the restrained Tudor-Gothic of the Golden Lion through the more Arts and Crafts expression of houses by H.R. Ibberson serve to ground the town in its own particular landscape. The 19th century and early 20th century buildings constructed around The Greens and along Cliff Parade demonstrate skilled craftsmanship in stone and flint and are of high quality design and execution.

...The pleasing effect is much helped by the rich snuff-brown colour of the local 'carrstone' of the 'upper greensand' formation from the neighbouring quarries of Snettisham, of which all the houses are built. The abomination of stuccoed terraces is unknown at Hunstanton...The Lynn Advertiser August 1883.

These buildings form the landward backdrop to the HHG to the north and east. Those around The Greens have been adapted for commercial uses at ground floor level during 20th century resulting in a mixture of adaptation, additions, less robust materials and expressions, some of which are unfortunate. The most successful additions echo the tones and robust detailing of the earlier buildings, address The Greens and invite approach. The upstanding buildings around the perimeter and outside the site area of the HHG project are key to the setting of the HHG and views to the north, east and south.

Within the HHG local materials have been used for retaining walls and low walling features and contemporary materials and methods for introduced elements. The soft chalk and pink limestone conglomerate are vulnerable to weather and erode, particularly where bedded, jointed or repaired in a hard cement mortar. These elements have decayed and some, having also lost their soft landscape setting, now sit in a

degraded state. Compare Gazetteer image 4.12 with the recent photograph (Figure 53):



Figure 53: Garden Pond and Fountain on 5 October 2015

The structure and definition of the Esplanade Gardens has been eroded with the loss of shrubberies, planting beds and railings. (Gaz 4.6, 4.16) Efforts have been made to maintain surface finishes with the red asphalt paving, however, hard surfaces have been extended through areas previously planted and similarly coloured block paving, complete with chamfered kerbs, has been introduced giving a very different feel.

Without definition the lawns have the feel of being ordered and arranged to suit mowing regimes rather than amenity of visitors.

New railings have been installed from the entrance to the Esplanade Gardens, south of the Cenotaph, alongside the Cliff Parade footpath through to the south side of Boston Square. These are robust and of a distinctive modern design. Elsewhere fencing is of close boarded timber, a barrier to views and interplay of spaces, and is poorly maintained.

The Bowling Green Pavilion, its extension to the west and enclosure of the south verandah have reduced the amenity at the northern end of the Esplanade Gardens, closing the linear expanse of the HHG and dividing the gardens from the Cliff walk to the north. At this point walkers are forced to negotiate a ramp and parking/delivery bay used by the Salad Bowl proprietors at the east edge. Or pass via the cliff viewpoint through a narrow gap at the north west corner of the Salad Bowl café, on an un-made surface, in order to continue northwards on the Norfolk Coastal Path.

The Cliff walk has changed significantly since access was opened in 1897. Early photographs show fields extending close to the cliff edge with a fence and narrow walkway (Gaz 6.5) near The Lighthouse. The 1887 OS Map similarly shows fields extending to a fence near the Cliff and possibly further short lengths of fence at the cliff edge. Following the grant of land for the Cliff Walk and development north of Lincoln Square around the turn of the 20c the open lawns were established for public access, little clue as to the method of maintenance is provided by OS maps during subsequent years and few photographs have been found.

The ranks of successive fences which now prevent access to the cliff edge are unfortunate and devising some means of guarding, possibly through barrier planting, and re-using fencing elements rather than abandoning would be preferable.

St Edmund's Chapel and the Lighthouse are at the northern end of the Peddar's Way another popular walking and cycling route.

4.4 Communal value – the meanings of a place for people who relate to it, or for whom it figures in their collective experience or memory

Both civic and leisure functions are accommodated within the HHG open spaces. The Greens are used for public events which include concerts in the Bandstand, Vintage Car rallies, the Hunstanton carnival and an annual Kite Festival. These and similar events are of long standing and are ideally suited to the open space provided and the original vision for the town.

The Cenotaph is the focus of Remembrance Day services annually. This year being the 100 anniversary of the execution of Edith Cavell by firing squad the WW1 memorial at St Edmund's Chapel was marked on 12 October 2015. The Flood memorial is the focus of an annual RNLI memorial service on 31 January for the victims of the 1953 floods.

Aside from events the leisure facilities are used by visitors and residents with the Cliff Parade Bowls Club having teams and an annual fixture list.

The HHG is the start or finish point of the Norfolk Coastal Path with walkers setting off from the town through more urban spaces and advancing out onto the

cliff walk alongside more regular local walkers and their dogs. Views westwards to the Lincolnshire coast and north to the offshore wind farms at the mouth of The Wash can be enjoyed on clear days.

From the above summary can be distilled the following; The overall significance of Hunstanton Heritage Gardens is assessed as **considerable** for its survival as a planned element of the Victorian resort town and its evidential, historical and communal value.

Exceptional significance; The Upper and Lower Green for their evidential, historical and communal value. They have **moderate** aesthetic value which could be enhanced by removal and/or replacement of intrusive elements.

The Greens could be further enhanced by;

- Implementation of traffic calming measures or pedestrianisation.
- Improvements to the setting of the Town Cross and Town sign.

Considerable significance;

- The ruins of St Edmund's Chapel; although largely re-built in the early 20c and through later repairs the remains include some, very limited, moulded stone work identifying doorway locations and have historical, aesthetic and communal significance.
- South Shelter, Cliff Parade; this shelter is assumed to be the prototype for the two that followed to the north. The recent application of paint to previously clear finished, weathered timber is intrusive and should be carefully removed.
- Cenotaph and 1953 Flood Memorial; these are fitting memorials and potent reminders, their setting could be improved through implementation and maintenance of an appropriate, formal planting scheme offering definition and some enclosure to a space for reflection.
- Town Cross; an historically significant remnant on a raised and rather plain base. This could be the focus for interpretation and improvements could be made to its setting.

Moderate significance;

- North and Middle Shelters, Cliff Parade; the north shelter, similar in construction to the South Shelter, has been degraded by the addition of plywood and panelled plinths concealing decay. The Middle Shelter has been recently relocated closer to the road, calling into question its orientation.
- Victorian Pavilion; a good quality timber building marred by external shutters and poor repairs
- Drinking Fountain outside the Pier amusement arcade; assumed to be the fountain shown on the 1887 OS Plan and maintained in position thereafter
- Former goldfish pond and fountain west of the bowling greens; a feature from the early 20c
- Timber fencing in the Esplanade Gardens as guarding to the Cliff above the Sailing Club
- Timber fencing along Cliff parade on the east side of the bowling and putting greens
- Poor surfacing, mismatched and patched materials,
- Lack of suitable surfacing to heavily trafficked areas
- concrete posts and chainlink fencing to the cliff edge
- Extensive use of the pink conglomerate rather than carrstone for edgings, retaining walls and features
- Tank and shed at the SW corner of the bowling green

Low significance;

- Cliff Parade Bowls Pavilion; enclosure of the former verandah is unfortunate.
- Butterfly Shelters installed in the 1960's; their setting and outlook has changed, the loss of the 1870 pier finally, in 1978, and significantly. Their orientation means they are focussed on the replacement pier building which is an eyesore.
- Town Sign
- The Bandstand

Neutral significance;

- Shelter on the south side of The Lower Green

Intrusive;

Intrusive elements and features include;

- Traffic and other ad-hoc signage
- Municipal lighting, bins, raised bed on The Green
- Parked cars, particularly where they form a visual and physical barrier to principal views or obstruct access to and from principal buildings, the Golden Lion and Town Hall.
- The Pier amusement arcade which obstructs the view and is by no means worthy of its location at the focal point of the town centre.
- The Harlequin House shopping centre to the south and its unsightly and inappropriate access/service yard on the seaward side.

5.0 Issues and vulnerabilities

The Hunstanton Heritage Gardens are a valued resource for the town used for public events and informal leisure pursuits. They are maintained by several different public bodies, departments of BCKLWN, as well as voluntary groups and societies. They are currently threatened by the poor condition of some structures, elements and paved finishes. Current issues and vulnerabilities are summarised as follows:

- Repairs are needed to the Grade II listed ruins of St Edmund's Church and The Cross.
- The multiplicity of management and maintenance bodies, may have been a factor in the degradation of surfaces, planting and features in some areas, with no one body responsible for their upkeep.
- Access for all and to all areas is an issue with steep inclines on the rising ground, kerbs prevent access to some areas and there are, conversely, unprotected edges to steep drops.
- The Butterfly shelters and south Shelter and seating to the Lower Green are in poor repair.
- There is limited interpretation of the site, particularly the cliffs, Lighthouse, St Edmund's Chapel, The Cross on The Green. Some interpretation signs detract from the gardens and information is poor.
- The public facilities are in need of general maintenance work.
- The paths are of inconsistent materials and require repair and maintenance.
- The RNLI garden is in need of refurbishment.
- There is no sense of arrival at the gardens. Recent piecemeal and inappropriately designed features have been constructed causing erosion of the heritage and lack of coherence.
- General maintenance is needed for the Victorian Pavilion and shelters to Cliff Parade in order for them to continue in beneficial use.
- Poor quality materials have been used to patch and repair. Planting schemes lack structure and coherence. Play equipment is limited and associated surface finishes are in poor condition.
- Level changes with an unprotected boundary to The Green north of the Pier building.
- Poorly defined boundaries, areas have become less well defined and elements of enclosure have been lost.
- New buildings have been constructed in inappropriate materials and in prime view (Harlequin House, Pier amusements). Existing buildings have been extended as barriers to views and physical access (Bowls Pavilion and Salad Bowl).
- There is no information on ecology of the area or in relation to the regular daily bird watching/recording on the site. The favoured viewing point being by the Lighthouse and cafe with regular postings of birds seen logged to <http://holmebirds.blogspot.co.uk/2013/10/todays-vis-mig-and-sightings-at-holme.html>.

6.0 Conservation and management policies—aims and objectives

The aim of the Hunstanton Heritage Gardens project is to enhance the visitor experience and better inform visitors of the HHG heritage. This may be achieved by repairing the built fabric, improving facilities, amenities, access and interpretation. This Conservation Plan (CP) proposes the following policies to ensure that the significance of The Greens, Esplanade Gardens and Cliff Parade are preserved and enhanced.

Use and strategic management

The Greens have been in use since 1846, with the installation of the Town Cross and the construction of The New Inn (now the Golden Lion). The Esplanade Gardens were laid out and in use c.1870 and the Cliff Walk was ceded to the town in 1897. The responsibility for maintenance and repair of structures, landscape and facilities is dispersed.

Policy 1: The HHG will be repaired, refurbished and maintained by BCKLWN for the public benefit. Buildings and structures of significance will be repaired and maintained in their intended use, to maintain their significance.

6.1 Conservation, repairs and new work

Policy 2: In accordance with good practice in the care of historic buildings to protect and enhance the historic character of the features identified as significant through the following;

- **Maintenance:** maintain and repair so as to retain original fabric. A regular programme of inspection should be initiated and sufficient funding allocated to ensure that prompt preventative maintenance and repairs are properly carried out.
- **Renewal and Repair of Materials:** Where materials or elements have to be renewed, they should wherever possible be replaced like for like to retain the feature or building's integrity. The buildings should not be over-restored, or subject to injudicious cleaning or repair resulting in the destruction of the patina of age, but should rather be brought up to a condition where they can be looked after by normal maintenance.
- **Evaluation of New Proposals:** Carry out thorough evaluation of proposals against the significance of the feature or building. Proposals to introduce new elements should take into account the effect of changes to the historic character. Where work is carried out, adjacent fabric should be carefully and suitably protected from damage.
- **Removal of Intrusive features:** changes which remove positively detrimental alterations should be encouraged, to conserve the historic fabric, restore views and/or amenity.

The site is of some archaeological importance and any works affecting below-ground archaeology need to take account of this.

Policy 3: The possibility of the existence of archaeological evidence will be considered when planning any development or maintenance work and appropriate action taken to mitigate the impact and monitor during the implementation of such work.

Statutory Controls and Legal context; The subject area includes 2 listed structures:

- The Town cross (Grade II) on The Green adjacent to the Golden Lion Hotel
- The ruins of St Edmund's Chapel (Grade II) to the north, near the Lighthouse.

The whole of the HHG site area lies within the Hunstanton Conservation Area designated in 1984 and subsequently extended in 2009.

Copies of the listing statements can be seen in the Appendix with a plan of the Conservation Area. Listed building legislation and controls apply to buildings and structures within the curtilage whether or not individual features are described in the listing description. Consent is not normally required for like-for-like repair works.

Policy 4: Appropriate approvals will be sought and obtained wherever necessary and all work shall comply with statutory requirements and non-statutory best practice.

Policy aims;

- To protect and enhance the visual amenity and historic character of the HHG
- To promote understanding of the HHG, buildings and features, their history, context and relevance.
- To promote community use, access, interpretation and enjoyment of the HHG, buildings and facilities.

The **rhp** condition survey includes repair works to conserve and maintain structures such as the ruins of St Edmund's Chapel, The Cross on The Green, Cenotaph, Victorian Pavilion and shelters to Cliff Parade. Repairs are to be carried out on a like-for-like basis and in the best manner without detriment to the historic fabric.

6.2 Access

The duty to make reasonable adjustment to accommodate the needs of people with disabilities is a continuous one involving regular review of the impact of changes made and the need to make further changes at periodic intervals.

Policy 5: Easy and dignified access to and within the HHG, its buildings and facilities shall be encouraged wherever this can be achieved without unacceptable damage to historic fabric or significance of the site.

6.3 Climate change, sustainability and environmental considerations

Materials used in repairs are to offer longevity and be robust particularly in the exposed coastal environment. The site may be in need of new or upgraded services from time to time. Any refitting of facilities should be carried out with robust materials for longevity and ease of maintenance. Replacement services such as external lighting, new cisterns etc, should be to modern standards to minimise water and electrical consumption.

Policy 6: The physical and visual impact of new technologies and services in the HHG will be fully evaluated and works designed to ensure that the significance of the relevant building and location is not compromised. Existing unsympathetic or redundant service installations will be carefully removed and affected fabric made good.

6.4 Information and interpretation

The HHG is integral to the original vision of Hunstanton as a seaside resort and essential to an understanding of the town's origins and development. It has social, architectural, historical, technological, horticultural and landscape educational interest. There is also the human story of the people who founded the town and those who lived, worked and visited.

The HHG project aims to deliver an inspirational activity and engagement programme to supplement the exhibitions and information already available in the Victorian Pavilion, Heritage Centre and Information Centre.

Policy 7: The HHG will be actively promoted as a valuable educational resource.

Current presentation and interpretation is dispersed and uncoordinated. There is scope for further interpretation panels, leaflets, trails and markers, possibly using modern technology to avoid visual intrusion. The interpretation and activity plans will contain more detailed recommendations.

Policy 8: The HHG will be a well presented and welcoming environment for visitors and residents. Users will be able to learn about the history and development of the HHG and its main features through clear information material which will avoid visual intrusion. Interpretation material will make connections between geographical location, geology, ecology, historical and communal associations.

6.5 Volunteer management

Volunteers are and will continue to be a valuable resource in the management and maintenance of areas of the HHG and also provide valuable opportunities for local community involvement. Volunteers can bring vital time, support, energy and knowledge to any project, but need to be managed and coordinated. It is important that the HHG/BCKLWN maintain its good working relationship with volunteers, establishing clear lines of communication, responsibilities and duties, making them feel a valued part of the project. It may be necessary for volunteers to be given training in basic health and safety matters, the welcoming of visitors and the history and interpretation of the HHG. The Volunteering England website (www.volunteering.org.uk) gives advice on managing volunteers, including good practice and legal aspects such as health and safety and insurance.

Policy 9: The use of volunteers will be continued and developed and volunteers will be given appropriate training and supervision.

6.6 Further research and recording

The Le Strange archives, which bear on the history and early development of Hunstanton, are currently retained by the Norfolk Record Office (NRO) and are uncatalogued. Further documents, photographic records and postcards are held in the local history archives in King's Lynn and Hunstanton libraries. Further details might be obtained by further research in the archives of periodicals and newspapers, The Lynn News, Eastern Daily Press, gardening periodicals and the like. There are gaps in our knowledge, as identified in this CP, future targeted research will enhance understanding of the HHG and guide future repair and development proposals.

Policy 10: BCKLWN will maintain and augment the research and new findings which have a bearing on future management of the HHG will be incorporated in future revisions of the CP.

6.7 Adoption, implementation and review

Following formal adoption of the CP, copies should be deposited in the local record office, with BCKLWN and Historic England. BCKLWN should then consider who will monitor and review the plan and at what intervals. Conservation policies should not be considered as being static; updating and amendment may be required in the light of fresh information or circumstances. The CP should be seen as a working document, to be reviewed and updated whenever changing circumstances demand.

Policy 11: Copies of the CP will be deposited in the relevant archives and with the relevant authorities. The CP will be reviewed and updated whenever changing circumstances demand.

The Plan should form the core of any Heritage Statements provided in association with Planning and Listed Building Consent Applications, with reference to relevant areas only.

7.0 Definitions

Exceptional significance: elements, buildings or features which are fundamental to the character and appearance and define one or more of its key characteristics. The loss of such a feature would normally constitute substantial harm to the heritage significance of the area.

Considerable significance: elements which individually constitute good and representative examples of an important class of monument or artefact, or which have particular significance through association. Elements making a clear and positive contribution to the character and overall significance of the site. The loss of such a feature would constitute substantial harm to the heritage significance unless it is one of a number of elements of a similar type, it is not amongst the best examples of that type and it is not an integral part of an important group or sub area of similar elements.

Moderate significance: elements which make some contribution to the character and appearance of the area but are not a particularly important example of a particular type or have already lost some of their heritage significance. The loss of such elements would constitute 'less than substantial harm' to the heritage significance of the area.

Low significance: An element making a limited or neutral contribution to the character and appearance of the area. The loss of such an element will constitute 'less than substantial harm' to the heritage significance and the proposed replacement may provide an equal or enhanced contribution to the character and appearance of the area.

No or neutral significance: An element which does not make a positive contribution to the character and appearance of the area. The loss of such an element will cause no harm to the heritage significance of the area.

Intrusive: items which are visually intrusive or which obscure understanding of significant elements or values of the area. Recommendations may be made on removal or other treatment.

Conservation: all the processes of looking after a place so as to retain its significance. It includes maintenance, preservation, restoration, reconstruction and adaptation and will often be a combination of processes.

Maintenance: the continuous protective care of the fabric, contents and setting of a place.

Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration: returning existing fabric to a known earlier state by removing accretions or reassembling existing components, without introducing new material.

Reconstruction: returning a feature as nearly as possible to a known earlier state, with the introduction of additional materials, new or old, into the fabric.

Adaptation: modification to proposed appropriate uses.

Protection: the guarding of significant fabric or values against actual or potential damage, which might arise from planned activity or accidental events, or from the processes of decay.

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Appendices

- A List descriptions
- B Historic plans, conservation area plan
- C Timeline
- D HLF Parks for People, proposed area

Appendix A

List descriptions

GOLDEN LION HOTEL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: GOLDEN LION HOTEL

List entry Number: 1342241

Location

GOLDEN LION HOTEL, THE GREEN

The building may lie within the boundary of more than one authority.

County: Norfolk

District: King's Lynn and West Norfolk

District Type: District Authority

Parish: Hunstanton

Grade: II

Date first listed: 20-Sep-1984

Date of most recent amendment: Not applicable to this List entry.

Details

TF 64 SE HUNSTANTON THE GREEN New Hunstanton 1/32 Golden Lion Hotel.

G.V. II

Hotel, formerly the Royal Hotel. C.1850, preceding the development of New Hunstanton by the Le Stranges of Hunstanton Hall. Probably by William Butterfield, the friend of Henry Le Strange and architect for New Hunstanton from 1862. Squared carstone laid in random courses, stone dressings tiled roof. "L" plan, 2 storeys with attics. High Victorian Tudor Gothic. To Green a 2 gable facade with cross wing, details and forms picturesquely varied. East gable with projecting stone roofed ground floor bow with stone mullioned and transomed cross window. First floor one 4-light cross window with Gothic arched heads, attic with one 2-light

casement. 2 storey wing to east is a C20 addition. Cross wing with off axis gabled porch with pointed arch entrance. Ground floor to east has one arched single light mullioned casement and one triple light arched headed cross window, first floor has one single light and 2 3-light straight headed cross windows, attic has 2 gabled dormers. West gable blank except for single ground floor casement, and externally expressed chimney breast and stack. Long returned north wing 2 storeys with attics with attached C20 flat roofed ground floor extension.

Listing NGR: TF6730341008

Selected Sources

Legacy Record - This information may be included in the List Entry Details

RUINS OF ST EDMUND'S CHAPEL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: RUINS OF ST EDMUND'S CHAPEL

List entry Number: 1305591

Location

RUINS OF ST EDMUND'S CHAPEL, CLIFF PARADE

The building may lie within the boundary of more than one authority.

County: Norfolk

District: King's Lynn and West Norfolk

District Type: District Authority

Parish: Hunstanton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1951

Date of most recent amendment: 20-Sep-1984

Details

In the entry for HUNSTANTON CLIFF PARADE 1/30 New Hunstanton

Ruins of St Edmunds Chapel

The item shall be amended to read: CLIFF PARADE New Hunstanton

Ruins of St Edmunds Chapel

(formerly listed as St Edmund's Chapel)

The former listing date shall be added to read: 6/6/51

TF 64 SE HUNSTANTON CLIFF PARADE New Hunstanton 1/30 Ruins of St. Edmund's Chapel.

- II

Ruined church. Medieval. Flint with some dressings. Footings of aisleless nave and chancel, mostly rebuilt in early C20. At south west corner a battered buttress, clunch and chalk lump with stone dressings. Wall with inserted early C20 brick and tiled round headed arch. Site associated in Middle Ages with landing place of King Edmund of East Anglia, later martyred by the Danes. Also traditionally the northern end of the Peddar's Way.

Listing NGR: TF6759541965

Selected Sources

Legacy Record - This information may be included in the List Entry Details

CROSS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CROSS

List entry Number: 1077949

Location

CROSS, THE GREEN

The building may lie within the boundary of more than one authority.

County: Norfolk

District: King's Lynn and West Norfolk

District Type: District Authority

Parish: Hunstanton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1951

Date of most recent amendment: Not applicable to this List entry.

Details

TF 64 SE HUNSTANTON THE GREEN New Hunstanton 1/31 Cross 6/6/51 G.V.
II

Base and shaft of cross. Medieval. Carstone and Yorkstone. Stone base with shields, moulded shaft, 7 steps. Formerly in Old Hunstanton, removed here as part of development of New Hunstanton by the Le Stranges of Hunstanton Hall.

Listing NGR: TF6729640962

Selected Sources

Legacy Record - This information may be included in the List Entry Details

TOWN HALL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TOWN HALL

List entry Number: 1171478

Location

TOWN HALL, THE GREEN

The building may lie within the boundary of more than one authority.

County: Norfolk

District: King's Lynn and West Norfolk

District Type: District Authority

Parish: Hunstanton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Sep-1984

Date of most recent amendment: Not applicable to this List entry.

Details

TF 64 SE HUNSTANTON THE GREEN New Hunstanton 1/33 Town Hall.

G.V. II

Former Town Hall. Dated 1896 and inscribed CJ and FW Skipper, architects. Carstone rubble with squared dressings, tiled roofs. 2 storey tripartite facade, single storey hall to rear. Late Victorian Jacobethan. Facade with 2 bay gabled centre, single bay slightly recessed wings. Ground floor with central door and 2 single light casements, first floor with central 4-light and flanking 2-light arched headed cross windows divided by thin pilasters with console bases and entablature above. Gable with clock set in strap

work surround, stone coping and strap work finial. Outer bays with single ground floor cross window and one first floor 3-light mullioned and transomed window. Returned gables with stone coping and apex finial. 2 ridge stacks. South gable with 2 storey bow window projection and 5-sided 2 storey porch with conical roof and wooden cupola. 8 bay hall to rear with large mullioned and transomed windows, lead and wooden cupola on ridge, and gabled porch.

Listing NGR: TF6736940999

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Appendix B

Historic plans, conservation area plan

