

EAST RUDHAM

CONSERVATION AREA

DRAFT CHARACTER STATEMENT



RUDHAM (EAST) is a large village on the Lynn road, 7 miles from Fakenham, celebrated for two large fairs for cattle and merchandise, held on May 17th and October 14th, under a charter granted by King John to the family of Belet, who long held the parish.

WILLIAM WHITE 1845

DESIGNATED: SEPTEMBER 1988

**PLANNING
POLICY**

INTRODUCTION

A Conservation Area – “An area of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance”.

The conservation of the historic environment is part of our quality of life, helping to foster economic prosperity and providing an attractive environment in which to live or work. The Borough Council is committed to the protection and enhancement of West Norfolk's historic built environment and significant parts of it are designated as conservation areas.

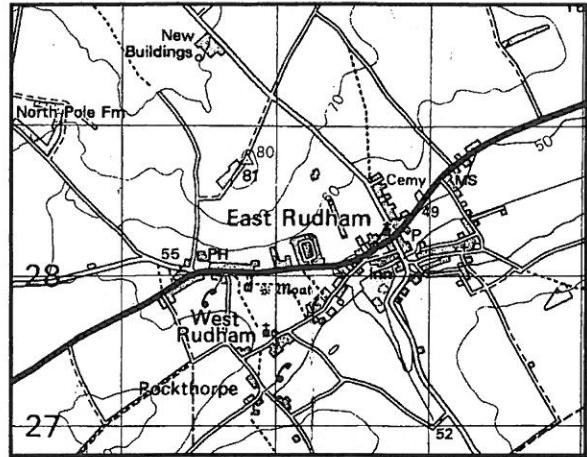
Conservation areas were introduced by the 1967 Civic Amenities Act. Local Authorities were required to identify areas of special architectural or historic interest, whose character or appearance it is desirable to preserve or enhance, and to designate them as conservation areas. This duty is now part of the 1990 Planning (Listed Buildings & Conservation Areas) Act which also requires the review of existing conservation areas and, where appropriate, the designation of new ones. The quality and interest of a conservation area depends upon a combination of factors including the relationship and architectural quality of buildings, materials, spaces, trees and other landscape features, together with views into and out of the area.

The East Rudham Conservation Area was designated in 1988 by the Borough Council. This document highlights the special qualities which underpin the character of the conservation area, justifying its designation. It also seeks to increase awareness of those qualities so that where changes to the environment occur, they do so in a sympathetic way without harm to the essential character of the area. This type of assessment has been encouraged by recent Government Advice (PPG15) and it will eventually form supplementary planning guidance to those policies in the King's Lynn & West Norfolk Local Plan aimed at protecting the overall character of conservation areas. In particular, the guidance will supplement the Local Plan policies which deal with demolition and new development within the conservation area and new development on land adjoining the conservation area

which might affect its setting or the views in or out of the area.

This character statement does not address enhancement proposals. Community led enhancement schemes will be considered as part of a separate process.

SETTING AND LOCATION



East Rudham is set in gently undulating country, rising slightly towards the north. The attractive open landscape is typical of the chalk uplands which form an irregular belt stretching roughly from the north coast southwards to just north of Watton. The uplands drain eastwards into the River Wensum, whose headwaters - the River Tat - mark the boundary of the parish, and westwards to the River Ouse and the Wash. An artificial drain runs from west to east, passing under Station Road south of Wensum House and discharging into the Tat near the ruins of Coxford Priory.



The village lies on the main A148 road between King's Lynn 23 kilometers (14½ miles) to the west and Fakenham 10 kilometers (6 miles) to the east. It is now all but joined to West Rudham 1 kilometer (¾

mile) to the west. Neighbouring villages (Tattersett and Harpley) have been bypassed, but a constant stream of traffic still passes through the Rudhams. While the main connections are to east and west, minor roads run in all directions, linking East Rudham with the surrounding settlements and beyond.

ORIGIN AND HISTORICAL DEVELOPMENT

From excavations made in the 1930s of a long barrow three kilometres south of West Rudham we know that this area has been settled from at least the late Neolithic period: i.e. around 2000 BC. Cremation remains, flint tools and pottery fragments point to its builders as belonging to the earliest farming community, known in England as the Windmill Hill people (named after a site in Wiltshire). The Icknield Way, a prehistoric track, linking Avebury, in Wiltshire, to Holme-next-the-Sea, on the north-west corner of Norfolk, passed some 10 kilometers (6 miles) west of Rudham.

The evidence of any Roman settlement in the parish is patchy. We know that a Roman road ran between East Rudham and East Lexham, 12 kilometers (7½ miles) to the south, while Peddars Way, an important road used by the Romans connecting Suffolk with their military outposts on the north Norfolk coast, passes only 5 kilometers (3 miles) west of the village. It has been said that a pot of Roman coins, since lost, was unearthed in 1719 at Coxford Priory and that a watch tower, since demolished, incorporating Roman bricks, stood within the parish.

In the Domesday Book no distinction is made between the two Rudhams: the village is called Rudeham, from the Old English Rudda's ham, meaning Rudda's homestead or village. This suggests an Anglo-Saxon origin for the settlement. Before the Norman Conquest the manor was held by a Saxon called Toka. Following the Conquest, the largest manor in the parish, held by William de Warenne, had a population of 83 and included two churches and two mills. Smaller portions of land were held by others. Although lands held by different manors remained interwoven, post-Conquest records show a distinction between the two parishes. In the mid-12th

Century an Augustinian priory was founded in St Mary's Church, East Rudham. Nothing remains of this, for later in the century the priory was moved by William de Cheney to a new site at Coxford by the River Tat, two kilometres to the east. Remains of the priory can still be seen, though much of its fabric was plundered to build Raynham Hall. In 1215 the lordship of the manor of East Rudham was bequeathed to the Priory for the maintenance of the Hospital of St Andrew at Coxford, of which nothing now remains.

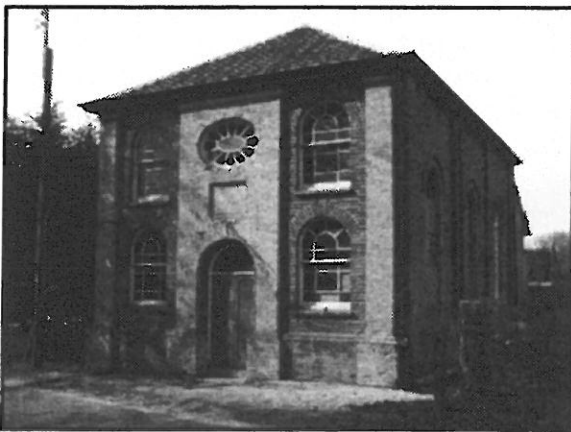
The Priory played an important role in the life of the Rudhams throughout the Middle Ages. Both parish churches came under its jurisdiction and rights to hold a weekly market and two annual fairs at East Rudham, had been granted by King John to the re-founder of the Priory. "Small" tithes were exacted by the greater priory at Castle Acre, but the major tithes of corn, wool, lamb and cheese belonged to Coxford. By the mid-14th Century, East Rudham was among the most prosperous places in the locality. This is reflected in the surviving Medieval fabric of the Parish Church which suggests major rebuilding taking place during the early 14th Century. At the Dissolution, the priory was given to the Dukes of Norfolk, from whom it passed to the Townsends of Raynham.



19th Century trade directories reflect both a continuity with the past and the major changes of the time. The two Medieval fairs survived to the late 19th Century: they were held on May 17th and October 14th. The Townsends remained in possession of the Lordship of the Manor, as patrons of the Parish Church and as owners of nearly four thousand acres of land in the parish. In

1819 an Enclosure Act had been passed to legalise their "claim to be entitled to the soil of the Common and waste lands in the said parish". The 16th Century transfer of power and wealth was thus still firmly in place and had indeed been considerably consolidated during the intervening centuries. From 572 in 1801 the population rose to 985 by 1854.

Religious developments nationally are reflected in the building of the Wesleyan (Methodist) Chapel at the western end of the village in 1824, of a substantial new Church of England rectory in Station Road in 1862 and of a Primitive Methodist Chapel in Broomsthorpe Road in 1862. The



collapse of part of the tower in 1876 acted as catalyst for the major rebuilding of the parish church. The development of universal education is reflected in the building in 1859 of a National School (described as "a neat Elizabethan building of brick erected by subscription at a cost of £800") and in 1887 of the Reading Room.

Changes in transportation were dramatic. By 1854 there was a weekly carrier service to Norwich as well as twice weekly to Lynn and Fakenham. But then in 1880 the Midland and Great Northern Joint Railway built a new line from Lynn to Fakenham, with a station only 2½ kilometers (1½ miles) south of the village. With connections, not only locally to the neighboring towns, but further afield to London and the Midlands, life was never to be the same again. Coal, slate, the latest farm machinery and mass produced articles for the home could now be "imported" and local farm produce "exported" with ease. The increased standard of living of a growing proportion of the population gave rise to a growth in the

number of shops and in the provision of services of all kinds at the local level : some forty are listed for 1854, in addition to a police officer, a school master and a rector. The list includes a post office (cum savings bank), a straw hat maker, four tailors and a machine maker. But there was inevitably a downside to all this progress : the same radical improvements in transport were also to facilitate the importation from America of cereals and meat, and the drop in population to 664 by 1901 may reflect the agricultural depression of the later part of the century.

Most of the historic buildings in the village, other than the Medieval church, date from the 17th, 18th or 19th Century. They reflect the agricultural prosperity of the region which came from the improvements in agricultural methods pioneered in north-west Norfolk, by, amongst others, the Lord of the Manor himself the famous "Turnip" Townsend of Raynham.

There was a continued net population decline during the 20th Century : the estimate for 1996 was 540. A reduction in family size and the growing practice of converting two small cottages into a single larger one would of themselves have resulted in a greater decline, but this has been partly offset by the building of new houses on the outskirts of the historic village, at Bagthorpe Road, Eye Lane and Groveside. At the same time the community itself has changed. Formerly a community working on the spot in farming or in allied trades, it is now made up very largely of people in non-agricultural occupations, working away from the village, and of retired people. The rapid growth of private motorised road transport, with the associated decline in the number and variety of local shops and services and the increased mobility of the population as a whole, have caused, here as elsewhere, a decline in a sense of a settled community. Ironically perhaps, the railway, which had brought so much change, itself fell victim to change and was closed in the mid-20th Century.

CHARACTER OVERVIEW

The character of East Rudham is a direct product of its past role as an important

trading centre. The large triangular Green was the site of livestock and produce markets for seven hundred years. Roads fanning out from the centre in all directions testify to the importance of the village in the economy of a wide area. Like most market villages, the entrances to the central public open space are narrow and its sides are lined by buildings or walls, and - through-traffic notwithstanding - one has a strong sense of having arrived and of being enclosed.

Away from the central area, the "focus" is less. To the west, beyond and opposite a tightly-knit group of cottages, former chapel and school, one quickly reaches open country along Lynn Road and School Road. To the south, down Station Road, larger houses in spacious grounds make for quite a different character: here private, not public, open space is enclosed and houses and garden are screened by high wall and trees. The character changes once again at the junction with Broomsthorpe Road, with cottages to the south loosely strung out beyond deep front gardens. Eastwards along Broomsthorpe Road an almost separate settlement has the linear character of a village street though the buildings, dating from the 19th Century onwards, are mainly concentrated on the north side. Further 19th Century development along Back Lane gives added depth and interest to this part of the village.



Certain predominant local building materials give the village a unity. They are flint (grey and white), red brick painted plaster render and red clay pantiles. There is some gault (buff or grey) brick. There is no clunch (chalk) and almost no carstone, suggesting that the sources of these materials, whose use was so prevalent further north and west, were too far away to

make their transportation by horse and cart economic.

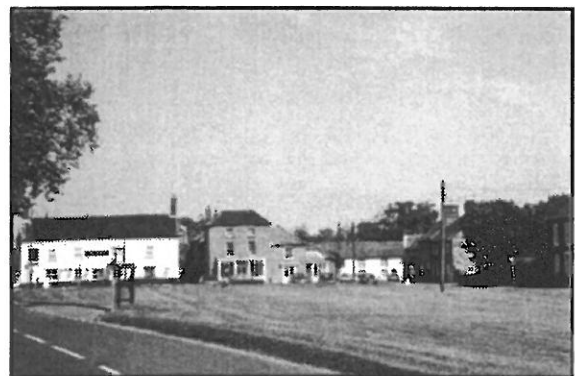
Buildings are predominantly of the 18th or 19th Century, with cottages built in the local vernacular manner and medium sized and larger houses in the classical style of their period. The single Medieval survivor is of course the Parish Church, while from the 17th century a pair of cottages in Station Road have survived and from the late 19th century are a number of buildings in a domesticated Gothic Revival style: the School, the Vicarage and cottages in Back Lane.

SPACES AND BUILDINGS

The Conservation Area can most easily be described by dividing it into five parts, each with its own distinct character: the Green and surrounding properties; the west end of the village between Lynn Road and School Road; the church together with the northern part of Station Road; the southern part of Station Road together with the western part of Broomsthorpe Road; the remainder of Broomsthorpe Road together with Back Lane.

The Green

The Green is a long, relatively narrow open space, triangular in shape. It is defined on its long north side by the busy main road, on its long southern side by a quiet lane and on its short eastern end by the Crown public house and the adjoining shop. At its western end it comes to a point, but the two sides then immediately splay out again along Lynn Road and School Road. It is an



attractive space, defined and enclosed by buildings, walls, trees and grass. There is a particularly good view looking north-eastwards towards the Crown and the

houses along the north side, with the church beyond. Enclosure is provided towards the eastern end by buildings hard up to the road and towards the western end by the walls, railings and trees of the Manor House and The Lodge. This sense of enclosure is further emphasised by the narrow "entrance" at the north-east corner, by the old White Horse which "stops" the view eastwards into Station Road and by walls and buildings which prevent the space "leaking out" at its sharp western end. That modern heavy traffic conflicts with this enclosure hardly needs saying and its destructive effect can be seen all too clearly in the deteriorating condition of Newsteads London House and of the former Mace shop next door, both currently empty.



Four important groups of buildings define the eastern end of The Green. Clockwise, these are:

On the north side, the continuous frontage of Mulberry House, The Lime House, Newsteads London House (all Listed) and the shop next door. They are united by their classical (Georgian) style and blue glazed pantiled roofs.

At the east end, facing The Square (a hard surfaced area used for parking) The Crown Public House and the shop to the south. Here Georgian window proportions unite what are otherwise two very different buildings : one long and low with steep roof from the 17th Century, the other tall and "boxy" with low pitched hipped roof from the 19th. The shop has been recently renovated and details from its attractive shop front replicated in a well designed single storey modern extension to the south. Between The Crown and the shop is

a back yard giving access to a variety of buildings, including a tall three storey warehouse, part empty and part in residential use. Facing the short street linking The Green to Station Road the development has the character of a back yard rather than a street frontage.

On the south side, the continuous frontage from Nos. 17 & 18 and eastwards to Station Road consists of modest cottages of different periods and materials: flint, red and grey brick and painted render, and including a number of former shop fronts. The visually damaging effect of many modern window replacements can be seen by comparing two otherwise identical houses : No 18 (original windows) and No 17 (replacements).

Also on the south side, but further west, Caradon stands on its own. Though of later date and with a lower roof pitch than its neighbours to the west, its Georgian elements harmonise perfectly with theirs. To its left are fine railings, an attractive garden (to Ramridge House) and a view of roof tops and the backs of houses beyond;



to its right foxes guard a gateway, which is followed by the continuous frontage of The Old Cottage and Bank Cottage, both with painted plaster facades, and a flint and brick barn with a black tarred plinth. Although more modest houses than their counterparts on the north side of the Green, their vernacular proportions and steep roofs combine pleasingly with Georgian windows and doors. The barn continues the roof line of the houses, but its blank walls, large door and few small windows contrast with the adjacent domestic facades - a reminder of the village's agricultural past - and its residential conversion should be resisted.

Behind the barn a modern house, called The Barn, has a steep pitched roof and areas of flint in the brickwork.

The west end of the Green is different in character. On the north side, the Manor House, a substantial Georgian house with Victorian bays and windows, stands well back behind walls, trees and railings, while further west a wider entrance allows a glimpse of a paddock, a small walled garden and stables and of the Groveside estate and the open countryside. A continuing wall and a pair of semi-detached cottages, Nos 15 & 16, reinforcing the firm edge of The Green. Their west gable appears to be the only visible example of the use of carstone in the village.

On the south side, The Lodge, a medium sized house of the 1950s or '60s, stands back behind railings and mature trees which tie it into its traditional setting.

The West End (Lynn Road and School Road)

The brick and flint wall along the north side of Lynn Road continues the firm edge of the Green. The Old Reading Room, an attractive late Victorian building, has been sympathetically converted into a house. Further west the wall then gives way to railings in front of a large pond surrounded by willows which marks the Conservation Area boundary.

In the triangle between Lynn Road and School Road an attractive group of 19th Century flint cottages is tightly linked together by outbuildings and walls, but has plenty of space for gardens. A lay-by separates the cottages from the busy Lynn Road, providing a respite from the traffic and much needed parking space. The house facing east towards The Green is rendered on the front, but its historical development can be seen in the south gable end. The other cottages are in three short terraces : two are gable end onto one or other road, the third - with a date stone marked "RF Oct 22nd 1818" - fronts School Road. A variety of different window replacements, extensions, porches, brickwork and render has upset their harmony when seen close-to, but they retain an overall unity of materials and form, and older windows and porches survive at the south end of the west-most terrace.

Separated from the cottages by a long hedge, the former Wesleyan Chapel, now converted to a house, is a plain brick building of simple dignity, with a mock-ashlar rendered front. Both roads curve, allowing for attractive views of the buildings as a group when seen from the west. A number of later houses have been built in this triangle - on School Road a pair circa 1900, (Greystott & Cheney), in brick and pebble dash, of townscape interest, though somewhat devalued by window replacements and a brand new detached house of flint and brick, and on Lynn Road a modern bungalow, (Cheney Manor), screened by trees. A small children's playground on School Road is an asset to the village, but it needs enclosing by something better than chain-link fencing.

Further west, on the north side of School Road, the East and West Rudham Primary School is fine late Victorian building of red and grey brick and slate in a domestic "Tudor" style. It is enhanced by its boundary wall, gate piers and trees. An extension at the back is sympathetic to the original building but a small flat roofed front extension detracts from it. The east end of the school grounds, with old orchard trees, appears neglected and used for dumping old equipment.

Most of the south side of School Road is outside the Conservation Area, but the high continuous wall marking the boundary is important visually. A barn-like building (formerly stables, but now used for storage) follows the line of the wall. It has unusual small cast iron windows-cum-ventilators, of particular interest in themselves as well as for their numbered arches, which, taken together, spell out the date "1879". The roof is beginning to deteriorate and all window glass is broken.

The wall continues a short distance past a small yard. A grass bank and hedge then take over, with meadows on the other side. The otherwise clear distinction between village and open country is blurred by two new houses (outside the Conservation Area). Mill House marks the western end of the Conservation Area. A simple Georgian farmhouse at right angles to the road, with a linked barn at the back, it has been badly damaged by the removal of the doorcase, the raising of the window cill above and

unsympathetic window replacements, but original railings and garden walls survive.

The Church and Station Road (north part)

The roads leading into the village from all directions meet just south of the church at a tightly constricted, staggered cross roads. From here Station Road goes gently down hill to meet another entrance to The Green and then the road from Broomsthorpe. The demands of modern traffic on the main road, whose blighting effect on the north-west entrance to the Green, has already been noted, have here been positively destructive. Buildings in front of the church



have been demolished, leaving Church Cottage isolated between two open spaces, one unkempt with a garage in the corner, the other, with a seat and an unattractive litter bin, surfaced somewhat uncomfortably with loose red chippings. On the opposite side behind The Crown, buildings have also been demolished and replaced with grass protected by ugly concrete bollards. Road widening has also adversely effected the setting of both the Cat and Fiddle Public House on the corner of Bagthorpe Road, and Forge Cottage (larch-lap fencing) on the corner of Station Road. The buildings which remain, though not Listed, are all of local interest and still combine to make a potentially attractive place, set against the backdrop of the church. In addition to the buildings already referred to, other buildings of interest

include Jasmine Cottage in Baghorpe Road linked to the Cat and Fiddle by high walls and outbuildings, No 2 Fakenham Road, with its outbuildings and trees, and the Post Office Stores, a fine house of circa 1800 with good stucco decoration but spoilt by unsympathetic window replacements and an ugly shop extension (with garish advertising blocking the shop window).

The north part of Station Road has two contrasting sides. They are not parallel, leaving the space between them wedge shaped.

The east side is urban in character with an almost continuously built up frontage. Significant buildings include an imposing Victorian commercial building. Formerly a grocer's, its almost classical simplicity of shopfront with regularly spaced windows and attic dormers above, is rendered asymmetrical by a gabled end bay which expresses the doorway to the upper floors. Next to it, and much more traditional in scale, is an attractive row of red brick cottages and then, all whitewashed flint and brick and black paint, a butcher's shop with large bay window and the Old White Horse.



The west side is fragmented, with cottages set back behind parking bays, grass verge and front gardens. Behind the cottages is a densely packed group of buildings accessible from the short street leading back to The Green or from the Crown yard off The Green. The somewhat higgledy-piggledy development of the whole block between The Green and Station Road suggests that, as with many market towns and villages, part of the original market place may have been gradually built over in an ad-hoc way. If so, the east side of Station Road may represent the original

edge of The Green. At the corner of the short street leading to the Green Lockinge, a substantial house, projects forward, so that the street becomes suddenly narrow and the white painted flint and brick north gable of the house is a prominent feature.

Station Road (south part)

The southern end of Station Road is quite different. Larger houses with walled gardens and trees predominate as the road widens out again towards the junction with Broomsthorpe Road.

On the east side, Wesum House, a fine early 19th Century Georgian house, faces south over a large garden. Its trees and long grey brick garden wall, with decorative brick balustrade, are major features of both Station Road and Broomsthorpe Road. Though its prominent gable end is hard onto the road, the front of the house is barely visible through the trees. Its curtilage has been sub-divided and a substantial modern bungalow (Hazelwood) has been built on the eastern half with access from Broomsthorpe Road, but hedge and trees have been retained, so that the visual impact is limited to a new entrance.

On the west side, The Close, late 19th Century date with low pitched slate roof and large casement windows, is clearly visible behind a high hedge but its front faces west over a large rear garden. Next to it is an attractive pair of flint cottages (Nos 19 & 20), closely followed by the entrance to Nos 21 & 22 Faize Cottages. High hedges and trees completely screen this particularly interesting Listed Building, but it can be glimpsed from the road further south.

At the junction with Broomsthorpe Road, the character of the area changes again. The land rises gently southwards to cottages (a short terrace and a pair), loosely strung out in a row beyond long front gardens. Until new houses were built to east and west, this area was effectively open countryside rather than an integral part of the village. Part of the road frontage is not hedged, so that the front gardens almost seem like green open space. Two of the attractive terraced cottages are now one: Mallard Cottage. The third one has a deep bay window, associated with its former use as the George Inn. All three have unusual windows, with only one small

pane opening (some appear to be good modern reproductions). Outbuildings are also of interest. From this point Station Road continues as a country lane with hedgerows either side. Past the new houses, the large vicarage is a fine example of late Victorian domestic Gothic design, in the style of the architect William Butterfield.

Broomsthorpe Road and Back Lane

On the north side, a small modern house, Beech Cottage, has been built in the grounds of Hazlewood : while its design is straightforward, it bears little relationship to the adjoining tight-knit group of cottages.



This attractive group, dating from mid to late 19th Century, comprises two terraces with walled front gardens facing the road interspersed with two terraces gable end onto the road. A large proportion are built of white flint with brick dressings, which gives them a fresh quality. No 4 has a date stone marked "SJA 1815". No 5 has a clock in a roundel over the door. A further terrace behind completes the group. Then, after a small hedged meadow and a pair of cottages of mixed flint and brick from circa 1930, a totally different scale is introduced with Anchorage House. This is a fine medium sized late Georgian house built of dark brown-red bricks (more commonly



found in Kings Lynn). It retains original sash windows but concrete tiles have replaced slates on the roof. It has fine railings, walls and trees.

On the south side, modern suburban-type development set well back behind hedges (part within the Conservation Area, part outside it) is followed by an attractive group of brick or flint cottages opposite Anchorage House. Some have with gable ends facing the road and Peartree Cottage has unusually elaborate iron railings and gates.

On the north side, beyond Anchorage House, is a small group of houses and cottages variously set back or close to the road. A way through leads to Shaw's Yard with further cottages and then to Back Lane. One of the houses facing the road has a classic three bay stuccoed front with a good central doorway and front railings.

Another small hedged meadow separates this group from the Primitive Methodist Ebenezer Chapel of 1862. A classic Nonconformist front, with round arched central door, window each side and gallery windows above, has here been treated with a bold originality : gault brick pilasters, set in from the corners, and a projecting centre bay, incorporating an oval rose window and a plaque, contrast with the red brick walling between to give the chapel a grand scale. It has a modern lean-to extension at the back. Two new houses, set back, have been built immediately east of the chapel. These are separated by a small meadow from Bumble Cottage which, set at right angles to the road, appears to be modern but fits in well.

On the south side, Rudham House Farm, a large house in spacious grounds with substantial farm buildings, is almost entirely screened by a high bank, a hedge and trees. Past the house, Broomsthorpe Road becomes a country lane bending slightly to the south.

On the north side, a small meadow turns the corner into Eye Lane. With hedges on both sides and two traditional cottages set well back on the west side, the lane soon starts to go up hill to meet the main road. At the same time Back Lane turns off to the west, to follow the Conservation Area

boundary before finally emerging by Clock Cottage in Broomsthorpe Road. Though it gives access to sixteen cottages, the lane is unmade up and its western end is no more than a muddy grass track. On its north side two houses, The Haven and St Patrick's Villa, are an integral part of the traditional settlement. On the south side are three separate groups of cottages. Nos 23 to 26 are of more than usual interest. Built of white flint with brick dressings, their details are typical of the late 19th Century Arts and Crafts movement, including brick string courses which continue as arches over windows, and doors, pointed arches, relieving arches over front windows with gauged brickwork filling the intervening space and chimnies with diagonal flues. They face south over back gardens, with their "rear" outbuildings fronting the lane. These incorporate wide arched openings, now all blocked. Nos 28 to 30 are similar, though rather plainer. An integral part of this group, No 27, a single house, is poorly maintained. Further west an attractive older group of four flint cottages includes an impressive wing which comes forward with a hipped roof. Finally a terrace of four flint cottages, facing away from the lane, has been uniformly modernised, with identical porch additions and sympathetic new windows, so preserving its architectural unity.

LISTED BUILDINGS

There are twelve Listed buildings in the Conservation Area. The statutory list was published in 1953 and added to in 1985.

Grade II*

● **Church of St Mary, Fakenham Road.** Comprises West tower, nave and aisles, South transept, chancel and south porch. Largely rebuilt after tower collapsed in 1873, but some Medieval fabric survives, including early 14th Century south transept, parts of north Nave, circa 1300 Nave south doorway, 12th Century south wall of chancel (including two original lancet windows, a later window and a reworked 12th Century pillar piscina), part of south porch including niche over entrance, but parvise not retained. The new work is generally disappointing.

Grade II

- **Mulberry Tree House**, The Green (north). Late 18th Century. 2 storeys, 5 bays plus 2 storey rear wing. Plaster render on brick. Black glazed pantiles. Sash windows with small panes. Pedimented central door case. Panelled door with glazed fanlight. Tumbled gables with parapets. Hipped roof to rear wing. Modern replacement chimnies and modern central dormer.
- **Limes House (and railings)**, The Green (north). Circa 1800. 2 storeys, 5 bays plus segmental carriage arch on right hand end with 2 further windows over (spaced more widely apart than the rest). Plaster render on brick. Black glazed pantiles. Modern replacement sash window with small panes. Central doorcase with modern replacement panelled doors. Chimnies at each end of main part of house. Spearhead railing with attached gate.
- **Newsteads London House (and, railings)**, The Green (north). Circa 1840. 2 storeys, 3 bays. Brick with "flat" rubbed brick arches to openings and dentil eaves. Black glazed pantiles. Sash windows with large panes with single vertical glazing bars. Central doorcase with console brackets of same pattern as those on Caradon (see below), to which this house is very similar. Panelled door (top panels glazed) with glazed fanlight with "union jack" pattern bars. Spearhead railings with attached gate.
- **The Crown PH**, The Green (east). 17th Century with 19th Century details. Pebble dashed front, brick dressed flint returns. Black glazed pantiles. Widely and irregularly spaced front windows of varying proportion, but all have large panes with single vertical glazing bars. Blocked original north end windows with label stop heads. 17th Century rear wing with blocked openings. Gables with parapets. End chimnies. Modern porch.
- **Shop**, The Green (east). Circa 1800. 3 storeys, 2 bays. Red brick (previously whitewashed but recently stripped and re-faced). Hipped roof with black pantiles. One side chimney removed. Ground floor projecting shop front with central doorway and arched heads to lights (19th Century). Sash windows with small panes (first floor 12 panes, second floor 6 panes). On south side 2 storeys 1 bay lean-to. red brick with

eaves dentil course. Hipped roof with red pantiles. Ground floor boarded door recently replaced by 2-leaf part glazed "door" with details copied from main shop front. First floor sash window with 16 small panes. Further south single storey recent extension. Set back and turning corner into side street with more set backs and projections. Flat roof with large hipped roof light. Walls comprise display windows and doors with details copied from main shop front. New work is sympathetic in design and well executed. East of this extension older single storey wing extending southwards. Red brick. Hipped roof with red pantiles. Details of windows and doors copied from main shop front.



- **Caradon**, The Green (south). Mid to late 19th Century. 2 storeys 3 bays. Red brick front with eaves dentil course. Flint gable ends with brick dressings. Red pantiles. Gable end chimneys. Central doorcase with console brackets of same pattern as on Newsteads London House (see above), to which this house is very similar. Sash windows with small panes. Front railings. Attached to west, high brick walls either side of gateway have carved foxes on top. At the back brick and flint outbuilding, single storey with hayloft.
- **The Old Cottage**, The Green (south). 18th Century, but with 19th Century details. 2 storeys. Part former shop with separate, now disused, entrance. Painted plaster render to front, but flint E gable end. Steep roof with red pantiles. Gable end and ridge chimneys. Sash windows with small panes, except former shop window with fluted frame. House doorcase with console bracket like those on Caradon and Newsteads London House (see above) Panelled door with upper panels arched.

Simple boarded former shop door. Front railings.

● **Bank Cottage**, The Green (south).

18th Century, but with 19th Century and 20th Century details. 2 storeys. Painted plaster render to front. Steep roof with red pantile. Ridge chimnies. Sash windows with small panes, except one 20th Century canted bay window with transome and small panes. Central doorcase with console brackets. Front railings.

● **21 and 22 Faize Cottages**, Station Road. Circa 1600. Two storeys. Flint with brick dressings. Red pantiled roof. Perhaps former through-passage plan. Later alterations, rebuildings and extensions. Several brick dressed openings with drip moulds. Brick quoins to prominent SW external chimney and to two blocked openings in W gable.

● **Anchorage House**, Broomsthorpe Road. Circa 1800. 2 storeys 3 bays. Double pile house. Plum coloured brick. Shallow projection of corner panelled pilasters and centre bay of front elevation. Moulded wood cornice. Low pitched hipped roof with modern concrete pantiles. Sash windows with small panes (16 on ground floor, 12 on first floor). Wooden classical porch with columns.

● **Primitive Methodist Ebenezer Chapel**, Broomsthorpe Road. 1862. 2 storey 3 bay front; single storey (double height) 3 bay long return sides. Front of red brick except for forward projecting end (not corner) pilasters and centre bay of gault brick. Dentil eaves course, but moulded brick cornice to gault brick elements. High plinth. Return sides of red brick with plain strip pilasters. Rubbed brick half-round arches to window and entrance doors. Name and date plaque over doorway. Front centre bay first floor window is oval with wood frame and bars in scalloped "rose window" pattern. Other windows are sash windows with margin-light bars. Tall side windows may perhaps have replaced 2 storey window arrangement in late 19th Century. Interior not inspected.

IMPORTANT UNLISTED BUILDINGS

The special quality of East Rudham Conservation Area, while greatly enhanced by its Listed buildings, also owes much to the large number of important unlisted



buildings within its boundaries. These are buildings which, by their position, their group value in relation to other buildings and their use of local materials, contribute to the character of the village. Ninety-three such buildings have been identified, representing 84.5% of the total number of unlisted buildings in the Conservation Area. Important walls, which link buildings and enclose spaces, have also been identified.

IMPORTANT TREES

Trees, individual and in groups, make a vitally important contribution to the character of the Conservation Area.

POST-WAR DEVELOPMENT

Only a few new houses have been built within the Conservation Area since 1945. They include (i) the development of frontage infill sites by individual houses (one each in Lynn Road and School Road and two in Broomsthorpe Road) or by groups of two or three (in Station Road, adjoining the Vicarage, and in Broomsthorpe Road, east of No 31 and beside the former chapel); (ii) the subdivision of an existing residential curtilage (Hazelwood in Broomsthorpe Road) and (iii) a new house in place of an old one (The Lodge on The Green).

Commercial developments include the extension of the shop next to the Crown and the closure of local shops (in some cases being replaced by specialist shops serving a different clientele).

Road developments, to cope with heavy through traffic, include widening and improvement of sight lines at the junction of

the main road with Station Road and Bagthorpe Road. This has necessitated demolitions in the vicinity of the church, The Crown and The Cat and Fiddle, inevitably damaging the historic character of this part of the village.

TRADITIONAL MATERIALS

The character of the Conservation Area owes much to the use of traditional local building materials. These include:

- flint (rubble or knapped, usually grey, but also white as in cottages in Broomsthorpe Road and Back Lane)
- red brick (used throughout a building or as dressing to flintwork)
- gault brick (cream coloured when new, but weathers to grey, used from 19th Century onwards, sometimes in association with red brick)
- whitewash on any of these materials
- lime plaster render over any of these materials
- tarred flint
- red clay pantiles
- red clay pintiles
- Welsh slates

ARCHAEOLOGICAL INTEREST

There are no scheduled Ancient Monuments in the Conservation Area.

DETRACTORS

The special character of Conservation Areas can easily be eroded by unsympathetic new residential developments or by poorly proportioned new buildings, as well as by seemingly minor alterations such as unsympathetic replacement windows and doors, inappropriate materials or paintwork, the removal of walls, trees or hedges or the use of inappropriate front boundary features.

Features which detract from the special character of the Conservation Area include:

- Heavy through traffic on the main A148 King's Lynn to Fakenham road:

this is dangerous for pedestrians, is a noisy for residents, is causing neglect of certain properties and has already necessitated some demolitions and road widening.

- Poor quality surface to Back Lane.
- Proliferation of overhead cables.
- Unsympathetic window replacements
- Appearance of shop extensions
- Vacant sites with derelict buildings.
- Poor quality of landscaping.
- Ugly concrete bollards and poor quality litter bins.
- Chain-link fencing to children's play area, School Road.
- Unkempt bits of ground.
- Condition of some trees.
- Deteriorating buildings which give cause for concern.

CONSERVATION OBJECTIVES

The overall conservation objective is to protect and reinforce the established special character of Conservation Areas and their setting.

This will be achieved by:

- encouraging the retention and maintenance of buildings which contribute to the overall character of each conservation area, whether listed or not
- ensuring that new development is sympathetic to the special qualities and character of each conservation area
- protecting the setting of the conservation area from development which adversely affects views into or out of the area
- the retention, maintenance and locally appropriate new planting of trees
- maintaining and enhancing local features and details which contribute towards an area's local distinctiveness
- working with the community to prepare schemes of enhancement
- encouraging the removal of detractors to the special character of each conservation area

CONTACTS AND ADVICE

Within conservation areas, a number of special controls apply and it is advisable that anyone proposing to carry out new development, alterations, extensions, installations, demolition or work to trees should seek advice from the Planning Policy Service at an early stage. A leaflet summarising these issues and including general information on conservation areas can be obtained from Planning Policy free of charge.



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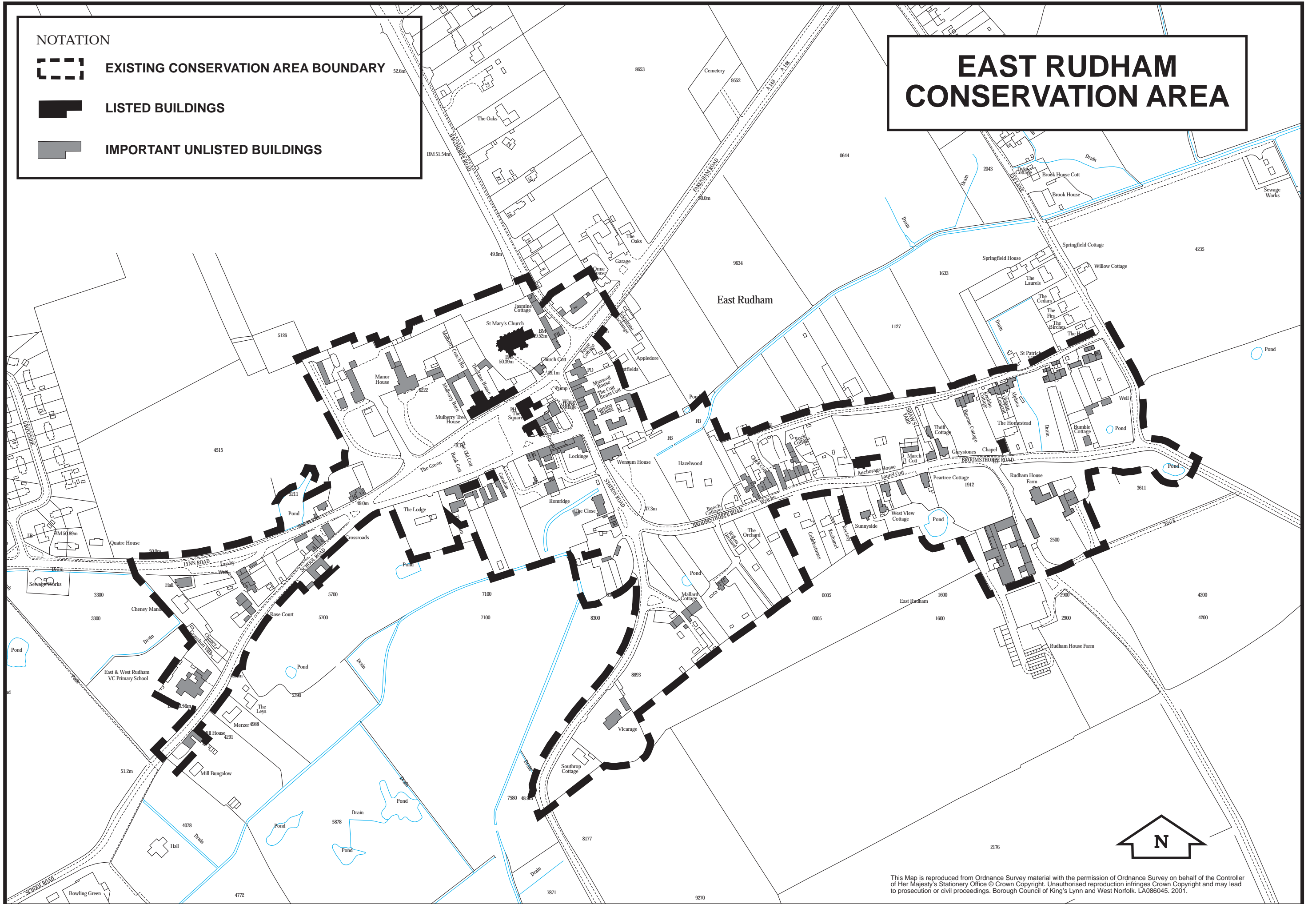
NOTATION

 EXISTING CONSERVATION AREA BOUNDARY

 LISTED BUILDINGS

 IMPORTANT UNLISTED BUILDINGS

EAST RUDHAM CONSERVATION AREA



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