



# Terrington St Clement Conservation Area Character Statement

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*TERRINGTON ST CLEMENT is a populous village with a noble church, and several neat houses and handsome villas, on and near the Cross Keys, a Sutton-Wash road, 4 miles W. of Lynn, by ferry and 6 miles by the bridges.*

**WILLIAM WHITE 1845**

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## Introduction

A Conservation Area - “An area of special architectural or historic interest, the character or 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 Terrington St Clement Conservation Area was designated in 1980 and the boundary modified in 1990. 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 Government Advice (PPG15) and it has been adopted as supplementary planning guidance

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

## Origins and Historical Development

Terrington St Clement existed as a manor in Saxon times when records show that in AD 970 Godric gifted part of the lands of Turrintonea to the Abbey of Ramsey. The name Terrington comes from the early Saxon “Tun” meaning enclosure or homestead of Tir(a)s people. The settlement is referred to in the Domesday Book as Tilinghetuna.



Archaeological finds suggest that an early Saxon settlement began in what is now Hay Green and then moved to the Popes Lane area before finally establishing in the area around the Church which now forms the core of the village.

By the medieval period the small settlement, which began on raised ground on the edge of the marsh, had grown to some prominence within the region. The magnificent Church, often called the Cathedral of the Marshland, was built between 1342 - 1400, probably by Edmund Gonville, Rector, who was the founder of Gonville College in Cambridge. The remains of a Saxon building were found in the present church during restoration work in the 19th Century.

The settlement was relatively secure, being protected from the sea by the "Roman Bank" to the north and from fresh water by the Old Podike constructed around 1200 to the south. It was one of the seven towns of Marshland which all had an interest in the Smeeth, a large common where cattle were sent for summer grazing. The villagers must have lived by farming, fishing and saltmaking - salt was a very valuable commodity in the middle ages.

During the 16th and 17th Centuries, many fine houses were built. Many, including the oldest, Lovell Hall, are not in the conservation area, but two may be seen on Churchgate Way and one on Marshland Street.



The 18th and 19th Centuries were boom times for Terrington. During the first half of the 18th Century the population doubled and in the 1770s the village expanded northwards and westwards by reclaiming land from the sea. Many hundreds of acres of salt marshes were embanked by Count Bentinck, Lord of the Manor. Both the Eau Brink Cut at Lynn (1821) and the embankment between Walpole Cross Keys and Sutton Bridge (1831) improved communications for the village.

A range of village facilities were established in the 1800s. There had been a school adjacent to the Church but a new one was built in 1818, and in 1839 construction of a police station began. The fire service was set up in 1885, and in 1888 an office and house for a superintendent was added to the police station although the court rooms were not built until the 1930s.



A Salvation Army headquarters, 3 mission chapels, a Wesleyan Church and a Primitive Methodist Chapel were also established. The village was still a largely agricultural community and a fair was held each year behind the King William Public House. This was originally an opportunity to hire workers but soon became a trade fair and later a fun fair which spilled over onto Churchgate Way.

Perhaps the biggest change was in 1864 when the railway came meaning a much wider market for livestock and produce grown on the rich alluvial soil. Strawberries were introduced from Kent in the 19th Century and by the end of the century special trains were being run to transport the crop.

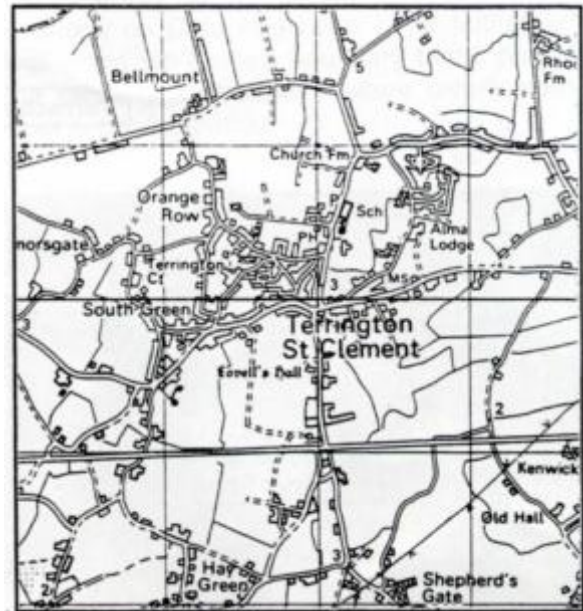
One bulb grower was so successful that he decided to build shops and houses for his workers. The houses are in Manor Road just outside the conservation area and the shops are still in existence at the south end of Marshland Street. He also built what was intended to be a cinema but it was never finished and is now the garage on the old A17.

Unfortunately the railway closed in 1959 followed by the Police Station and court rooms in 1981, but the village has generally continued to expand during the 20th Century.

## Setting and Location

Terrington St Clement is situated 11 kilometres (7 miles) west of King's Lynn, Norfolk, and 9 kilometres (5 ½ miles) east of Sutton Bridge, Lincolnshire, on the old route of the A17 Trunk Road on the southern edge of the settlement. Extensive, flat plains of fertile agricultural land surround the village. This has been reclaimed from the sea over the past two hundred years. The

village spreads over a large area with a pattern of lanes, the intervening spaces being filled by residential development.



## Character Overview

Terrington St Clement is a large and lively Marshland village with a healthy mix of housing, shopping, community facilities and agricultural or horticultural businesses together with related small industries.



The conservation area is comparatively small comprising only Marshland Street, part of Churchgate Way, the eastern end of Chapel Street, small section of the former A17 and the junction around Churchgate Way and Station Road but it forms the heart of the village and many of the buildings contained within it have been built to reflect the importance of their function, particularly the magnificent perpendicular St Clement's Church – the 'Cathedral of the Marshland'. These buildings have fine architectural detailing, some with front gardens and landscaped settings. By contrast, there are a number of small terraced houses with small front gardens or set directly to the back of the pavement. These are mainly brick built with sash windows and gabled roofs. Each part of the conservation area has its own feel but an overriding impression is that people care for the buildings and spaces whether at the large scale of the Church and its churchyard or the smaller scale of the individual commercial and residential properties.



Churchgate Way reflects the traditional character of the centre of many of the larger West Norfolk villages with many of the buildings around which village life would have revolved - Manor Farm, the Church,

the Old School, the Scout Hut, a Public House – as well as the playing field all situated along its length.

By contrast parts of Marshland Street still have the air of the early 20th Century, when larger-scale retailing was introduced and where a number of shops, several take-aways and other businesses such as hairdressers, a nursery garden and a second pub still appear to flourish. A number of business are also situated along the eastern end of Chapel Road and it's junction with Churchgate Way.



While the village centre is busy, it is not usually crowded and this can create a relaxed atmosphere allowing people time and space to appreciate the quality of the surroundings. At other times the village centre seems to be dominated by cars which seriously detract from the pleasant atmosphere and the street scene.

To a certain extent that is unavoidable because the small terraces and cottages which are a characteristic of the conservation area do not have off-street parking. The businesses also generate traffic but in varying amounts through-out the day and this can contribute to the busy, bustling feel of the Marshland Street area. However, there

are three schools situated on Churchgate Way immediately to the north of the Conservation Area and twice a day the whole village is swamped by moving traffic and parked cars.

An unfortunate by-product of the cars is the number of scruffy, litter strewn parking areas along a section of Churchgate Way. These are generally areas of tarmac, concrete, gravel and earth and, while they may be deemed necessary, they are visually unattractive and detract from the appearance of the conservation area and in some cases, the setting of the adjacent listed buildings. Ironically, the road leading into the village from the north has double yellow lines and is therefore free of parked cars.

## Spaces and Buildings

**Churchgate Way** itself has a pleasant, spacious character emphasised by the wide street which curves northwards and a series of spaces created by properties set back from the road and sweeping road junctions. A mix of residential properties can be seen from terraced cottages with small front gardens fronting the road, to larger detached properties set back a little further. There are five listed buildings in Churchgate Way; the magnificent St Clements Church, its freestanding Tower and the Church Hall

which is the former school, the Old Post Office, now in residential use and Old Beams, once a public house.



Along the eastern side of the road the mature trees, hedges and a dyke enclose the space but important links are provided by the lychgate in the churchyard wall, the drive to Manor Farm and the public footpaths which give access to the surrounding countryside.

St Clement's Church and Manor Farm are set well back from Churchgate Way within their own spacious grounds. This is a distinctive part of the conservation area with an air of peace and tranquillity derived from its rural characteristics, an impression most apparent when viewed from a footpath to the east of the Church looking back towards the village. From here, the Church and Manor



Farm buildings appear against a backdrop of mature trees screened from the main part of the village.



The Church is the principal feature of the village and of the conservation area. Glimpses of it can be seen from a considerable distance outside Terrington St Clement and its freestanding tower can be seen from within various parts of the village itself. The churchyard is an extensive and well-kept area of land enclosed by boundary walls, trees, hedges and fences; but views eastwards open out to the surrounding fields, nurseries and an area of grassland. The Former School, now a disused church hall, is a compact building in front of the churchyard and incorporates a stone plaque inscribed with the date AD 1861. It is an attractive building but is sadly neglected and rather lost in the sea of gravel and tarmac around it.

Manor Farm comprises an imposing house in large, treed, grounds together with an interesting group of traditional farm outbuildings. An avenue of mature trees line the driveway to the house from the gated entrance on Churchgate Way. The

buttressed wall along the eastern boundary to the rear of the property is a strong feature clearly seen from the public footpaths.



At the far end of the conservation area is the Scout Hut, a well used but not overly attractive building again fronted by a car park and the Post Office with Police Room, beyond which, views out of the conservation area can be gained along the rural, treed lane that extends past Terrington's schools.

The western side of the road is much more enclosed with a mix of residential properties comprised of a terrace of attractive cottages, some small modern houses, the larger Old Beams and The Old Post Office and the King William Public House, a prominent red brick Victorian building with a very decorative bracket to support its hanging sign but sadly modern UPVC windows. This part of the street is rather spoilt by parking areas, which have an air of openness and neglect, around the entrance to King William Close, the pub and the recently converted Old Post Office.

The short section of Chapel Street, and the area around its junctions with Churchgate Way and Marshland Street has a busy, commercial feel with a number of different businesses grouped closely together, including a bakery, a take-away, newsagents

and car sales outlet. A wall plaque scripted S&W Jarvis provides a link with past enterprises and the Victoria Stores, another attractive Victorian building, is prominent.



As Marshland Street begins to straighten out, there is a more marked change in its character. Larger detached properties, some with attractive architectural detailing, are set further back from the road.



Turning into Marshland Street commercial character gives way to residential with terraces of small, 2 storey cottages fronting hard on to the footpath or road itself. Where front gardens do occur in this area, minimal space is afforded to them and there is no footpath along the western side of the road.



The introduction of front boundary hedges and increased tree coverage in rear gardens provide a softer, landscaped appearance than the northern part of Marshland Street and glimpses of the Church tower reinforces the village scene. A reminder of the relevance of horticulture to the area is provided by the nursery extending behind the properties fronting Marshland Street and Churchgate Way, right in the centre of the village. Prominent buildings in this area include the attractive detail of the 19th Century Marshland Supply Stores with its traditional shop front and the long, symmetrical, single storey building which

was the former police station and courthouse, now converted to residential use.



New residential development, near the former County Arms Public House, deflects views around the next curve of the road while maintaining the street frontage enclosure typical of Marshland Street. This marks another change in the overall character as commercial uses become dominant again leading down to the junction with the old A17. On the eastern side the fast food outlets and Wildfowler Public House, which front the road, appear well cared for and the small group of modern bungalows extending back from Marshland Street introduces depth in an area strongly characterised by road frontage development. A turn of the century terrace of shop units on the other side of the street is prominent and locally distinctive with its colonnaded front and hipped roofs but its appearance is spoilt by the boarded up windows and an air of neglect. A single storey building with a decorative panel links the shops with the two storey building which turns the corner onto Sutton Road. Although much plainer in appearance it is still quite distinctive with its deep rows of windows and white paintwork.

Across the junction with the old A17, and providing a visual stop to the views down Marshland Street, is prominent, detached and architecturally distinct residential property, displaying many of the features of continuity between the older properties in the conservation area including chequer board brickwork, sliding sash windows, and chimney stacks. To the east and contrasting in scale, is an interesting row of brick built properties fronting directly onto the footpath in a similar way to the building form at the northern end of Marshland Street.



The conservation area narrows to run along the northern side of the old A17 where it includes a mix of buildings which are mainly terraced - one still with its shop front - and fronting directly onto the pavement. A small development of recently built bungalows extending back behind the conservation area and the wide neck of the entrance road contributes to the feeling that this is still “the main road”.

At its eastern end, the Conservation Area opens out again to include the listed Lovells Cottage in its well treed garden and Terrington Lodge set against a backdrop of mature trees. Although the latter is partially concealed from view by the former stable block which sits hard on the back of the

pavement, this part of the area has a spacious feel created by the open expanse of the playing field (just outside the Conservation Area). The long views north to the Church and the small scale of the cottages on Churchgate Way which are set back being a grass and tree edged parking area.

## Listed Buildings

There are 9 listed buildings in the conservation area. The Statutory List was revised in 1987 and the Church Hall was added in 2001.

### Buildings Listed Grade I

**Church of St. Clements, Churchgate Way.** Origins C13 now entirely C15. Ashlar with some carstone. Sundial in south gable head. Interior has painted panels with the Creed and Psalm 23 (dated 1635), also Royal Arms to Queen Anne over north door.



**Freestanding Church Tower, Churchgate Way.** Ashlar 3 stage tower with buttresses. Bequests date from 1501 - 1527.

### Buildings Listed Grade II

**The Church Hall, Churchgate Way.** Former School (including Schoolmasters house) dated 1818 with extensions of 1861 and built by public subscription. Red brick with slate roofs and sash windows. Single storey and built in T plan with main front facing churchyard. The building has also been a public dispensary and a public hall but sadly it has fallen into disuse of late.

**Old Beams, 45 Churchgate. Way.** C1700 house formerly Pub. Rough cast and whitewashed brick.



**The Old Post Office, 35 & 37 Churchgate Way.** Former shop and house, now all residential. Date stone 1730. Colourwashed brick.



**Terrington Lodge, Lynn Road.** Two storey house c1740. Red brick with corrugated tiles and sash windows. Early C19 hipped cross wing to north of main elevation.

**Stable Block North of Terrington Lodge, Lynn Road.** Mid C18. Brick with hipped pantiled roof, semi-circular windows and loft loading door. Linked to boundary walls by ramped walls enclosing tackrooms.

**17 & 19 Marshland Street.** Pair of attached houses probably originally one. Mid to late C17 with C19 additions. Red brick in English, random and Flemish bond. Detailed brick mouldings.

**Lovells Cottage, Station Road.** Mid C18 house with early C19 additions. Brick with slate roofs and arched Gothic windows. Timber verandah on wrought iron piers with inserted glazing in roof.

## Important Unlisted Buildings

Of the unlisted historic buildings, 73 are considered to make a positive contribution towards the character of the conservation area, representing 66 per cent of the total number of buildings in the conservation area. The important unlisted buildings have been identified because of their prominent position, use of traditional materials, their

substantially intact character, and because they often relate to other historic buildings close by.



## Traditional Materials

The character of Terrington St Clement Conservation Area owes a great deal to the use of local traditional materials in the construction of its historic buildings.

These materials include :

- Orange brick
- Red brick
- Brown brick
- Pantiles

There is also extensive use of Welsh slate and a considerable number of the smaller terraced buildings have been painted or rendered. Windows are sash or small cottage style casements but dormers are not a particular feature of the area.

## Archaeological Interest

There are no Scheduled Ancient Monuments in Terrington St Clement Conservation Area. However some archaeological finds have been recorded as part of the Norfolk Sites and Monuments Record.

## Detractors

The special quality of conservation areas can easily be eroded by seemingly minor alterations such as unsuitable replacement windows and doors, inappropriate materials or unsympathetic paintwork, removal of walls, railings, trees and hedges.

Within the Terrington St Clement Conservation Area, there are few features which detract significantly from its intrinsic character. Some of the more significant elements are:

- unofficial parking areas - particularly in Churchgate Way – which appear scruffy when not in use.
- on-street parking which can be disruptive and visually intrusive,
- the growing trend for inappropriate UPVC windows most noticeably those in The King William Public House
- the boarded windows and uncared for appearance of the shops at the southern end of Marshland Street
- overhead wires, poles and other equipment

## Conservation Objectives

### Statement 1

**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
- 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**

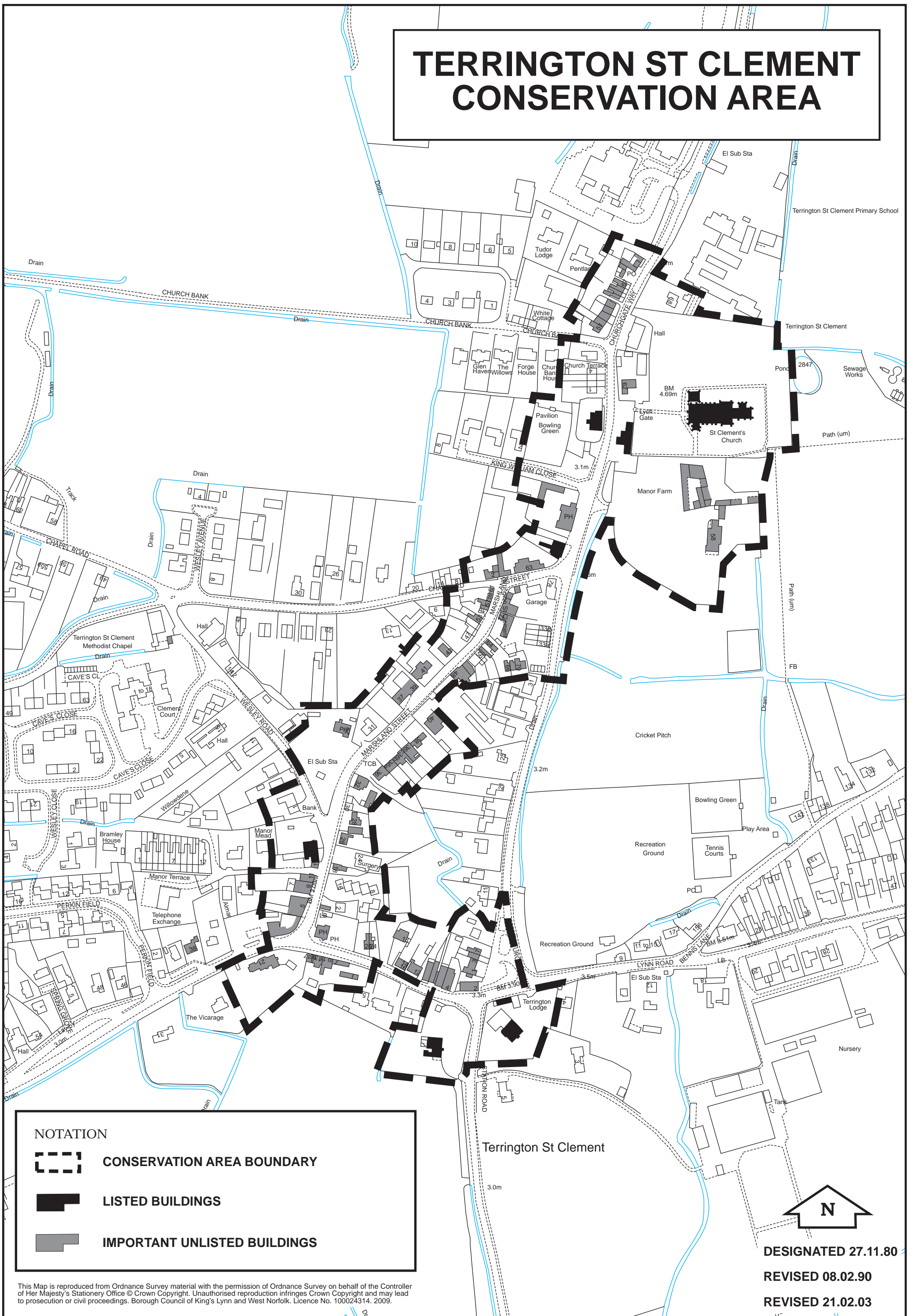
**Within conservation areas, a number of special controls apply and it is advisable that anyone proposing to carry out new development, alteration, extensions, installations or demolition should seek advice from Development Services at an early stage. Special controls also apply to the trees and some may be subject to Tree Preservation Orders. Anyone wishing to carry out work to trees within a Conservation Area should therefore seek advice from Development Services.**

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






**King's Court  
Chapel Street  
King's Lynn  
Norfolk PE30 1EX  
Tel: (01553) 692722  
Fax: (01553) 691663  
DX 57825 KING'S LYNN**

# TERRINGTON ST CLEMENT CONSERVATION AREA



**NOTATION**

-  **CONSERVATION AREA BOUNDARY**
-  **LISTED BUILDINGS**
-  **IMPORTANT UNLISTED BUILDINGS**

**N**

**DESIGNATED 27.11.80**  
**REVISED 08.02.90**  
**REVISED 21.02.03**

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