

# BURNHAM MARKET

## CONSERVATION AREA DRAFT CHARACTER STATEMENT



*BURNHAM MARKET or Burnham Westgate, is a small but neat market town, on the Wells road, 22miles N.E. of Lynn, 9 miles W.N.W. of Walsingham, 32 miles N.E. of Norwich and 118 miles N.N.E. of London. The country around the town is agreeably diversified with hill and dale, and the air is highly salubrious. The sea coast is about 2 miles to the north and Holkham Park, 2 miles to the east.*

**WILLIAM WHITE 1845**

**DESIGNATED: July 1975**  
**REVISED: February 1992**

**PLANNING  
POLICY**

## 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.

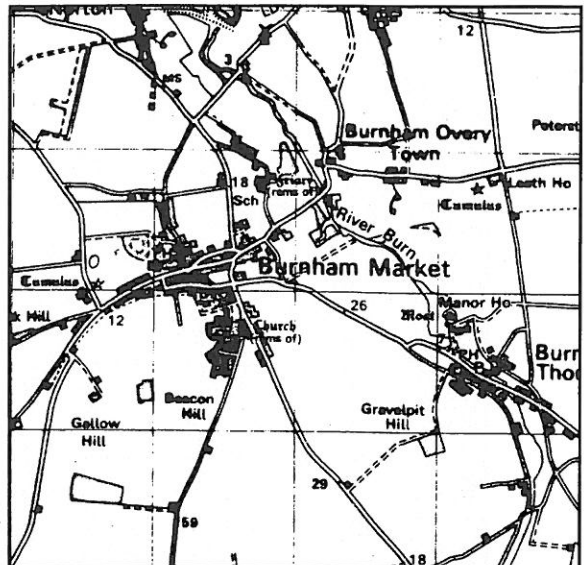
Conservation areas were introduced by the 1967 Civic Amenities Act. Local Authorities were required to identify areas of special architectural or historic interest, whose character or appearance it is desirable to preserve or enhance, and to designate them as conservation areas. This duty is now part 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 Burnham Market Conservation Area was first designated in 1975 and was revised in 1992. This document highlights the special qualities that 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

Burnham Market is situated just south of the A149 coast road 5 kilometres (3 miles) west of Wells-next-the-Sea and 12 kilometres (7½ miles) east of Hunstanton. It stands at the intersection of the B1155 to Gt. Bircham and the B1355 to Fakenham 10 kilometres (6¼ miles) south-east.



The settlement has spread itself along a valley sheltered from the north and follows the course of the Goose Beck, a short tributary of the river Burn that rises just west of St Mary's church. The rolling chalk countryside to the west and south rises to some 60 metres at Gallows Hill and Cobble Hill on either side of a sweeping valley followed by the B1155. The hillsides here and behind Burnham Market are crowned by small, deciduous woods planted as shelter belts and game coverts in the 19th Century. Their soft, rounded profiles spilling downhill enhance a landscape of flowing contours and provide an attractive setting for Burnham Market's cluster of orange pantile roofs strung out along the valley bottom.



The relationship between Burnham Market and its surroundings is most clearly appreciated from this direction or along the B1355 road. From the top of a low rise out of North Creake the road begins to drop away and the roofscape of Burnham Market is visible for the first time

against a dense green backdrop of trees in the grounds of Westgate Hall and above, Mill Wood, running along the top of the ridge. The main approach from Burnham Overy Town is more gentle. Crossing the river with wind and watermill away to the left the road reaches the rural outskirts of the Conservation Area at Sutton House with little suggestion of either the form or historic character of the settlement that lies ahead.

## ORIGIN AND HISTORICAL DEVELOPMENT

There is convincing archaeological evidence that the sheltered chalk valley in which Burnham Market is situated has been settled since prehistoric times. The most important area straddling the road to Burnham Overy Town has yielded large numbers of artefacts that illustrate the whole sequence of human occupation from prehistoric flint pot boilers and Neolithic flint implements to Bronze Age tools, Iron Age pottery and Roman fittings right through to post-medieval artefacts on what has always been an important crossing point of the river Burn. Elsewhere the scheduled round barrow and associated ring ditches beside Whiteway Road in Burnham Westgate Park are further evidence of Bronze Age activity. Finds on the lower slopes of Chalk Hill and Gallows Hill to the south west suggest a scatter of continuous occupation from Roman through Saxon to the medieval period, probably in the form of isolated farmsteads.



Outside the present confines of Burnham Market, the single most intriguing site is that of St Ethelbert's Church, Burnham Sutton on the Creak Road. The ruins themselves are not substantial and no earlier than the 14th Century, but finds on the nearby allotments suggest some form of Roman occupation was adopted by Saxon settlers who may have built the first small wooden church here. Equally important is the reason why the medieval structure was abandoned sometime after the Reformation. The immediate explanation was its decayed state and the close proximity of Burnham Ulph church 500m (550 yds) north. The more general reason advanced by historians is that by the late medieval period the Burnhams were "over-

churched" - there were no less than 9 churches by the 13th Century of which 7 were within 2 kilometre (1¼ miles) of each other.

The reason for this can be found in the way the settlement pattern has evolved in this unusual group of closely spaced villages. To the first Saxon invaders the Burn valley provided an easy point of access inland and the name common to this group is derived from the Old English "Bruneham", a ham or settlement on a stream. The location of this first settlement is unclear but place name evidence points to Burnham Ulph, "Ulph" being a Scandinavian personal name. As the original Saxon manor grew it became subdivided and took in additional land creating secondary hamlets distinguished by their position in relation to the primary village i.e. Burnham Norton (1300), Burnham Sutton (1246) and Burnham Westgate (1276). Burnham Thorpe (1199) refers to an outlying farmstead.

Burnham Overy or Burnham-over-the-water is a reference to the settlement that grew up on the east bank of the Burn. During the early Middle Ages the river was navigable as far as Burnham Thorpe and the two villages thrived on river trade, but towards the end of the 15th Century the river had become so silted up that trade moved downstream to Overy Staithe. During this same period, having been granted the right to hold a weekly market in the early 13th Century, Burnham Westgate emerged as the most prosperous settlement and expanded eastwards along the valley to merge with Burnham Ulph. By the 14th Century it was more prosperous than either Fakenham or Wells.



In the process St Edmund's Church, which stood between Westgate and Ulph (just east of Herring's Lane), became abandoned by the 14th Century as the market place grew between St Mary's at one end and All Saints at the other. The space was then gradually reduced to its present size around the green by the late Middle Ages as land became scarce. The eastern half was built over to form the wedge of development between what is now North Street and Front Street. Architecturally very little remains from this period, although the richly moulded early 16th Century beams in Forge



House are a significant survival. The most important legacy is the street plan, notably the Market Place, its medieval tenement plots, yards and alleyways, especially those running south to Station Road.

Throughout the 17th Century the medieval plan form was reinforced by piecemeal development of vacant plots and the redevelopment of some sites with more substantial thatch and flint or clunch dwellings as Burnham began to reap the rewards of its rich agricultural hinterland. In 1631 it was coupled with Lynn as the only market town in North Norfolk with the capacity to store large quantities of grain and by 1724 Defoe recorded the export of large amounts of grain to the Low Countries. The post mill in Bellamy's Lane, the water mills on the river Burn and the granaries at Overy Staithe were all evidence of this and the town's weekly market alone is insufficient to explain the wealth that brought about its transformation in the 18th Century.

Although it never became as fashionable as Swaffham or Holt, Burnham Market clearly benefited from the proximity of the Holkham estate that owned much land in the parish. Crabbe Hall farmhouse is clearly a Wyatt-style estate building, as is the former rectory in Overy Road. More immediately the construction of Westgate Hall in 1785 for Lord Camelford to a design by Sir John Soane enhanced Burnham's reputation. Situated in its own small parkland between Herring's Lane and Whiteway Road and with its Home Farm, it was later lived in by Sir Mordaunt Martin, another leading agriculturist in North Norfolk.



There is no record of the kind of fire that devastated so many market towns in the 18th Century and some prominent town houses around the green were simply given a similar new brick facade, but what one local historian has called "perhaps the best collection of small Georgian houses in Norfolk" all date from this period. Of these Market House, refronted in the early 18th Century for Samuel Thurlow, wool merchant, is perhaps the most impressive, but

the attractive mixture of smaller town houses, shops and trade premises survives largely intact, many with their original shop fronts. Notable also were the coaching inns - The Pitt Arms (now the Hoste Arms), the Rose and Crown and The Vine Inn from which the Norwich Coach ran - that linked Burnham to the outside world.

In addition to Westgate Hall several other more distinguished residences including Burnham House, home to a succession of Westgate rectors in the late 18th Century, acquired new gault brick facades from the Holkham brickyards at Peterstone. This fashionable new material is especially evident in the first part of North Street where, together with the increased scale and range of institutional/industrial uses, it contributes to the distinctive late Georgian character of the street. The impetus came from Thomas Brown's iron foundry established here in the early 19th Century. In 1850 he was also a wine merchant with his house next to the building which is still used as an off-licence. Its cast iron plinth together with the decorative coping to the garden wall, the window frames and railings to the bank opposite, are all examples of the architectural details produced by the foundry. Brown was a generous local benefactor, helping to finance the first infants school, about 1830 (now the Nat. West bank) and the Congregational Chapel next to his wine business. The pair of tall late Georgian houses adjoining the bank were Burnham's first workhouse until the Docking Union workhouse was opened in 1886. This usual sequence of buildings in North Street was continued later in the 19th Century when the Victorians built the Board schools next to Burnham Ulph church in 1893.



The opening of the railway (G.E.R. West Norfolk branch line) from Wells to Heacham in 1866 had relatively little impact, architecturally on the town. It certainly provided a wider market for the iron foundry and the market garden at Eastgate House. The maltings in Station Road and in Overy Road by Sutton House (now gone) were, as elsewhere in the Burnhams, built to supply London breweries. Roger's Row and the other terraces in Station Road were probably built to house the local workforce but otherwise there is no area of Victorian terraces or roadside villas which are usually associated with most railway towns.

Between the wars the unspoilt character of places such as the Burnhams first became popular among discerning London exiles. Sailing, bird watching and the remoteness of the North Norfolk countryside soon proved attractive to an increasing number of affluent newcomers. Burnham Market benefited from a trend in retirement and holiday accommodation which continues to redefine the town's economic base, transforming it into an affluent and busy settlement especially in the summer and school holidays. Today the stock of 18th and 19th Century houses is well-cared for, outbuildings have been lovingly converted and the small specialist shops are thriving. The population has also increased as a result of several small-scale residential developments including Mill Close, The Pound and Polstede Place, most of which have been carefully designed. At the same time Burnham Market remains small and sufficiently well conserved to avoid the commercial excesses and destructive road improvements of larger market towns.

## CHARACTER OVERVIEW

The Green, lined by the most attractive mixture of Georgian town houses, cottages and shops, is the centrepiece of Burnham Market. No longer a market town, it retains much of its compact urban form and remains a lively, specialist shopping centre. Although its character is largely 18th Century, the plan form is still essentially medieval with churches at either end, narrow building plots and a well established pattern of lanes linking it to surrounding villages.

The main hierarchy of spaces lies along a west-east axis from elongated green via two narrow and closely defined approach roads (North Street and Front Street) to the more loose-knit, semi-rural Overy Road. This linear sequence is strengthened by Station Road, a back lane to the south of and running parallel to The Green



and Front Street. This network of identity areas, each with its own distinct form and character, forms the basis of a more detailed consideration of the conservation area.

## SPACES AND BUILDINGS

### Church Walk

This main western approach to the village is an indifferent mixture of post war development. Nearer the junction with Station Road the street is more distinctively defined with St. Mary's church the dominant feature on the north side set against a dense backdrop of trees in the grounds of Westgate Hall. Opposite is The Pound, now a grass area with specimen trees defined by an attractive group of steeply pitched new houses. The road is lined on both sides by low flint walls with clay copings and the churchyard, with its evergreens and headstones still in their original positions provides a traditional, open setting for the medieval building.

The view ahead is into the heart of The Green and the rows of buildings, along the north side. St Mary's with its low flint tower, is never a prominent feature along Church Walk but becomes a significant focal point at the western end of The Green emerging from a mass of yew and holm oak.

### The Green

This central space, flanked by an impressive range of mainly Georgian vernacular buildings, is one of the most attractive village centres in Norfolk. The space is essentially linear although the building line along the north side has some subtle variations. The Green itself, with the B class road running through the middle, has become sub-divided into a series of low grass mounds by access points to the two service roads running alongside the north and south sides. Another feature is the planting - two groups of young chestnut trees alongside

the Goose Beck - which help to fill out the space.



The western end of The Green is entirely residential and this contributes to its simple distinctive character. The rows of buildings along the north side have a unity of scale, purpose and materials (red brick or flint and orange pantiles). Within this there are subtle variations in roofline, narrow gaps, a mixture of sash and casement windows and simple door surrounds all picked out in white paint. The cottage scale here is in contrast to the more imposing Georgian town houses opposite notably Westgate House and Burnham House. The scale is grander with tall sash windows, pedimented or portico entrances and some black glazed pantiles - a series of architectural statements separated by some weak post-war infill, notably the Catholic church and Howell's shop.

The central section is transitional, a mixture of commercial and residential properties. This change is most marked on the north side by The Hoste Arms. Here the scale increases to 2½ storeys with wedge dormers, the facade is whitewashed and the large bay windows announce the presence of an 18th Century coaching inn. Further east to Herrings Lane are projecting shop fronts, a mixture of red brick and bright colourwash and side views closed by outbuildings. This whole range, partly screened by roadside trees, is only obliquely visible behind a solid row of parked cars.



The entrance to Herrings Lane is flanked by two distinctive town houses - on the western corner Rose/Crown cottages are under a single large hip that breaks a roof line sequence of parapet gables. Market House on the opposite corner is the most distinguished Georgian house on The Green - symmetrical and stately with regular sashes rising to the attic, a fine pedimented doorcase and an apron of cobbles. From here eastwards the scale is more modest, a row of solid red brick buildings with simple shop fronts, painted sign boards and first floor sashes. Stubbings is more singular with rusticated brick quoins and black pantiles.

Further along on the north side the rhythm of simple two storey brick and colourwashed buildings is continued. The shop fronts are well designed and the colour schemes carefully chosen. The use of gloss paint and the absence of brown stained joinery contributes greatly to the lively, busy atmosphere of this eastern end of The Green. The commercial character extends along the southern edge with a series of colourwashed facades and projecting shop fronts, mainly 19th Century but with a fine 18th Century bowed front to the newsagents. Beyond this range stands the old Vine Inn, a long red brick Georgian house with pedimented doorcase that asserts the more substantial residential character. More plain colourwashed houses follow before the creepered gault brick of Burnham House. The carriage arch here and elsewhere along the southern flank, together with several narrow lanes provide interesting glimpses of outbuildings and cottages half hidden behind the main building.

### Herring's Lane

From The Green the first section of Herring's Lane is a narrow neck with brick and stucco flank walls rearing up on either side. Beyond this the lane continues to be defined closely on its east side by the high brick and flint garden wall to Market House. This strong linear feature bulges alarmingly in places and is in need of careful structural repair. On the opposite side the lane opens out as it climbs gently uphill with some new houses set well back behind landscaped gardens and lengths of solid flint wall. Immediately beyond the former lodge to Westgate Hall juts out to close the view against a backdrop of trees in the grounds of Hall Farm. Uphill the lane takes on a more leafy character with steep banks and glimpses of converted farm buildings and the icehouse nearer the road, between the thinned out tree belt. Further along spacious detached houses of little distinction have taken full advantage of their wooded setting.



## Station Road

In contrast to The Green and despite its name, Station Road is a quiet back lane to the south of The Green and running parallel to it; an attractive and informal mixture of traditional 19th Century cottages and boundary walls, none of which are listed, and some infill development.



From Church Walk the road branches off at right angles with gable end brick and pantile houses linked by flint garden walls and mature planting creating an attractive series of spaces. It then turns abruptly to run east, the corner marked by high boundary walls and a new steeply pitched house. From here the view is framed by a tall holm oak overhanging the road and a sequence of hip roofed cottages and linking flint walls. Opposite, on the south side stands the most distinctive feature - Rogers Row, a long, uniform terrace of mid 19th Century cottages - coursed chalk block on top of red brick and all still with their painted sash windows.



Beyond, the lane becomes more informal again, especially on the north side with some good flint and pantile infill houses, conversions and interesting side views along narrow lanes leading through to The Green. The rear orange pantile roofline of buildings along the south side of The Green - irregular and with outbuildings - is more often visible here across back garden walls. The eastern most section of Station Road is again tight on the south side with a long

irregular row of 19th Century cobble, render and brick cottages, several with simple, square-headed door surrounds and most with original sashes. The effect of enclosure is very one-sided with flint garden walls giving way to thorn hedge alongside the playing field. The views open out here quite suddenly to the pantile roofs along Front Street and straight ahead, to Crabbe Hall Farm, half hidden by trees.

## North Street

From the corner of The Green the first few yards of North Street are similar in character with colourwashed, then chalk block cottages on the south side. Then the scale and character suddenly change with a series of taller, early 19th Century industrial and institutional buildings lining both sides of the road. On the south side a tall, narrow brick warehouse, still with its hoist, is followed, after a short gap by the diminutive bank - heavily detailed openings, beach pebbles and railings - and then the more severe red brick workhouse, 2? storeys, with good late Georgian door cases and central carriage entrance. Opposite, the former chapel, Satchells and the wine merchants house behind, are an impressive group, all in gault brick and slate, together with the boundary wall. Its copings and finials were, like other cast iron details in this part of the street, made by the foundry a little further along. This group of buildings, now carefully converted to other commercial uses, together with the foundry master's house, conclude this remarkably complete collection of buildings.

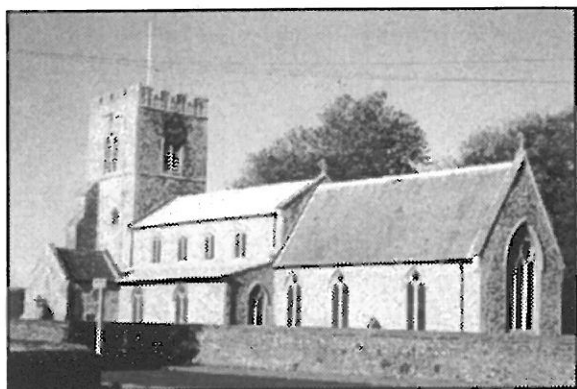
Further east the street becomes more domestic in scale with pairs of regularly spaced red brick fronted cottages on the south side, and Polstede Place on the north, an exemplary development of neo-vernacular houses with flint boundary walls and some mature planting. Opposite, the group of Victorian flint and slate school buildings reintroduces the kind of institutional use next to All Saint's church that characterises the western end of the street.

## Front Street

Front Street is straight and runs parallel to North Street from the south east corner of The Green. Here it is quite wide but soon narrows and is tightly defined on both sides by a mixture of traditional terrace cottages and small houses that front directly onto narrow pavements. The view eastwards along the street is terminated by the Lord Nelson at an angle and in the opposite direction, looking right through The Green to St Mary's Church at the far end.



There is a good mixture of materials - brick, flint and colourwash - and the scale is predominantly two storey. Occasional gaps and carriage arches provide glimpses into courtyards, a welcome diversion from the strong linear thrust of the street. The older, more interesting buildings - mainly late 17th and 18th Century line the south side and are virtually all listed, whereas more of the buildings on the north side are 19th Century.



### Creake Road

This is the main southern approach from Fakenham. Beyond a mixture of modern roadside housing and the garage is a group of cottages at the junction of Joan Short's Lane but the most striking feature is Crabbe Hall Farm and the farm buildings arranged along the lane, a separate and memorable set piece on the edge of the village. A long, low range of cart sheds is interrupted halfway by the gable end of a small threshing barn, the whole extensive grouping knit together by a series of orange pantile roofs and panels of flint, all in good

repair. The Holkham estate farmhouse in distinctive gault brick and smut grey pantiles is partly obscured by large holm oaks, another Holkham feature, that overhang the road as it curves gently towards the eastern end of the village passed a pair of estate cottages and the playing field opposite with long views to the jumbled pantile roof line of the village centre.

### All Saint's Church

From Creake Road where the low flint wall is an important feature, the long side elevation of the Lord Nelson P.H and its outbuildings comes into view and then as the road straightens out the view ahead is terminated by All Saint's church. Set in a large churchyard, bordered by roads and with no landmark tower or mature trees, the church fails to assert itself and the space around it lacks a strong central feature. The impression rather is of roads defined by long stretches of flint wall - around the churchyard, bordering Cobham House and up Mill Lane.

### Overy Road

This is the main eastern approach from Wells across the Burn valley. For much of its length the road is rural through meadows with open views, tree-lined paddocks and large gardens. Sutton House forms the centrepiece of the first, isolated group of traditional buildings and there is another along Joan Short's Lane. From Eastgate House and the Old Rectory opposite, the road becomes more urban with large 18th Century houses set behind high flint walls overhung by mature trees and by roadside outbuildings. Further along front gardens are replaced by 19th Century colourwashed brick buildings with traditional shop fronts hard against the pavement. A gap on the north side has been plugged by a pair of indifferent new houses set back, before a large red brick terrace of late Georgian properties re-establishes the tight urban character of the street. This area of Overy Road is more like a small 19th Century suburb of shops and houses that give a flavour of the village centre ahead. The only disruptive element is the existing garage site but the new scheme of residential redevelopment should significantly enhance the street scene here and visually link through to the good terrace of cottages in Ulph Place.

### LISTED BUILDINGS

There are 85 listed buildings in the conservation area. The statutory list was revised in 1985 and there have been two later additions; the K6



telephone kiosk on the green (1993) and Forge House, Market Place (1994).

#### Listed Grade I

● **Church of St Mary, Burnham**

Westgate: Largely 14th Century, heavily restored 1872. Flint with stone dressings. Lead roofs, slate chancel, pantile porch. West tower, nave and side aisles, south porch, chancel and north chapel. Heavily buttressed tower with fine figured battlements.

#### Listed Grade II\*

● **Church of All Saints, Burnham Ulph:**

Some pre-1200 evidence but details largely of late 19th Century restoration. Flint with stone dressings, plain tiles, nave, chancel, south porch, bellcote. Fine transitional chancel arch C1190.

● **Westgate Hall:** Country house 1783-5.

Probably by the Norwich builder and sculptor John de Carle to designs by Sir John Soane for Thomas Pitt. Gault brick, stone dressings, slate roofs. Symmetrical facade, central bays 'pedimented'. Sashes. Principle rooms on first floor. Soane chimney piece in drawing room. Grand staircase.

● **Market House:** Market Place (north)

17th Century with early 18th Century facade. Red brick, smut pantiles. 3 storeys, 5 bays. Sashes. Porch with fluted Tuscan Doric column, triangular pediment. Parapet. Lime Tree cottage attached at rear.

#### Listed Grade II

● **Stable block to Westgate Hall:** C1783 possibly by Soane. Gault brick facade, red brick return. Black glazed pantiles. Single storey, pedimented centre. Semi circular windows.

● **Church Close House, Church Walk:**

Early 19th Century. Gault brick, smut pantiles.

#### Front Street (south)

● **Ivy House, Winearls, Witton's and No.19:** Row of 4 cottages. Early 19th Century. Red brick, black glazed pantiles. Sashes.

● **Old Tiles and Bowling House:** 18th Century with 1830 facade. Plastered facade, clunch returns. Red pantiles. Gothic. Sashes with drip mould surrounds. Hipped roof.

● **Old Crabbe Hall, Hamilton Cottage and The Garden House.** Largely 17th Century. 1800 facade. Flint to west, clunch to east, brick facade, red pantiles. Sashes and casements. 1600 rear has ovolo moulded beams.

● **Honeysuckle Cottage.** Late 18th Century. Red brick facade, clunch returns, black glazed pantile roof. Sashes. Gambrel roof.

● **Haberdasher.** White painted red brick, red pantiles. Clunch returns with flint rubble. Early 19th Century facade with shop front.

● **Sunnyside.** 18th Century. White painted brick, red pantiles.

● **Mostyn.** 18th Century. Pebble dashed facade, red pantiles.

● **Pair of cottages attached to E. of Mostyn.** 18th Century Red brick with black headers. Red pantiles.

● **Cottage attached to pair E. of Mostyn.**

18th Century. Pebble dash on brick, red pantiles. Sashes, 6 panel door. Steeply pitched; parapet gables.

● **Cottages attached to Arch House.**

Row of 3. 18th Century red brick, red pantiles. Sashes, one early 19th Century shop window. 6 panel door.

● **Arch House.** C1830. Gault brick, flint returns, black glazed pantiles. 3 storey archway. Sashes. Doorcase with fluted pilasters. 6 panel door.

#### Front Street (north)

● **Nos. 1 and 2 (High House).** Early 19th Century pair. Colourwashed brick, red pantiles. Sashes. Georgian door surround to No. 2.



● **House attached to No. 2 High House.**

Early 18th Century. Red brick, red pantiles. End gable to street. East wing. Cottage attached to north.

● **Icehouse, Burnham Hall Farmhouse.**

C1800. Originally part of Westgate Hall. Knapped flint, clunch lined walls, brick vault to tunnel, domed brick pit.

#### North Street (north)

● **Foundry House and Satchell's.**

C1830. Gault brick, slates. Tripartite shop front. Sashes with cast iron sills. Cast iron moulded plinth. House attached at rear. Cast iron

casements. Example of cast iron details of the early 19th Century Burnham foundry.

- **Wall attached to Satchells.** Garden wall with gate piers and gates C1830. Pebble flint, gault brick and cast iron dressings.

- **Cobham House:** C1830. Pebble dashed, red brick and slate. Sashes. Central door with architrave. Hipped roof.

#### **North Street (south)**

- **Northfields and Northgate.** Early 19th Century. Red brick, returns of clunch and flint, red pantiles, 3 storeys. Sashes, elaborate doorcases.

- **National Westminster Bank.** Former chapel C1840, later a school. Pebble flint with gaunt brick dressings, cast iron casements with Gothick heads. Hipped roof. Cast iron railings. Work of Burnham foundry.

#### **Market Place, The Green (north)**

- **Gateway Cottage.** 18th Century brick and red pantiles. Sashes, panelled door with Georgian doorcase. Steep pitch.

- **Goosebec.** red brick and red pantiles. Sashes, good doorcase.

- **Sunny Side and Green View:** Early 19th Century. Red Brick, red pantiles. Sashes, doorcases of C1800. Flint return to east.

- **Tweed Cottage:** Largely 19th Century. Flint, red pantiles. Casements.

- **Lion House and Unicorn House.** Former public house. 17th Century fabric Rubble and knapped flint, red pantiles. Casements. Moulded door surround early 19th Century. Steep pitch.

#### **Market Place (north)**

- **Hoste Arms.** 18th Century. Colourwashed stucco, red pantiles. 17th Century origins. Sashes. Late Georgian doorcase. Steep pitch roof with dormers.

- **Fishes Restaurant.** Early 18th Century. Squared stucco first floor and sashes. C1900 shop front.

- **Forge Cottage.** Early 16th Century. Much altered. Painted brick front, pantile roof. Sashes. Roll moulded beams.

- **Telephone Kiosk, The Green.** K6 type. 1935 by Sir Giles Gilbert Scott. Cast iron, margin glazing bars. Painted red.

- **Messrs Bowers and house attached.** 18th Century. Red brick, red pantiles. Early 19th Century shop front. Sashes, dormers. House has moulded doorcase.

- **Herrings Gallery.** Early 19th Century. Red brick, red pantiles. Sashes, moulded doorcase.

Parapet, dormers. Carriage entrance.

- **Messrs Claytons and John B Shrive.** Early 19th Century. headerbond red brick, black glazed pantiles. Sashes. Early 19th Century shop front and fine moulded door surround.

#### **Market Place (east)**

- **Barclays Bank.** 18th Century

Colourwashed brick, red pantiles. Sashes and moulded doorcase.

- **House and cottages attached to Barclays Bank.** 18th Century Colourwashed pebble-dash, red pantiles. Cottage casements.

#### **Market Place (south)**

- **Estcourt House.** Late 18th Century.

Whitewashed brick, red pantiles. Sashes, good moulded doorcase. Rear flint service wing. Railings.

- **Condor Cottage and Fern Cottage.** 17th Century rear, 18th century facade. Red brick, red pantiles. Casements and sashes. Fine early 19th Century doorcase.

- **M & A Cringle Antiques.** 18th Century Colourwashed brick, red pantiles. C1900 shop front. Sashes.

- **White Cottage.** Late 18th Century. Painted brick, red pantiles. Fine bowed shop front. Cart entrance. Sashes.

- **The White House.** Early 19th Century. Plastered brick, red pantiles. Sashes. C1900 shop front. Central early 19th Century doorcase. Carriage arch.

- **Craigeton.** Early 19th Century. Red brick, red pantiles. Sashes. Moulded doorcase.

- **Cottage to west of Craigeton and the Pharmacy:** C1800. Red brick, red pantiles. Sashes, early 19th Century doorcase and bowed shop window. Clunch gable.

- **The Vine House:** Mid 18th Century. Red brick, red pantiles. Sashes, moulded doorcase. Steeply pitched roof. Tumbled gables.

- **W. Groom and cottage:** 18th Century. Painted render, red pantiles. Sashes. Early 19th Century shop window. Moulded door surround.

- **Pentney House:** 18th Century. Whitewashed render, red pantiles. Sashes. Door surround with Pedimented canopy.

- **Dargaville, Zoe Cottage and cottage attached:** 18th Century. Colourwashed plaster, red pantiles. Sashes and casements. Zoe Cottage with moulded doorcase.

- **Burnham Cottage.** Formerly service wing to Burnham House. 18th Century. Gault brick facade, smut pantiles. Sashes, parapet, steep roof. Carriage arch.

- **Burnham House:** 18th Century. Face

C1800. Gault brick, black glazed pantiles. Sashes moulded door surround. Pedimented dormers. Rear service wing.

● **House W. of Burnham House:** Late 18th Century. Red brick, slate roof. Sashes. Fine moulded door surround.

### **Overy Road**

● **Church House and Stylman Bros.**

West range 17th Century with early 18th century facade to remainder. Red brick, red pantiles. Central bay, flanking wings. Sashes. Pedimented dormers. Rear 17th Century clunch range. Fine early 18th Century facade with central Venetian window. 19th Century shop front. Steep hipped roof.

● **St Andrews, Ulph Drapers.** House and Shop: 17th Century, later details. Plastered facade. Clunch and flint east gable. Coursed flint west gable. Red pantiles. Early 19th Century shop front. Sashes.

● **Old Rectory.** Early 19th Century. Red brick, slate roof. Early Holkham estate style. Sashes. Porch with columns. Hipped roof.

### **IMPORTANT UNLISTED BUILDINGS**

Burnham Market is unusually rich in historic buildings and, of these, the majority in the conservation area are listed, especially in the Market Place and the south side of Front Street. There are still however a significant number of important unlisted buildings that contribute to the character of Burnham. They have been identified because of their prominent position, use of traditional materials, their character is substantially intact, and because they often relate to other historic buildings closely. Notable individual buildings include the former primary school, Roger's Row, Eastgate House and Sutton House but important clusters define the character of Station Road, Overy Road, North Street, Front Street (North side) and the Market Place (North side) near its junction with North Street.

### **POST-WAR DEVELOPMENT**

Development within the conservation area has been kept away from the centre of the village, maintaining the historic character of the area. There has been a small number of infill housing and the large number of conversions of redundant buildings. A relatively old development that has blended into its surroundings is in the south west corner of the conservation area. This is a good example of

modern development sitting well within an historic environment.

The major new development within the conservation area is situated on North Street, the award winning Polstede Place sits well in its historic surroundings because of its sympathetic design and good use of traditional materials. Behind Grooms a small cluster of shops have been built, these fit in well and do not detract from the traditional buildings that surround them. The Hare Alms PH has recently been extended through the conversion of out buildings and a barn. Although not obvious from the Green it has been converted with consideration to the historic fabric of the buildings and there setting. The local community are keen for new development and conversions to be designed sympathetically.

### **TRADITIONAL MATERIALS**



The character of Burnham Market Conservation Area owes a great deal to the use of local materials in the construction of its historic buildings. Although red brick and orange pantiles are the most common combination, a surprising variety of materials have been deployed throughout the area. These include:

- Red brick
- Pink brick
- Gault brick (yellow)
- Chalk or clunch (squared blocks and random)
- Pebble
- Cobble (coursed and random)
- Plaster
- Colourwash
- Orange pantiles
- Smut grey pantiles
- Black glazed pantiles
- Welsh slate
- Lead



## ARCHAEOLOGICAL INTEREST

There are no Scheduled Ancient Monuments in Burnham Market Conservation Area but there are sites where finds have been recorded on the Norfolk Sites and Monuments Record or where buildings have some archaeological importance such as Forge House, Westgate Hall or the site of St Edmund's church.

## DETRACTORS

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

In general Burnham Market Conservation Area is well cared for; the historic buildings are in good repair, the public spaces are well maintained, conversion work has been carried out to a high standard and new development has been eased into the historic fabric without offence. There are however always features which detract from the collective achievement of civic pride both public and private. These include:

- By far the most serious problem is on-street car parking. Because of the popularity of Burnham Market with its small, specialist shops and historic centre, The Green is increasingly swamped with parked cars not only at weekends but for much of the year. North Street and Front Street are also effected on the busiest days leading to traffic congestion and pedestrian/vehicular conflict.



- Throughout the village centre but notably at road junctions there is an accumulative cluster of uncoordinated road signs.
- Overhead wires and poles are an eyesore in parts of North Street, Front Street and Station Road.

- Gaps between buildings, notably in North Street, have been surfaced with tarmac to provide car parks and private driveways. A surface dressing of rolled gravel would be more attractive and boundary walls would help screen parking areas.
- The Green has been carved up into too many small islands of grass. An environmental enhancement scheme is necessary to remove some tarmac access points, resurface on-street parking areas and reinstate areas of grass.
- Associated street clutter - litter bins, display boards, seats and signs - should be rationalised as part of any enhancement scheme for The Green.
- Twisted metal railings and timber posts were a traditional feature of The Green. Many have been replaced by less attractive post and chain fences.



- The car park of the Lord Nelson P.H. is exposed, unsightly and would benefit from a scheme of hard and soft landscaping.
- The wooden bus shelter near the junction of Bellamy's Lane is an incongruous element in the street scene and should be removed or replaced with a less obtrusive design.



## **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 at an early stage. A leaflet summarising these issues and including general information on conservation areas can be obtained from the Planning Policy free of charge.**

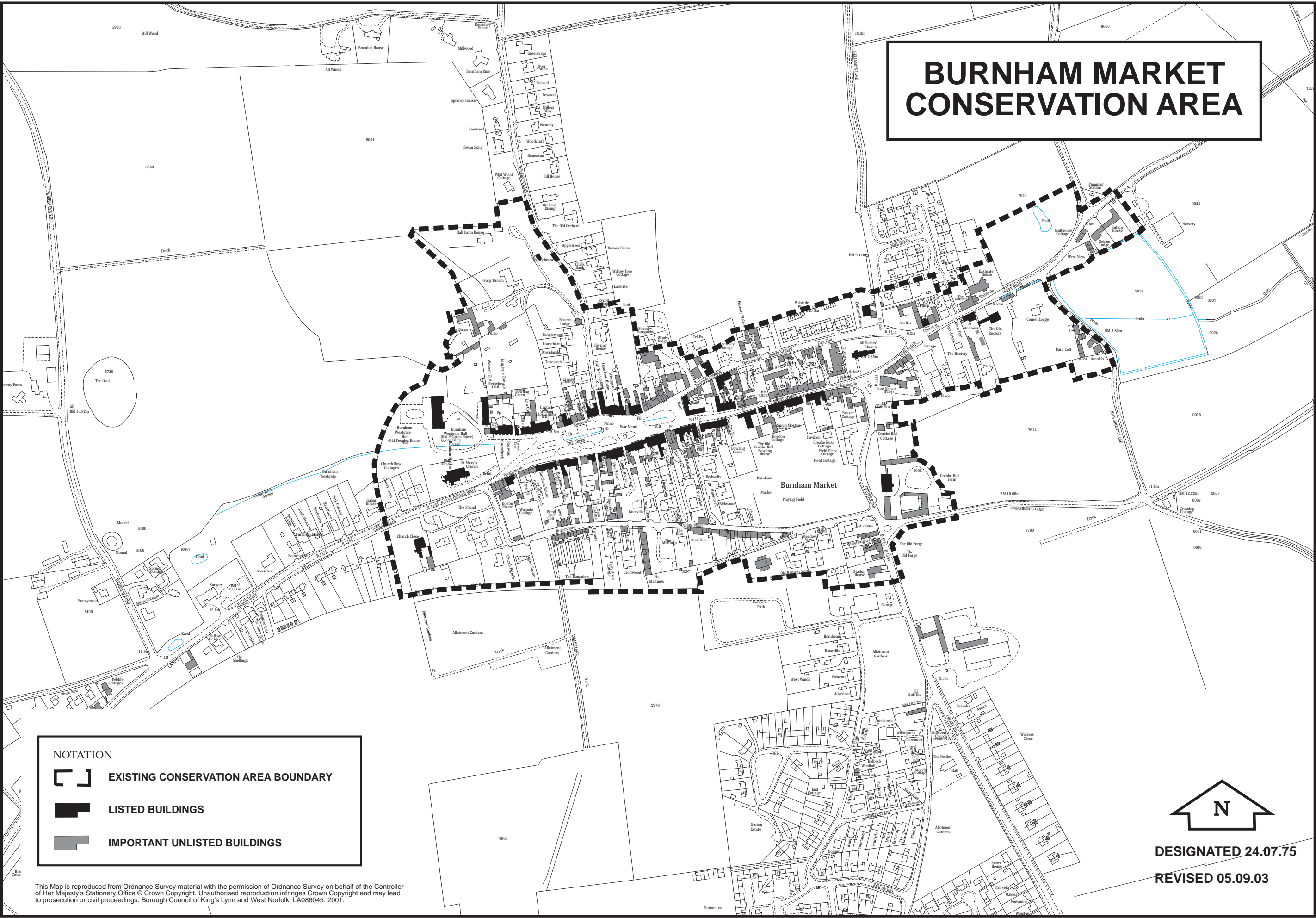


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# BURNHAM MARKET CONSERVATION AREA



NOTATION

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



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