



Tilney All Saints

Neighbourhood Plan Period 2020-2036 Character Appraisal

Abstract This document is the Character Appraisal for
Tilney All Saints Neighbourhood Plan

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Related Documents

Reference 1 Tilney All Saints Neighbourhood Plan

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 2 Tilney All Saints Neighbourhood Plan Basic Conditions Statement

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 3 Tilney All Saints Neighbourhood Plan Consultation Statement

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 4 Tilney All Saints Neighbourhood Plan Evidence Base and Key Issues

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 5 Tilney All Saints Neighbourhood Plan Strategic Environmental Assessment Screening Assessment

Reference 6 Town and Country Planning Act 1990 (as amended by the Localism Act 2011)

Reference 7 Neighbourhood Planning Regulations 2012

Reference 8 King's Lynn and West Norfolk Borough Council's Local Development Framework Core Strategy

Reference 9 National Planning Policy Framework

Reference 10 European - Conservation of Habitats and Species Regulations 2012

Reference 11 European - Offshore Marine Conservation Regulations 2007

Reference 12 BCKLWN - Site Allocations and Development Management Policies Plan (SADMP) Adopted September 2016

Reference 13 BCKLWN Strategic Flood Risk Assessment (SFRA) 2019

Reference 14 Norfolk Strategic Planning Framework 2018

Reference 15 NCC Living Well Homes

Reference 16 Norfolk Insight

Reference 17 East Inshore and East Offshore Marine Plans

1.0 INTRODUCTION

1.1 The Process

The Character Assessment of Tilney All Saints was undertaken by four members of the Tilney All Saints Neighbourhood Plan Project Group who were asked to fill in survey templates, assess the best views and enhance their findings with photos. The Village was split into 8 areas as follows (see map at appendix A):

1. Central Village Area
2. Tilney High End
3. Old A47 - Lynn Road
4. Main A47 Trunk Road
5. Boundary Road – East
6. Outlying Village Dwellings
7. Roads Leading Northeasterly through the Parish
8. Roads Leading Northwesterly through the Parish

The process began with a “Village Walk” on 27th December 2018. For this they used a pro forma template. The members met up afterwards to compare notes and discuss the best way forward to develop and report the assessment.

A smaller group then met to review the completed forms and identify the main character areas of the village, the best way to describe them, and the most effective use of the information collected and photos. This document is a record of the 8 completed survey sheets covering the said areas of Tilney All Saints.

The following Parish Summary is an extract taken from Norfolk Heritage Explorer and is included as further reference information about Tilney All Saints.

1.2 Tilney All Saints Parish Summary

The parish of Tilney All Saints is situated in the west of Norfolk. It lies south of Clenchwarton, north of Tilney St Lawrence, west of King's Lynn and southeast of Terrington St Clement. The name Tilney may derive from the Old English meaning 'Tila's river or island', whilst All Saints refers to the dedication of the parish church. Unusually, the parish is not mentioned in the Domesday Book of 1086, and the reason for this is not known. Perhaps Tilney All Saints had not been established at this time or was too small to merit a mention. Alternatively it may have been included (but not named) as a part of one of the parishes that surround it. Before 1935 Tilney All Saints had a much more extensive area, but boundary changes at this time created Marshland St James from fens held by the parish and also gave some of the northern land to Terrington St Clement.

Tilney All Saints is a siltland parish but it does not stretch far enough south for the Late Iron Age silt deposits to emerge on the surface, therefore, much of the soil surface and silts date to the post Roman period. With this in mind, it is unsurprising that very few prehistoric sites and finds have been recorded in Tilney All Saints. A single prehistoric worked flint was found during the laying of a water pipeline in 1998, and a bone awl was found south of the Haven on Church Road. A possible Bronze

Age barrow has also been noted to the east of Sandygate Farm, on the edge of the Third Spellow Field.

The presence of a few pottery sherds of possible Roman date suggests that the land here was still largely uninhabited at this time. Indeed, evidence from the subsequent Early and Middle Saxon periods is completely absent. Various scatters of Late Saxon pottery were recovered from sandy-silt levees by Fenland fieldwalking in 1986. Pottery types identified included Thetford Ware and St Neots Ware. Other similar pottery scatters have been noted near to Church Lane, Shepherdsgate and Station Road. However, drawing conclusions about settlement and occupation patterns using this pottery data has proven difficult.

The majority of records for Tilney All Saints deal with the medieval period. The first still standing building dates to this period, in the form of All Saints' Church. This superb church has Norman features although the appearance of much of the current exterior relates to 15th/16th century remodelling. Inside, there is an unusual screen of 1618 and tomb slabs including that which gave rise to the legend of Tom Hickathrift. A chapel dedicated to St Thomas a Becket also existed near to Kenwick Hall. This parochial chapel of 1254-1428 was served by chaplains until around 1550.

Huge quantities of medieval pottery have been recovered by an extensive fieldwalking survey conducted during 1984-86. This work identified a medieval settlement area to the north of Kenwick Hall Farm, with a number of enclosures, hollow ways, toft boundaries and a possible moat visible on site. A separate moated enclosure with an associated trackway has been noted to the south of Kenwick Hall. Research shows that this moat may have belonged to Lewes Priory, established in the 12th century, and could have been occupied since Late Saxon times. Alternatively this enclosure could relate to the medieval manor of Kenwick. Therefore we can be fairly certain that occupation in the early medieval period was focused around Kenwick.

The area around Tilney Old Hall, known as Mear Green, was another significant medieval occupation area. Dense scatters of medieval pottery attest to this activity and it has also been claimed that several house sites were once visible in this area. The Fenland Fieldwalking Survey also recorded a number of medieval trackways that would have been used to traverse the farmland and to drive livestock along. Indeed, a major droveway served both Tilney All Saints and Terrington St Clement, and some of these trackways probably fed into this route.

The possible edge of a medieval village green has also been noted some 1000m north of All Saints Church. Tilney All Saints' is reported to have had seven medieval greens, so this record presumably relates to one of them. In addition, a possible medieval saltern mound with associated pits has been recorded in a field to the northwest of the church. A medieval flood bank, known as War Dyke, also runs along the northern parish boundary between Tilney All Saints and Clenchwarton. Most of it has now been flattened but a short earthwork section still remains.

Rather more medieval artefacts have been found in the parish than in earlier periods. These finds comprise a collection of 13th/14th century carved stones, coins, a whetstone, a shield-shaped harness pendant, a lead gaming die and a medieval half pound lead weight with cast fleur-de-lis decoration.

During the post medieval period drainage pumps and mills were constructed to aid with land reclamation for agricultural purposes. A map of 1836 shows once such pump to the south of the parish in Tilney End. A 17th century map shows a drainage mill near to Shore Boat Farm on the Lynn Road.

Several fine domestic buildings were also erected in this era. First and foremost of these is Tilney Old Hall, a late 16th century building with an irregular plan. It is built from brick with a thatched roof and stands two storeys high. Inside, there are chamfered beams in the dining room and an inglenook fireplace. It has also been speculated that the water-bounded rectangle immediately to the northwest could be the moated site of the original Hall. Tilney Hall dates to around 1810 and is built from red brick. Despite its name, this building was previously a farm – as attested to by the presence of several ruined farm outbuildings. Other properties worth a look are located along Church Road and include All Saints House, dating to 1700, and the Old Vicarage, which was built in around 1750.

Another impressive residence, called Bury Manor, was depicted as a group of large buildings on various 19th century documents. Sadly, it no longer survives and the ruins are obscured by heavily overgrown vegetation. Similarly, the old workhouse shown on Bryant's map of 1826 no longer exists. However, a new property called Clear View does stand on the approximate site of this former building.

Of course, as with other time periods, the bulk of post medieval small finds are pottery sherds. This scatter of pottery shows some continuity in occupation with the previous medieval period. Other non-ceramic finds comprise a spur, thimble, a coin weight, coins and an animal bell. These were all recovered from various fields in the parish via metal detecting.

No sites or finds relating to WW1, WW2 or the modern period have been reported in Tilney All Saints. Perhaps the lack of wartime activity is unsurprising considering that the parish is situated in the fens, and thus not a target of strategic importance for German attacks.

2.0 CHARACTER APPRAISAL SURVEY SHEETS

2.1 Central Village Area

Character Area	Street Names	Surveyors	Date
Tilney All Saints Central village area	Church Road, Church Lane & The Glebe	GB/RC	27.12.2018
Brief description of area, incl any key features		Street pattern	
<p>Tilney All Saints values its heritage and the Local History Group has published a significant number of books and articles that are maintained in the Heritage Centre situated within the Church. There is also a village library within the vestry of the Church.</p> <p>Heart of the village that includes Church and a number of Grade II listed buildings.</p> <p>Nine hole Golf Course</p> <p>Church Lane has two detached homes and leads to Lynn Road with farm land on either side.</p> <p>The Glebe Estate forms the most densely developed housing in the village.</p>		<p>The road is the village main artery. It joins up the outer boundaries of the village from north to south of the parish. It is a tranquil winding road, capable of carrying heavy farm machinery and usual two way traffic.</p> <p>Church lane is a single track lane unsuitable for heavy traffic with one passing place midway.</p> <p>The Glebe Estate is a Cul-de-Sac of approximately 40 homes with a playing field at the far end maintained by the parish council.</p>	
Use of buildings – residential, leisure, farming etc		Age of buildings	
<p>Majority of residential properties stand alongside the church and Village Hall. The Village Hall, built in 1960's, has recently been refurbished and is used by various groups. It is available for hire and is managed by a local committee.</p> <p>Leisure area comprises of Tilney All Saints village green and adjacent nine hole golf course.</p>		<p>Church dates from 12th Century and Tilney All Saints radiates from its location. Other properties still in residential use date from 16th Century and were previously one of four public houses located in the parish, now either converted to residential dwellings or demolished for newer developments.</p> <p>The Glebe Estate was built as a council development in 1950's but is mostly privately owned today.</p>	

Condition of buildings, incl any additions or alterations	Description of any undeveloped spaces
<p>Most properties are well maintained with a few requiring maintenance. The dominant number of properties was built in the early and mid-20th Century with some sizable earlier buildings dotted throughout the main village.</p> <p>The Wesleyan Chapel, built in 1843, is now a family home maintaining its original character although extensively modernized.</p>	<p>Church Road forms approximately half the main village with the Glebe Estate coming directly off it.</p> <p>There is allocated allotment land off Church Road at the junction with Church Lane that is currently farmed by local farmer.</p> <p>A local myth regarding a giant called Tom Hickathrift, is reportedly buried in the graveyard of All Saints Church.</p>
Design of buildings including predominant materials used (roof, walls, out-buildings)	Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.
<p>The village is made up of buildings using traditional materials. Some older properties are constructed with handmade bricks believed to be sourced from clay in the surrounding villages.</p>	<p>One of the former public houses 'The Bell' is now a family home that has been through a number of renovations. This is not a listed building but the current owners are keen to maintain all existing original features to preserve as much of the integrity of the building as possible.</p>
Describe any landscape features – trees, hedges, views, ponds	
<p>The entire village sits amongst the highest grade agricultural land. All properties are able to easily access the many footpaths around the village that permit walkers and dog walkers to enjoy the wide open spaces.</p>	
Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community:	
<ul style="list-style-type: none"> - It's significant in terms of its beauty - Has recreational value - Is an area of tranquility - Has historic significance - Has a richness of wildlife 	
<p>Tilney All Saints village green (The Millennium Green) was created in 2012 as a celebration of HM Queen Elizabeth II Diamond Jubilee.</p>	
Overall comments or conclusions	
<p>Photographs of selected sites within Tilney High End.</p>	



Figure 1 - Wesley Lodge



Figure 2 - Orchard Cottage



Figure 3 - The Bell Inn



Figure 4 - Church Row Cottages



Figure 5 - All Saints Church & Village Sign



Figure 6 - All saints Church



Figure 7 - Village Hall



Figure 8 - Glebe Estate



Figure 9 - Church Farm



Figure 10 - Church Road new Builds

2.2 Tilney High End

Character Area	Street Names	Surveyors	Date
Tilney All Saints Tilney High End	School Road & Willow Drive	AL	27/12/2018
Brief description of area, incl any key features		Street pattern	
<p>Primarily residential properties, mainly detached bungalows and two storey, 3 or 4 bedroom properties. There are 4 x terraced properties, without garages or parking, at the southern end of the road which were linked to agricultural workers' employment. These change hands quite frequently.</p> <p>1 or 2 larger and usually older properties are set back from the road, all with off street parking and garages.</p> <p>Willow Drive is a cul de sac off School Road with 9 residential detached bungalows.</p>		<p>Properties built along the side of School Road, on land sold off by local landowners. Some back on to the local golf course.</p>	
Use of buildings – residential, leisure, farming etc		Age of buildings	
<p>The local primary school is at the north end of School Road opposite Wool Chambers which used to be a butchers and abattoir, on the corner of Shepherdsgate Road and Church Road. The street consists of mainly residential properties. There is a Golf centre, linked to a small 9 hole course and a driving range, with large golf shop and restaurant, and also a couple of small businesses, including a Taxi company that operate from home.</p>		<p>Mainly 20th/21st Century</p>	
Condition of buildings, incl any additions or alterations		Description of any undeveloped spaces	
<p>All the properties are well maintained, and their gardens are looked after and tidy.</p>		<p>There is an area of grade 2 agricultural land at the junction of School Road and Lynn Road, which has a planning application for 5 x 3 or 4 bedroom properties which has recently been sold</p>	

	to a developer and the planning application has been re-submitted for approval in the last 6 months.
Design of buildings including predominant materials used (roof, walls, out-buildings)	Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.
Almost all buildings in the village are built of brick in traditional styles with a range of natural colours, mainly dependent on age.	There are no properties of historical interest on School Road or Willow Drive. Chase Fruit Farm, originally built in 1745, is set back and has been a site of archaeological interest. It is believed that it is of mediaeval origin.
Describe any landscape features – trees, hedges, views, ponds	
A variety of trees and garden styles along the road, primarily a few large trees such as Willow, Walnut, Beech, Ash, Fir and then smaller decorative shrubs and some hedges, wooden fences and brick walls.	
Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community:	
<ul style="list-style-type: none"> - It's significant in terms of its beauty - Has recreational value - Is an area of tranquility - Has historic significance - Has a richness of wildlife 	
The "Eagles" golf course has grounds on both sides of School Road and is a designated local Green Space. It contributes to the diversity and extent of wildlife, especially birdlife in the village. This resource is a significant leisure facility in the village and is well patronised by the people from the surrounding areas.	
Overall comments or conclusions	
Photographs of selected sites within Tilney High End.	



Figure 11 - Village School



Figure 12 - Eagles Golf Course



Figure 13 - Older House set back in School Road



Figure 14 - School Road looking south west



Figure 15 - School Road looking south east



Figure 16 - School Road looking north east



Figure 17 - Willow Drive



Figure 18 - Wool Chambers

2.3 Old A47 - Lynn Road

Character Area	Street Names	Surveyors	Date
Tilney All Saints Old A47 - Lynn Road	Lynn Road, Main Road	AL	03.01.2019
Brief description of area, incl any key features		Street pattern	
<p>Properties between the junction of School Road and the A47 dual carriageway along Lynn Road are primarily larger, older, residential properties. They are all detached two storey properties with substantial grounds or gardens.</p> <p>On the other side of the junction with School Road, the properties are a little smaller, but are all two storey, 3 or 4 bedroom residential properties, mostly set back from the main road. One property has stables and equestrian facilities.</p>		<p>Properties built along the north side of Lynn Road, on land sold off by local landowners. Most have fenced, walled or hedged gardens.</p>	
Use of buildings – residential, leisure, farming etc		Age of buildings	
<p>Several of these properties function as small, successful businesses; there is a thriving nationally advertised white goods vendor with several employees, and a number of small engineering businesses and small holdings.</p>		<p>Almost all the properties were built in the twentieth century. However there are a small number of older 19th Century buildings at the edge of the village going towards Terrington St John, built on both sides of the road. There are a couple of larger properties that have been renovated at the junction of Church Lane also on the south side of Lynn Road.</p>	
Condition of buildings, incl any additions or alterations		Description of any undeveloped spaces	
<p>All the properties and gardens are well maintained. The businesses operate from premises on their own land.</p>		<p>There is an area of grade 2 agricultural land at the junction of School Road and Lynn Road, which has a planning application for 5 x 3 or 4 bedroom properties which has recently been sold to a developer and the planning application has been re-submitted for approval in the last 6 months.</p>	


Design of buildings including predominant materials used (roof, walls, out-buildings)	Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.
Almost all buildings in the village are built of brick in a variety of natural colours and styles, mainly dependent on age.	<p>Tilney Hall a farmhouse built early 19th Century. It has a gault brick facade with red brick returns and slate roof.</p> <p>The Shore Boat Inn built early 19th Century was once a public house but is now a residential home.</p>
Describe any landscape features – trees, hedges, views, ponds	
The majority of properties back on to the local golf course, which is well established and supports a range of small animal and bird life.	
Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community:	
<ul style="list-style-type: none"> - It's significant in terms of its beauty - Has recreational value - Is an area of tranquility - Has historic significance - Has a richness of wildlife 	
The golf course has recreational value.	
Overall comments or conclusions	
<p>Lynn Road has a 50mph speed limit along it, probably because very largely it is built up only on the north side. The X1 bus service uses this route between Peterborough and Norwich.</p> <p>Photographs of selected sites along the Old A47 / Lynn Road / Main Road</p>	
	
<i>Figure 19 - Shore Boat</i>	<i>Figure 20 - Church Lane</i>



Figure 21 - Tilney Hall



Figure 22 - Lynn Road West I



Figure 23 - Lynn Road West II

2.4 Main A47 Trunk Road

Character Area	Street Names	Surveyors	Date
Tilney All Saints Main trunk road A47	Pullover Road leading into Lynn Road	AL/LN	27.12.2018
Brief description of area, incl any key features		Street pattern	
Main A47 single carriage way that carries heavy traffic. Sporadic dwellings and business sites are close to the road and all properties are backed by Grade 1 agricultural land that is used for arable farming and small orchard site.		Busy trunk road with farm tracks and driveways coming directly off the road. Extreme care is required when joining road as historically traffic passes at 60mph. Any breakdown or accident on this stretch of road causes significant delay to traffic patterns and public transport and can be the cause of diversions either through the main Tilney All Saints village or onto A17 trunk road.	
Use of buildings – residential, leisure, farming etc		Age of buildings	
Mixture of dwellings of all types and business premises. These include farming; timber supplies; car sales; small caravan site; white goods vendor; wild flower seed cultivation and holiday lettings.		Oldest building from late 18th Century with gradual individual developments throughout time to existing developmental site at junction of Lynn Road with School Road.	
Condition of buildings, incl any additions or alterations		Description of any undeveloped spaces	
All buildings are well maintained. Some buildings have benefited from sympathetic modernisation. All properties enjoy spacious plot sizes.		Current proposed development for five dwellings at junction of Lynn Road with School Road.	
Design of buildings including predominant materials used (roof, walls, out-buildings)		Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.	
Most buildings are traditional brick and tile construction. A small development of converted barn buildings has enhanced the site that was previously		None identified.	

derelict. Some business properties are constructed of brick and corrugated asbestos roofing.	
Describe any landscape features – trees, hedges, views, ponds	
The road has large open areas, offering views across farmland to A17 trunk road. There are small areas with hedgerow. A drainage dyke runs adjacent to the road for its entire length.	
Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community:	
<ul style="list-style-type: none"> - It's significant in terms of its beauty - Has recreational value - Is an area of tranquility - Has historic significance - Has a richness of wildlife 	
None identified.	
Overall comments or conclusions	

2.5 Boundary Road – East

Character Area	Street Names	Surveyors	Date
Tilney All Saints Boundary Road (East)	Eau Brink Road & North Sea Bank	AL/LN	27.12.2018
Brief description of area, incl any key features		Street pattern	
Remote rural area surrounded by low lying agricultural land. North Sea bank forms most easterly boundary to Tilney All Saints parish and is adjacent to tidal River Great Ouse.		Sporadic dwellings with mixture of building styles, some in the near vicinity to farm buildings. This is a narrow road that has irregular passing places for vehicles	
Use of buildings – residential, leisure, farming etc		Age of buildings	
Mixture of business, residential and farm buildings. Small glasshouse area. Dog kennels; garage; artist studio and working arable farms.		Oldest building is a Victorian villa and most recent development consists of dog kenneling for RSPCA re homing complex built in early 2000's.	
Condition of buildings, incl any additions or alterations		Description of any undeveloped spaces	
All buildings are currently in use but some are in need of maintenance.		Area is likely to have planning restrictions limited by need for agricultural use as area is designated grade one land.	
Design of buildings including predominant materials used (roof, walls, out-buildings)		Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.	
Mostly brick and tile dwellings and farm buildings are a mixture of traditional and more modern metal fabrication.		None identified.	
Describe any landscape features – trees, hedges, views, ponds			
The area is dominated by significant sea bank which is the constructed barrier between the river and low lying agricultural land. Public footpath with stile permits access across farmland. Area is typical fenland and has views across open countryside.			

Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community:

- It's significant in terms of its beauty
- Has historic significance
- Has recreational value
- Has a richness of wildlife
- Is an area of tranquility

None identified

Overall comments or conclusions

Photographs of selected sites from Eau Brink Road & North Sea Bank



Figure 24 - The Lodge



Figure 25 - Artists Studio, Eau Brink



Figure 26 - North Sea Bank



Figure 27 - North Sea bank

2.6 Outlying Village Dwellings

Character Area	Street Names	Surveyors	Date
Tilney All Saints Outlying village dwellings	Pullover Road	AL/LN	27/12/18
Brief description of area, incl any key features		Street pattern	
Previously route of main A47 and road re-routed in 1996 All properties now have hedgerow view as assisted sound barrier to main A47 which passes around 20 metres from frontage of properties.		<p>This straight road has a barrier at the far end with natural materials so that it is not able to be used as a diversion for new trunk road.</p> <p>The area has access to bus stop and post box directly in front of area permitting public transport links to Kings Lynn and Wisbech towns.</p>	
Use of buildings – residential, leisure, farming etc		Age of buildings	
All residential properties.		Victorian cottage at the entrance to the roadway then two bungalow properties built in 1990's with the rest of the semi-detached bungalows dating from between the wars.	
Condition of buildings, incl any additions or alterations		Description of any undeveloped spaces	
<p>All well maintained properties with some properties benefiting from small extensions entirely in keeping with the original buildings.</p> <p>Some properties have sheds or garage to the side of the property.</p>		All properties back onto agricultural farmland.	
Design of buildings including predominant materials used (roof, walls, out-buildings)		Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.	
Mainly bungalow development with a Victorian cottage (1851) at entrance to the roadway.		None identified.	

Describe any landscape features – trees, hedges, views, ponds

Recent (1990's) hedgerow planted as part of rerouting of A47.

Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community:

- It's significant in terms of its beauty
- Has historic significance
- Has recreational value
- Has a richness of wildlife
- Is an area of tranquility

None identified.

Overall comments or conclusions

This area forms an outlying development of small bungalows. Access to the main areas of the village is hindered by foot as there are no consistent footpaths linking the area to Tilney All saints village.



Figure 28 - Pullover Road Cottages



Figure 29 - Ebenezer Cottage

2.7 Roads Leading Northeasterly through the Parish

Character Area	Street Names	Surveyors	Date
Tilney All Saints Rural area with road leading to main A17 forming westerly edge of parish	Station Road & Whitecross Lane	GB/RC	27.12.2018
Brief description of area, incl any key features		Street pattern	
Western boundary road that is mainly access for properties that form part of working arable farms.		Sparsely developed with substantial space between existing properties. New development of one detached property currently in progress and being built in traditional style, brick with slate roof.	
Use of buildings – residential, leisure, farming etc		Age of buildings	
Residential properties one of which is partially thatched.		Tilney Old Hall (Grade II Listed) dates from the mid-16th Century. Others mainly built in mid-20th Century.	
Condition of buildings, incl any additions or alterations		Description of any undeveloped spaces	
All well maintained with tidy frontages in keeping with the rural landscape.		Land is actively farmed with occasional livestock. Mostly arable farms.	
Design of buildings including predominant materials used (roof, walls, out-buildings)		Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.	
All properties are constructed from traditional materials, brick and tile, with the exception of one property detailed previously.		Tilney Old Hall (Grade II Listed) dates from the mid-16th Century.	
Describe any landscape features – trees, hedges, views, ponds			
Uninterrupted views of open countryside as expected within the fenland landscape.			

Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community:

- It's significant in terms of its beauty
- Has recreational value
- Is an area of tranquility
- Has historic significance
- Has a richness of wildlife

There are remains of a medieval settlement north of Kenwick Farm, which is situated between Station Road and A17.

Overall comments or conclusions

Photographs of selected sites leading northeasterly through the Parish.



Figure 30 - Long Meadow Farm



Figure 31 - Primrose Lodge







Figure 32 - Tilney Old Hall



Figure 33 - Primrose Farm

2.8 Roads Leading Northwesterly through the Parish

Character Area	Street Names	Surveyors	Date
Tilney All Saints Rural road with eclectic mix of housing along its length.	Shepherdsgate Road & Greens Lane	GB/RC	27.12.2018
Brief description of area, incl any key features		Street pattern	
One of the main thoroughfares of the parish offering an alternative route to the A17 trunk road.		Winding tarmacked road with housing mainly to the eastern side of the road. Access to Greens Lane where historical site is currently being explored by local history group.	
Use of buildings – residential, leisure, farming etc		Age of buildings	
Majority of residential dwellings with some business activity in the form of plant nursery and the restoration and maintenance of vehicles.		Historic site of 'Bury Manor' circa 18th Century.	
Condition of buildings, incl any additions or alterations		Description of any undeveloped spaces	
All properties are well maintained, some of which have been restored and modernised in line with the traditional ethos of the village.		Majority of land is given over to active arable farming. Most properties sit within spacious plots with well-maintained gardens fronting the roadside. Ship House was previously one of four public houses located within the village.	
Design of buildings including predominant materials used (roof, walls, out-buildings)		Identify and describe any buildings of historical significance. If not designated (ie Listed) consider whether they merit designation as part of the NP.	
Buildings constructed with traditional brick and tile roof with the exception of some farm buildings with are either breezeblock or metal fabrication.		Bury Manor has been relatively recently been discovered and uncovered by the local history group. This is not a designated site but is significant in its link to the village's past. This site is being researched via national data bases and its	

	relevance to Norfolk's history is yet to be fully documented.
Describe any landscape features – trees, hedges, views, ponds	
Open rural views to both the back and front of all properties.	
Designating Local Green Spaces (if desired). Are there any green spaces that meet the following conditions and are demonstrably special to the community: <ul style="list-style-type: none"> - It's significant in terms of its beauty - Has historic significance - Has recreational value - Has a richness of wildlife - Is an area of tranquility 	
None identified.	
Overall comments or conclusions	
Photographs of selected sites leading northwesterly through the Parish.	
	
<i>Figure 34 - Ash Tree Farm</i>	<i>Figure 35 - Grove Farm</i>
	
<i>Figure 36 - Bury Manor outside</i>	<i>Figure 37 - Bury Manor inside</i>

APPENDIX A – MAP OF ASSESSED AREAS

