

DEREHAM

Conservation Area Appraisal

Issue 03

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PURCELL

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COUNCIL**

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DEREHAM CONSERVATION AREA APPRAISAL

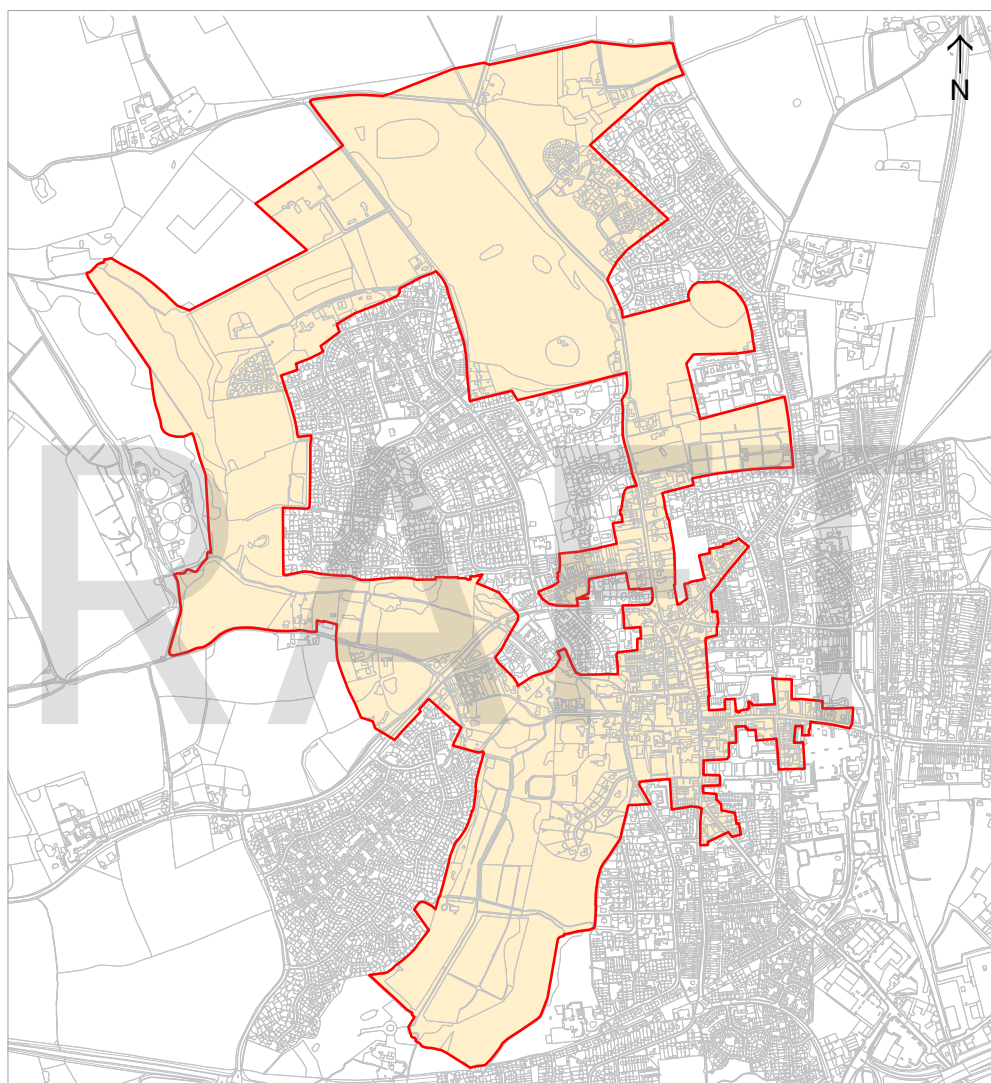
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EXECUTIVE SUMMARY

Introduction

A conservation area is defined as an area 'of special architectural or historic interest the character of which it is desirable to preserve or enhance.'⁰¹ The Dereham Conservation Area covers the historic town centre which was historically centred around St Nicholas' Church and then expanded east along Church Street, Market Place and High Street. It also includes key roads radiating out from the centre such as Quebec Road to the north, Theatre Street to the north-east and Norwich Street and Norwich Road to the east. Its eastern boundary currently terminates at the end of Norwich Street but is proposed to capture the nineteenth century industrial development along Norwich Road and Mastell Way. Along the western boundary, running to the southernmost and northernmost point of the boundary is the more natural landscape either side of the river, north of Rushmeadow Road and South of Washbridge including Moorgate Woods. This Conservation Area Appraisal sets out the defining features that make the Area special and provides a set of management recommendations for the Area's ongoing protection and enhancement.



Current Dereham Conservation Area Boundary. For full size plan see page 07)

- Conservation Area Boundary
- Area currently included in the Conservation Area

This plan is not to scale

⁰¹ Planning (Listed Buildings and Conservation Areas) Act, 1990, section 69(1)(a)

EXECUTIVE SUMMARY

Significance and Character

Dereham's historic and architectural interest comes from its well-preserved and attractive built heritage, which reflects the town's development from the medieval period to the present day. Archaeological remains indicate Dereham's significance as an early place of settlement prior to the medieval period. The built heritage encapsulates the early ecclesiastical prominence of the Church and legend of St Withburga, the agricultural success and trade reflected in the Market Place and the industrialisation of the nineteenth century with the arrival of the railway and the prosperity and population increase which came with it.

The diversity of building styles, forms, functions and ages present in Dereham is important to both its architectural and historic interest as they reflect the social and economic development of the town which saw significant agriculture, commercial and industrial success across the centuries. For example, the street pattern and buildings on Church Street, Marketplace and High Street are an important reminder of the early commercial agricultural success of Dereham as well as a reminder of the two catastrophic fires in 1581 and 1679. This is reflected in the low survival of timber-framed buildings and higher proportion of eighteenth and nineteenth century buildings. The prosperity experienced in Dereham during these periods is evident both in the polite style of many of the buildings on the Marketplace and High Street as well as the high number of semi-detached and detached

villas interspersed amongst the rows of worker's cottages on the roads radiating out north, east and south of the town centre. The well-preserved industrial character to the east of the Conservation Area where Victorian terrace houses, polite semi-detached houses and grander double-fronted villa houses sit alongside austere factory buildings, is of special interest because reflecting the success of industries associated with the railway in the late nineteenth century.

The variety in materiality contributes to the character and appearance of the Conservation Area. The predominant building material is red brick. Buildings of all uses often have additional detailing such as the use of contrasting gault brick, stucco or stone dressings. Timber-framed sash windows are found in almost all buildings. Those buildings which vary from the typical construction material and form, usually civic and religious buildings such as the stone clad Corn Hall, the flint Church of St Nicholas and Kentish Rag Trinity Methodist Church, create focal points within the Conservation Area.

The Churchyard is a key green space within the Conservation Area and the Market Place is a key historic open space. These are an important feature both in terms of their historic functions and associations and as a provision of significant amenity space for the public in an otherwise tight-knit urban environment. Trees and hedges in private gardens provide a leafy backdrop

to views along historic streets and contrast with the often dense urban form and hard surfaces of the town. The rural and natural setting of the Conservation Area provides an attractive setting when leaving and entering the Conservation Area.

Today, the town centre continues to be a buzzing centre of commerce whilst the surrounding streets are peaceful residential spaces steeped in historic character relating to the thriving industries within eighteenth and nineteenth century Dereham.

EXECUTIVE SUMMARY

Locally Important Buildings (Non-designated heritage assets)

This Appraisal has identified four buildings which are not nationally listed but which contribute significantly to local character and distinctiveness. Breckland does not currently have a Local List but in the future, should one be established, the proposed Locally Important Buildings identified here would be suitable for inclusion on the Local List as they have been identified using criteria set out by Historic England for Locally Listed Buildings. They are 'non designated heritage assets'⁰² which have a degree of heritage significance meriting consideration in planning decisions and therefore the Council will consider the heritage value of the building when determining planning applications for change.

London Road School

Reasons for identification

- Historic interest as a well-preserved early Victorian school partly funded by a local philanthropist.
- Architectural interest for its long symmetrical façade punctuated by gables and decorative porch with pilasters and stone detailing.
- Contribution to the character and appearance of the Conservation Area.



The Train Station

Reasons for identification

- Historic interest as a well-preserved Victorian railway building which reflects the advent of the railway in Dereham, a catalyst for enhanced industrial success and prosperity in the town.
- Architectural interest for its attractive little altered façade of red brick and stone dressings.
- Contribution to the character and appearance of the Conservation Area.

PHOTO TO BE ADDED

⁰² Guidance: Historic Environment: Non-Designated Heritage Assets', <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated>

EXECUTIVE SUMMARY

27 Norwich Road

Reasons for identification

- Historic interest for its association with prominent local Victorian and Edwardian architect, George Skipper.
- Architectural interest for its distinctive re-fronted appearance by a notable architect which stands out in the streetscape.
- For its positive contribution to the character and appearance of the Conservation Area.

PHOTO TO BE ADDED

Cowper Lodge, Rolling Pin Lane

Reasons for identification

- Historic interest for its connection to the Guildhall and its use of the Gothic style, a style rarely seen in Dereham, particularly for residential properties.
- Architectural interest for its attractive red brick and gault brick dressings, timber Gothic tracery windows, double height porch and timber bargeboards.
- Positive contribution to the character and appearance of the Conservation Area.



EXECUTIVE SUMMARY

Boundary Analysis

In order to ensure that the boundary of the Dereham Conservation Area remains relevant, this Appraisal has reviewed the extent of the designation and the following alterations to the boundary have been proposed. The adjacent plan and list below provide a summary of the changes, while a plan showing the proposed new boundary is provided on the following page.

Boundary Changes Plan

—

Current Conservation Area Boundary

■

Included in the Conservation Area Boundary

A

Park Road

B

London Road School

C

Commercial Road

D

Norwich Road and Industrial Buildings

■

Excluded from the Conservation Area Boundary

E

Vicarage Meadows Road

F

Heathfields and Humbletoft

G

Golf Course

H

Quebec Hall

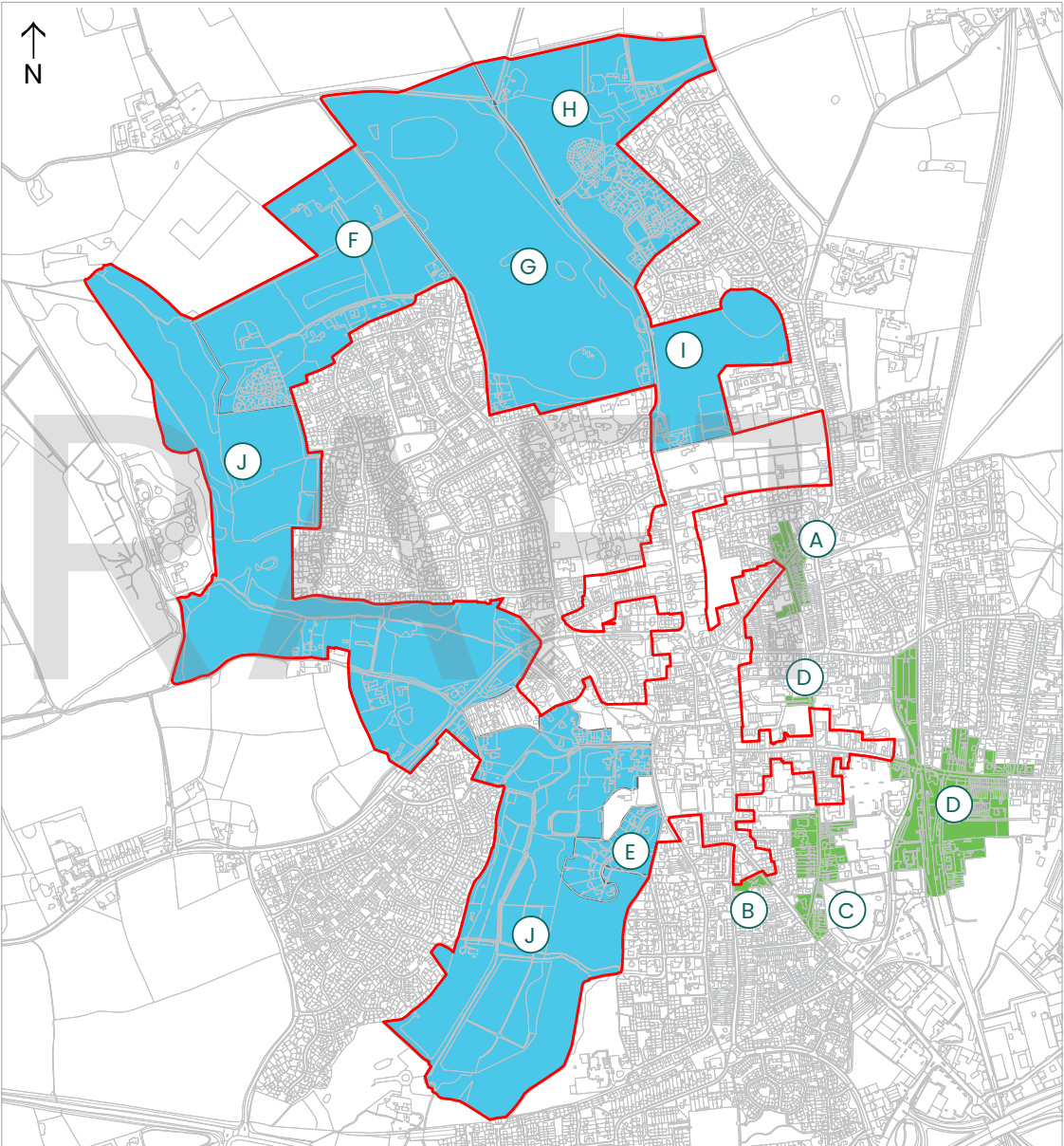
I

Northgate High School Playing Fields

J

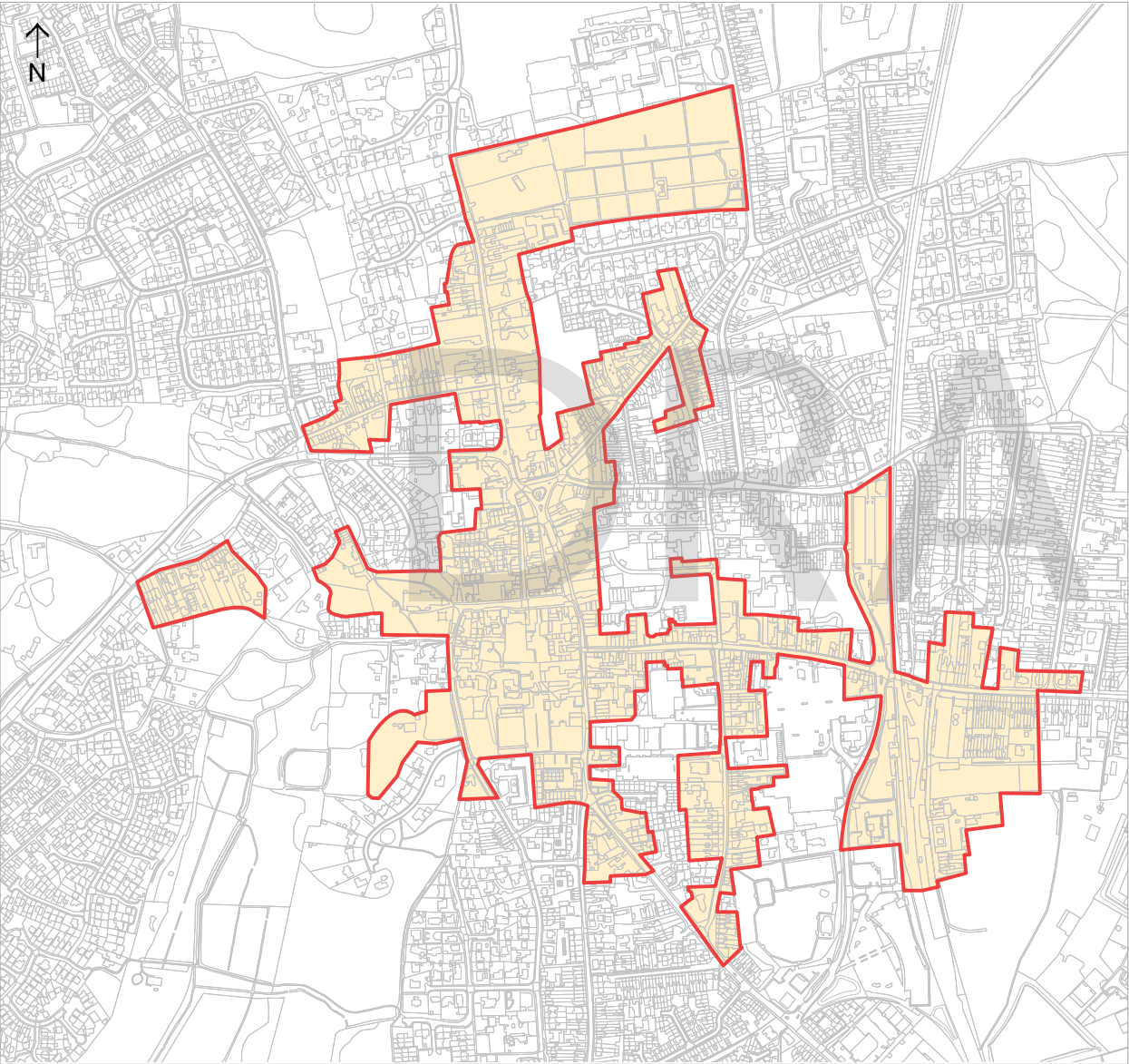
River and Scrubland

This plan is not to scale



EXECUTIVE SUMMARY

Proposed Conservation Area Boundary



FT

Boundary Changes Plan

- Proposed Conservation Area Boundary
- Proposed area included in conservation area

This plan is not to scale

EXECUTIVE SUMMARY

Areas Included in the Boundary

A: Park Road

Reasons for Inclusion

- The terraced houses on Park Road reflect the development of Dereham following the coming of the railway and industrial success during the later nineteenth century.
- The terraced houses are attractive and well-preserved with a higher level of architectural detailing than is standard for terraces in Dereham.
- The Trinity Methodist Church is a distinctive and attractive building in the streetscape which reflects the growing community of Methodists in Dereham during the later nineteenth century.

B: London Road School

Reasons for Inclusion

- London Road School is a large, attractive and little altered example of an early nineteenth century school which contributes to the character and appearance of the street.
- The conservation area boundary currently includes the former Congregational Chapel and Sunday School along London Road but stops before the adjacent London Road School which is in keeping with the Victorian character of the road.

C: Commercial Road

Reasons for Inclusion

- The area south of the current boundary continues the historic character of Dereham in a well-preserved and attractive row of houses of a variety of scales.
- The houses along Commercial Road reflect the prosperity which the town experienced in the late nineteenth and early twentieth century in connection with the coming of the railway and the associated industries.

D: Norwich Road and Industrial Buildings

Reasons for Inclusion

- To capture the former centre of industrial heritage in Dereham which was instrumental in the development of the town during the late nineteenth and early twentieth centuries.
- For the well-preserved industrial character of the malshouses and tannery as well as the adjacent workers' cottages and grander houses along Norwich Road including one re-fronted by George Skipper, a leading Norwich-based architect.

Areas Excluded from the Boundary

E: Vicarage Meadows Road

Reasons for Exclusion

- Vicarage Meadows Road is a twentieth century development constructed after the Area's designation and therefore the buildings have no historic value and do not contribute to the character and appearance of the Conservation Area.

F: Heathfields and Humbletoft

Reasons for Exclusion

- The private and closed off character of these estates, as well as their outlying location to the north of the historic core, does not significantly contribute to the character and appearance of the Conservation Area.

G: Golf Course

Reasons for Exclusion

- The golf course is a privately accessible and refined area of land which lies to the north of the core historic town centre. Its private nature and outlying location prevents it from contributing to the character of the Conservation Area.
- Though once part of Quebec Hall's extensive estate, there is no evidence that this was part of a designed landscape and historic tithe records record it to have been arable land. Any historic connection to the Quebec estate is no longer visible.

H: Quebec Hall

Reasons for Exclusion

- The grounds of Quebec Hall have experienced a high level of change since the designation of the Conservation Area in 1973. The development of modern housing around the house prevents the Hall from contributing to the key special interests of Dereham.

EXECUTIVE SUMMARY

I: Northgate High School Playing Fields

Reasons for Exclusion

- Although a green space, this is a private and cultivated area with a distinctly different character to the historic core of the Conservation Area.

J: The River and Scrubland

Reasons for Exclusion

- Although these are two main areas of attractive green open space in Dereham they are natural rather than designed landscapes with no architectural and historic interest.
- There are limited buildings within these areas, the majority of which are modern and set within larger plots of land. Their secluded nature prevents even those of architectural merit from contributing to the character and appearance of the Conservation Area.

Key Issues

The issues which threaten the special historic and architectural interest of Dereham Conservation Area are summarised below:

Quality of Design of New Buildings and Extensions

- Unsympathetic mid-late twentieth century replacement buildings which lack architectural interest
- Some uninspiring modern housing developments
- Condition of Buildings and Sites
- Some examples of elements of buildings which are in poor repair, such as peeling paintwork
- Some vacant buildings in a decaying condition

Inappropriate Materials

- Use of inappropriate materials to some historic buildings, which is causing or has the potential to cause damage to the built fabric, such as the use of cement mortar
- Use of uPVC windows and doors on historic buildings, which are visually uncharacteristic and can limit the breathability of the building

Other Inappropriate Alterations

- Ad-hoc additions or alterations which spoil the characterful appearance of historic buildings such as:
 - Solar Panels
 - Satellite dishes
 - Gardens turned into driveways

Shopfronts

- Some poorly designed shopfronts with overly large sheet glazing and fascias
- Use of overly bright colours, signage, glossy materials and multiple window stickers which are cluttered and garish
- Temporary banners, posters and poorly located A-boards which clutter the appearance of buildings and the street
- Poor maintenance of shopfronts and shop buildings detracting from the character and appearance of the Conservation Area.

Public Realm

- Some areas of paving in poor repair or patchy
- Unattractive commercial bins
- Poorly designed hard landscaping in public areas
- Inconsistent street furniture, lighting and signage

Traffic and Pedestrian Safety

- Busy roads disrupt the atmosphere
- Traffic causes safety issues in the town centre
- Some places where people want to cross but there is a lack of formal crossing paths

EXECUTIVE SUMMARY

Conservation Aims

The Appraisal sets out overarching Conservation Aims for Dereham's Conservation Area. More detailed management recommendations follow this and can be found in Section 10.3 and the key messages from these recommendations are also listed below.

- To preserve and enhance the special architectural and historic interest of the Dereham Conservation Area, including the Listed and Locally Important Buildings within it.
- To ensure that change and development takes place in a considered and sympathetic way based on a solid understanding of the character and appearance of the Conservation Area.
- That new development is of high quality and responds to the special character of the Conservation Area.
- That ill-considered change and additions of the past are phased out.
- That buildings and sites are maintained in good condition to ensure their preservation and visual contribution to the Conservation Area.
- That shopfronts are sympathetic to the appearance of the Conservation Area and the bustling market town character of Dereham is preserved.
- That green spaces, planting and trees within the Conservation Area are preserved and enhanced.

Key Recommendations

- Maintain buildings in good condition.
- Use sympathetic, like-for-like historic materials wherever possible.
- Retain original features wherever possible, including windows and doors.
- Alterations or new works should be high-quality and not have a negative impact on the character and appearance of the Conservation Area.
- Preserve the open space of the Market Place and green spaces within the Conservation Area.
- Consider reducing traffic in the town centre.
- Shopfronts should be high-quality and appropriately designed for the age of the building in which they are located.
- Breckland District Council should use planning controls available to them to prevent inappropriate work in the Conservation Area.

SECTION 1.0: INTRODUCTION

1.1 What is a Conservation Area?

A conservation area is defined as an area ‘of special architectural or historic interest the character of which it is desirable to preserve or enhance.’⁰¹ The designation recognises the unique history and architectural character of an area, which is derived from the contribution of all its different elements, including key buildings, architectural groups, quality of design, open and green spaces, spatial relationships and street layouts, townscape and materials. As well as physical attributes that make up the local distinctive visual identity of a conservation area, its history and the people and events that have shaped the area also contribute to the reasons why it has heritage value.

Owners, occupiers and visitors to a place will enjoy the benefits of conservation area designation if its significant qualities are retained and inappropriate alterations prevented. A well-maintained and characterful historic place can encourage investment and tourism and it is therefore in the public interest to preserve and enhance conservation areas for cultural appreciation.

1.2 Overview of Dereham Conservation Area

The Dereham Conservation Area was designated by Breckland District Council in 1973. The Conservation Area covers:

- The historic town centre including St Nicholas’ Church and Washbridge, Church Street, Market Place and High Street.
- The key residential roads radiating out from the town centre which include Quebec Road, Theatre Street, Commercial Road and Norwich Road; and
- Several green open spaces around the river running along the west of Dereham including land to the north of Rushmeadow Road to the north and Lucy’s Meadow, Vicarage Meadows and Moorgate Woods to the South. *This area is proposed for exclusion and the text will be updated prior to the final report issue.*
- The industrial expansion to during the nineteenth century is also proposed to be covered by the boundary which includes several large former Malthouses and factories along the western border.

⁰¹ *Planning (Listed Buildings and Conservation Areas) Act, 1990, section 69(1)(a)*

SECTION 1.0: INTRODUCTION

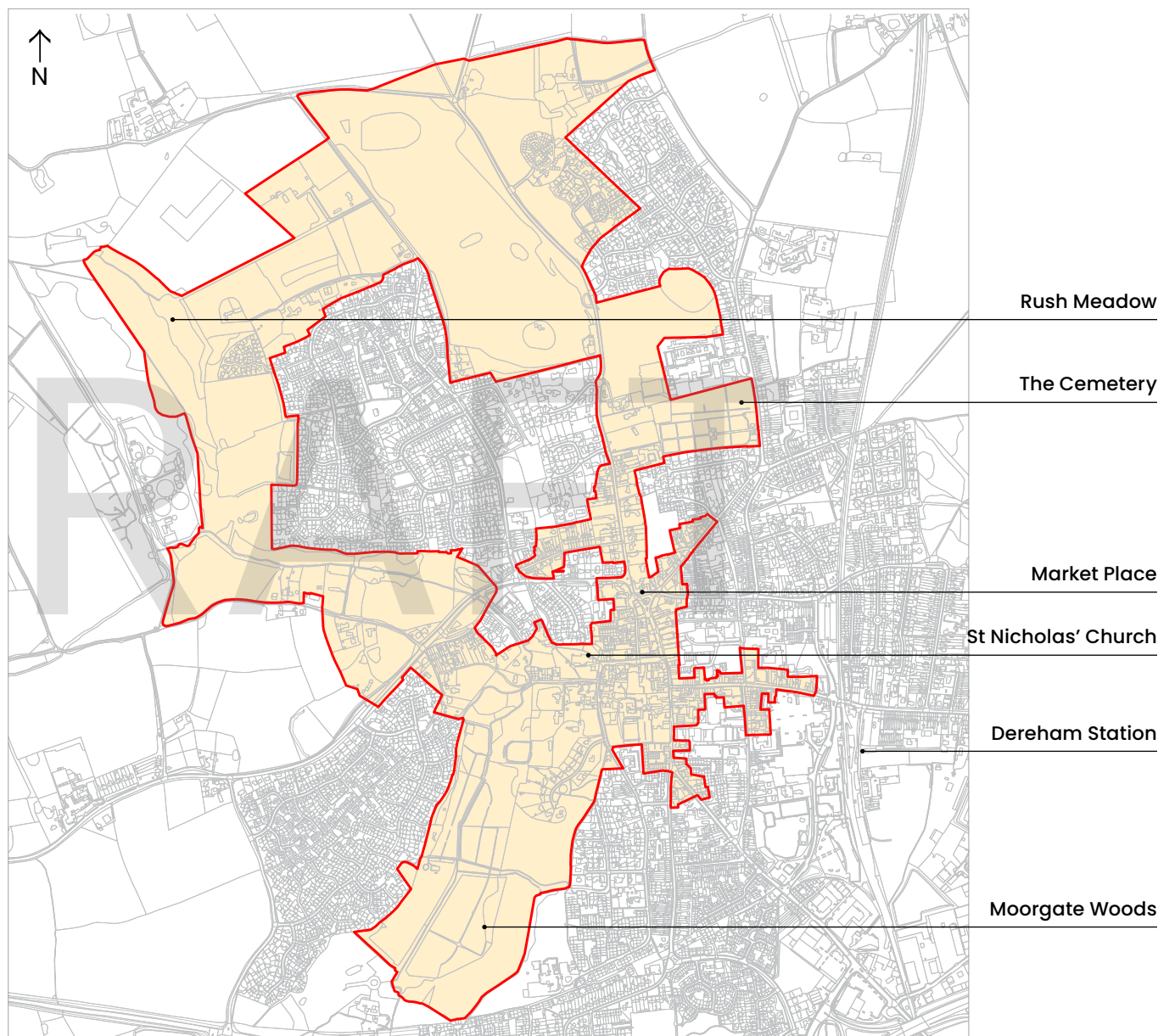
1.3 Purpose and Scope of the Conservation Area Appraisal

A Conservation Area Appraisal (CAA) sets out what the defining features are that make the area special. This includes its history, types of buildings, typical scale and materials, the contribution of green spaces and townscape. Having a clear definition of the character of a conservation area means that those planning changes to their property can understand what alterations are appropriate and will preserve or enhance the special character of the area, as well as giving planners and statutory consultees, such as Historic England, a clear evidence base for assessing and determining planning applications for sites within the Conservation Area itself and also within its setting.

The issues, opportunities and recommendations contained within a Conservation Area Appraisal also provide a plan of action for the areas ongoing protection and enhancement.

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area

The assessments which provide the baseline information for this CAA have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.



Current Conservation Area boundary

SECTION 1.0: INTRODUCTION

1.4 Conservation Area Review Process

The CAA has been prepared by Purcell, a firm of specialist heritage consultants. The document has been informed by several site surveys to Dereham, during which a photographic survey was carried out and plans of the town were marked up with relevant architectural and townscape features. Documentary research was carried out through desk-based sources and correspondence with the Dereham Heritage Trust who shared their photo archives. Local organisations and residents were also consulted to gather information about the Conservation Area (see [Section 1.6](#) for more details).

All the information collected was used to inform the Appraisal. Guidance by Historic England, particularly *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition)* (2019). Criteria from this document was used to inform a review of any unlisted buildings within the Conservation Area which could warrant identification as a Locally Important Building.

The Dereham Conservation Area was designated several decades ago in 1973 by Breckland District Council and has not been reviewed or updated since, with no Appraisal carried out until now. A key aim of this Conservation Area Appraisal is to ensure that the boundary of the area is still relevant. Over time areas evolve, such as through new development or incremental change. Alternatively, parts of a place that are not designated may have become more valued or better understood in terms of their significance. Therefore, this Appraisal has reviewed whether the boundary needs to be redrawn to include or exclude buildings or spaces which do or do not meet conservation area designation criteria of having special architectural or historic interest. This discussion is contained within [Section 8.0](#).

The Appraisal document is subject to a period of statutory public consultation, where it is available to view on Breckland District Council's website and offices, giving members of the public and relevant local and heritage organisations the opportunity to comment on the draft before any appropriate amendments are made before adoption by the Council as planning guidance.

1.5 What Does Designation Mean for Me?

Within conservation areas changes must preserve or enhance the special interest of the place and therefore statutory control measures are in place that are intended to prevent development that would have a negative impact on the character of a conservation area. This means that:

- You will need planning permission for demolition of a building of over 115 cubic metres or a gate, fence, wall or other means of enclosure with a height of more than one metre if next to a highway, waterway or open space or of a height of two metres or more elsewhere;
- Works to trees with a diameter of 75mm or more, measured at 1.5m from ground level, requires planning permission so that the local authority can determine whether a Tree Preservation Order (TPO) is required;
- Permitted development (i.e. changes that are allowed without requiring planning permission) may be restricted, such as the replacement of windows, alterations to cladding or the installation of satellite dishes;
- Commercial signage and advertising may be subject to additional controls and/or require planning permission; and
- Changes of use of a building will require planning permission.

If you wish to carry out changes within the Dereham Conservation Area your proposals will be assessed against Policies ENV 07 and 08 of Breckland District Council's *Adopted Local Plan*.

1.6 Consultation

During the preparation of this Conservation Area Appraisal, in addition to the public consultation period outline in [Section 1.4](#), the following consultation was carried out:

- Site visit and communication with Andrew Gayon, Historic Buildings Officer, and Barbara Gieczewska, Economic Project and Partnership Officer, both of Breckland District Council.
- Correspondence with the Dereham Heritage Trust who shared relevant archival material by email in the absence of an easily accessible archive.
- Consultation with representatives from the Town Council, Ward Members, About Dereham and the Dereham Heritage Trust through a group on site walk around, follow up online meetings and email correspondence with each separate group.
- Consultation with Historic England through an online meeting.

SECTION 2.0: HERITAGE ASSETS

2.1 Heritage Assets

Heritage assets are buildings, monuments, sites, places or landscapes *'identified as having a degree of significance meriting consideration in planning decisions, because of [their] heritage interest.'*⁰¹ This includes designated assets, such as listed buildings, conservation areas, scheduled monuments, and registered parks and gardens. They also include non-designated assets, which are those designated by local planning authorities, such as locally listed buildings, which contribute to the character and appearance of the local area.

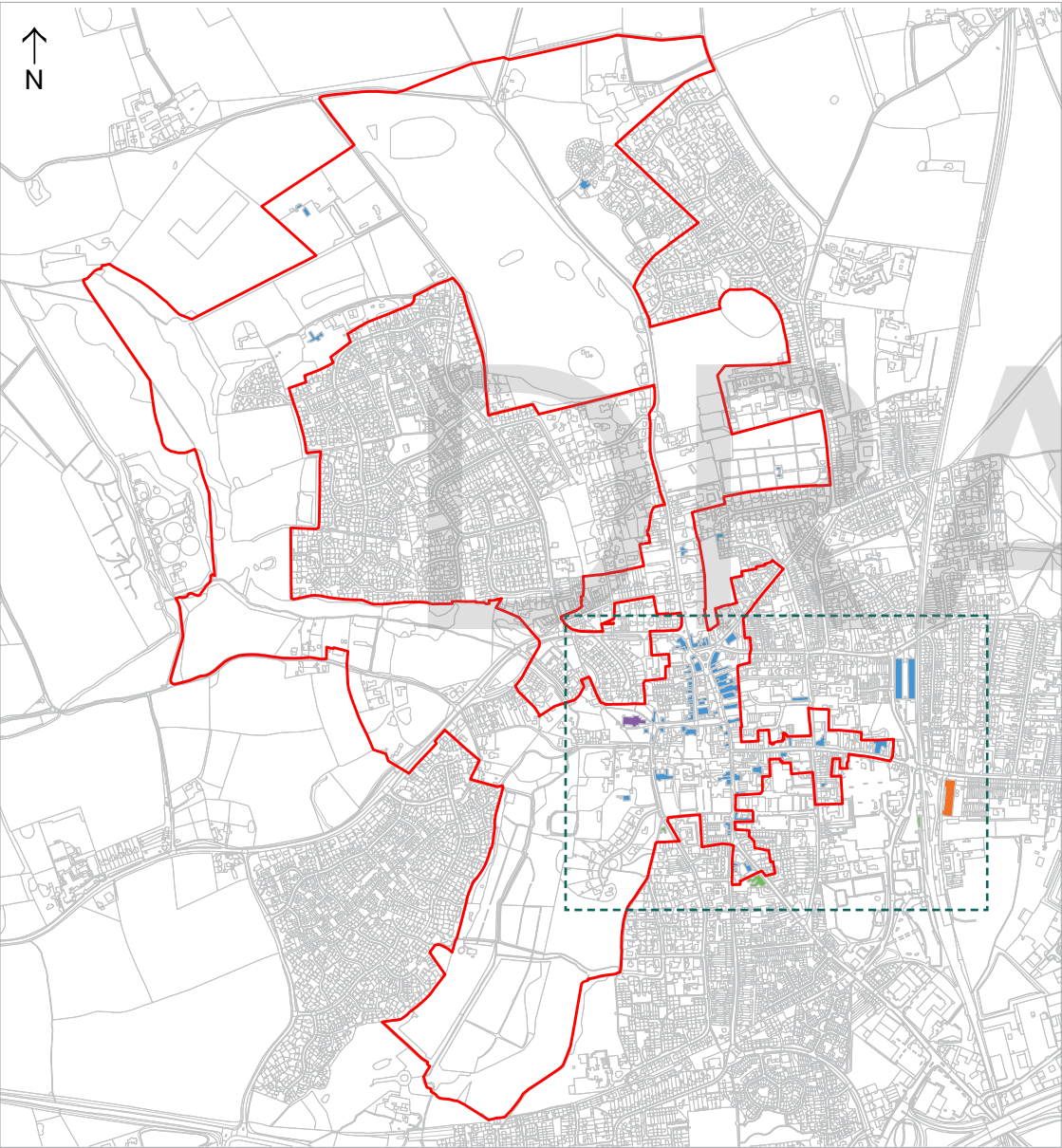
Within Dereham there are many listed buildings. There is one Grade I designated building (those with exceptional special interest), St Nicholas' Church. There is also one Grade II* listed building within Dereham, Dereham Maltings (those with more than special interest). Grade II status (those with special interest) applies to most listed buildings nationally and in Dereham. Grade II is the category which applies to all home and business owners of listed buildings in Dereham. All the listed buildings in Dereham Conservation Area are catalogued in the Heritage Asset Audit in [Appendix C](#).

Listing is not intended to prevent change. Rather, it means that when changes are proposed these need to be carefully considered so that the alterations do not negatively impact the special interest of the building. These changes are controlled through listed building consent applications. The listed buildings in Dereham are shown on the heritage assets plan on the following page.

Breckland currently do not have a list of Locally Listed Buildings. As part of this Appraisal a review was carried out to identify those which contribute to local distinctiveness and which should be considered non-designated heritage assets. These have been identified as Locally Important Buildings within the Appraisal and, should Breckland formalise a Local List in the future, these buildings would be suitable for inclusion on that list. More can be read about this in [Section 7.0](#). The proposed Locally Important Buildings are also marked on the heritage asset plan.

Dereham Conservation Area does not contain any scheduled monuments or registered parks and gardens

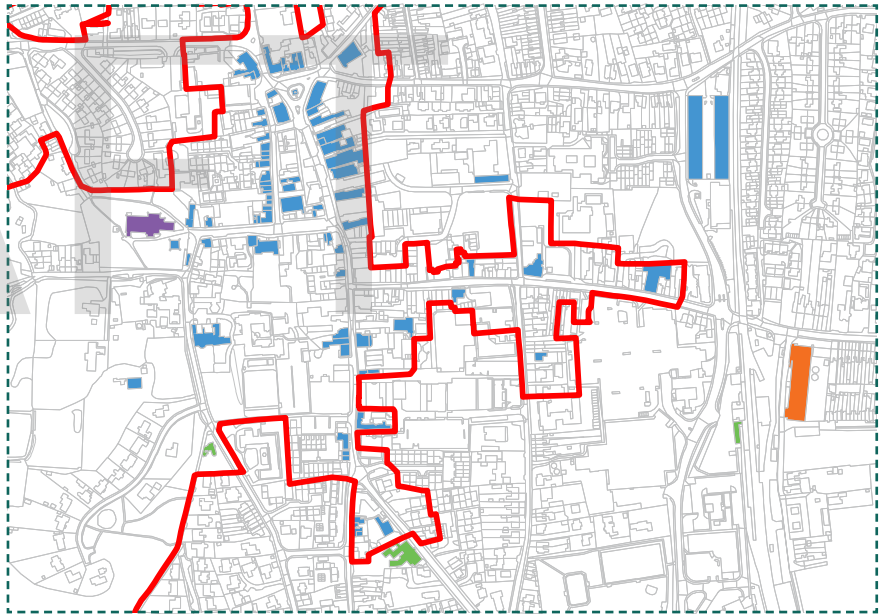
SECTION 2.0: HERITAGE ASSETS



Heritage Assets Plan

- Grade I
- Grade II*
- Grade II
- Proposed Building of Local Interest

This plan is not to scale



SECTION 2.0: HERITAGE ASSETS

2.2 National Planning Policy

Conservation areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which requires that local planning authorities designate areas of special architectural and historic interest as conservation areas. *The National Planning Policy Framework* (December 2024) sets out the overarching requirement for local planning authorities to protect these areas of special interest (Paragraph 210).

In addition to these legislative requirements, this CAA has been prepared in line with the following best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment:

- *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1* (Second Edition) (February 2019)
- *The Setting of Heritage Assets Good Practice Advice in Planning Note 3* (Second Edition) (December 2017)
- *Conservation Principles, Policies and Guidance* (April 2008)
- *Valuing Places: Good Practice in Conservation Areas* (January 2011)

2.3 Local Planning Policy

Planning policy is governed on a local level by Breckland District Council and the policies which they use to determine applications in conservation areas are contained within the *Adopted Local Plan* (November 2019):

- Policy ENV 07 Designated Heritage Assets: this policy states that the significance of designated heritage assets (which includes conservation areas) will be conserved or, where possible, enhanced. Proposals which affect the significance of a heritage asset and its setting will need to be assessed to determine whether the impact on the special interest of the asset will be affected.
- Policy ENV 08 Non-Designated Heritage Assets: The policy states that the character, appearance and setting of non-designated heritage assets (i.e. such as locally listed buildings) should be conserved or, wherever possible, enhanced when they are subject to development.

The full text of the policies can be viewed on Breckland District Council's planning policy pages on their website www.breckland.gov.uk.

Pre-application advice can be given on proposals for change or development, which gives applicants an initial opinion on whether a scheme would be suitable within the Dereham Conservation Area. It can be a useful tool to find out whether a scheme is acceptable before spending time and money to develop it in detail. Advice will be either by a written response or a virtual meeting, depending on the level of advice required and the development proposed. Further advice on this is available at the following link: <https://www.breckland.gov.uk/planning-building-control>.

SECTION 3.0: SUMMARY OF SPECIAL INTEREST

Dereham Conservation Area is of special architectural and historic interest for its well-preserved and attractive built heritage which reflects the town's development from the medieval period to the present day. Archaeological remains indicate Dereham's significance as an early place of settlement prior to the medieval period. The built heritage encapsulates the early ecclesiastical prominence of the Church and legend of St Withburga, the agricultural success and trade reflected in the Market Place and the industrialisation of the nineteenth century with the arrival of the railway and the prosperity and population increase which came with it.



Bishop Bonner's Cottage and the tower of St Nicholas Church

St Nicholas' Church and St Withburga's Well in the churchyard is significant as one of a number of visual reminders of Dereham's ecclesiastical prominence as a place of pilgrimage associated with Saint Withburga. The legend of St Withburga is a significant historical association which was integral to the early development of the town and continues to be recognised today in her former burial site at St Withburga's well, in street names and in the town's unique sign featuring deer. Sir John Fenn

of Hill House is another renowned figure in Dereham's history commemorated through a plaque on his former home, Hill House. These figures contribute to Dereham's special historic interest as figures of local importance who are represented in tangible ways within the town.

The diversity of building styles, forms, functions and ages present in Dereham is important to both to its architectural and historic interest as they reflect the social and economic development of the town which saw significant agriculture, commercial and industrial success across the centuries. For example, the street pattern and buildings on Church Street, Marketplace and High Street are an important reminder of the early commercial agricultural success of Dereham as well as a reminder of the two catastrophic fires in 1581 and 1679. This is reflected in the low survival of timber-framed buildings and higher proportion of eighteenth and nineteenth century buildings. The prosperity experienced in Dereham during these periods is evident both in the polite style of many of the buildings on the Marketplace and High Street as well as the high number of semi-detached and detached villas interspersed amongst the rows of worker's cottages on the roads radiating out north, east and south of the town centre.

The well-preserved industrial character to the east of the Conservation Area is of special interest for reflecting the success of industries associated with the railway in the later nineteenth century. Victorian terrace houses, polite semi-detached houses and grander double fronted villa houses sit alongside austere factory buildings. The contrast in scale and form is characteristic of this area with long narrow plots of two-storey terraced houses integrated with wider plots of semi-detached and detached villas. Alongside these residential properties are former malhouses, with their distinctive oven cones, and former tanneries which are on a far larger scale rising higher than the small cottages in their vicinity and stretching for multiple bays along street frontages. The

pride in their brick construction and architectural detailing is displayed throughout the nineteenth century industrial development. Despite the repurposing of these buildings, save for the Dereham Malthouse which remains vacant, the industrial character is still present. Twentieth century redevelopment of the town centre and industrial area around the railway line has, however, resulted in some loss of historic character.



Dereham's town sign depicting the legend of St Withburga

Dereham's prosperity continued into the early twentieth century with prominent factories in clockmaking and furniture making amongst several others. Whilst these factories were located to the south of the Conservation Area and do not survive, the continued construction of terrace housing and larger houses in the early twentieth century are important reminders of the continued prosperity of the town in this period.

SECTION 3.0: SUMMARY OF SPECIAL INTEREST

Building materials and architectural detailing on buildings contribute to the historic and architectural interest of the Conservation Area. The predominant building material is red brick, buildings of all uses often have additional detailing such as the use of contrasting gault brick, stucco or stone dressings. Timber-framed sash windows are found in almost all buildings. These features contribute

positively to the Conservation Area through creating a varied and attractive streetscape. Those buildings which vary from the typical construction material and form, usually civic and religious buildings such as the stone clad Corn Hall, the flint Church of St Nicholas and Kentish Rag Trinity Methodist Church, create focal points within the Conservation Area. The Church of St Nicholas in particular

forms a focal building within the town, particularly when viewed along Church Street and south from St Withburga Lane. Hill House, the Assembly Rooms and the former Corn Hall are all prominent buildings within the Marketplace.

The Churchyard is a key green space within the Conservation Area and the Market Place is a key historic open space. These are an important feature both in terms of their historic functions and associations and as a provision of significant amenity space for the public in an otherwise tight-knit urban environment. Trees and hedges in private gardens provide a leafy backdrop to views along historic streets and contrast with the often dense urban form and hard surfaces of the town. The rural and natural setting of the Conservation Area provides an attractive setting when leaving and entering the Conservation Area.

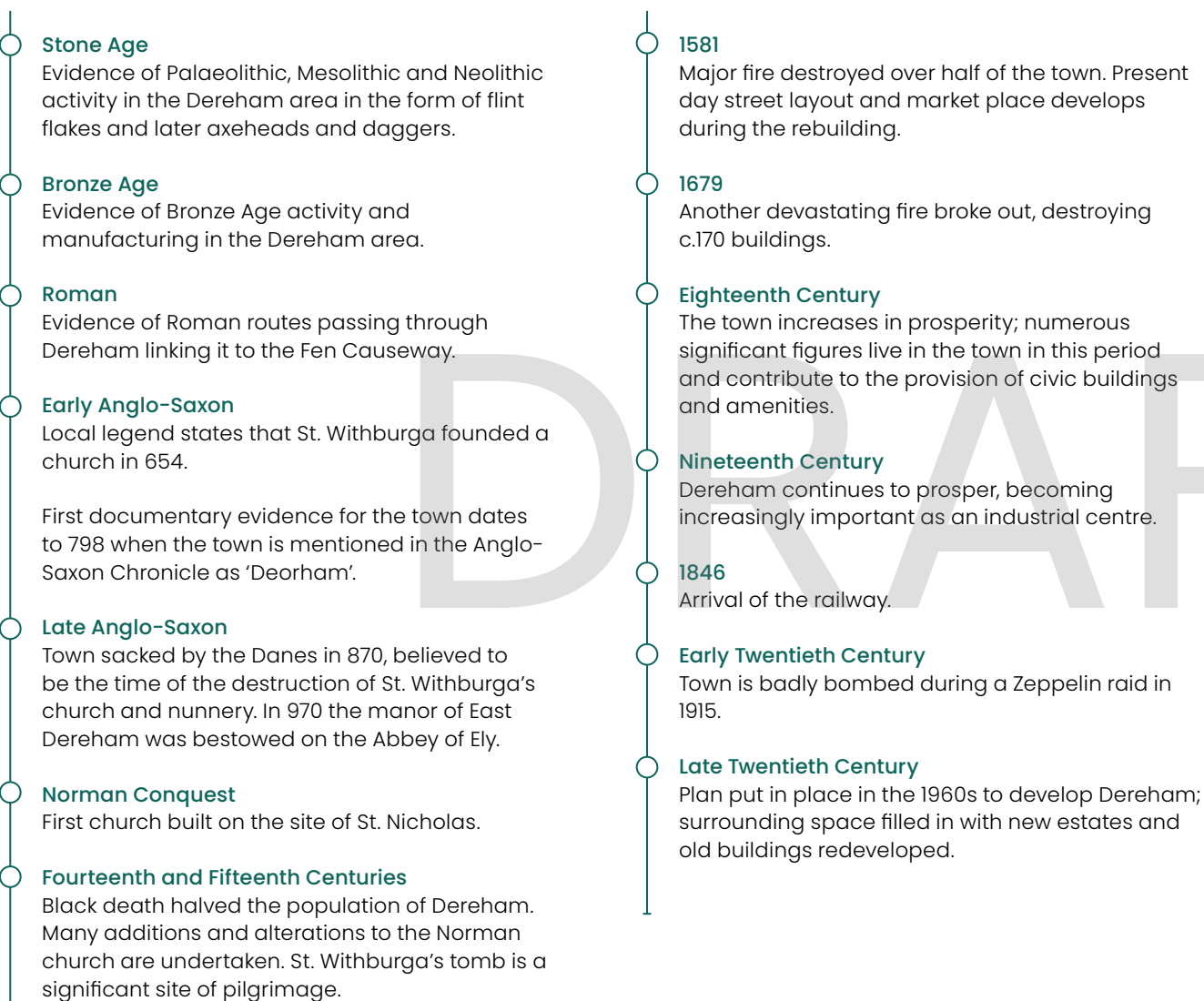
Today, the town centre continues to be a buzzing centre of commerce whilst the surrounding streets are peaceful residential spaces steeped in historic character relating to the thriving industries within eighteenth and nineteenth century Dereham. Locals and visitors to Dereham appreciate the town as a place to live, work, shop and spend leisure and social time. The strong historic character of the town and its connections with industry and important local people and legends are celebrated within the town.



The Malting, Neatherd Lane

SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.1 Timeline



SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.2 Archaeology

There is evidence of human activity in Dereham as early as the Paleolithic period. The earliest archaeological finds are two flint flakes.⁰¹ Flint tools have also been found from both the Mesolithic and Neolithic period, demonstrating activity in the area in these periods. Archaeological finds from the Neolithic period are more abundant, including further flint tools and a Neolithic dagger. The discovery of a Late Neolithic or Early Bronze Age flint working site at Neatherd Moor, to the west of the town, suggests the tools were manufactured in and around Dereham.

Although flint tools continued to be manufactured and used in the Bronze Age, evidence of metal tools and weapons from the period have been found in Dereham, following the development of copper alloy. Several Bronze Age copper axeheads have been found in the area, along with a sword, spearhead and sickle. A significant Late Bronze Age hoard was found in the area. The hoard contained numerous objects as well as metalworking debris which demonstrates that copper alloy objects were being made nearby during the Bronze Age.⁰²

Not much is known about the role of Dereham during Roman occupation as it does not appear to have been occupied, though there is evidence of activity in the form of routes passing through the area in the Roman period. The area was occupied by the Iceni tribe, who dominated East Anglia, prior to Roman invasion in AD 43. It is believed that the town was situated on the Roman Road linking Norfolk with the major east-west Roman route of the Fen Causeway.⁰³ Evidence of this period comes mainly from the 'Dereham Hoard,' a collection of over 1000 Roman silver coins which were unearthed in

2004. The hoard was buried in a greyware pot in circa AD 240.⁰⁴ To date, this is the largest Roman coin hoard to be found in Norfolk.

Local legend is that Saint Wihtburh, now called Withburga, who was allegedly the daughter of Anna, King of Eastern Angles, founded a religious community at Dereham in AD 654.⁰⁵ The mythology of the town's founding goes that while St Withburga was building her convent the region suffered a famine, so, having nothing to feed the workers, she prayed to the Virgin Mary for aid. St Withburga was accordingly sent a pair of deer who provided ample milk and enabled the convent to be built and prosper. When the local overseer of lands, apparently "in contempt of the saint and her miracles," hunted the deer, he suffered divine punishment – being thrown from his horse and killed.⁰⁶

Although this is widely accepted in local folklore, the first documentary evidence for settlement at Dereham is in AD 798 when the Anglo-Saxon Chronicle mentions a town named 'Deorham.' There have also been significant Anglo-Saxon archaeological finds at the nearby site of Spong Hill, where a Saxon cemetery was uncovered in its entirety in the 1950s. The proximity of this site to the main town of Dereham has led to speculation that Dereham may hold further historic evidence yet to be uncovered. In 870 the town was sacked by the Danes, who are believed to be responsible for the destruction of St Withburga's church and nunnery which was then quickly rebuilt.⁰⁷

In AD 970, King Edgar of England bestowed the manor of East Dereham on the abbey of Ely, causing a significant change in the town's fortunes. Allegedly, in 974 the body of St Withburga was stolen by the abbot of Ely and taken to his cathedral. On Withburga's former resting place in the churchyard there appeared a spring of clear water, which the people of Dereham felt was recompense for the loss of their founding Saint.⁰⁸ Ever since, a well has stood on the site, which has never run dry. There is very little archaeological evidence to support the legend of St Withburga, including no evidence for the Middle Saxon activity in the area where the nunnery is believed to have been situated. However, her legend has made Dereham a significant place of pilgrimage throughout history.⁰⁹ St. Withburga's legend is integral to the identity of the town; the site of her burial is a devotional site in the churchyard, a central road is named after her, and she is immortalised on the unique town sign. The sign was designed by sign-maker Harry Carter in 1954, to commemorate the 1300th anniversary of the town, and depicts the miracle which supposedly gives Dereham its name.

In the Norman period Dereham was evidently a fairly thriving community, as the church which was built in the period seems to have been a significant building. Little of the Norman church survives today, though the south doorway remains a good example of Norman design, along with Norman fragments in the chancel arch and masonry in the chancel walls. The Domesday survey states that about 1200 acres were farmed in Dereham, with 240 of those owned by the monastery, and about 960 were in the hands of tenants. It suggests a population of about 250. The survey states Dereham belongs to *St Edeldrede*, meaning to the church of Ely.¹⁰

01 Norfolk Heritage Explorer, Parish Summary: Dereham. <https://www.heritage.norfolk.gov.uk/record-details?mnf45393>

02 Ibid.

03 [LAND AT DUMPLING GREEN, DEREHAM, NORFOLK](#), Archaeologydataservice.ac.uk.

04 Norfolk Heritage Explorer, Record 41008. <https://www.heritage.norfolk.gov.uk/record-details?mnf45393>

05 David Nash Ford, St. Withburga of Dereham, Early British Kingdoms, 2001. <https://www.earlybritishkingdoms.com/adversaries/bios/withburga.html>

06 Ibid.

07 Nicholas Pevsner and Bill Wilson, *The Buildings of England: Norfolk 2* (Yale, 1999), 282.

08 Norfolk Heritage Explorer, Record 41008. <https://www.heritage.norfolk.gov.uk/record-details?mnf45393>

09 Ibid.

10 British History Online, Mitford Hundred and Half: East Dereham, originally published by W Miller, 1809. <https://www.british-history.ac.uk/topographical-hist-norfolk/voll0/pp204-218>

SECTION 4.0: ARCHAEOLOGY AND HISTORY



St. Withburga's Well, in the Churchyard of St. Nicholas.



Dereham's unique town sign, depicting the legend of St. Withburga.



St Withburga's Well in the early second century, before railings were erected to enclose it. (Dereham Heritage Trust Archive)

SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.3 History

4.3.1 Medieval Period

There is very little recorded about the early medieval period in Dereham's history.¹¹ Little built fabric survives except some parts of St. Nicholas Church. The Church's distinctive separate bell tower appears to have first been constructed separately to the church in the fourteenth century, during the first phase of rebuilding of the earlier Norman church. However, the tower which stands on the site today dates to the sixteenth century, with nineteenth century renovations. There is no consensus as to the reason for the separation of the main church and its bell tower. The previous Norman Church was also cruciform and had a central bell tower, but the rebuilt medieval church plan does not correspond with any part of the original layout, so it is unlikely that there was any basis in history or existing structure for a separate tower.¹² Significant work was done to the church throughout the fifteenth century – the south and north aisles were both rebuilt and the roof of the lady chapel was reroofed.¹³ The baptismal font dates to 1488. St. Nicholas Church is the only building in Dereham to be listed Grade I.



Engraving of St Nicholas Church in 1855. Artist unknown. (Dereham Heritage Trust)



St Nicholas west elevation, c.1905. (Dereham Heritage Trust)

¹¹ Parish Summary: Dereham.

¹² Simon Knott, Churches of Norfolk: St Nicholas, Dereham (2023), <http://www.norfolkchurches.co.uk/derehamnicholas/derehamnicholas.htm>

¹³ Ibid.

SECTION 4.0: ARCHAEOLOGY AND HISTORY

Church Street was also a significant site during the medieval period: it is considered too wide to have been a simple street and so is thought to have been the site of a medieval market. A market here would have served the pilgrims who came to see St Withburga's tomb.¹⁴ The present market place may not have developed until the sixteenth century. In 1349 the Black Death halved the population of Dereham. Despite this, by the end of the medieval period Dereham seems to have been prosperous. There was a total of sixteen guilds attached to the Church, largely thanks to the success of the wool trade in the area.¹⁵ Remains of the sixteenth century Guildhall on St Withburga Lane can still be seen, though it has been significantly altered to form a residential building. Alterations began after the guild dissolved in 1548. Excavations to the High Street in 2003 uncovered the remains of a thirteenth and fourteenth century street front, indicating that the medieval town had expanded further south from the church and marketplace. Medieval pottery wasters discovered in this area, produced during the manufacture of pottery, suggests that Dereham may have been a centre for pottery production in the Middle Ages.¹⁶



Wall of former Guildhall, dating to c.1500.

¹⁴ Terry Davy, *Dereham Past and Present* (1985),

¹⁵ Ben Norton, *The Story of East Dereham* (1994), 11.

¹⁶ Norfolk Heritage Explorer, Parish Summary: Dereham. <https://www.heritage.norfolk.gov.uk/record-details?TNF210>

SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.3.2 Early Modern Period

With no major religious sites, Dereham was not unduly affected by the Reformation, by comparison with larger towns nearby. The long-lost bones of St Withburga, still at Ely at the dawn of the Reformation, were disinterred and destroyed, making her legacy at Dereham all the more important. At the beginning of Queen Elizabeth's reign, she acquired the 'Bishop's manor of East Dereham,' which led to the town becoming known as 'Dereham of the Queen.'¹⁷ In the early part of the century, the bell tower of St Nicholas commenced construction. More than fifty wills survive in which money is left towards the building of the tower, demonstrating the extent of civic pride in the Church as well as the wealth and religious inclinations of the town.¹⁸ In 1536, money was still being left to the bell tower construction efforts, implying that the tower was completed on the eve of the Reformation.

On the 18th July 1581, a major fire broke out. The blaze destroyed 52 tenements and 350 "houses of office," which equated to a loss of about three quarters of the total buildings in the town. It is as a result of this, and another fire in the late seventeenth century, that Dereham has so few surviving medieval, timber-framed buildings. The first of these devastating fires has been referred to as "The Great Fire of Dereham."¹⁹ By 1597, the town was rebuilt. Such an extensive rebuilding probably formed much of the basis for the present day layout of the town.

The sole surviving complete medieval house within the town centre is Bishop Bonner's Cottage, named after the infamous Edmund Bonner, bishop of Dereham from 1534 to 1538. However, Bonner is not a name which is remembered with pride in the town; from Dereham he went on to become Bishop of London under the reign of Mary I, where he was a central figure in the religious persecution and execution of "heretics" under the return to Catholicism. His misdeeds became so notorious he acquired the same epithet as his monarch – "Bloody" Bonner.²⁰



Bishop Bonner's Cottage, now the local history museum, is the oldest surviving medieval timber-framed building in the town centre, dating from the sixteenth century.



The earliest photograph of Bishop Bonner's Cottage, taken in the 1870s by local photographer W Brunton. (Dereham Heritage Trust)

¹⁷ Norton, *The Story of East Dereham* (1994), 11.

¹⁸ Simon Knott, Churches of Norfolk: St Nicholas. <http://www.norfolkchurches.co.uk/derehamnicholas/derehamnicholas.htm>

¹⁹ Norton, *The Story of East Dereham*, 13.

²⁰ Ibid., 29.

SECTION 4.0: ARCHAEOLOGY AND HISTORY

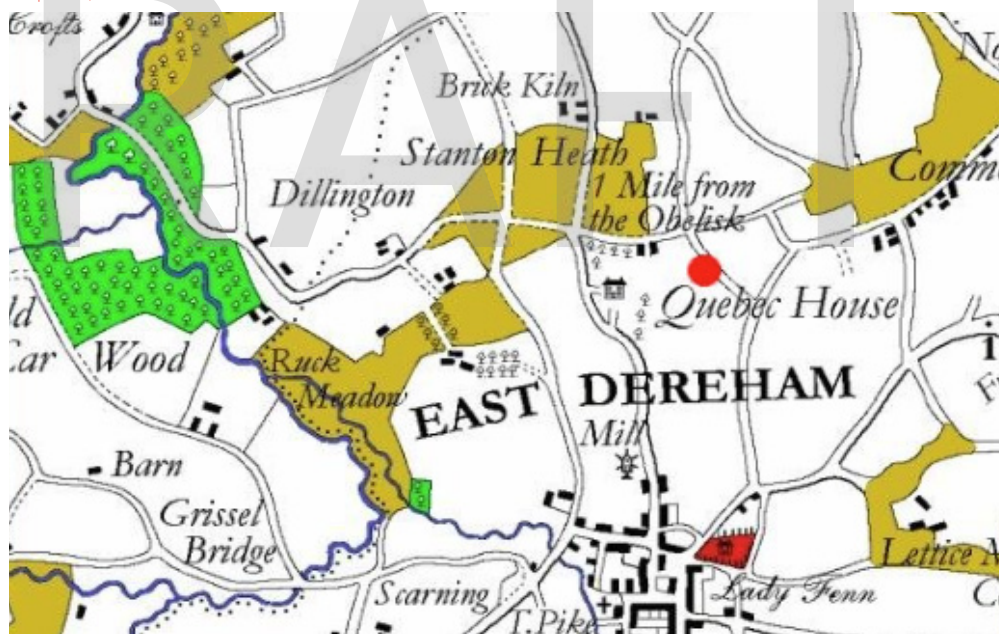
From the early seventeenth century, numerous prominent houses were built in and around the town. Among them were Humbletoft, a manor house just outside the main town, and Hill House, a prominent house in the town centre, both of which were built in the seventeenth century. Both have since been altered significantly throughout the eighteenth and nineteenth centuries and so only retain some clues to their original state. Another important prominent house was Quebec Hall, which was built to the north of the main town in the mid-eighteenth century. The house was built by Samuel Rash of Shipdham and allegedly named in honour of his patron, Lord Townshend, who had led troops in Quebec. The house was formerly referred to as Quebec Castle.²¹ The building of an increased number of large manor houses indicates that the town was prospering in this period. A number of public houses and Inns were also constructed in the seventeenth century including the Cock Inn and the King's Head on Norwich Street.²²



Archive image of Quebec Hall, early twentieth century. (Permission required)



Hill House, originally built in the seventeenth century with significant alterations since.



Reconstruction of a 1797 map showing the hall as Quebec House, which it continues to be called on maps until it becomes Quebec Hall in the twentieth century. Written sources in the nineteenth century refer to it as Quebec Castle. (Dereham Heritage Trust)

²¹ Norfolk Heritage Explorer, Quebec Hall. <https://www.heritage.norfolk.gov.uk/record-details?MNF2888-Quebec-Hall&Index=2652&RecordCount=57338&SessionID=22276ebc-e697-41c5-a02f-f1d7596fe25>

²² Norfolk Heritage Explorer, Parish Summary: Dereham. <https://www.heritage.norfolk.gov.uk/record-details?TNF210>

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These fortunes took a turn, however, in July 1679, when another devastating fire broke out in the town, this time destroying approximately 170 houses. Unsurprisingly, in the following year, Dereham was included in the list of 'Church Briefs,' which indicated which parishes were in need of financial assistance.²³

The building of the Assembly Rooms in 1756 (at a cost of £400) greatly enhanced the popularity of the town with surrounding gentry. The building was erected on the site where the market cross formerly stood and reused its materials. As a new focal point for the community, it was used not only for society events but also for popular entertainment.²⁴

Dereham's history has been shaped by a number of significant figures, especially from the eighteenth century onwards. Many of them are central to the history of Dereham thanks to their respective impacts on architecture and other infrastructure in the town, such as education and the arts.

One of the most renowned of these figures is Sir John Fenn, an antiquary who is best remembered for collecting, editing and publishing the Paston Letters. Educated at Cambridge, Fenn and his wife Ellenor moved to Hill House, Dereham in 1766. Both husband and wife were actively engaged in literature and the arts – Ellenor was a prolific author of children's books under the pseudonyms *Mrs Teachwell* and *Mrs Lovechild*. Her husband held the office of High Sheriff of Norfolk from 1791-1792.



Dereham Assembly Rooms in the twentieth century. (Permission required)



View of the Assembly Rooms today.

Following his death, in February 1794, Ellenor was left financially secure and able to devote her time to philanthropy. In 1785 she established a Sunday School in Dereham, with the aim of making education more accessible to the children of the town. She also founded a school of needlework in the town so that women could learn a skill and earn an income.²⁵ The legacy of the Fenn's remains evident in the town, especially through their former home and its significant presence to the townscape of the main Market Place. Although the house has been altered throughout the centuries, the improvements and extensions made by John and Ellenor Fenn between 1766 and 1781 remain evident to its built fabric.²⁶



Hill House as seen today from the Market Place.

²³ Ibid.

²⁴ Norton, *The Story of East Dereham*, 25.

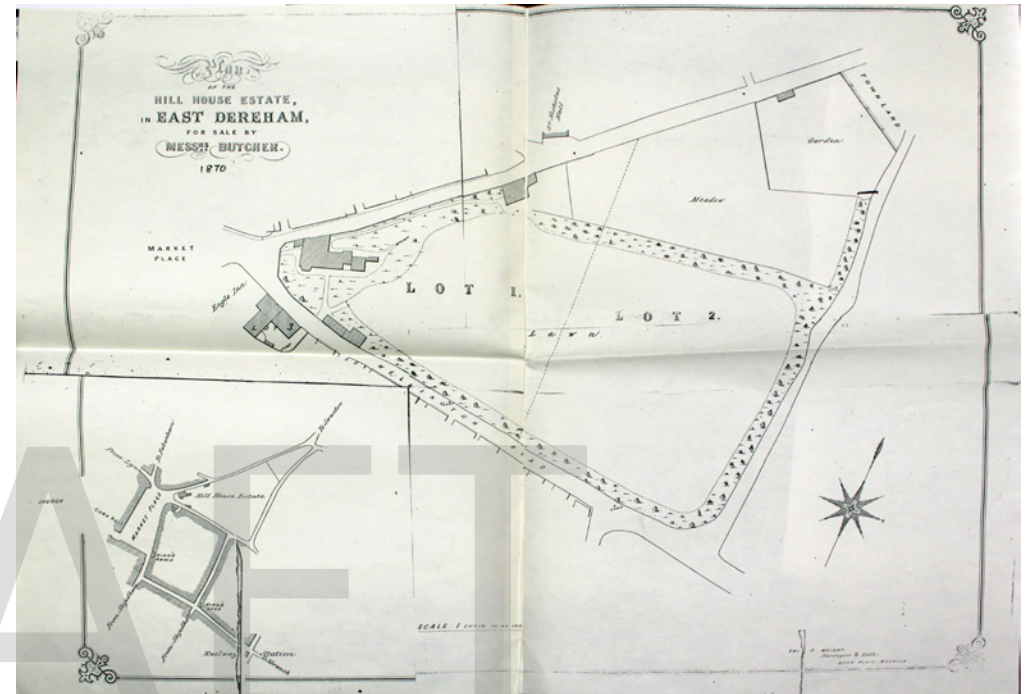
²⁵ David Stoker, "Ellenor Fenn". [Oxford Dictionary of National Biography](#).

²⁶ David Stoker, Ellenor Fenn as 'Mrs Teachwell' and 'Mrs Lovechild', (Princeton, 2007), 2.

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1781 map showing Hill House at the north of the Market Place and John Fenn's surrounding land. (Dereham Heritage Trust)

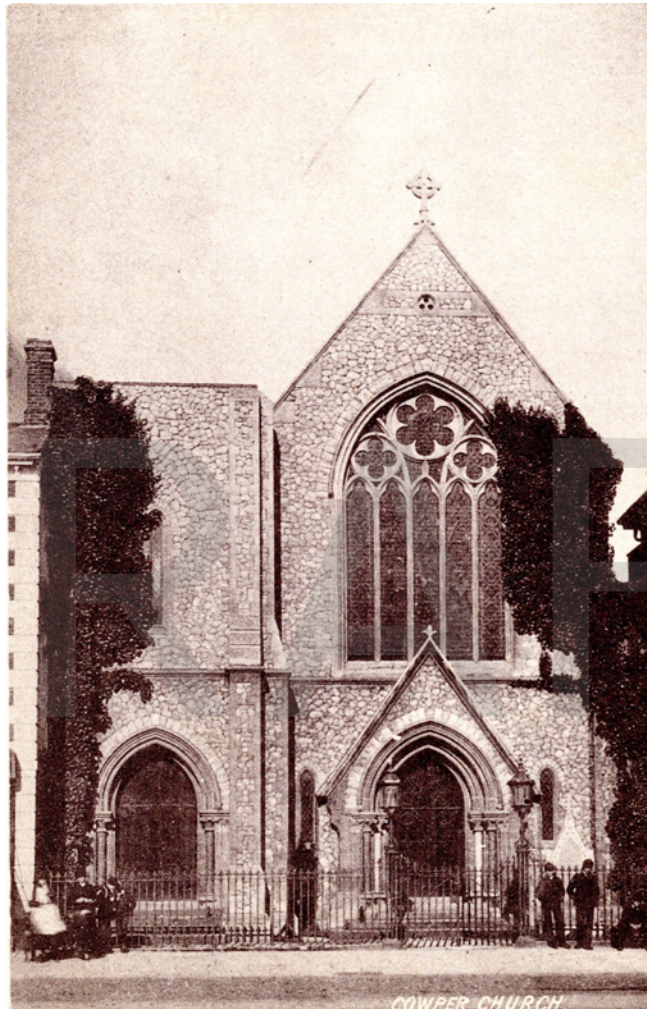


1870 estate map showing the Hill House estate. In the nineteenth century the terraced street Park Row was constructed on former estate land. (Dereham Heritage Trust)

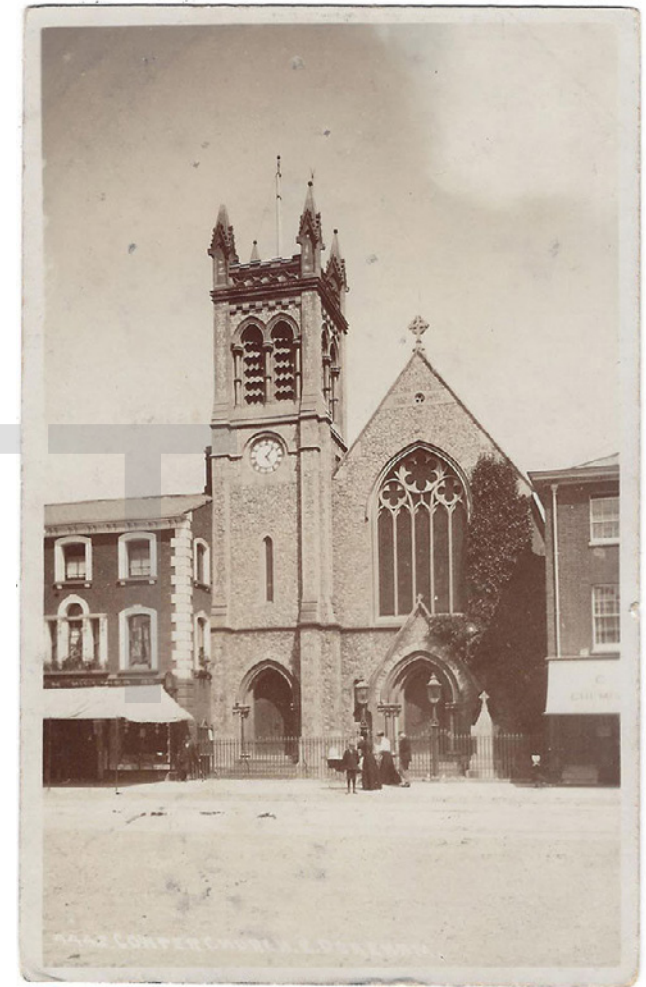
SECTION 4.0: ARCHAEOLOGY AND HISTORY

At the end of the century, another influential figure moved to the town. The renowned poet William Cowper moved into a house on the site which is now the Cowper Congregational Church in the Market Place. Though Cowper only lived in Dereham for five years, until his death in April 1800, his legacy is present throughout the town. Not only is the Congregational Church dedicated to his memory, the Church of St. Nicholas, where Cowper is buried, features a stained-glass window commemorating his life, as do St. Peter's Church in Berkhamsted, Cowper's birthplace, and St. George's Chapel at Westminster Abbey. The Cowper Congregational Church was designed by the Norwich based architect Edward Boardman.

Cowper's legacy has received renewed academic attention recently as a result of his forward-thinking convictions. He was an ardent Abolitionist, with several poems on the subject to his name. He has also come to be celebrated for his "radically anti-heteronormative" approach to relationships with both men and women.²⁷



Cowper Congregational Church in 1887, before the tower was completed. (Dereham Heritage Trust)



The completed Church in 1905. (Dereham Heritage Trust)

²⁷ Conrad Brunstrom (June 2006). "[Leaving the Herd: How Queer Was Cowper?](#)" (PDF). *Journal for Eighteenth-Century Studies*. 29 (2): 158.

SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.3.3 The Nineteenth Century

By the turn of the nineteenth century, Dereham was already into its “boom years,” which had begun in the second half of the eighteenth century as a result of an influx of industries operating in the town. The growth in population during the early nineteenth century is reflected in the construction of a waterworks in 1831 on Cemetery Road with three pumps installed in town. This followed outbreaks of disease in the town due to poor sanitary conditions, likely due to overcrowding. One of the successful industries in Dereham was corn milling and one of several windmill’s in Dereham, constructed in 1836 about a mile to the west of the town centre, survives today. This operated as a successful cornmill until 1922, at which point it was converted to a steam powered engine. Another successful industry was coach building. A coachworks was constructed on Norwich Street in 1818 and is said to have had a high reputation making carriages for nobility. As business declined in the early twentieth century with the invention of the motorcar, this building went through several uses including use as a public hall, a Picture Palace, a heated swimming pool and concert venue.

This prosperity was further intensified by the arrival of the railways in 1846.²⁸ The first branch line through Dereham connected it to Wymondham, followed in 1848 by the line between Dereham and Kings Lynn. Due to a dispute over Eastern Counties Railway’s price for use of their station, their competitor East Anglian Railway built their own station on the Dereham to Kings Lynn line. In 1849 the line from Dereham to Fakenham opened. The construction of these numerous lines resulted in Dereham becoming a well-connected and important junction within the county, attracting industry and economic growth. The ‘boom’ was reflected in population, which doubled between 1801 and 1871.²⁹

The opening of the Cemetery on Cemetery Road in 1869 reflects this large increase in population as burials were no longer possible in the churchyard and a larger area further out of town was required.

As maps reveal, the town grew significantly to accommodate this growth in population. This is especially reflected in the groups of nineteenth century workers cottages which remain a defining characteristic of the town. Dereham’s industrial “boom” is reflected in the evolution between the 1838 tithe map and the 1882 Ordnance Survey map of the town.

The development shows the increasing density of buildings especially to the east of the town centre, which is where the majority of industrial development was concentrated. Commercial Road and Norwich Street grew during this time. The expansion of Norwich Street as an area with commercial and civic building reveals the increased prosperity of the town. During the nineteenth century there were at least three nurseries to the north, south and east of the town centre, which would have been large and productive green spaces acting as barriers to town centre development sprawl. They remain present in historic maps right up until the 1970s, when they were eventually developed for housing.

²⁸ Nicholas Pevsner and Bill Wilson, *The Buildings of England: Norfolk 2* (Yale, 1999)

²⁹ Mitford Hundred: Population, <https://www.derehamhistory.co.uk/mitford-population-between-1801-and-1871.html>

SECTION 4.0: ARCHAEOLOGY AND HISTORY



Dereham tithe map of 1838 showing the town centre and surrounding countryside



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OS map of 1884

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Reflecting the good fortune of the town and its growing population, significant development occurred in the town centre in the nineteenth century, particularly concentrated on the construction of new civic buildings and even the renovation of old ones. The Corn Hall was completed in 1857 and hosted social events and entertainment. In 1859, the Baptist Church on the High Street was built, replacing a dilapidated chapel which had previously stood on its site. The townscape of Dereham was further modernised in 1840 by the introduction of public gas lamps; ten years after the gas works were built (1835) there were 50 public gas lamps lighting the town.³⁰



Postcard image showing Dereham Baptist Church on the High Street, early twentieth century. (Dereham Heritage Trust)



The new Corn Hall in Dereham, 1857, produced for the London Weekly Illustrated upon its completion. (Dereham Heritage Trust)

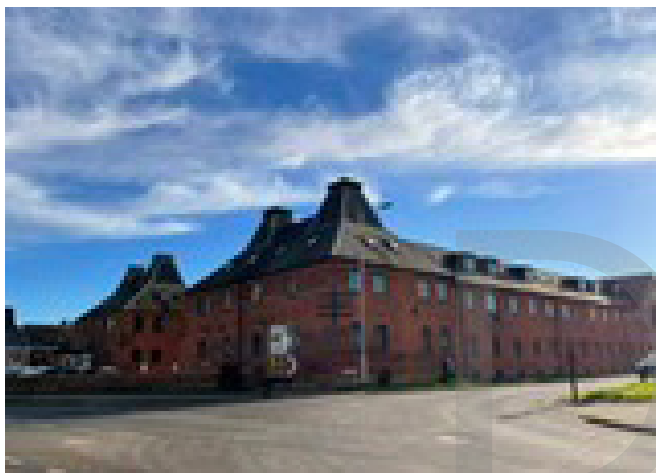


Dereham Market Place at the end of the nineteenth century. (Dereham Heritage Trust)

³⁰ Norton, *The Story of East Dereham*, 30.

SECTION 4.0: ARCHAEOLOGY AND HISTORY

Dereham's industrial quarter has maintained a tangible character to the present day. Despite the loss of railway and subsequent loss of industry in the town, the built heritage of its nineteenth century boom years remains prominent. The two maltings buildings in particular, built in 1870 and 1894, dominate the eastern edge of the town.



The Maltings, Listed Grade II



Dereham Maltings, listed Grade II*.

The importance of the maltings, which were owned by F & G Smith, is demonstrated by the boom in public houses in the town during the nineteenth century – by the end of the century there were more than 40 public houses in the town. The maltings and the numerous brewing companies also operating in the town were evidently very prosperous.

Dereham's industrial history is further evidenced by the residential buildings east of the town. The plethora of nineteenth century terraces would once have housed workers in the various industrial enterprises based in the town. The difference in styles and dates of the residential buildings reveals the way that Dereham evolved during the course of the nineteenth and early twentieth centuries as it saw increasing prosperity thanks to industry. Many of the older cottages which date to the nineteenth century, such as those on Park Road, have more decorative features, bay windows and some have small front gardens. As terraced cottages continue to be built in the early twentieth century, they generally become less decorative, though many share the same feature of a stepped arch doorway. The terraces are also interspersed with larger houses, likely for management level workers. The other side to the development taking place in nineteenth century Dereham was documented by artist Holmes Edwin Winter, who painted a nostalgic watercolour in 1875 of some ancient houses in Dereham, which it notes were then demolished in 1876.



Terraced cottages on Park Road.



Dereham, Old Houses sketched in 1875, by Holmes Edwin Winter (from Picture Norfolk <https://norfolk.spydus.co.uk/cgi-bin/spydus.exe/FULL/WPAC/BIBENQ/166058864/2220846,63>)

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Another of Dereham's most important and successful industries was ironwork, dominated by the business of Gidney's St Nicholas Ironworks, whose factory is on Cowper Road. The Gidney family were already prominent merchants in the town; St Nicholas Works was built originally as an agricultural engineering works in 1846 for J. W. Gidney and Son. By 1864, Jeremiah Gidney's son, William Gidney, was using the building as an iron and brass foundry.³¹ The ironwork business was hugely successful and examples of Gidney's work still exist all around Norfolk. Numerous railings, doors, wall brackets and gutters around the town exemplify the breadth of Gidney's trade.

To support the growing population of the town, the water tower was constructed in 1880. The water tower is the oldest of only two Victorian, Italianate later nineteenth century water towers in Norfolk and has now been dwarfed by its concrete 1964 replacement. The more modern tower is an example of the 'wine glass' style of water tower, which were considered generally more aesthetic than other styles of concrete water tower in the twentieth century.³² In Dereham, the tower is locally known as the "flying saucer," because of the shape of the tank and the way it appears to hover over the houses along Cemetery Road.



St Nicholas Works on Cowper Road, formerly W J Gidney's ironworks. (Dereham Heritage Trust)



Example of Gidney's work outside Cowper Congregational Church



The "flying saucer" water tower seen from the south approach on Cemetery Road.

³¹ Norton, *The Story of East Dereham*, 29.

³² Norfolk Heritage Explorer, Water Towers in Norfolk. <https://www.heritage.norfolk.gov.uk/record-details?TNF458-Water-Towers-in-Norfolk>

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Another very key figure in nineteenth century Dereham was the architect George John Skipper (1856-1948). Skipper was a leading Norwich-based architect of the late Victorian and Edwardian period, who was born in Dereham and contributed to numerous buildings in the town. The writer and poet John Betjeman said of Skipper, "he is altogether remarkable and original...he was to Norwich what Gaudi was to Barcelona."³³ As a young man attending Norwich School of Art, Skipper travelled daily on the train between Dereham and Norwich.³⁴ The son of Robert Skipper, a builder, and brick and tile manufacturer, Skipper worked during his studies as an architect and draughtsman in his father's Dereham-based construction business. There are numerous buildings in Dereham built by this team.³⁵

Though Skipper's buildings in Norwich and other Norfolk towns are widely celebrated, little is known about the scale of his influence in the town of his birth. Only one building in Dereham is formally attributed to Skipper – 21, Commercial Road, formerly called Lindfield House – which was refronted by Skipper in 1890.³⁶ The house is characteristic of Skipper's work, using the same red brick and Cosseyware for the façade as the architect used for his own office in Norwich.

There are numerous other buildings locally attributed to Skipper, including No.27 Norwich Road and 2 Wellington Road. The house now has a modern façade to the ground floor, but Skipper's influence is evident in his characteristic turret-like bays with tented roofs.



No.21 Commercial Road, refronted by George Skipper.



No.21 Commercial Road, refronted by George Skipper.



2 Wellington Road, popularly attributed to Skipper.

³³ Richard Barnes, *George Skipper: The Architect's Life and Works* (Frontier, 2021).

³⁴ Barnes, *George Skipper...*, 12.

³⁵ Ibid.

³⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1378800?section=official-list-entry>

SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.3.4 Images of nineteenth and twentieth century Dereham

Some areas of Dereham have experienced a high level of change and modernisation during the course of the twentieth and twenty-first centuries. In addition to historic maps, this change is illustrated by photographs from the nineteenth and early twentieth century which, in comparison to current matching views, reveal where change has occurred. These comparisons can help inform management of the Conservation Area by giving tangible evidence of original features which would be preferable to maintain or restore.

These changes have mostly occurred in commercial areas of the town, especially Norwich Street and the High Street. Historic views of Norwich Street reveal that many shopfronts featured large canopies and large, hand-painted signs overhanging the street. They also record that there was formerly a large bank building on Norwich Street which formed a key part of the streetscape and has since been demolished and remains an unoccupied plot. The replacement and disguising of historic shopfronts and replacement of historic buildings with modern ones is particularly prominent along this street, such as the replacement of many historic buildings with Wright's Walk shopping centre in the twentieth century.



View east along Norwich Street in the early twentieth century (Dereham Heritage Trust)



Norwich Street today. Out of view to the left a large open space is all that is left of the nineteenth century building dominating the left side of the street in the historic photograph



Norwich Street today

SECTION 4.0: ARCHAEOLOGY AND HISTORY

A Historic image of the High Street records rows of Victorian timber shopfronts with two to three-storey buildings on either side covering two to three bays of the building façades. They often had projecting signs above the fascia. Several buildings and shopfronts are still recognisable from this image today, although there is a plain modern building with blind windows on first floor and widow openings on the ground floor in the place of a historic building on the left hand side of the image. On the right hand side of the image, at the junction with Norwich Street, a historic corner shopfront has been replaced with a large modern building which lacks architectural detailing. Modern shopfronts have now either replaced or obscured many historic shopfronts on historic buildings which remain in situ. Views along the High Street in the other direction also reveal significant modernisation, including new building, inserted modern shopfronts and an increase in large commercial chains occupying properties.



Historic photograph of the High Street with many historic shopfronts prominent, late nineteenth century/ early twentieth century. (Dereham Heritage Trust)



High Street looking north

SECTION 4.0: ARCHAEOLOGY AND HISTORY

In the Market Place the most notable differences are the concessions to mass car ownership, as well as one or two major building replacements. A formerly prominent building on the west side of the Market Place,

for example, has been replaced with an unpopular modernistic building. The Barton Hotel at the south end of the Market Place has been replaced by the former Woolworths building and modern shopfronts, resulting

in the loss of its grand porch flanked by large doric columns. The historic buildings at the north end of the Market Place have not undergone much change, though are now suffering from neglect due to being unoccupied.



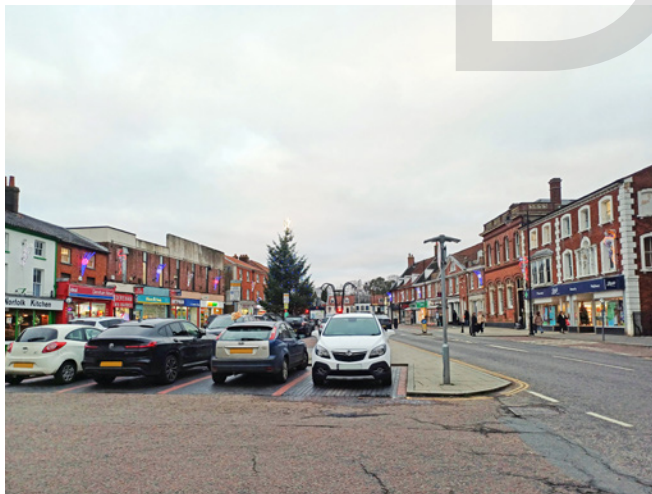
Historic late nineteenth or early twentieth century image of the Market Place viewed from the south (Dereham Heritage Trust)



Late nineteenth century photograph of the Market Place viewed from Church Street (Dereham Heritage Trust)



Historic photograph of the north end of the Market Place, early twentieth century. (Dereham Heritage Trust)



The Market Place viewed from the South



The Market Place viewed from Church Street



The northern end of the Market Place

SECTION 4.0: ARCHAEOLOGY AND HISTORY

A historic photograph of Quebec Street records its northern end with a range of houses and shopfronts. It is evident from this image that this street has accumulated a more back-of-house character since this image, although much of its historic character has been retained. The buildings on the far right hand side of the image now have blocked in windows with those remaining being converted to uPVC. The adjacent building had a small shopfront which has since been blocked in and a form of large opening on the first floor. These buildings have since been rendered and have lost much of their historic character. However, the shopfronts just visible in the left hand side of the photograph record that the west side of Quebec Street has retained a substantial amount of its historic character with a high level of survival of Victorian timber shopfronts. The eastern side of Quebec street, further to the south and out of shot of this image, has experienced a higher level of change with the rear of modern buildings along the Market Place and blocked in former Corn Exchange window creating a more back of house feel than it would historically have had.



Late nineteenth century photograph of the north end of Quebec Street (Dereham Heritage Trust)



Quebec Street looking south today



Houses at the northern end of Quebec Street today

SECTION 4.0: ARCHAEOLOGY AND HISTORY

Further out of the town centre in less commercial areas, for example surrounding the Church, there is generally less change to buildings. For example, this view of St Nicholas Church from the western end of Church Street shows no major change. The other end of Church Street which is closer to the town centre has seen more change, most notably the building of the Romany Rye public house and the alteration of historic shopfronts.



Late nineteenth century view down Church Street with many historic buildings still in situ today. (Dereham Heritage Trust)



The view down Church Street today



Historic photograph looking west down Church Street, late nineteenth or early twentieth century (Dereham Heritage Trust)



The view west down Church Street today

SECTION 4.0: ARCHAEOLOGY AND HISTORY

The south end of the Market Place is dominated by the Corn Hall, the surroundings of which have changed as a result of bomb damage to its neighbouring buildings and the alterations to the spatial organisation of the Market Place. The building's façade has also undergone some changes during its use as a cinema.

The High Street has seen significant change as numerous buildings have been replaced by modern commercial development in the form of both large and smaller scale buildings. The character of the High Street remains intact despite this, as its commercial, bustling quality is maintained.



Early twentieth century photograph of the Corn Hall prior to its conversion to a cinema (Dereham Heritage Trust)



Mid-twentieth century view south along High Street (Dereham Heritage Trust)



The former Corn Hall



High Street today

SECTION 4.0: ARCHAEOLOGY AND HISTORY

A historic image of Commercial Road records that the road retains much of its commercial character with later nineteenth century and early twentieth century buildings which frame the street in this image still in situ. A notable change is the loss of many of the brick boundary walls with stone coping on the left hand side of the image, often as a result of opening up front gardens as driveways. Historic boundary treatment on the left has been replaced for lower railings which continue to maintain the historic character of the street. The row of terraces to the right have experienced a high level of alteration with all having lost their fanlights, historic doors and windows in replacement for modern uPVC windows. The area continues to have a green and leafy character created by hedges and mature trees. Whilst the view from this photograph retains much of its historic character, other areas of Commercial Road have experienced a high level of change with the introduction of large modern buildings set back from the street in large plots. These include the Police Station and a four-storey housing block

Despite its proximity to the town centre, the Park Road area has retained its residential, peaceful quality. Park Road itself remains a private road and therefore has no through traffic. The terraced cottages have seen minimal alteration since their original building, and the trees and hedges along the road shield it from long views, creating the illusion that no development has occurred around the immediate view of the road itself and Trinity Methodist Church at its north end.



Commercial Road in the early twentieth century (Dereham Heritage Trust)



Late nineteenth century view of Park Road prior to development on the land opposite the terrace houses (Dereham Heritage Trust)



Park Road today

SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.3.5 The Twentieth and Twenty-First Centuries

In the twentieth century, Dereham remained prosperous. The agricultural market still flourished during the early part of the century and from the 1970s onwards there was extensive residential development in all directions around the town. Due to the rapidly growing population, retail in the town centre flourished, resulting in the conversion of numerous ground floor interiors into retail spaces. Although the town has numerous eighteenth century houses, hardly any plan-form of either houses or shops in the centre is older than 1975.³⁷

The community spirit which was evident in the proliferation of civic buildings during the nineteenth century remained strong but was brought into the modern age. The corn hall was transformed into a cinema in 1924 – making it one of Norfolk's oldest cinemas – which remains in use today.

During the First World War, Dereham suffered a Zeppelin raid which resulted in destruction or damage of numerous buildings and remains a significant moment in the history of the town. The first raid took place in January 1915; after bombing Kings Lynn, excess bombs were offloaded over Dereham. The far more devastating raid came in September of the same year, when Dereham was mistaken for Norwich. Official records report that a total of 24 high explosive and 16 incendiary bombs were dropped on Dereham on the night of September 8th.³⁸ The town played an important role in both World Wars – it was declared a 'nodal point' during the Second World War due to its central location within the county.³⁹

The still-thriving industries in Dereham also proved important to the war effort. Cranes, a vehicle manufacturer, had been founded in Great Fransham during the latter half of the nineteenth century. A Dereham branch was opened in 1913 and saw particular success during the Second World War, when it built 3,204 vehicles and 250 tank transporters for the armed forces.⁴⁰

As a result of bombing during the war, there are a number of modern infill buildings within the town. For example, a pub on Church Street which was destroyed during the raid was replaced by a Modernist building which housed HM Revenue and Customs. Despite unsympathetic alterations, especially the replacement of its original Crittall windows, the building is appreciated locally as a rare example within the town of a quality twentieth century addition. In 1936 one of Dereham's many pubs, The Kings Arms, was demolished to make way for what was then Woolworths. The store built a large premises in the Market Place, which is now occupied by Poundland.



Bomb damage in the market place, with Corn Hall to the right, c.1915. (Dereham Heritage Trust)



Dereham Woolworths pictured in 1965 (***)permission required, from <https://wooliesbuildings.wordpress.com/2020/12/16/dereham-woolworths-store-638/>

³⁷ Pevsner, *Norfolk* 2, 283.

³⁸ Susan Walker, Centenary of the Dereham Zeppelin Raid. <https://www.derehamhistory.co.uk/1915---zeppelin-raid-on-dereham.html>

³⁹ Knott, *Churches of Norfolk*.

⁴⁰ Derin Clark, "The Thriving Industries that made Norfolk Tick," *Eastern Daily Press*, August 2022.

SECTION 4.0: ARCHAEOLOGY AND HISTORY

Dereham's strong industrial character remained intact in the post-war period, with the founding of a small clockmaking factory in 1947, under the name Metamec. The factory was an offshoot from Jentique, a successful Dereham-based furniture maker which had made ammunition boxes for the MoD during the war. When the war ended they found themselves with a surplus of materials, so turned their hand to clockmaking. This proved another hugely successful industry for Dereham; during its heyday in the 1960s and 1970s it was the largest clockmakers in the UK, employing over 750 workers and producing around 25,000 clocks per week.⁴¹ Founded in the 1930s, the post-war years of the 1950s and 1960s were also the heyday for Jentique furniture makers.⁴² The company's focus on the mid-century modern style of design was hugely popular at the time.

In the 1960s, a plan was developed for the expansion of Dereham, with the goal of attracting a population of 35,000. The result of the plan was rapid development with buildings often of poor design and quality. No.31 High Street, a 1960s infill which sits between two listed buildings, marks the south boundary of this development plan. The 1968 Ordnance Survey map records this rapid development of housing estates on the outskirts of the town, as well as the introduction of singular larger commercial buildings in the place of multiple smaller buildings in the town centre. This expansion continued into the later twentieth and early twenty-first century and included the erosion of the Humbletoft and Quebec Hall grounds as residential estates were constructed upon them.

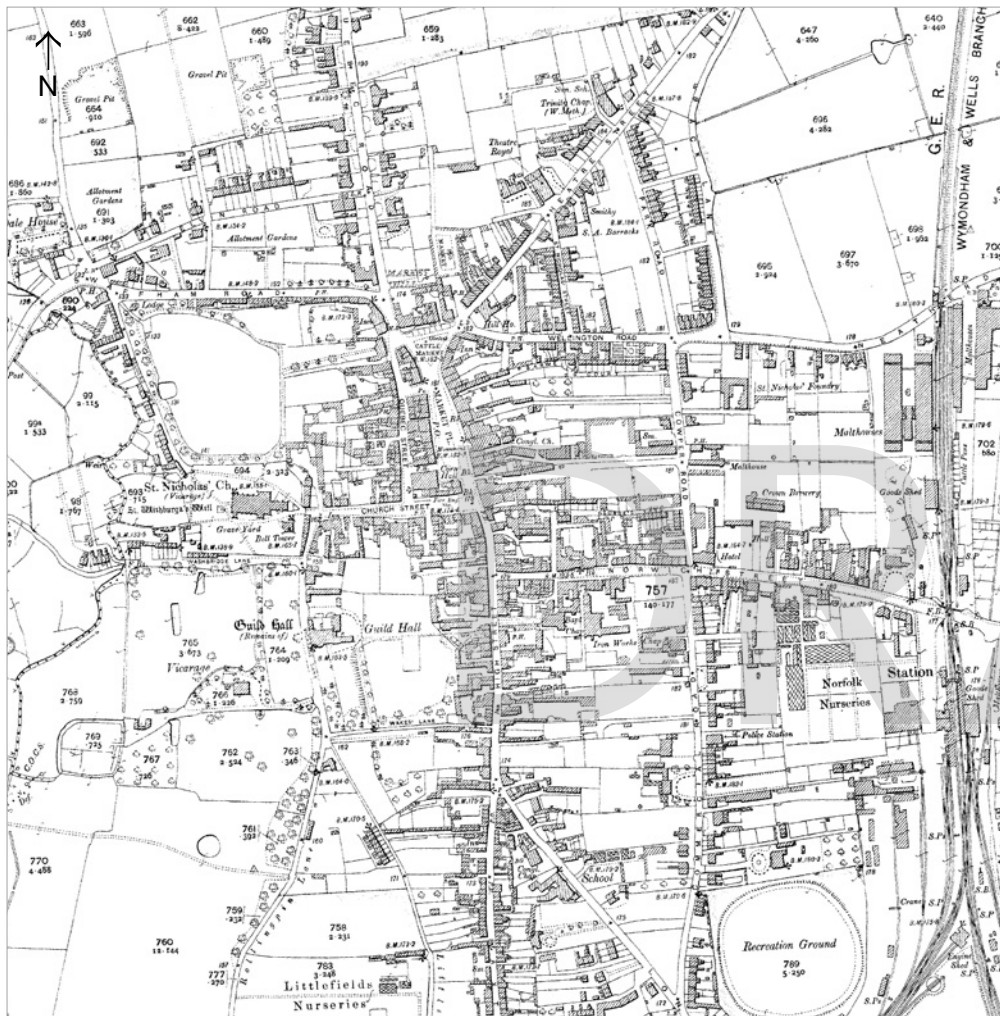


Modern 1960s infill, no.31 High Street.

⁴¹ Ibid.

⁴² Ibid.

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Comparison of the 1906 and 1968 maps of Dereham reveals the huge amount of development that occurred in the first half of the twentieth century – most of this occurred post-war.

SECTION 4.0: ARCHAEOLOGY AND HISTORY

The latter twentieth century also saw the closure of the once-prolific railways at Dereham. Between the 1960s and 1970s the lines closed one-by-one, and the last Dereham to Norwich passenger service ran in 1970. However, the line between Wymondham and Dereham was preserved and now operates as a heritage railway. Also during the 1960s and 1970s, much of the town was redeveloped in line with mass car ownership – this is especially apparent in the Market Place, where the livestock stalls were removed to make space for cars (though the remnants of these railings can still be seen outside 20–24 Market Place). The central market place also became car parking, as did the site which now occupies the Cherry Tree Car Park – formerly a place for the holding of livestock for market.

In the early twenty-first century, Dereham was again subject to major town centre redevelopment; in 2005 amenities including Wright's Walk shopping centre and the new public library were constructed. This was part of a significant push to propel Dereham into “a new era,” with high street regeneration including the renovation of what was formerly a car park and derelict garage into the Wright's Walk shopping centre.⁴³ The regeneration plan in place was never fully implemented, however, and planned further phases were not completed. Additional housing estates have been built in the outskirts of Dereham steadily throughout the early twenty-first century. Though this character remains strong, a major centre of industry was lost when the area which is now occupied by the Wright's Walk shopping centre was redeveloped in the early twenty-first century. Though one of the two maltings buildings has been sensitively redeveloped for residential use, the other is currently on the heritage at risk register.

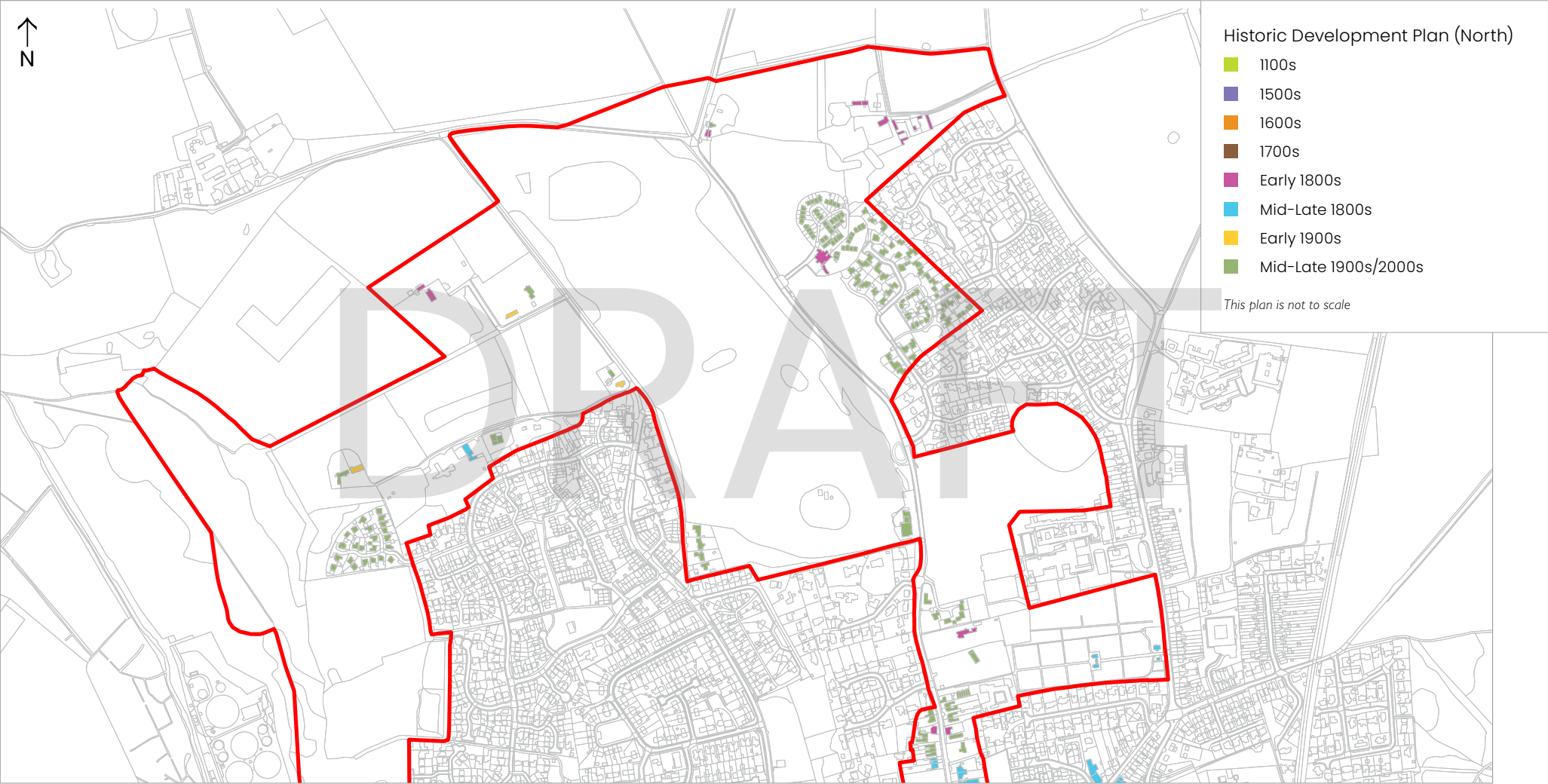


Cars parked in the Market Place.

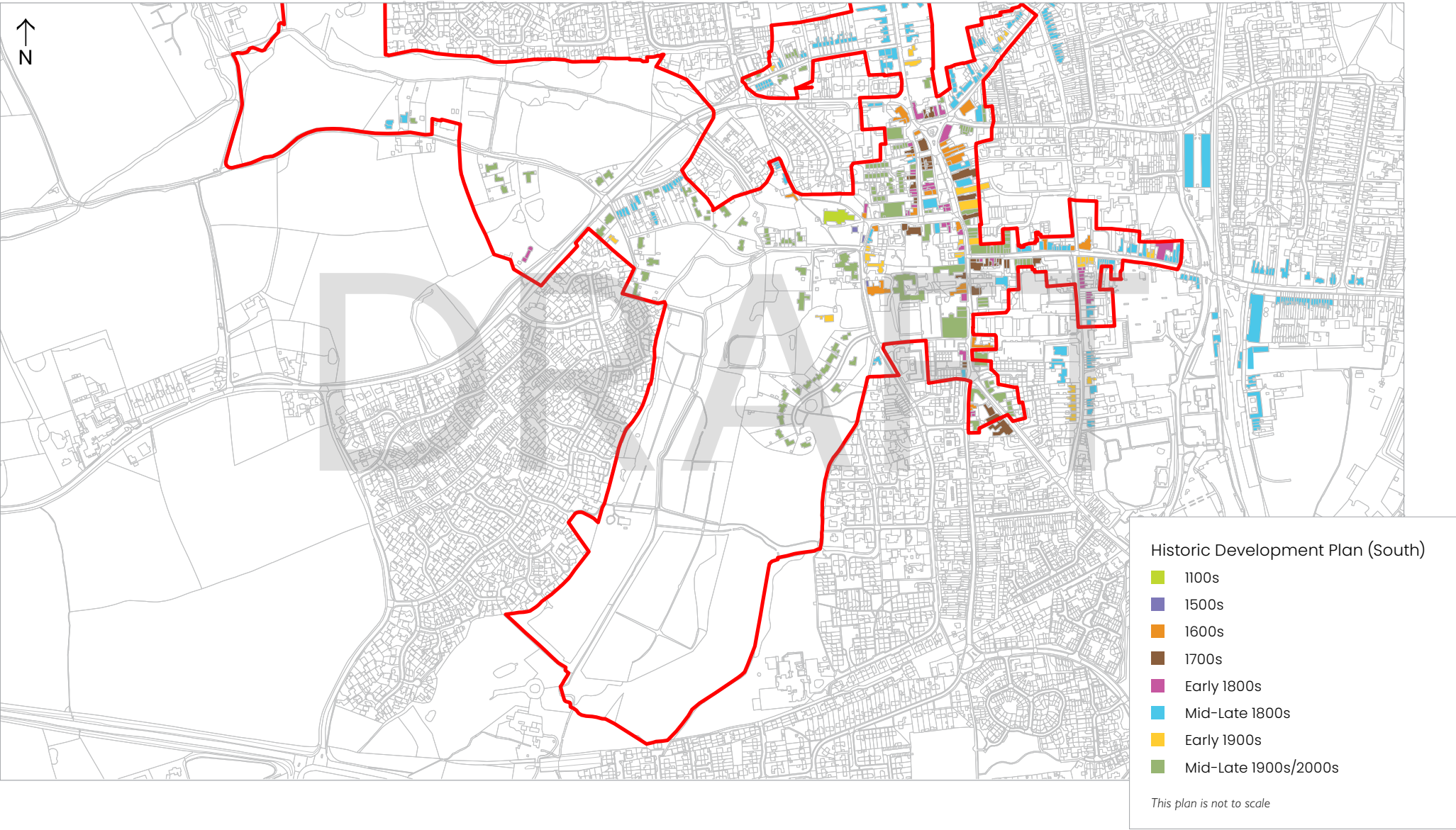
⁴³ Ian Clarke, “Dereham: A New Era,” *Dereham & Fakenham Times* (2005), pl.

SECTION 4.0: ARCHAEOLOGY AND HISTORY

4.4 Historical Development Plan



SECTION 4.0: ARCHAEOLOGY AND HISTORY



SECTION 5.0: CHARACTER APPRAISAL

5.1 Location and Setting

Dereham, formerly called East Dereham, is a market town within East Anglia, situated in the middle of Norfolk. The town's central location within the county has led to numerous important routes passing through it throughout history – from a Roman road to the A47 trunk road from Lowestoft to Birmingham which was re-routed in 1978. The town was also a historic pilgrimage route for people paying homage to its founding Saint, Withburga. The throughput of people throughout history contributed to the development of the historic market town. Dereham is a market town surrounded by agricultural land. As it has expanded some of this land has been developed for residential, industrial and commercial purposes, but the town's surrounding area has remained agricultural in character. To the west of the town, following the path of the river, the landscape is characterised by woodlands and scrubland.

The Conservation Area boundary covers the town centre and Market Place as well as a branch of green open space to the south-west of the centre which includes Moorgate Woods, Lucy's Meadow nature reserve and Washbridge. To the north, the boundary forms a ring which excludes a modern development. It spans the north and north-west, encompassing the cemetery, golf course and three listed historic manor houses. A minor river runs in an arc along the south-west side of the Conservation Area where much of the rural greenery is concentrated. The eastern boundary of the conservation area includes streets considered an extension of the commercial town centre but currently excludes the area further east which dominated by its industrial history in the form of the train station, maltings and workers cottages.

Dereham town centre is formed around the main thoroughfare of the Market Place, which becomes the High Street as it runs south, as well as Church Street and Norwich Street, which branch off to the east and west. The northernmost end of the Market Place opens up to a roughly triangular space with a war memorial in the centre of a small green. It forms what is now a roundabout fed by traffic from Swaffham Road, Quebec Road, Theatre Street and Wellington Road coming into and passing through the town centre. Church Street is less commercial but remains a major route within the town centre as it leads down to St Nicholas Church. The commercial centre extends south down the High Street and east along Norwich Street, which is populated by shops up to its intersection with Cowper Road.

Dereham Conservation Area covers the historic core of the town and its environs. There has been a high level of development in the twentieth century, covering all directions around the town centre. These principally comprise housing developments, as well as a business park to the south-east.

Due to the flat topography of East Anglia, there are no long distance views of Dereham across the countryside. However, Dereham itself has a slightly more undulating landscape which mainly provides views of the St Nicholas' church from various points within and around the outskirts of the town.

5.2 Views and Landmark Buildings

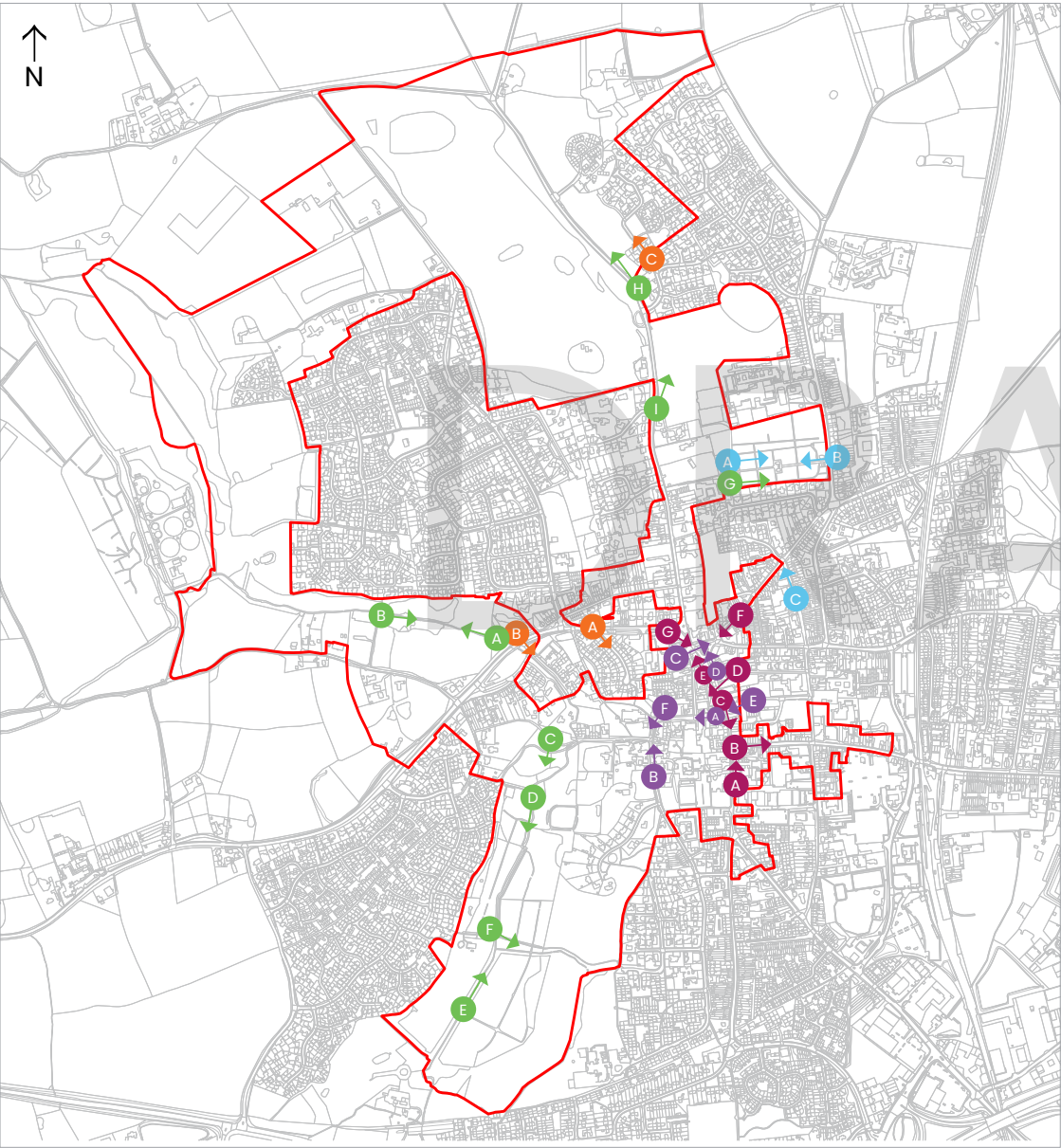
Views give a visual impression of a place. They may include views from, to and across a site, taking into consideration the sites surroundings, the local topography, natural and urban features, and relationships with other buildings and spaces.

Views from within the Conservation Area have been identified on the plan on page 52 and are discussed on the following pages. A selection of representative views is given, which are mapped on the Views Plan. The omission of any view or imagery or arrows on this plan does not mean it has no value.

Landmark and Local Landmarks have been identified within the Conservation Area. Landmarks are those buildings which are of national recognition, whilst Local Landmarks are those which are locally distinctive and feature in key views around the town.

SECTION 5.0: CHARACTER APPRAISAL

Views plan



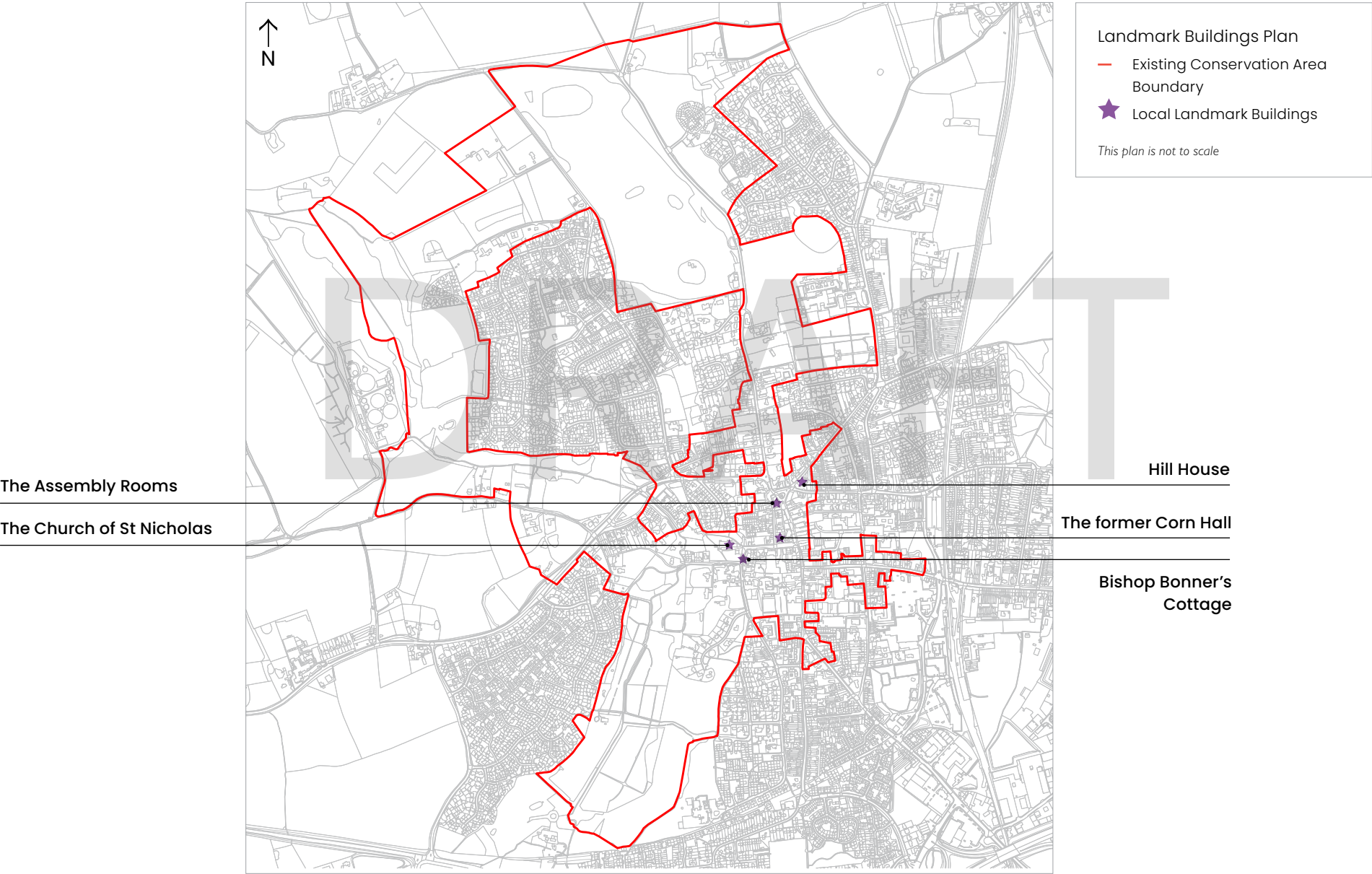
Views Plan

- Existing Conservation Area Boundary
- Views of Key Buildings within the Town Centre
- Views of Other Buildings
- Glimpsed Views
- Views of Green Spaces
- Views along Streets or across Spaces

This plan is not to scale

SECTION 5.0: CHARACTER APPRAISAL

Landmark Buildings



SECTION 5.0: CHARACTER APPRAISAL

5.2.1 Views of Key Buildings within the Conservation Area

Local landmark buildings tend to be larger buildings positioned at key junctions, which form the focal point of views. These include St Nicholas' Church, Hill House, the Assembly Rooms, and the cinema (former Corn Hall). A prominent building when entering the town from the south is the London Road school.

St Nicholas' church is prominent in views west along Church Street, south from Becclesgate and Old Becclesgate, and north from St Withburga Lane. As the oldest surviving building in the town, Bishop Bonner's Cottage is also an important building, contributing to views of the church from the south. The group at the northern end of the Market Place, comprising the War Memorial, the Assembly Rooms, and 20-24 Market Place,

is a prominent view when entering the town from the south. Hill House is another prominent view from the north of the Market Place which is framed by the intersection of Theatre Street and Wellington Road. Despite being in a tight corner, the former Corn Hall is prominent in views west across the Market Place as well as looking south from the top due to its scale and stylistic difference from the majority of surrounding buildings.



A View of St Nicholas Church from Church Street.



B View of Bishop Bonner's Cottage and Church bell tower.



C View of Hill House from across the Market Place.



D 20-24 Market Place, with a view of the War Memorial.



E View of the cinema (former Corn Hall) across the Market Place.



F View of Bishop Bonner's Cottage from the approach from Church Street.

SECTION 5.0: CHARACTER APPRAISAL

5.2.2 Views of Other Buildings

There are also views of distinctive buildings located slightly further from the town centre. In the north-east portion of the Conservation Area, for example, the view of the distinctive Cemetery Chapels are prominent when walking the footpath through the cemetery or when passing along Cemetery Road.

There are also some distinctive views around the eastern side of town, where much of its industrial heritage is evidenced. The Maltings are dominant within many of these and can be seen from numerous approaches, as are various buildings and structures relating to the railway. Most of these sit just outside the present Conservation Area boundary though are proposed for inclusion within it (see [Section 8.2](#)).

Other churches are also significant, including the Trinity Methodist Church on Theatre Street, which is framed at the north end of Park Road and also visible when approach from either end of Theatre Street. Again, the church sits on the immediate outer edge of the current Conservation Area boundary, though is proposed for inclusion within it (see [Section 8.2](#)).



A The Cemetery Chapels from the west.



B The Cemetery Chapels from the east.



C View of Trinity Methodist Church from Park Road.

SECTION 5.0: CHARACTER APPRAISAL

5.2.3 Glimpsed Views

Due to the flat topography of East Anglia, there are not a large number of long glimpsed views in Dereham. The town is, however, on a slight hill which emphasises particularly views of the tallest building in the town – St Nicholas Church and tower – mainly from the north side of the town. For example, the tower can be glimpsed from Dereham Road, a main road into the town, and even more clearly seen from the north end of Becclesgate, a road leading up the hill towards the church.

Further outside the town centre there is a glimpsed view of Quebec Hall from the modern housing development which has been built in the former grounds of the hall.



A View of St Nicholas' Church Tower seen from the bottom of Becclesgate.



B View of church from Dereham Road



C View of Quebec Hall from housing estate.

SECTION 5.0: CHARACTER APPRAISAL

5.2.3 Views of Green Spaces

There are several open green spaces within the Conservation Area. These include Lucy's Meadow and an area of scrubland either side of the river which leads to Moorgate Woods, an area of sparsely growing trees. There is another open space with a similar character to the north of Rushmeadow Road, with scrubland either side of the river running west until it becomes the Rushmeadows, which are managed by the Norfolk Wildlife Trust. There are pleasant views across all these spaces, which are characterised by flat landscape, scrubland, scattered trees and the small river.

Two other peaceful green spaces are the churchyard of St Nicholas and the cemetery to the north of the town centre. St Nicholas' churchyard provides an expanse of green space in close vicinity to the town centre, surrounded by mature trees which give the illusion of a more rural character. The cemetery is slightly apart from the town centre and is a larger area of green space than the churchyard. It was laid out alongside the building of the cemetery chapels so has an organised character, dotted with trees, bushes and benches.

The Dereham golf course is also included within the Conservation Area but although it is open green space, it is not visible or accessible to the public aside from glimpsed views through the trees which surround the course. There is also a small green space between Quebec Road and the housing development to its east.



A View north-west towards the Rushmeadows along the river.



B View towards Dereham Road from Rushmeadows.



C View towards Lucy's Meadow on the approach from Washbridge/town centre.



D View of Lucy's Meadow, along the river.

SECTION 5.0: CHARACTER APPRAISAL



E View north from the green space of Lucy's Meadow.



F View east towards Moorgate woods.



G The cemetery north of the town.



H Green space between Quebec Road and the housing development south of Quebec Hall.



I The school playing field.

SECTION 5.0: CHARACTER APPRAISAL

5.2.4 Views Along Streets or Across Spaces

Dereham town centre holds numerous views along streets and spaces which are of historic interest. These are primarily within the key commercial streets which have a variety of historic and locally important buildings in any given view.

In particular, there are significant views from each approach into the north end of the Market Place, around the focal point of the war memorial and including the key buildings of the Assembly Rooms and Hill House, as well as the view across the expanse of the Market Place towards the former Corn Hall. Views along the historic commercial streets of the High Street and Norwich Street are also significant.



A View north along the High Street.



B View east along Norwich Street.



C View south towards High Street, including the Dereham's unique town sign.



D View across the Market Place including the former Corn Hall.

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E View north along the Market Place towards the war memorial.



F View west into the Market Place.



G View east into the Market Place including the Cowper Memorial Church.

SECTION 5.0: CHARACTER APPRAISAL

5.3 Atmosphere

The centre of Dereham is an active town centre, with people using the Market Place and High Street for shopping and socialising throughout the week. The Market Place is even more bustling on market days creating a lively atmosphere within the town centre.

Quebec Street experiences less footfall and has a distinctly back-street atmosphere created largely by the placement of rows of waste bins, vacant buildings, modern infill buildings and car parking.

The town centre's atmosphere is marred by the main traffic route which cuts directly through the town along the High Street and Market Place. Traffic remains busy throughout the day creating a noisy and, in places, overwhelming atmosphere. Central car parks, including the Market Place and the larger Cherry Tree Car Park, also contribute to the hectic atmosphere created by the volume of traffic.

Residential streets to the north and north-east of the centre, namely Quebec Road and Theatre Street, have a calmer and more private atmosphere with houses on Quebec Road being set back from the road with well planted gardens and railings separating them from the pavement.

The green spaces on the outskirts of the town centre are used frequently by dog walkers and others enjoying the green space, and the play area on Lucy's Meadow is well-used and maintained. The green space towards the Rushmeadows is more isolated, with trodden paths rather than laid out, surfaced paths. Despite this, it is well used by walkers.

The cemetery area is tranquil, thanks to its separation from the main town, the residential areas bordering it and the green space it provides. The golf course provides another green space to the north of the town, though it is inaccessible to the public and therefore has a more exclusive atmosphere than the majority of the Conservation Area.

5.4 Architectural Quality

5.4.1 Materials

Dereham's buildings span from the medieval period to the present day. There are very few timber-framed buildings surviving within the Conservation Area, with the notable exception being Bishop Bonner's Cottage. Some surviving timber-framed buildings have been re-fronted in brick or rendered to cover their timber frames. The Market Place and core of the town mostly date to the eighteenth and nineteenth centuries and are distinctive in their use of red brick and larger scale buildings. Red brick remained the dominant material during the town's economic boom of the nineteenth century, though there are numerous examples in both walls and houses of the use of local Norfolk flint. Some brick buildings are painted or rendered.

There are also some examples of decorative use of flint and brick, including some gault brick or painted quoins on buildings in the Market Place. Chimneys are mostly of brick. Some buildings along the Market Place and High Street are rendered or have stone and stucco detailing. Bishop Bonner's Cottage has an example of pargeting on the east elevation and a tile hung south gable. One stucco façade on Norwich Street above a shopfront has been coursed to look like stone. Some buildings have timber or stone decorative pilasters or columns on ornate porches.

The Church of St. Nicholas is knapped flint with stone dressings. Notably, the Trinity Methodist Church, to the north-east of the Conservation Area boundary, is built of Kentish Rag and Bath stone dressings, neither of which could have been sourced nearby.

Many buildings in Dereham are constructed of a variety of materials due to their alterations through history. These mainly include flint, brick and stone. There are also some examples of clay lump construction being used for terraced houses, and then refronted in brick. There are also numerous garden and boundary walls which are a mixture of red brick and flint.

The most common roofing materials used on building in Dereham are slate and clay pantiles. There are some examples of simple clay tiles. Bishop Bonner's Cottage is the only example of a thatched roof within the Conservation Area.

Another dominant building material in Dereham is cast iron, probably as a result of the Gidney's ironworks in the town. Iron railings remain in front of a large number of buildings, and numerous cast iron details to shopfronts also remain.

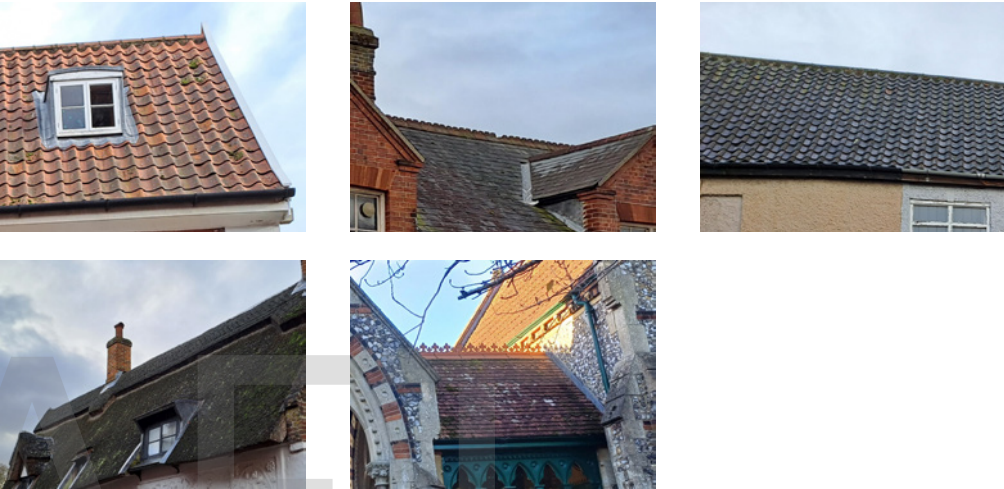
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Wall Materials Palette



Examples of clay lump, red and buff brick, flint and stone.

Roof Materials Palette



Examples of red clay and black glazed pantiles and slate.

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5.4.2 Building Scale and Massing

The buildings within Dereham Conservation Area are primarily either two or three-storey houses or two or three-storey commercial properties with shopfronts. Within the town centre the buildings are mainly commercial and there is a higher concentration of three-storey or larger buildings. Further out, many residential buildings are in the form of terraces with individual houses two-bays wide. There are also a large number of residential properties which are detached or semi-detached and vary from two to three-storeys in height. These populate the streets radiating out from the Market Place.

The buildings become generally larger progressing further out from the town centre, with some larger town houses of three or more storeys toward the western end of Church Street, the eastern end of Norwich Street and the southern end of the high street (though in this case the predominant type once again becomes a two-storey house along Baxter Row and London Road). Progressing north from the town centre the buildings are generally larger and set within more spacious plots of land than in the densely packed town centre, with Quebec Road mainly characterised by two or three-storey buildings of three or more bays, a mixture of detached and semi-detached.

To the west of the town centre buildings becomes less dense due to the landscape – the river and marshland in this area make building less feasible. Those buildings that do exist in this area, concentrated on Elvin Road and Dereham Road, are almost exclusively in the form of two-storey terraced houses, mostly of two-bays, with the exception of some larger modern houses on both roads.

Within the central thoroughfare of the Market Place there are numerous larger scale public use buildings, such as the Assembly Rooms, as well as former bank premises and the former Woolworths building. These are all three-storey buildings with five or more bays.

The Market Place is characterised by generally larger scale buildings on the east side, which is the most heavily Georgian in character, with smaller scale, two-storey and two to three-bay terraces with shopfronts on the west and north sides. Buildings on the High Street invert this pattern, with the majority of larger scale buildings located on the west side. These larger buildings are interspersed with smaller terraces, and are generally three-storeys and of three or more bays, sometimes with multiple shopfronts below disguising their larger scale. On the east side of the High Street buildings are generally smaller, mainly of two-storeys but with some as small as one-storey with attics. Quebec Street, which runs parallel with the Market Place, is also dominated by mostly two-storey terraces of two or more bays.

Other larger scale buildings within the town centre include Hill House and the Orion Cinema (the former Corn Hall). Although only two-storeys with attics, the prominent position and large plot of Hill House enhance its scale. The house's five-bays have also been extended to the side and to the rear throughout the centuries, making it of a larger scale when walking to either side of it, down Theatre Street or Wellington Road. The cinema is also of a large scale due to the former importance of the Corn Hall in the town, enhanced by its architectural variation from other buildings in the town centre.

St Nicholas Church and Cowper Congregational Church are exceptions to the two or three-storey height within the Conservation Area with their prominent towers and larger massing to the naves within larger plots of land. Some public houses are of larger scale, the Kings Head on Norwich Street for example extends up to six-bays.

In the north portion of the Conservation Area, where buildings become increasingly sparse, there are a handful of larger scale farm and manor houses. The most prominent of these is Quebec Hall, which is three-storeys with numerous wings to the building. Most of what was formerly the Hall's land has been sold off and now houses a modern estate of mostly semi-detached houses and bungalows. Some of these are within the boundary of the Conservation Area. The other larger scale houses, Heathfield and Humbletoft, are not visible from the public realm. To the south reach of the Conservation Area the larger scale houses are The Guildhall and The Vicarage, both of which are located on St Withburga Lane.

Twenty-first century regeneration of the town led to larger scale commercial buildings being built, including the Post Office and former Wilko building. These are concentrated in the High Street and Market Place, the key commercial streets within the town centre.

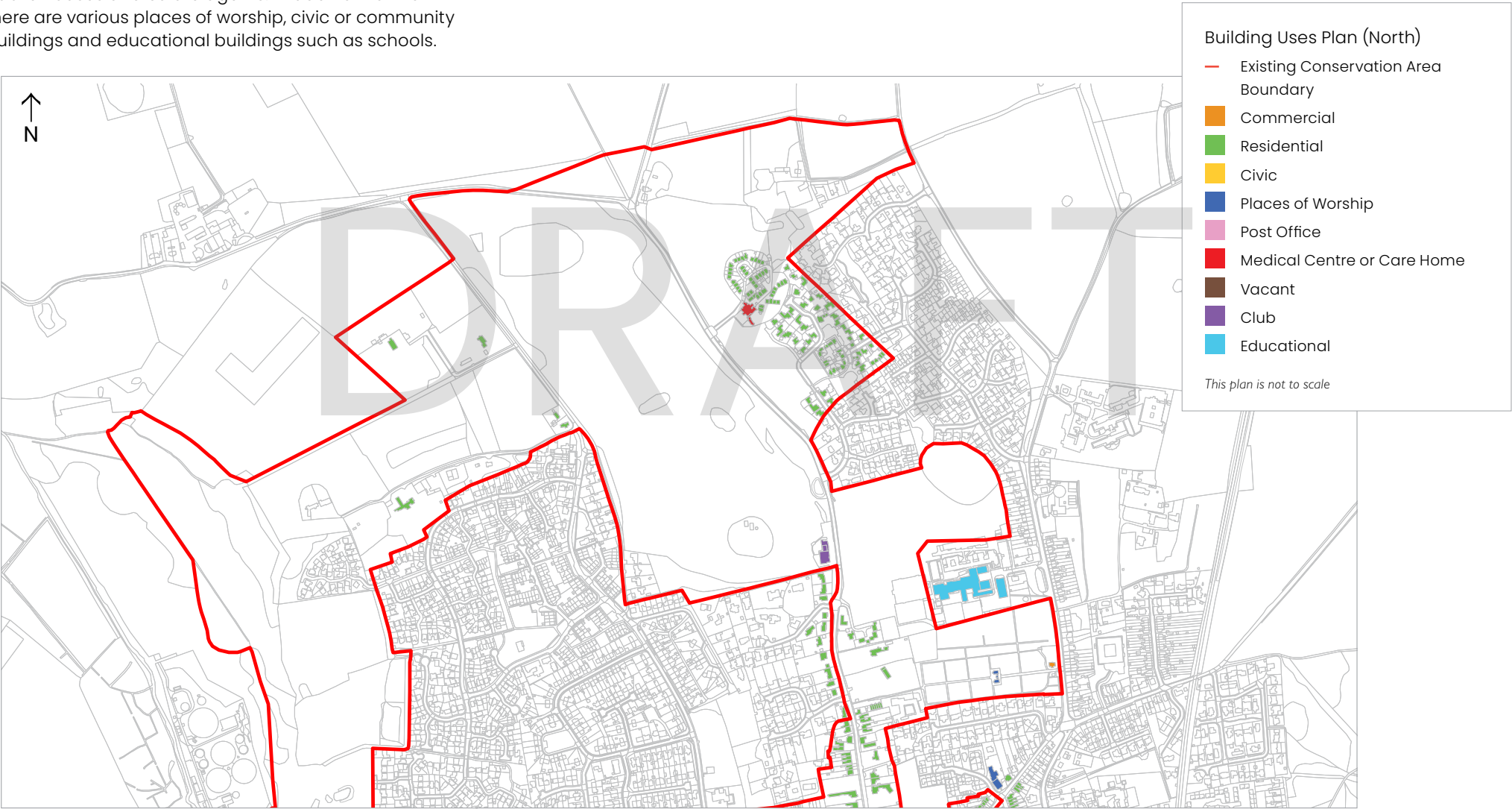
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5.4.3 Building Types and Uses

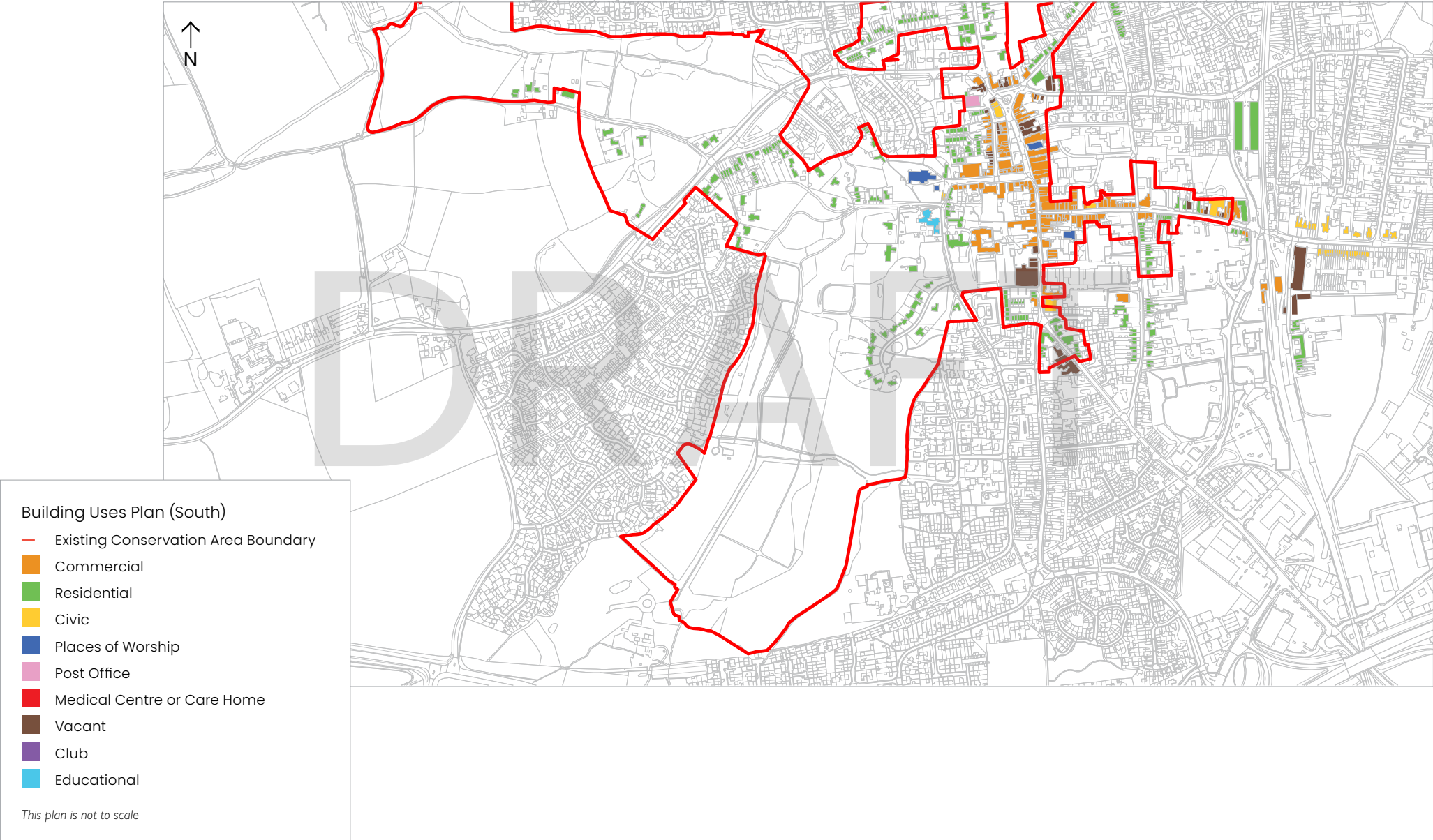
The two main types of building in Dereham are commercial and residential. The central part of the town is comprised of the former, which includes shops, cafés, public houses and estate agents. In addition to this there are various places of worship, civic or community buildings and educational buildings such as schools.

Residential buildings are located in each direction out of the main town centre, with a different character in each direction. To the south and east, the majority are terraced or semi-detached houses varying in age from nineteenth century to modern. To the north, most houses

are larger residential dwellings, a few of which have been converted into flats. In some cases, houses in the town centre have been converted from residential dwellings into shops.



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Commercial

Most of the commercial premises in the Conservation Area are shops and cafés with a few public houses and banks. They are mainly located around the Market Place, High Street, and Norwich Street, with some also on Quebec Street and Church Street. The commercial nature of the town centre contributes to a busy and lively atmosphere (though there are a number of vacant shops, discussed in more detail in [Section 9.2](#)). Most of the commercial premises are set within two or three-storey brick buildings. The upper floors are used for ancillary purposes to the shops or retain accommodation.

Many are in buildings which date from the eighteenth or nineteenth centuries, along with a handful which date to the seventeenth century and have been refronted. The vast majority of shopfronts have been modernised in the twentieth or twenty-first century, but some eighteenth

and nineteenth century examples remain on the High Street. Shops which are more historic in character contribute positively to the Conservation Area.

On the ground floor the shopfronts generally have large windows, fascia signage above and doors located centrally or to one side (more details of the features which make up a traditional shopfront are shown on the following page). There are some examples of poor shopfronts which are discussed in detail in [Section 9.5](#). Hanging signs are used occasionally along the Market Place and High Street. On the eighteenth and nineteenth century shopfronts these tend to be attractive and attached by relatively decorative brackets to the first-floor wall, hanging signs do not remain in use on modern shopfronts.

There are a handful of replacement buildings from the twentieth century amongst the historic rows of shops,

most notably along the High Street. The most prominent modern insertions are 12 Market Place and 27-31 High Street. These buildings are atypical of the street scene and scale of the majority of commercial buildings around them. They feature more modern materials such as elements of rendered concrete, large modern glazing, and newer stretcher bond brickwork which are out of keeping with the character of the Conservation Area.

Public houses do not have shopfronts but instead have typical doors and windows similar to residential properties, though with the addition of signage affixed to the exterior walls. These tend to be a positive contribution to the streetscape, adding variety and a focal point.

There are numerous examples in the town of historic shopfronts being retained but poorly maintained, with peeling paint and other issues which have a negative impact on the streetscape (for further details see [Section 9.6](#)).

Examples of Commercial Buildings in the Conservation Area



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Shopfront Terminology

Shopfronts are an integral part of the character of the town centre in Dereham. They help define the character of commercial buildings and create a sense of place, particularly at a pedestrian scale. The design of individual shopfronts may vary from building to building depending on age, architectural style, scale and type of commercial premises. Typically, though, they are composed of the elements outlined on this diagram. Further guidance on changes to shopfronts or design of new shopfronts is given in [Section 10.3.8](#).



A Fascia: The space above the window used to promote the name of the shop, which is often the predominant element of the shopfront.

B Cornice: A moulded element across the top of a fascia designed to throw water away from the building.

C Pilaster and Plinth: Pilasters (half-columns) frame the shopfront at either edge and provide visual support to the fascia and upper floors. Sometimes these were ornamented. The plinth is a wider element at the base of the pilaster.

D Console/Corbel: These sit on top of the pilasters and protect the end of the fascia.

E Stall Riser: The solid base to the window, helps to protect against damp and damage to the glazing. It also forms a solid base to the shopfront, providing it with balanced proportions.

F Sill: The moulded element sitting on top of the stall riser, designed to throw water away from the building.

G Windows: The large area of glazing used to display the shop's goods to the public. Traditionally these were divided up into smaller panes using glazing bars.

H Recessed Doorways: Doors in historic shops were typically recessed to allow for an increased window display area. There were either located centrally or to one side of the shopfront.

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Examples of Good Shopfronts



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Residential (including care homes)

Residential properties are mainly located slightly away from the main town centre down roads radiating out from the Market Place and down adjoining roads. On Quebec Street and Norwich Street there is a mix of residential and commercial.

There are several different house types in the Conservation Area, including small, terraced housing, medium sized residences further from the town centre, a small number of large, detached houses and twentieth century infill developments and housing estates within the Conservation Area to the south and north.

Terraced housing is located on Elvin Road, Dereham Road, Commercial Road and Theatre Street, with rows of shorter terraces dotted all over the Conservation Area. The densest collection of unchanged terraces is to the east of the town, just outside the Conservation Area boundary, down St Nicholas Street, Park Road and Kings Road. The majority of terraced houses in all these areas are red brick and slate roofs, with arched recessed doorways a connecting feature throughout the town. Most of these houses would originally have had painted timber sash windows and timber panelled front doors – many terraces in Dereham retain these historic features. In some cases, however, windows have been replaced with uPVC and doors replaced with modern timber designs. Terraced houses within the Conservation Area are typically unchanged or sensitively renovated and contribute positively to the character and appearance of the Conservation Area.



Terrace housing on Elvin Road



Terrace housing on Dereham Road

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Attractive, medium size historic houses are mainly located on Quebec Road and on Theatre Street, though some are also located to the east of the town, outside of the Conservation Area boundary. These houses are larger in scale and proportion, often utilising Classical detailing such as pilasters, rustication, stringcourses, quoins and cornices, intended to elevate the building in status above the smaller terraces. They are mainly brick with slate roofs. Painted timber sash windows stringcare typical and larger scale timber doors set in Classical doorcases are common. There are also a handful of medium sized houses where the Conservation Area extends into the mainly rural north of the town, along Rushmeadow Road. The houses on Rushmeadow Road depart from the Classical architectural style of those closer to the centre of the town, they exhibit more vernacular styles, such as flint and gault brick, in keeping with their rural Norfolk location.



Medium sized end terrace house on Elvin Road



Medium sized house on Sandy Lane, built of local flint.



Medium sized semi-detached houses on Quebec Street



Medium sized detached house on Commercial Road

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Larger houses are much less common in Dereham. Those that do exist are likely to be of historic importance, and some are no longer in use as private residences. Hill House is the most prominent large house in the town, due to its positioning within the Market Place. Hill House remains in residential use, though was converted for use as a house of multiple occupancy in the early twenty-first century. Quebec Hall is another large house which has been converted into a care home.

Some other large houses closer to the town centre were likely to have originally been residential but have since been converted to offices. Further large residential properties are located on Quebec Road, but these are in many cases not visible in their entirety from the public realm. Heathfields and Humbletofts are two other larger houses within the Conservation Area, located off of Sandy Lane within larger private estates. The George Hotel and the Romany Rye are the only hotels within the Conservation Area.

Spaces in between historic buildings have often been filled in with twentieth century housing and some larger late twentieth century developments in Dereham. Early twentieth housing of note comprises mainly the industrial sector, outside of the Conservation Area, though proposed for inclusion (see [Section 8.0](#)). Later twentieth century buildings generally lack the architectural richness of the historic buildings. There are several later twentieth century developments; only one of these is substantially within the Conservation Area. The development to the east of Quebec Road incorporates a mixture of materials and housing types, predominantly of red or dark brick. The majority of areas of mid- to post-twentieth century development are not included within the Conservation Area boundary.



Hill House



Quebec Hall (now a care home)



Large house (now offices) at the south end of the High Street



View into housing development off Quebec Road

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Places of Worship St Nicholas Church

St Nicholas' is a Parish church which originated in the Norman period and underwent phases of major reconstruction in the sixteenth century and in the eighteenth century. As is typical of East Anglia, the church is constructed of flint and dressed stone. A unique feature of St Nicholas' is its detached bell tower, which was, for unknown reasons, constructed a few metres south-east of the main church. The tower is a prominent one and the church's unique silhouette contributes to the streetscape, with views over it visible from numerous streets in the town. The former tomb and site of pilgrimage to the town's founding Saint, St Withburga, is located in St Nicholas' Churchyard.



Dereham Baptist Church

Dereham Baptist Church was built in 1879, replacing an earlier chapel building on the site. It is centrally located, set back from the main high street. Its design is distinctive; it is rendered, with pilasters dividing its three-bays, and large arched windows. The ground floor windows have additional smaller pilasters rising up to the arches. Above, there is a pediment with a distinctive crown-like design within.



Cowper Congregational Church

Cowper Congregational Church was constructed on the site of the residence where the renowned poet William Cowper lived whilst residing in Dereham. The church is very centrally located in a prominent position in the Market Place. It was built in 1873 by Edward Boardman, built of stone with marble details to the Corinthian columns supporting the arched doorway.



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Trinity Methodist Church

Trinity Methodist Church was built in 1880, also by the architect Edward Boardman. It is located to the north-east of the town centre, along Theatre Street. It forms part of the development of the town in the late nineteenth century which occurred as industries prospered and the population grew. The church is built of Kentish Rag with Bath stone dressings, neither of which are traditional materials for the area, revealing the increased prosperity of the town during this period.



Civic

One of the most prominent historic civic buildings in Dereham is the Assembly Rooms, which are now occupied mainly as local council offices, as well as some community space. The Assembly Rooms were built in 1756, just before Dereham's steep rise in prosperity thanks to the railways and other industries. The building was erected on the site of the former market cross, marking it out as a central civic amenity for the town. It is built of red brick and has been extended to the north multiple times in its history.

Dereham library was constructed in 2005 as part of a regeneration plan for the town centre and civic amenities. It replaced an older library which had stood on the site.

The building is modern and occupies a prominent place at the intersection of the High Street and London Road, on the main route through the town centre.



Dereham Library



The Assembly Rooms, Market Place

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Entertainment

The Orion Cinema, which has occupied the former Corn Hall since 1924, is a very prominent building within the town centre. Its Neoclassical architectural style is striking and contributes positively to the Conservation Area. It is especially important thanks to its continued use as a cinema; although this was not the building's original purpose, few historic cinemas survive and remain cinemas. In both its uses, the building has been central to the community in Dereham and its change from Corn Hall to cinema reflects the development of social structures as well as popular entertainment.

The oldest building in Dereham, Bishop Bonner's Cottage, is now in use as a museum. The building is the only visibly timber-framed building in the town and is therefore important to the streetscape and as a centre for the community. It is managed by the Dereham Heritage Trust to display the general history of Dereham along with occasional special exhibitions. The Heritage Trust are limited by the size of the building, however, and are in need of a larger scale property in which to house and display their extensive archive in order to make it available for the community.



Orion Cinema, the former Corn Hall



Bishop Bonner's Cottage, Dereham Museum

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Windows Palette



There is a wide variety of historic windows in Dereham. These typically date from the nineteenth century, though the church of St Nicholas has earlier windows dating from the thirteenth to sixteenth century. Church windows also tend to differ in style and materials from those on domestic buildings, they are often in the Gothic style, made of stone with arched openings and tracery also of stone. They are often glazed with stained glass windows.

Shopfronts, banks and public houses often have larger windows than domestic houses with a wider variety of openings and glazing bars. Examples include tall arched windows, Diocletian windows and larger areas of glass divided up by cast iron decoration. Leaded windows are not common although an example is the Trinity Methodist Church which has small diamond leaded windows.

Historic windows in domestic houses tend to be sash windows made of timber. Their number of lights vary, with examples of single light, two light and six light windows, tripartite windows with a central opening sash and single-storey canted bay windows. The Gothic style Cowper Lodge differs from this with light Gothic casement windows which have pointed tracery within them. Some examples, such as the Diocletian windows and dormer windows can be found on both domestic and non-domestic houses.

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Doors Palette



Historic doors on both domestic and non-domestic buildings are always timber and often painted. Non domestic buildings such as churches, chapels or public buildings tend to have larger, double doors sometimes with more ornate door surrounds or decorative cast iron brackets. Other public buildings such as pubs also have decorative timber door surrounds.

There is a relatively high number of villa type houses in Dereham which, as higher status buildings than smaller terrace houses, also have decorative timber door surrounds, usually Italianate in style, sometimes with pediments. These often have glass lights on the top half of the door. Fanlights over doors are common. Smaller workers' terrace houses often have simpler full timber doors with four panels. These also have skylights over the doors, often now replaced or filled in, with simple arches marked out in contrast brick or paint above.

Industrial buildings, such as the Dereham Maltings have simple plank doors with large cast iron hinges. These also appear at first floor level as loading bays. Those on Dereham Malting's are currently boarded up due to being vacant.

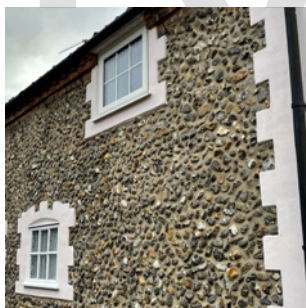
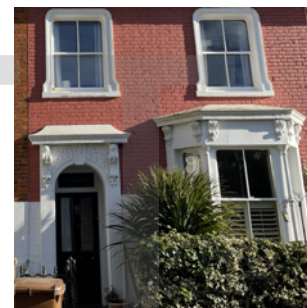
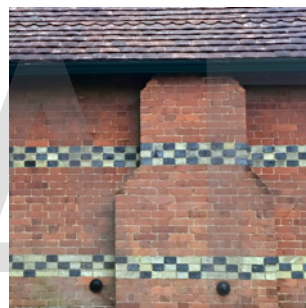
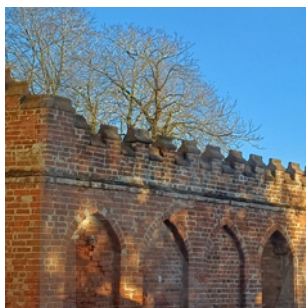
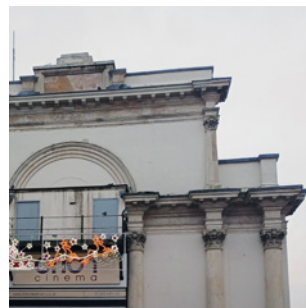
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5.4.4 Architectural Details

The majority of buildings in Dereham's town centre are Georgianised, so share similar characteristics. Further outside of the town centre, buildings are mostly of red brick and limited decoration. Numerous town centre buildings have painted quoins as well as typical Georgian style features such as cornices, stringcourses and pediments. There are instances of decorative diaper brickwork but this is quite uncommon in Dereham.

In one or two buildings there is use of moulded brick or terracotta detailing, such as 21 Commercial Road. Numerous terraced houses feature similar details; though not generally decorative, terraces across the town share the same recessed arch doorway. In the terraces on Elvin Road there are many blind windows which maintain the rhythm of the façades.

Examples of Architectural Details



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5.5 Open Spaces and Greenery

5.5.1 Green and Open Spaces

There are several large green spaces within the Conservation Area. They are located on the outskirts of town to the north, south and west. The closest large green space to the town centre follows the course of the river and includes Lucy's Meadow and Moorgate Wood area to the south, and scrubland either side of the river and Rushmeadows to the west. The river running through Dereham is only a small stream but branches off into numerous other smaller water courses at various points, creating large amounts of land unsuitable for building and where plants and wildlife thrive. Though at opposite ends of the town, the spaces around the river have a similar character. There is a small path which follows the line of the river to the west of the centre, accessed from Dereham Road, along with other pedestrian tracks extending around the field to the west of the river. There are also some poorly maintained bridges along the path which are not fit for use. The Rushmeadows are not accessible from the riverside path accessed from Dereham Road as the path comes to an end at an industrial site. These are managed by the Norfolk Wildlife Trust and are largely inaccessible to the public due to wet ground conditions. However, there is a public footpath around the west and north boundary of the reserve, accessible from Rushmeadow Road.

Lucy's Meadow surrounds the southern portion of the river and is much better maintained than Rushmeadow. The paths are wide and well-walked, and there are numerous small bridges crossing the river which provide access towards the woodland. This area is accessible either from the town centre or from the large housing development which sits to the west of the centre. It therefore provides green open space for a large number of people and has a large play-area and playing field to cater to families. The area feels expansive and tranquil, with flat green fields and scrubland extending around

the river path and the whole space enclosed by trees and sparse woodland which separate it from the bustle and traffic of the town centre.

The woodland is similarly tranquil and provides a change in character from the flat marshland which surrounds the river. There is a mixture of mature trees and smaller ones, with variation in the density of the trees though the woodland is generally quite sparse.

Another open green space is Dereham cemetery, which is located between Quebec Road and Cemetery Road, providing a buffer of greenery between these heavily populated areas. Although situated between residential roads and to the south of a secondary school, the cemetery is a peaceful place. It has tall, mature evergreen trees planted at regular intervals at the junctions of the paths, especially to its western side, which add to the sense of being in a green space despite its suburban location. St Nicholas Churchyard is another open green space, providing a peaceful located within the town centre. The Queen Mother's Garden, a walled flower garden located behind Church Street, has the same benefit, though is not easily accessible as its entrance is from the council office car park. The garden would benefit from being better signposted from the town centre so that the large number of pedestrians in the commercial areas of the town would be more likely to use the green space.

Further to the northern reach of the Conservation Area is Dereham Golf Course (proposed for exclusion from the boundary). Though an open green space, the golf course is not accessible or even visible from the public realm and therefore has little to no benefit to the Conservation Area. The rest of the northern boundary of the Conservation Area is increasingly rural the further away from the town it becomes. The roads are lined with mature trees and large hedgerows. However, there are no particularly open green spaces.



Cemetery Road Cemetery



Small river to the north-west of the Conservation Area

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Green space to the south of Quebec Hall



Path by the river



Cemetery Road Cemetery

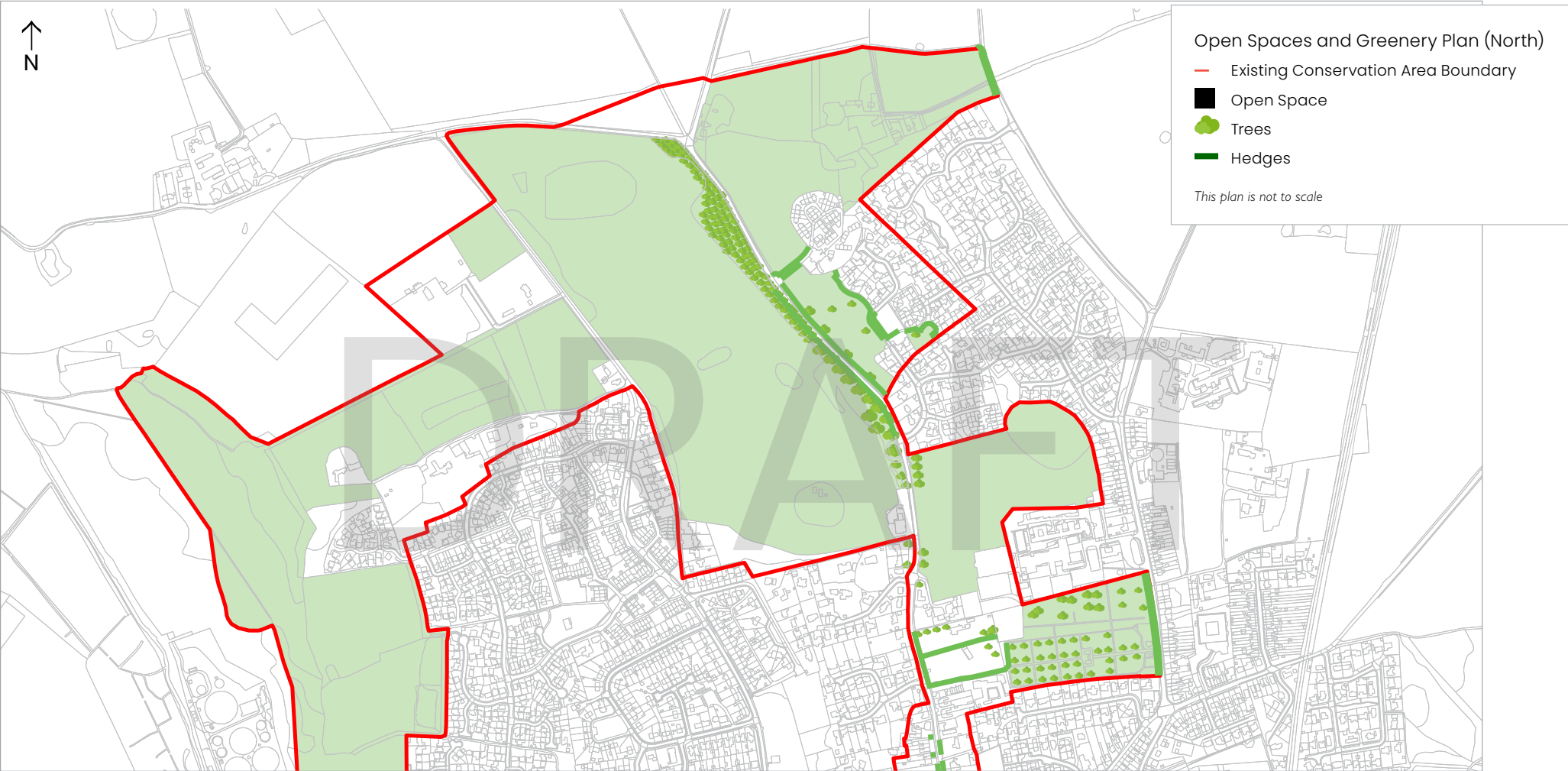


Scrubland to the south of the Conservation Area

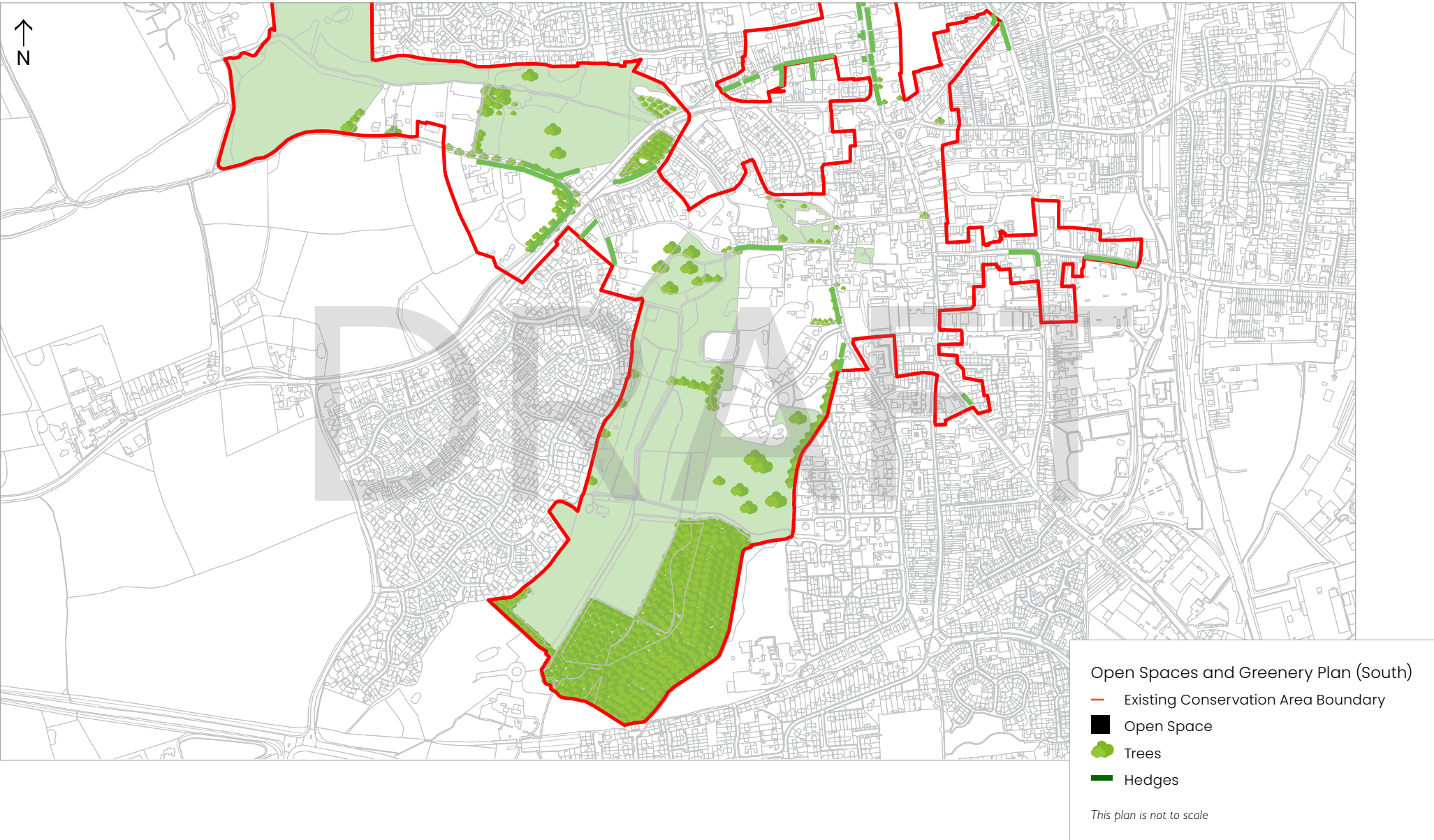


St Nicholas Churchyard

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5.5.2 Trees

The most substantial density of trees is to the south of the Conservation Area in Moorgate Woods and the surrounding green space. There are also numerous trees in the Rushmeadows area. There is a high volume of trees planted in the cemetery, as well as along roads which are further from the town centre, such as Sandy Lane and Quebec Road. In addition to these areas of trees there are also plenty in gardens which contribute positively to the appearance of Dereham.

The town centre, however, is almost completely devoid of trees or greenery, with the exception of Church Street where there are one or two trees along the road and views to larger mature trees in St Nicholas Churchyard, and the Queen Mother's Garden.

Mature trees are visible above tall garden walls and contribute positively to the character of the Conservation Area. Though these are plentiful on the outskirts of the town, additional trees and greenery would have a positive impact on the town centre.



Trees north of Quebec Hall estate



Boundary hedges and trees in residential areas



Mature trees in the Cemetery



Trees in Moorgate Wood



Mature trees in the Cemetery

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5.5.3 Gardens

Private gardens visible from the street are rare in the centre of Dereham, though become more frequent further away from the town centre. In many cases, terraced houses front directly onto the street. There are some instances of terraces being slightly set back with small front gardens. Further out of the town terraces are set back even further, such as those down Elvin Road, and detached and semi-detached houses are set in larger plots with surrounding gardens. This is especially the case on Quebec Road, Washbridge and St Withburga Lane.



Attractive garden in front of a terrace house



House set within a large plot of land on Sandy Lane



Detached house set back in a larger plot on Church Farm Lane



Attractive planting in a front garden

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5.6 Townscape

5.6.1 Street Layout and Inter-relationship of Spaces

The street layout of Dereham is formed of key roads radiating out from the Market Place and the historic route through the town which runs up London Road, the High Street, Market Place, and out via Swaffham Road. The layout to the west of the town developed mainly around the railway and other industrial elements, though most of this area is not currently included within the Conservation Area.

Key junctions in the Conservation Area include the roundabout at the north end of the Market Place, with roads branching off in all directions, and the intersection of the High Street with Market Place and Church Street. The junction of Theatre Street, Market Place and Wellington Street is also significant and marked by the local landmark building of Hill House. Modern junctions such as large roundabouts are located just outside of the Conservation Area. The junction of Norwich Street and Cowper Road is also an important junction within the town.

A smaller network of secondary roads exists off these key routes which includes narrower roads to the west of the Market Place such as Quebec Street and Washbridge. The smaller street of Baxter Row also branches off to the south of the High Street. None of the town centre is pedestrianised and the volume of traffic is high, this is particularly the case for historic routes such as the High Street, which is a main route through the town despite being too narrow for a high volume of modern traffic due to its historic character.

5.6.2 Plot Pattern

In the town centre, plots vary between the densely packed historic rows of terraced houses and shops and larger plots relating to industrial heritage or significant townhouses. There are also some larger plots within the centre dedicated to banks, religious buildings, civic buildings and public houses. Further out from the town centre, plots become larger and even small, terraced cottages are set back from the road in plots with large front gardens.

Many residential plots which now house terraced cottages are long and narrow, are a remnant of former medieval burgage plots. Despite there being few remaining timber-framed buildings in the town, the plot pattern is a reminder of its medieval origins.

Some larger scale plots within the town centre and occupied by modern commercial properties, such as the former Woolworths building and twenty-first century examples such as the former Wilko building and the building covering numbers 12-14 Market Place.

5.6.3 Surfaces

The road surfaces in the Conservation Area are tarmac with typical road markings. The only exceptions to this are Park Road, which is proposed for inclusion in the Conservation Area (see [Section 8.2](#)), and the terraces which are set back from Dereham Road – these roads are both rough, unmetalled tracks. Pavements are generally tarmac, though some in the town centre are paved in pale paving slabs. The pavements are generally well maintained, though in some places are patchy from replacement, especially further outside of the town centre. Between St Nicholas' Church and Bishop Bonner's Cottage there is some use of cobbles. Throughout various areas of the town there is also some use of brick paving.

There are some areas, especially down St Withburga's Lane and the path beyond Washbridge towards Lucy's Meadow, where pavements are less well maintained and have cracks or potholes causing an uneven surface. The footpaths leading towards and along the edge of Moorgate Woods are mainly tracks or gravel paths, though there are also some tarmac paths which are patchy in some areas.

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Surfaces



Examples of paving slabs, brick paving, cobbled areas and tarmac

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5.6.4 Street Furniture

Bollards are used to demarcate spaces within the Conservation Area and mark the boundary between pavement and road on areas of high pedestrian or traffic use. Centrally, bollards are found by St Nicholas Church, at both ends of Red Lion Street to prevent traffic from using it and in some locations around the Market Place, though here they are used sparsely. Bollards designate the area at the top of the Market Place which was historically the site of cattle stalls. There are also bollards located in the modern housing development within the Conservation Area which is south of Quebec Hall.

There is a wide variety of bollard types within the Conservation Area. The majority of bollards in Dereham are Victorian style black or grey iron, in a few different designs, which contribute positively to the Conservation Area. Those found in central areas are generally more decorative, whilst others are more utilitarian. There are some instances of unattractive modern concrete bollards, though these are very rarely used.

Bollards



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Benches

There are a variety of benches throughout the Conservation Area. Those in the Market Place date to the later twentieth century and have decorative iron frames and wooden slats. These are situated at the north end of the Market Place and there are not many others in the vicinity. This is due to the centre of the town being mainly dominated by traffic which means the limited pavement space cannot easily be spared for benches.

Some benches of the same style as those in the Market Place are located in the Churchyard, with green painted wood slats. The same style of bench is found in abundance in the cemetery. Also by the church is a modern metal bench which curves around the base of a tree. The benches within religious sites usually have commemorative plaques for individuals.

The majority of benches are located in the green spaces around the town, especially Lucy's Meadow and Moorgate Woods. The benches in the green space are fully timber, some are fully slatted construction while others are more simplistic with just a frame and two wooden slats. All types of bench within the Conservation Area are generally well maintained.



SECTION 5.0: CHARACTER APPRAISAL

Bins

Public bins around the Market Place and town centre are generally uniform and relatively modern, taking the form of cylindrical black bins with an enclosed top and red details. There are some anomalies within the Market Place, notably outside the fish and chip shop at 6 Market Place. There are numerous instances within the town centre of large industrial bins in the street, which is detracting from the character of the Conservation Area.

Bins further outside of the town vary more in appearance. There are numerous dog bins in the more rural areas. These are mostly metal and fixed to a raised pole.



SECTION 5.0: CHARACTER APPRAISAL

Planters

There are several planters in the Conservation Area, particularly concentrated centrally around the Market Place and Church Street. A historic water trough which was part of the livestock market at the north end of the market place is now in use as a planter. There are also two large black planters with the Dereham crest situated between Bishop Bonners Cottage and St Nicholas Church. These planters are very well kept and also have hooks with hanging baskets in their centre. These planters contribute colour and greenery to the Conservation Area.



SECTION 5.0: CHARACTER APPRAISAL

Post Boxes and Telephone Boxes

There are a variety of post boxes within Dereham, some free-standing and others inset into walls. A prominent free-standing letter box is located on the corner of Church Street and the Market Place. There are also some more historic ones inset into walls further out of the town centre, as on Elvin Road. There are no historic or twentieth century phone boxes in the town centre.



Bus Shelters

The bus shelters within the Conservation Area are in the town centre, which is on numerous thriving bus routes. Along the main Market Place there are two adjacent bus shelters, which are modern and fairly utilitarian structures that are not contributing to the Conservation Area. The problem of excessive traffic in the town centre is exacerbated by the numerous buses, which translates into a large number of people crowded onto the already overpopulated pavements at the bus shelters. Most bus stops outside of the town centre do not have shelters.



SECTION 5.0: CHARACTER APPRAISAL

Railings

There are a large number of railings throughout the Conservation Area surrounding property boundaries and along pavements for pedestrian safety. These vary in type from modern and utilitarian to historic and decorative iron railings.

Historic railings survive in large numbers in Dereham, probably due to the Gidney's ironworks which operated in the town. Historic iron railings are found on many properties, from large townhouses, such as The Priory on Church Street, to terraces throughout the Conservation Area. Park Road and Dereham Road are especially good examples of surviving railings on terraces.

There are also a significant number of iron railings in front of the larger detached and semi-detached properties along Quebec Street. These historic railings vary in design; some are more simplistic while others are more decorative, topped with trefoils or arrowheads. There are also some surviving cattle railings at the top of the Market Place which were used for the cattle market.

There are many modern railings especially in the town centre and Market Place due to the large volume of traffic and many pedestrian crossings. These are plain and utilitarian in design.



SECTION 5.0: CHARACTER APPRAISAL

5.6.5 Boundary Treatments

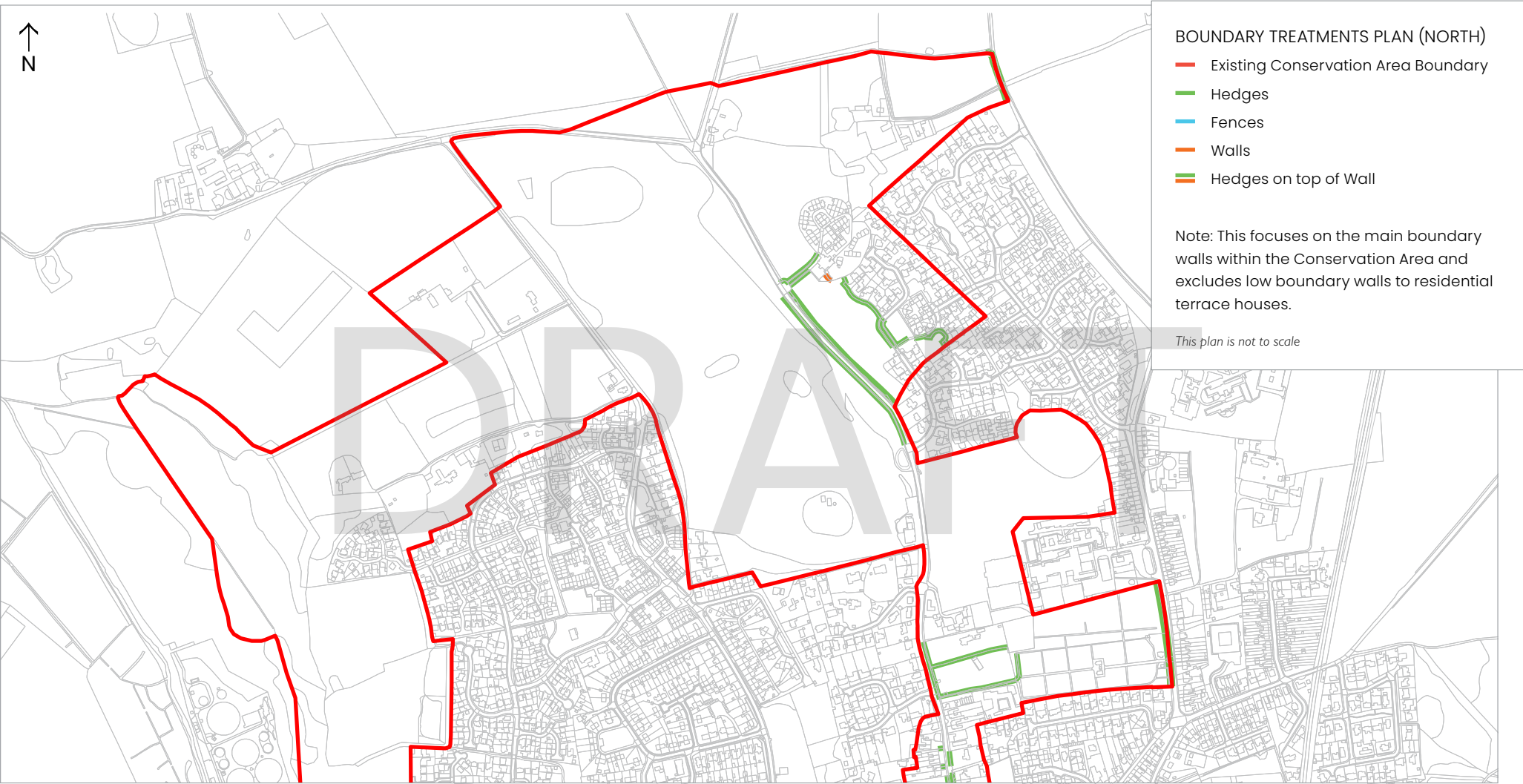
As buildings are positioned close together and face directly onto the pavements in the town centre, there are few boundary treatments present. A notable exception is Hill House, which has a listed historic boundary wall of flint and brick. On the roads immediately adjacent to the town centre there are larger gaps between properties and many have fences, hedges or boundary walls. In some cases there are low walls or fences topped with box hedges. Some terraced houses also have low walls topped with iron railings. Boundary walls are usually red brick, though some lower walls are flint. More historic boundary walls, such as the one at Hill House, are sometimes a mix of red brick and flint.

This is also true further out of the town centre, where plots become even bigger. In some cases they are separated by lines of trees or larger hedges. On Elvin Street there is a black-painted low flint wall which runs along both sides until about half-way down the road, topped in some places with box hedges. Further out of the town centre, roads also become increasingly tree and hedge lined. Well-maintained boundaries throughout the Conservation Area contribute positively to the character of the town.

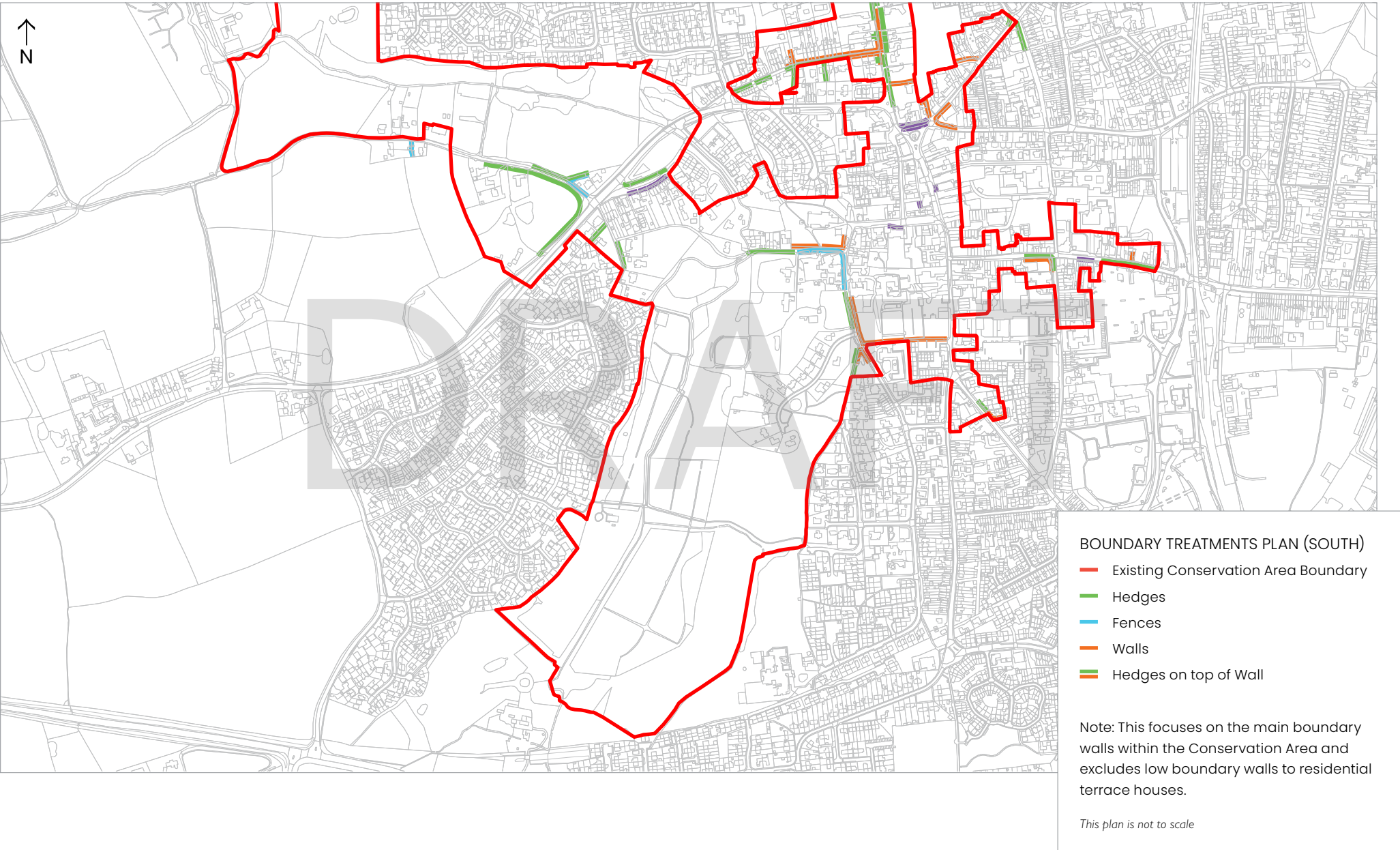
In the town centre as well as further out of the town, railings are the dominant boundary treatment, with historic walls notably lacking in Dereham. A few still exist, such as listed examples at Hill House and the Guildhall, but they are not common.



SECTION 5.0: CHARACTER APPRAISAL



SECTION 5.0: CHARACTER APPRAISAL



SECTION 5.0: CHARACTER APPRAISAL

5.6.6 Signage

There are many signs providing directions within the Conservation Area, as well as a large amount of traffic control signage. All the road signs within the Conservation Area are modern, with black lettering on a white background, sometimes mounted on poles and sometimes set on the walls of buildings.

There are some attractive traditional style fingerpost signs which provide directions to various sites and shops. These are found in the Market Place and at the junction of Church Street and St Withburga Lane. These date to the twentieth century and tend to be linked to the development of the town. There is one remaining historic milestone which lists the distance to London, Norwich and Swaffham.

There are information plaques and signage throughout the town centre. The traditional blue plaques to commemorate important figures are found on numerous buildings, such as Cowper Church and Hill House. There are also pale green plaques throughout the town on buildings of note, which describe their history. They are found, for example, on St Nicholas Church and the Assembly Rooms. More expansive boards regarding the town's history are located throughout the town centre, including the Market Place and Norwich Street. These are in a large format with a detailed history of the location of the sign, raised on posts. All these forms of signage contribute positively to the Conservation Area, giving its community easy access to information about the town's heritage.

Dereham also has a very distinctive figurative, painted town sign of metal and wood, which is hung between two buildings where the High Street meets the Market Place and Church Street. The sign was created in the 1950s and depicts the legend of the town's foundation by St Withburga.



SECTION 5.0: CHARACTER APPRAISAL

5.6.7 Parking

There is ample parking within Dereham town centre, mainly provided by the large Cherry Tree Car Park which is tucked away behind the shops fronting onto the Market Place to the north. Numerous small car parks as well as on-street parking are also in use, such as the central Market Place and along Church Street. The Market Place is paved with brick and Cherry Tree Car Park is a more utilitarian tarmac. These central car parks contribute to the generally high traffic within the town centre. The Market Place in particular is stripped of some of its historic character as a market place when the expanse of space is filled in with cars.



5.6.8 Lighting

Historically sensitive street lamps are found on the Market Place which are black metal with decorative detailing and overhanging downward-facing lights. These are a positive contribution to the conservation area, though they are now overshadowed by the huge amount of road signage and traffic lights in the Market Place.

In the rest of the Conservation Area, street lighting is in the form of modern, utilitarian street lights. These do not contribute to the Conservation Area.



SECTION 5.0: CHARACTER APPRAISAL

5.6.9 Public Art and Memorials

There are many memorials and gravestones in the churchyard of St Nicholas. These consist mainly of stone slabs engraved with details of the person(s) memorialised. In many cases the lettering is now too worn to be legible. There is a listed gravestone in the churchyard dating to the sixteenth century.

The war memorial in the Market Place is in the style of a cenotaph, dating to the 1920s. The memorial is surrounded by a low chain fence and well-kept flower beds. The design is unique for town war memorials and is very prominent within the Dereham townscape.

Dereham's town sign can be considered a piece of public art, given its scale, narrative quality and prominence within the town. It depicts the legend of the town's foundation by St Withburga, showing the saint and the deer who saved the town from famine, along with the huntsman who was punished by God when he attempted to kill the deer.

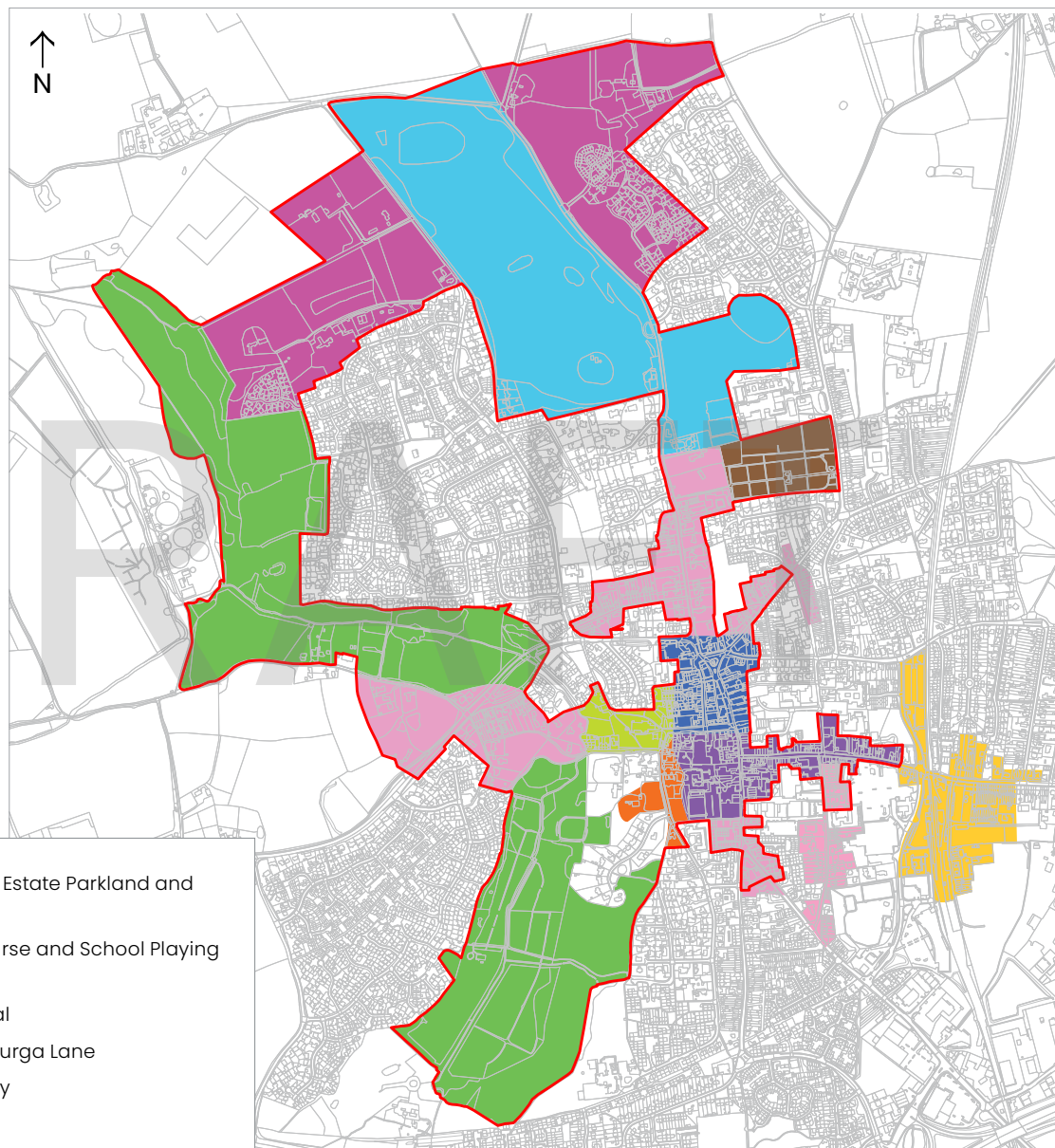


SECTION 6.0: CHARACTER AREAS

This section divides up the Dereham Conservation Area into smaller areas character areas. Each area has a different and distinct atmosphere and character depending on building types, design and use, or the type of space (i.e. open space). The descriptions of each character area summarise their individual characteristics and provides area specific recommendations, issues and opportunities. This is to provide more detail on variations in character throughout the Conservation Area, in order to inform proposals for change so that they are sensitive to the specific area in which they are located, as what is appropriate for one area may not be for another.

Some small areas within the Conservation Area boundary are not included in character areas in cases where there is significant modern infill or change. This consultation draft includes discussion of areas within the current boundary but which are currently proposed for removal (see section 8.0). The Character Area will be updated to reflect the finalised boundary in the adopted Appraisal.

There are Listed and proposed Locally Important Buildings located in many of the character areas. For more information see the heritage assets section and plan in [Section 2.0](#).



CHARACTER AREAS PLAN

— Existing Conservation Area Boundary

CA01: Market Place

CA02: Commercial Streets: High Street and Norwich Street

CA03: Residential Areas

CA04: Church and Churchyard

CA05: Riverside and Scrubland

CA06: Country Estate Parkland and Fields

CA07: Golf Course and School Playing Field

CA08: Industrial

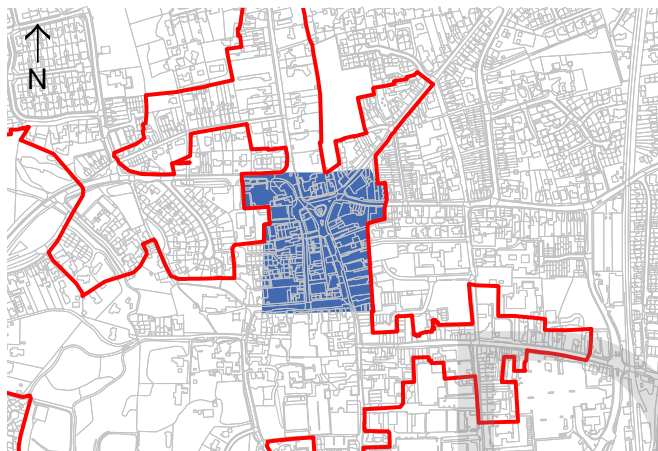
CA09: St Withburga Lane

CA10: Cemetery

This plan is not to scale

SECTION 6.0: CHARACTER AREAS

Character Area 01: Market Place



Summary of Character

- Area made up of three major roads, Market Place, Quebec Street and Church Street which comprise the historic town centre and main thoroughfare. The Market Place is an expansive space, reflecting its historic use as an agricultural market. Church Street's buildings are predominantly of eighteenth or nineteenth century origin, though some older buildings still remain at the northern end of the Market Place. There are a wide variety of architectural styles within the Market Place, but most buildings are two or more storeys and many are three or more bays wide, and in polite, fashionable styles dating from the eighteenth and nineteenth centuries. Many are bank premises, civic buildings or large commercial buildings. Many of these are red brick, some of which have white-painted brick quoins.

- The area is mainly commercial in character, along with civic buildings including the Assembly Rooms, and religious sites including the Cowper Congregational Church. A market is still held in the Market Place two days per week.
- Church Street is thought to have been a medieval thoroughfare and market, preceding the present layout of the town and marketplace. It is now more of a secondary commercial street compared to the modern Market Place and High Street. It remains a key route, however, for connecting the town centre to the Church.
- The area is well-used and always bustling and busy with shoppers during working hours.
- St Nicholas' Church tower is distinctive in views west on Church Street.
- The town sign across the entrance to High Street is a key feature which is prominent in views from the Marketplace towards the High Street and records the legend of St Withburga.

Uses

- Commercial
- Leisure
- Small amounts of residential use in the area on Quebec Street and Hill House
- Post Office
- Restaurants

Key Buildings

- Hill House
- Cowper Congregational Church
- Former Corn Hall, now Oriel Cinema
- Assembly Rooms
- Town Sign at the beginning of Marketplace

Key Issues

- Traffic within the Market Place disrupts the atmosphere and causes safety issues for pedestrians.
- Lack of formal crossing points.
- Poorly designed hard landscaping, including areas of car parking.
- Vacant shops in the Market Place and on surrounding roads which have fallen into poor repair.
- Poor repair of some shopfronts, including first floor façades as well as ground floor shops.
- Some poorly designed fascia and shopfront windows.
- Unattractive commercial bins.
- Large modern buildings out of scale and character with the Conservation Area.
- The town sign is at risk of being damaged by tall vehicles.

SECTION 6.0: CHARACTER AREAS

Character Area 01: Market Place

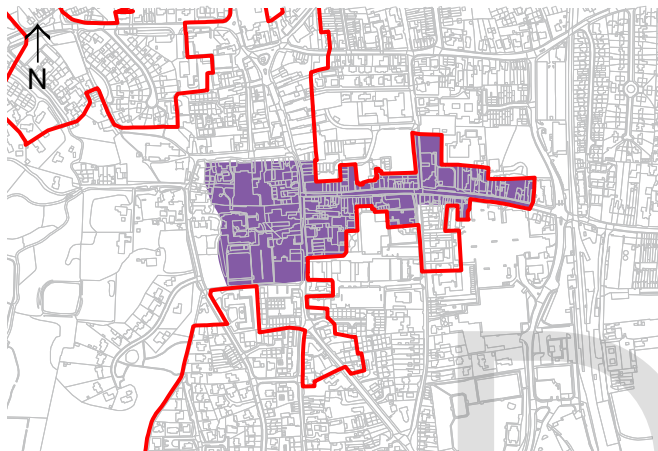
Recommendations and Opportunities

- Consider pedestrianising the Market Place.
- Preserve the openness and width of the south end of the Market Place, preferably with pedestrianisation and relandscaping in a more high quality material sympathetic to the historic character of the Market Place.
- BDC should consider targeting individual building owners where specific maintenance or condition issues are identified, to provide advice on appropriate repair and maintenance.
- Continue to preserve and enhance surviving good quality historic shopfronts.
- Make improvements to poorly designed shop signage and window displays to create more sympathetic shopfronts (See guidance in [Section 10.3.8](#)).
- Maintain the town sign in good condition.



SECTION 6.0: CHARACTER AREAS

Character Area 02: Commercial Streets: High Street and Norwich Street



Summary of Character

- The High Street continues south from the Market Place, with Norwich Street branching off to the east about half-way down. The two roads have a similarly commercial character, both flanked on both sides by shops.
- Both commercial streets feature significant numbers of seventeenth, eighteenth and nineteenth century buildings with red brick upper floors, sash windows and timber shopfronts, along with some modern infill in the form of commercial buildings. Towards the end of both streets, as they get further away from the town centre, the building uses become more varied, with numerous pubs and some civic buildings on each.

- There is greater variety in style of the buildings on Norwich Street, with some painted or rendered upper floors.
- Some large twentieth- and twenty-first century shopping centre developments are located at the south end of the High Street and to the east connecting the High Street and Norwich Street.
- Some commercial buildings have been converted for other uses, including some to residential towards the eastern end of Norwich Street. There are also some larger townhouses which have been converted for office use on both streets.

Uses

- Commercial
- Offices
- Civic
- Residential

Key Buildings

- Baptist Church
- Memorial Hall

Key Issues

- Traffic along High Street disrupts the atmosphere and causes safety issues for pedestrians walking along narrow pavements.
- Lack of formal crossing points on High Street.

- Poor repair of some shopfronts, including first floor façade as well as ground floor shops.
- Some poorly designed fascia and shopfront windows.
- Large modern buildings out of scale and character with the Conservation Area.
- Large carpark on Norwich Street creates a large gap in the streetscape of historic shopfronts, once filled in by a large nineteenth-century building.

Recommendations and Opportunities

- Consider pedestrianising the High Street and widening the narrow pavements.
- Continue to preserve and enhance surviving historic shopfronts.
- BDC should consider targeting individual building owners where specific maintenance or condition issues are identified, to provide advice on appropriate repair and maintenance.
- Make improvements to poorly designed shop signage and window displays to create more sympathetic shopfronts (see guidance in [Section 10.3.8](#)).
- New development should be the same or lesser scale and massing to buildings around it and should be subservient to existing historic buildings. It should not compete with or overshadow existing historic buildings.

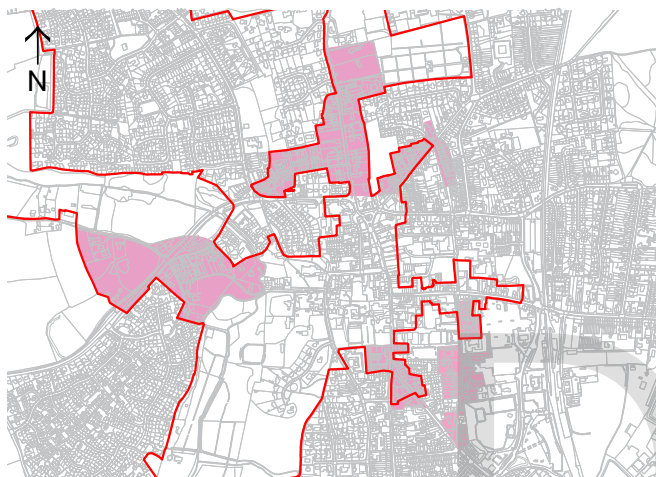
SECTION 6.0: CHARACTER AREAS

Character Area 02: Commercial Streets: High Street and Norwich Street



SECTION 6.0: CHARACTER AREAS

Character Area 03: Residential Areas



Summary of Character

- This character area covers several historic residential areas within the Conservation Area. There are a variety of different characteristics which define each residential area in its own right, though most areas of residential properties within the Conservation Area date to the eighteenth or nineteenth centuries.
- The Theatre Street and Park Road area is comprised a selection of terraced and semi-detached houses, most of which date from the nineteenth century during Dereham's industrial boom. Some date from the later nineteenth or early twentieth century. The character of Park Road remains very coherent as houses are very well maintained with minimal later infill elsewhere on the road. Due to alteration, later infill and greater variation in house types, the character of Theatre Street is less coherent.

- Commercial Road also holds a combination of terraced housing (to the north end, closer to the junction with Norwich Street) and larger semi-detached and some detached housing. These also date to the nineteenth century. The most notable building on Commercial Road is number 21, which was refronted by the prominent Norfolk architect George Skipper in 1890. This building is much more ornate than the majority of terraced or semi-detached houses in Dereham.
- Nineteenth century terraced houses are also the prominent type on Dereham Road, with a few larger detached and semi-detached properties to the west and dotted around the surrounding streets at the boundaries of the Conservation Area. The detached houses are mostly twentieth century and set in much larger plots than the terraces creating a grander and more private character.
- Quebec Road stretches north from the town centre and features a wide variety of types of residential dwelling. Elvin Road branches off to the west and features a much more coherent type of house; predominantly terraces in the same style as those on Commercial Road and Theatre Street, along with some larger houses towards the end of the road. Quebec Road is characterised by larger houses, mostly semi-detached or detached, with a wide variation in size amongst them. There is also significant variation in date of the houses; the majority follow the same pattern as other residential areas and date from the eighteenth or nineteenth centuries, further north as the town has expanded there are an increasing number of twentieth century houses.

- The London Road and Baxter Row area of the Conservation Area is residential in character despite only containing a small number of houses. These are a mixture of seventeenth century and modern infill. Other significant buildings are the London Road Sunday School and to the south of this the British and Infant School which is vacant at the time of writing.
- The buildings in residential areas are primarily red brick. Boundary treatments are a mixture of hedges, fences, walls and railings. The larger houses on Quebec Road generally have a mixture of numerous boundary treatments together, such as large box hedges with railings or fences in front. Dereham's residential properties have a particularly notable number of historic iron railings, a result of the thriving ironwork industry in the town.

Uses

- Residential
- Religious
- Education

Key Buildings

- 21 Commercial Road
- London Road Sunday School
- Trinity Methodist Church

SECTION 6.0: CHARACTER AREAS

Character Area 03: Residential Areas

Key Issues

- Replacement of timber windows and doors with uPVC on historic buildings. This is particularly noticeable on smaller terrace houses on Theatre Street, Norwich Road and Commercial Street, although all residential areas are affected to a moderate extent.
- Occasional rendering or painting of brickwork, particularly problematic with cement render.
- Poor condition of some properties on Norwich Street with overgrown front gardens and peeling paint on historic doors creating a poor visual appearance.
- Vacant properties falling into poor repair.
- Conversion of front gardens to driveways, resulting in loss of historic boundaries and hedges.

Recommendations and Opportunities

- When windows and doors come to the end of their life, replace with timber sash windows and timber doors (see guidance in [Section 10.3.4](#)).
- Use lime mortar for pointing and repairs on historic buildings (see guidance in [Section 10.3.2](#)).
- Do not paint or render original historic brickwork or, where it was used, flint.
- Undertake general repair and maintenance works on a regular basis to maintain the condition and appearance of buildings (see [Sections 10.3.1](#) and [10.3.2](#)).
- Wherever possible front gardens should not be lost to parking. If provision of extra parking is considered essential, or where opportunities to enhance existing parking in front gardens arises, this requires planning permission and the impact of this should be minimised by careful design (see [Section 10.3.7](#)).



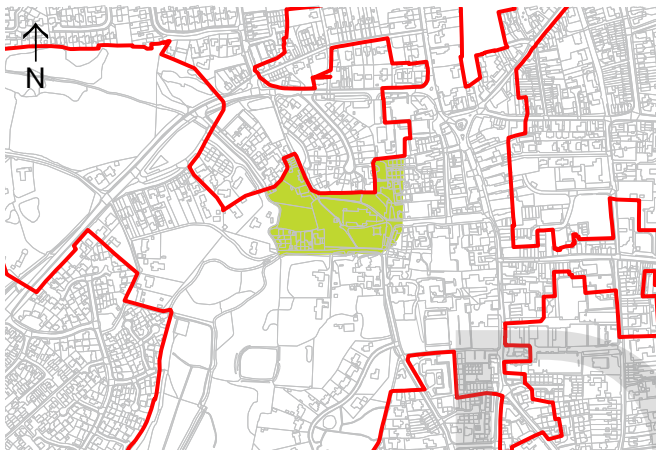
SECTION 6.0: CHARACTER AREAS

Character Area 03: Residential Areas



SECTION 6.0: CHARACTER AREAS

Character Area 04: Church and Churchyard



Summary of Character

- The area has a historic and peaceful character due to the survival of two of the oldest buildings in the town and the large churchyard which provides a large area of green space which offers a tranquil respite from the nearby bustle of the town centre.
- The area of St Nicholas Church and its environs is dominated by the church building and the open space of the churchyard. The unique detached church tower is prominent in views from all roads immediately surrounding the church and is a distinctive feature of the character area and town.
- Bishop Bonner's Cottage, a sixteenth century timber-framed and thatched building which now houses the local museum, sits in front of the church grounds and forms a distinctive view.

- To the west of the church and churchyard are the residential areas of Washbridge and Old Becclesgate. Both of these are historic roads relating to the development of the town and the church. Houses on Washbridge were formerly vernacular cottages which have been replaced by twentieth century houses. Despite this, the street retains its peaceful character which connects it with the church. Old Becclesgate has retained some historic buildings at its junction with the churchyard, including a timber-framed house and a row of terraced cottages in the vernacular style of flint and painted gault brick.

Uses

- Religious
- Residential
- Museum

Key Buildings

- St Nicholas Church
- Bishop Bonner's Cottage

Key Issues

- Unsympathetic modern houses along Washbridge.
- Lack of signage and entrance to the meadows unwelcoming along Washbridge.
- Modern road signage detracts from views towards the church and surrounding historic buildings from Church Street.

Recommendations and Opportunities

- A coordinated strategy aiming at introducing historically appropriate signage and streetlighting within the historic town centre would be beneficial.
- Resurfacing of the road at the end of Washbridge and creating a more inviting and better signposted entrance to the Meadows.



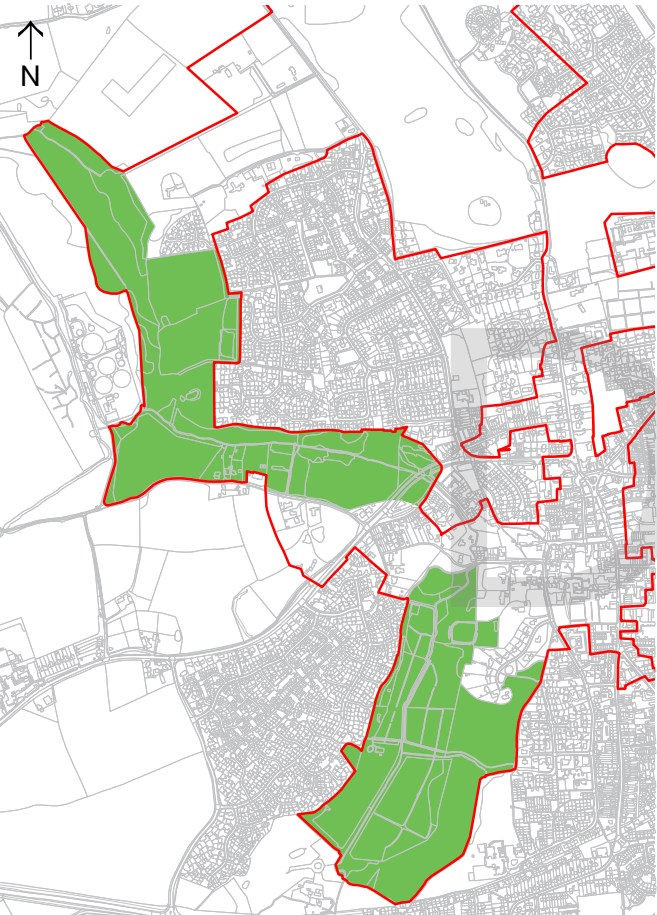
SECTION 6.0: CHARACTER AREAS

Character Area 04: Church and Churchyard



SECTION 6.0: CHARACTER AREAS

Character Area 05: Riverside and Scrubland



This area is proposed for removal from the Conservation Area and, if approved, this section will be updated.

Summary of Character

- The areas surrounding the river are the two main areas of green open space in Dereham. They are natural and tranquil, with areas of open meadow, a small woodland and scrubland.
- The only buildings within either of these areas are a few residential buildings along Rushmeadow Road. Most of these are modern, though the final house within the Conservation Area boundary is a large cottage in a vernacular style with flint and painted gault brick. All these buildings are set in large plots with significant gardens lined with trees and hedgerows.
- The paths in both areas are well-maintained and well-used by the public, especially dog walkers and runners. Some paths are surfaced with either tarmac or gravel, others are trodden earth paths. There are also numerous open fields where sticking to a marked or trodden path is not necessary.
- Towards the Rushmeadows nature reserve, the public path along the river becomes inaccessible.

Uses

- Recreation and Leisure
- Residential

Key Buildings

- N/A

Key Issues

- Some areas of the concrete path by Lucy's Meadow and Vicarage Meadows patchy and uneven.
- Both entrances to river walks from Dereham Road and Washbridge are not particularly inviting.
- The area does not have a specific architectural or historic interest.

Recommendations and Opportunities

- Keep pathways in good repair.
- Consider better signposting and improved street furniture such as historically appropriate railings to enhance the entrance and make it more welcoming.
- Recommended for removal from the Conservation Area.

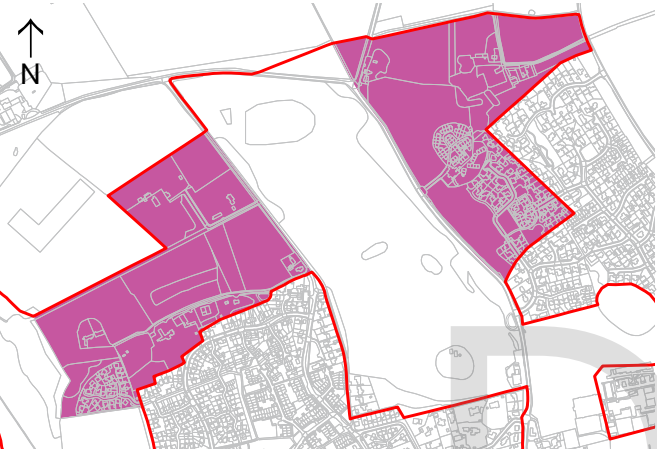
SECTION 6.0: CHARACTER AREAS

Character Area 05: Riverside and Scrubland



SECTION 6.0: CHARACTER AREAS

Character Area 06: Country Estate Parkland and Fields



This area is proposed for removal from the Conservation Area and, if approved, this section will be updated.

Summary of Character

- To the northern edge of the Conservation Area boundary there are areas of open parkland and farmland which are loosely arranged around large historic houses. These have a private character as many areas are only glimpsed through long driveways and leafy boundaries. Some of these areas have had modern estates built on parts of the land since the initial laying out of the Conservation Area boundary but generally retain their overall character as former estate land.
- The most visible example of this is Quebec Hall and its surrounding green space. The Hall is a large early nineteenth century house which would have had fairly significant lands, it is now in use as a retirement home.
- To the north-west of the Conservation Area, the area is grouped around some large historic houses with more of a farming character. These houses and their land are less visible/accessible from the public realm as they are blocked in by a private golf course to the right and waterworks to the left.

Uses

- Farmland
- Residential

Key Buildings

- Quebec Hall
- Heathfield
- Humbletoft

Key Issues

- Disconnection to the main Conservation Area through modern development of land within and just outside the Conservation Area boundary.
- Private buildings set within larger estates are closed off and do not contribute to the character or appearance of the Conservation Area.

Recommendations and Opportunities

- Recommended removal from the Conservation Area as it is not felt to contribute to the special architectural and historic character of Dereham.

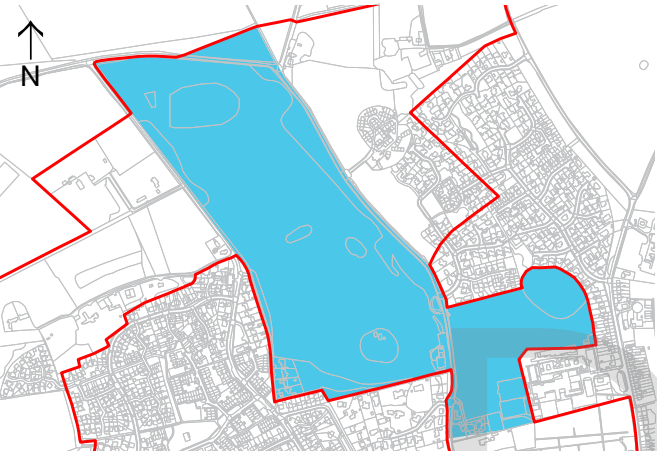
SECTION 6.0: CHARACTER AREAS

Character Area 06: Country Estate Parkland and Fields



SECTION 6.0: CHARACTER AREAS

Character Area 07: Golf Course and School Playing Field



This area is proposed for removal from the Conservation Area and, if approved, this section will be updated.

Summary of Character

- The Golf Course and the playing fields of Northgate High School are two large, private green spaces within the Conservation Area. Both are situated to the north of the main town as it begins to open out into a more rural area. These spaces both contribute to this rural character as open spaces but are distinctly private and very controlled areas of green space, owing to their respective uses.
- The school fields are visible from the public realm in some directions, especially where it borders with Quebec Road. From this point there is a view across the field to the Grade II listed Victorian water tower (which is not within the Conservation Area).
- The golf course is mainly not visible or accessible from the public realm as its border with Quebec Road is lined with tall trees and hedgerow. The club's office building is within the Conservation Area boundary and is a simple twentieth century structure.

Uses

- Leisure
- Education

Key Buildings

- N/A

Key Issues

- This area has a modern, man-made character which has eroded the historic natural green space character of former arable land.

Recommendations and Opportunities

- Recommended for removal from the Conservation Area.

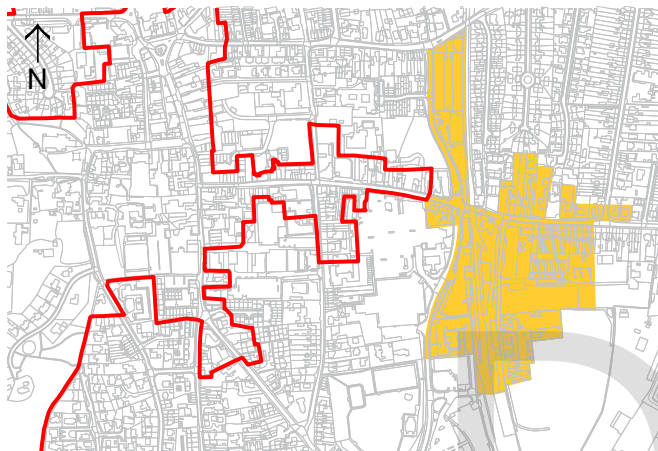
SECTION 6.0: CHARACTER AREAS

Character Area 07: Golf Course and School Playing Field



SECTION 6.0: CHARACTER AREAS

Character Area 08: Industrial



Summary of Character

- The proposed eastern extension of the Conservation Area boundary encompasses an area of Dereham which evolved around industrial developments such as the railway, maltings and tannery. The area includes former factory buildings, the railway station and curtilage buildings and a selection of residential dwellings which were built in tandem with the industrial developments.
- As a result of their similar date, the buildings have similar architectural styles despite their difference in usage and scale. They are primarily red brick, with some use of diaper work, gault brick quoins and pilasters (in the case of the factory buildings).

- The residential buildings in this area vary significantly between terraced workers cottages and larger villa-style houses which would have been for the managerial class of worker. These residential areas have been included within the industrial character area of the town due to their direct link to the railways or industries in the area. For example, the Malthouse Cottages, next to the former tannery, mimic the architectural style of the former factory, with unique triangular arches above windows and a stringcourse of the same style.
- The railway buildings and the two maltings buildings are very prominent due to their scale, contributing to a strong sense of character in this area of the town.

Uses

- Residential
- Commercial

Key Buildings

- Maltings
- Tannery
- Railway Station

Key Issues

- Vacant Maltings in poor repair.
- Erosion of industrial character through modern buildings in the setting of the Conservation Area.

Recommendations and Opportunities

- Find a viable use for the Dereham Maltings to secure its condition in the future.
- Ensure that extensions, alterations and new development in or within the setting of the Conservation Area are of high-quality design, construction and detailing that is valued now and in the future (see [Section 10.3.6](#) for more details).

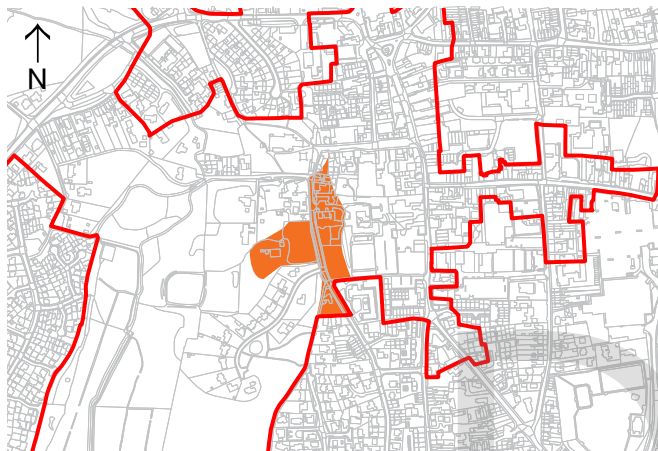
SECTION 6.0: CHARACTER AREAS

Character Area 08: Industrial



SECTION 6.0: CHARACTER AREAS

Character Area 09: St Withburga Lane



Summary of Character

- St Withburga Lane covers the approach to St Nicholas' Church from the south, which is a historic route named in honour of the town's founding Saint. The lane has a sense of separation from the town centre despite its close proximity; it is flanked by trees and hedgerows and there are minimal buildings. The buildings which are present on St Withburga Lane are mainly historic buildings which would have previously had a high status in the town, such as the Vicarage and the Guildhall (remains of which are now incorporated into a large residential dwelling). They therefore have large plots which add to the quiet, semi-rural character of the road.
- St Nicholas' Church is prominent in views north along St Withburga Lane, emphasising the historic development of the area in conjunction with the church. There is also a view in the same direction of Bishop Bonner's Cottage, which contributes to the historic character of the area.
- There is also significant modern development along St Withburga Lane which is excluded from the character area. Its set back nature prevents it from negatively impacting the character of the area. The modern nursery and pre-school on the junction with St Withburga Lane and Washbridge are particularly prominent in the character area but do not contribute to its historic character.

Uses

- Residential

Key Buildings

- Former Guildhall

Key Issues

- Timber fencing on the west side of the road out of character with the historic red brick on the east side of the road.

Recommendations and Opportunities

- Enhance boundary treatments to ensure they are in keeping with the historic character of the road.

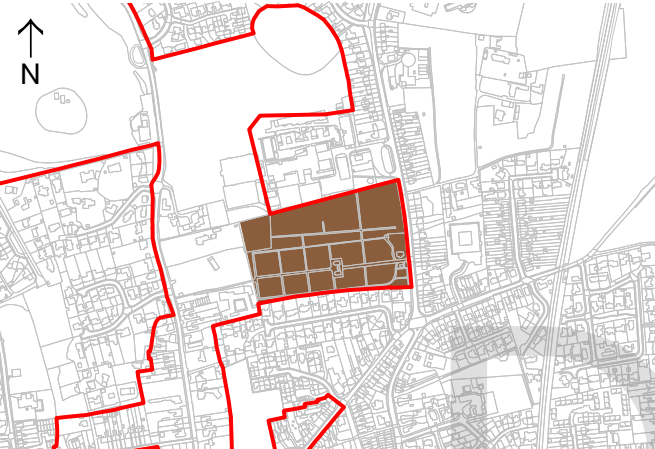
SECTION 6.0: CHARACTER AREAS

Character Area 09: St Withburga Lane



SECTION 6.0: CHARACTER AREAS

Character Area 10: Cemetery



Summary of Character

- The Cemetery is located to the north of the town centre and has its own distinct character informed by its layout, function and architecture. The area is peaceful and well maintained, lined with trees and greenery, as well as numerous benches. The cemetery does not seem to be used excessively by walkers passing through, so it retains its character as a calm, secluded and contemplative space.
- Its architecture is distinctive. The mortuary chapels and other small buildings around the cemetery are all built in the same style, dating from 1869, offer a built focal point within the area amongst the smaller scale regularly positioned gravestones which vary from headstones to full tombstones with decorative carving.
- The cemetery faces onto Cemetery Road – a development contemporary with the building of the cemetery, with some well-preserved examples of Victorian semi-detached houses. These form a cohesive character area along with the Cemetery itself.

Uses

- Religious
- Residential

Key Buildings

- Mortuary Chapels

Key Issues

- Cemetery Lodge appears abandoned and hoarding and dumped furniture detracts from character of the Cemetery.

Recommendations and Opportunities

- Ensure Cemetery Lodge is kept in good repair.

SECTION 6.0: CHARACTER AREAS

Character Area 10: Cemetery



SECTION 7.0: LOCALLY IMPORTANT BUILDINGS (NON-DESIGNATED HERITAGE ASSETS)

7.1 Criteria for Designating Locally Important Buildings

This section identifies buildings which are not nationally listed but are locally important because they contribute to the local character and distinctiveness in terms of their history, architecture and streetscape value. Councils (borough, town or parish) have the power to designate unlisted buildings of this nature as 'Locally Listed Buildings'. Breckland does not currently have a Local List but in the future, should one be established, the proposed Locally Important Buildings identified here would be suitable for inclusion on the Local List as they have been identified using criteria set out by Historic England for Locally Listed Buildings. They are 'non-designated heritage assets'⁰¹ which have a degree of heritage significance meriting consideration in planning decisions and therefore the Council will consider the heritage value of the building when determining planning applications for change.

Criteria from Historic England's *Conservation Area Appraisal, Designation and Management* (2017) and *Local Heritage Listing* (2021) for identifying positive contributors and locally listed buildings were used for reference.

Criteria includes:

- Building type or use;
- Age;
- Rarity;
- Architectural and artistic interest;
- Group value;
- Historic interest;
- Landmark status;
- Association with a particular architect, designer, local people or events;
- Consistency with other building types and architectural styles or materials in the Conservation Area;
- Links with other buildings in the vicinity;
- Contribution to the setting of a designated heritage asset;
- Contribution to open spaces and landscape;
- Illustration of the development or layout of the settlement; and
- Contribution to the character and appearance of the area.

The full wording of the criteria is reproduced in Appendix D. The proposed Locally Important Buildings Identified are shown on the Heritage Assets plan on page 17.

⁰¹ Guidance: Historic Environment: Non-Designated Heritage Assets', <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated>

SECTION 7.0: LOCALLY IMPORTANT BUILDINGS (NON-DESIGNATED HERITAGE ASSETS)

7.2 Recommendations for the Local List

7.2.1 London Road School

A plaque above the central entrance doorway records that the British and Infant School was erected by a grant from the government in addition to voluntary subscription which was liberally aided by W.W. Lee Warner Esq. in 1841. Lee Warner was a local magistrate and squire who lived at Quebec Hall at the time and would have been a prominent local figure. The school would have been attended by many of the local Dereham children in the nineteenth and twentieth centuries. This is unusual as a Victorian school which pre-dates the 1870 Education Act and was partially funded by local philanthropists.

The school is larger in scale than the surrounding buildings due to its width and the long façade that fronts directly onto the pavement, rendering it a prominent building in the streetscape when approaching the town centre along London Road. Its architectural features are refined with a symmetrical red brick façade punctuated by a projecting gable ended porch flanked by hexagonal red brick pilasters with stone coping and full height gabled windows along the length of the building. Its vacant status at the time of writing puts it at risk of falling into disrepair.

Reasons for identification

- Historic interest as a well-preserved early Victorian school partly funded by a local philanthropist.
- Architectural interest for its long symmetrical façade punctuated by gables and decorative porch with pilasters and stone detailing.
- Contribution to the character and appearance of the Conservation Area.



London Road School from the south

SECTION 7.0: LOCALLY IMPORTANT BUILDINGS (NON-DESIGNATED HERITAGE ASSETS)

7.2.2 The Train Station

Dereham Train Station is a key building associated with the coming of the railway to Dereham in 1847 and the subsequent industrial success and prosperity within Dereham. The building is an attractive and well preserved railway station of red brick and stone dressings with a slate roof and attractive Elizabethan style chimneys. Its form with two gable ends at the west end of the façade creates visual interest and an attractive roofscape. Although not in its original use as a public railway station, it continues its association with the railway as headquarters for the Mid Norfolk Railway.

Reasons for identification

- Historic interest as a well-preserved Victorian railway building which reflects the advent of the railway in Dereham, a catalyst for enhanced industrial success and prosperity in the town.
- Architectural interest for its attractive little altered façade of red brick and stone dressings.
- Contribution to the character and appearance of the Conservation Area.

PHOTO TO BE ADDED

DRAFT

SECTION 7.0: LOCALLY IMPORTANT BUILDINGS (NON-DESIGNATED HERITAGE ASSETS)

7.2.3 27 Norwich Road

No.27 Norwich Road stands out amongst the other attractive villa type houses along this section of the north side of the street for its re-fronting, commonly believed to be by George Skipper, a leading Norwich-based architect of the late Victorian and Edwardian period. The building's double fronted façade with full height, almost turret, like bay windows and banded rustication to the ground floor, as well as an attractive flint and gault brick wall with pointed stone finials capped with balls mark it as architecturally distinctive within the building stock of Dereham. It is one of a number of buildings designed or redesigned by Skipper in Dereham, amongst which is Grade II listed 21 Commercial Road.

Reasons for identification

- Historic interest for its association with prominent local Victorian and Edwardian architect, George Skipper.
- Architectural interest for its distinctive re-fronted appearance by a notable architect which stands out in the streetscape.
- For its positive contribution to the character and appearance of the Conservation Area.

PHOTO TO BE ADDED

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SECTION 7.0: LOCALLY IMPORTANT BUILDINGS (NON-DESIGNATED HERITAGE ASSETS)

7.2.4 Cowper Lodge, Rolling Pin Lane

Historic maps label The Rectory as 'Guildhall Cottage'. Its date of construction is unknown but historic maps, as well as its architectural style, suggest that it was built in the second half of the nineteenth century. This building is architecturally noteworthy for its Gothic style in red brick with gault brick dressings, decorative timber bargeboards and full height porch with a pointed archway and stone carved busts above the porch door and columns. There are very few buildings with references to the Gothic style in Dereham. The windows are also attractive with simple Gothic pointed arch tracery. The name rectory and its association with the guildhall indicate that this building has had a prominent role in the community of Dereham. In addition, it is in a prominent location at the junction of Rolling Pin Lane and Littlefields which makes it an attractive and distinctive feature in the streetscape which stands along amongst a backdrop of trees and contributes to the character and appearance of the Conservation Area.

Reasons for identification

- Historic interest for its connection to the Guildhall and its use of the Gothic style, a style rarely seen in Dereham, particularly for residential properties.
- Architectural interest for its attractive red brick and gault brick dressings, timber Gothic tracery windows, double height porch and timber bargeboards.
- Positive contribution to the character and appearance of the Conservation Area.



SECTION 8.0: BOUNDARY ANALYSIS

8.1 Introduction

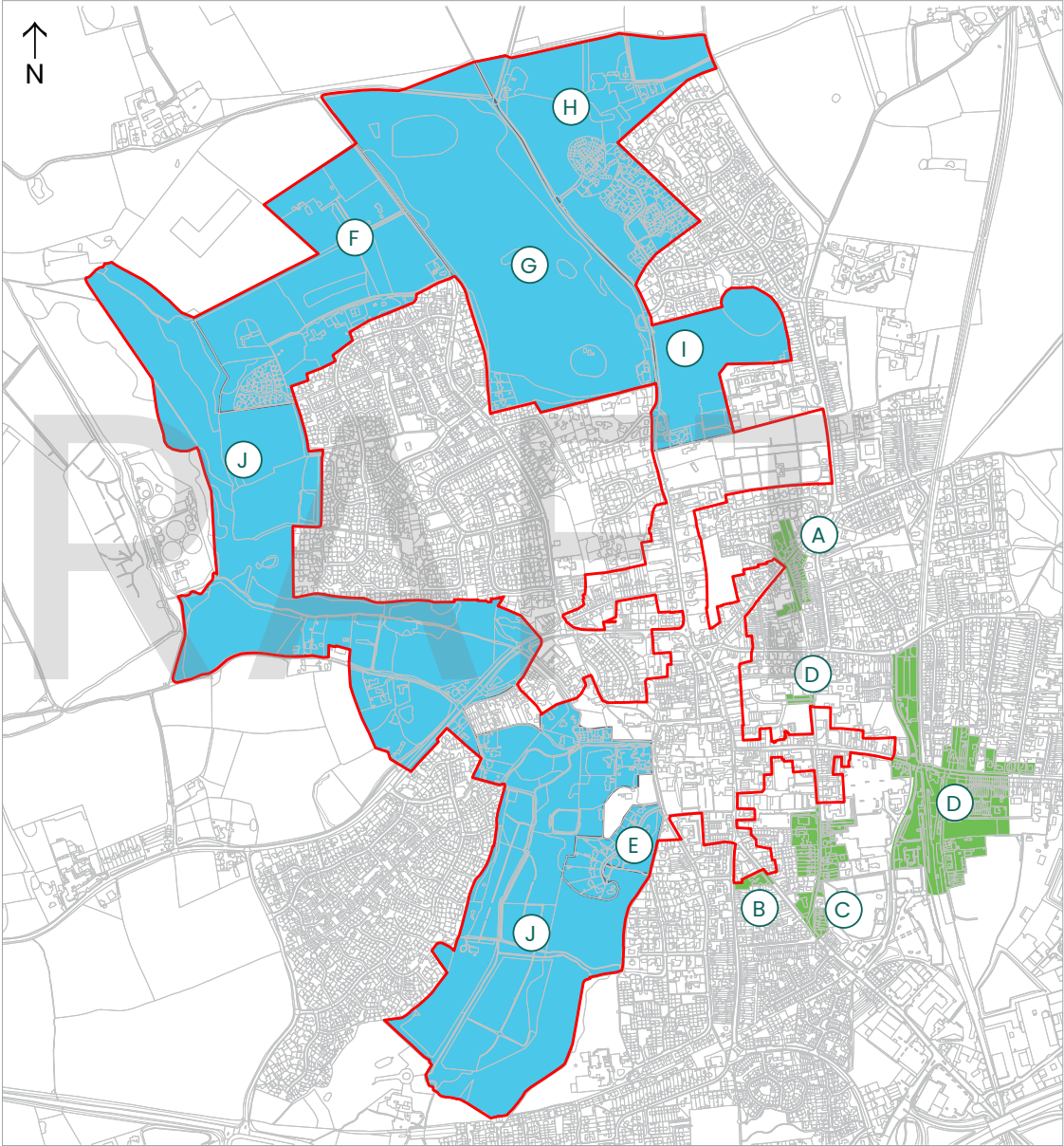
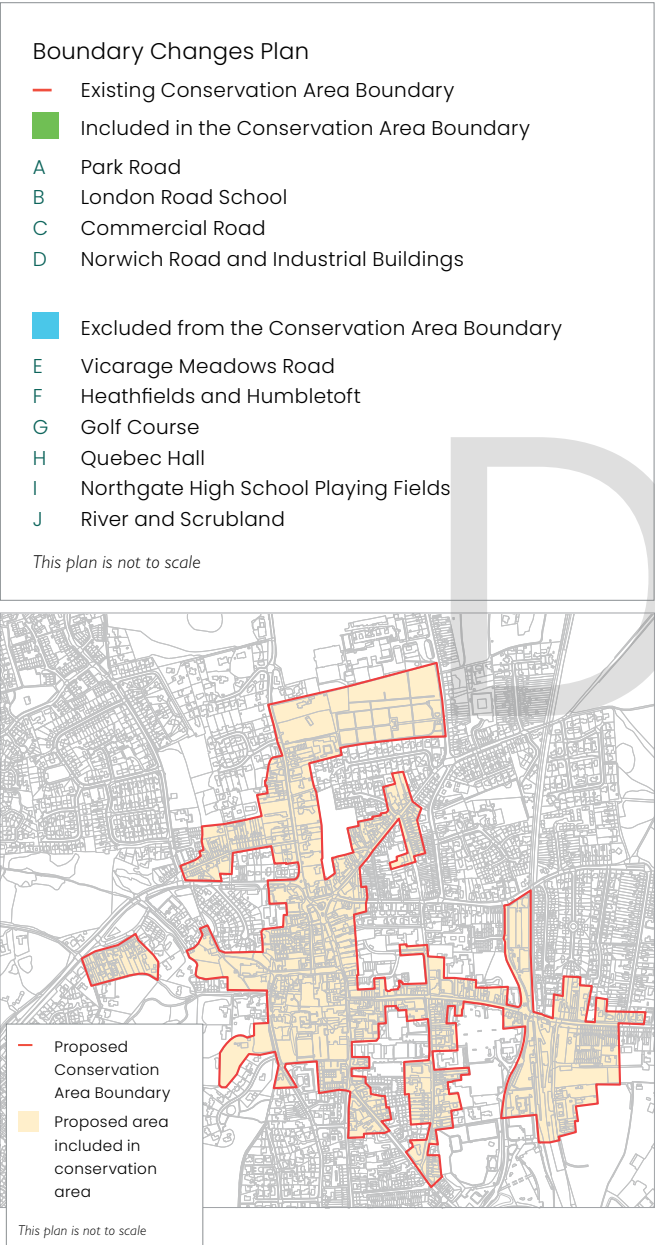
In order to ensure that the boundary of the Dereham Conservation Area remains relevant, this Appraisal has reviewed the extent of the designation and has recommended alterations to the boundary below. The process is in accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the NPPF (paragraph 204) which require that the review should take place periodically to ensure Conservation Areas or parts of Areas still justify their status for designation. The NPPF cautions local planning authorities to ensure that the designated area justifies designation because of its special architectural or historic interest in order to ensure that the concept of conservation is not devalued through the designation of areas that lack this special interest and this is reiterated in Historic England's *Advice Note 1: Conservation Area Appraisal, Designation and Management*.⁰¹

Areas included consist of parts of town that have interesting historic buildings not originally included within the boundary with a particular focus on areas which reflect the industrial heritage of Dereham and the growth of population and prosperity which came with it.

A number of the areas proposed for exclusion from the boundary, namely areas 'J' and 'G' are areas of landscape with little to no architectural and historic interest. Whilst 'G' has some historic interest, through past associations with a large estate, its separation from the estate and twentieth century landscaping as a golf course does not merit sufficient historic interest to include in the Conservation Area. Areas 'F' and 'I', whilst containing listed buildings of historic and architectural interest, are proposed for exclusion due to their private and outlying character which are not considered to contribute to the unique special interest of Dereham's Conservation Area. In some instances, the area proposed for exclusion has been developed since the original designation and is now populated with modern buildings of no historic interest. The areas of landscape proposed for exclusion may be more appropriately identified in the Local Plan or Neighbourhood Plan.

⁰¹ Historic England, 2019, *Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1 Swindon*. Historic England, p.8.

SECTION 8.0: BOUNDARY ANALYSIS

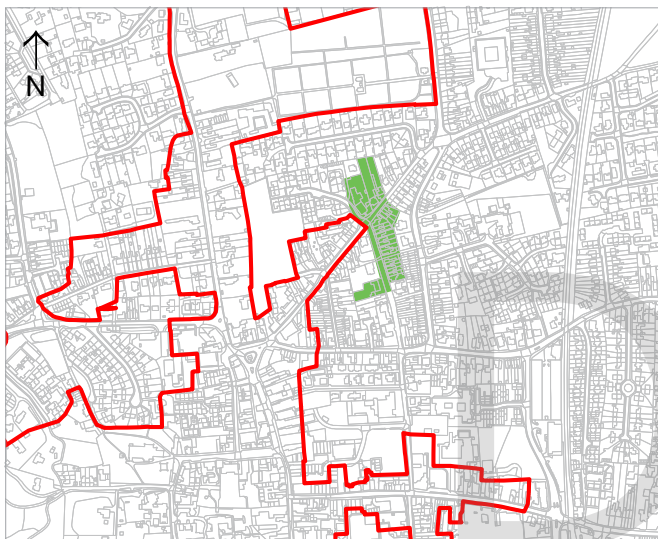


SECTION 8.0: BOUNDARY ANALYSIS

8.2 Proposed Boundary Changes

8.2.1 Areas proposed for inclusion within the Boundary

A: Park Road



Reasons for Inclusion

- The terraced houses on Park Road reflect the development of Dereham following the coming of the railway and industrial success during the later nineteenth century.
- The terraced houses are attractive and well-preserved with a higher level of architectural detailing than is standard for terraces in Dereham.
- The Trinity Methodist Church is a distinctive and attractive building in the streetscape which reflects the growing community of Methodists in Dereham during the later nineteenth century.



Trinity Methodist Church viewed from the south



Northern end of Park Road viewed from Theatre Street



View of the terraced houses along Park Road



Larger Victorian villa on Park Road with ornate railings

SECTION 8.0: BOUNDARY ANALYSIS

The current boundary stops just south-west of Trinity Methodist Church. It is proposed to extend the boundary further north to include the church and to encompass the later nineteenth century terrace houses along the north end of Park Road, including those of the same style fronting onto Theatre Street to the north of Park Road and the larger double fronted symmetrical Victorian villa on the west side of Park Road.

The terraced houses along the east side of Park Road at the south end are excellently preserved examples of late nineteenth century terraced houses. These are more refined than the standard worker's terrace houses found elsewhere in Dereham and display a variety of architectural detailing including decorative brackets around the doorcases, canted bay windows with delicate pilasters and brackets, first floor windows with wider white architraves and deep Italianate eaves. A number of the terraces have ornate cast iron railings along their front garden boundaries. These railings are found elsewhere in the conservation area and are believed to be from the local iron foundry. The terrace houses reflect the expansion of Dereham during the later nineteenth-century due to the thriving industries which sprang up as a result of the railway and reflect their higher standard of construction and attention to architectural detail, demonstrating a level of prosperity in the town during the later nineteenth century. Park Road is separated from Theatre Street by an attractive row of iron gates. The well-kept gravel path, well-tended gardens and mature hedgerows on the west side of the road all contribute to the secluded and tranquil character of this road which positively contributes to the character and appearance of the Conservation Area.

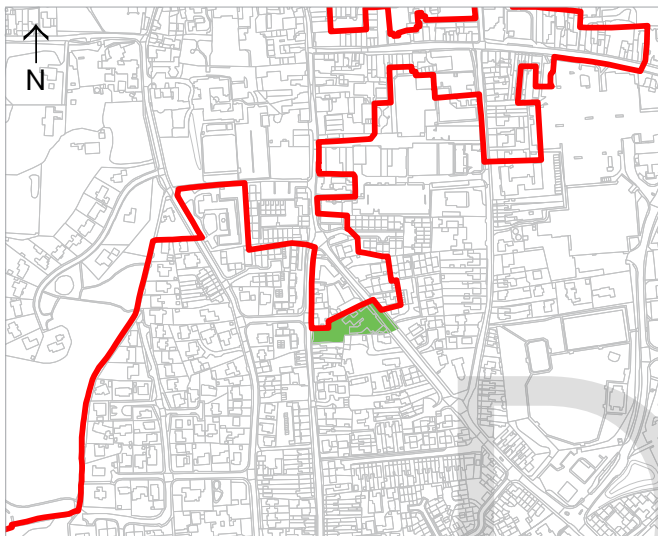
Trinity Methodist Church is a Grade II listed building which has a distinctive presence in the streetscape due to its prominent location on the street corner, its larger scale with a gable end fronting onto Theatre Street and the Bath Stone dressings on the façade which are in contrast to the common red brick construction of buildings in its vicinity and in Dereham. Not only is the Church a positive contribution to the character and appearance of the

Conservation Area, providing an example of Neo-Gothic ecclesiastical design, it reflects the social atmosphere of later nineteenth century Dereham. A Methodist chapel stood on this site as early as 1824 following the growth of the Methodist community in Dereham. The rebuilding of the chapel to this grand Church reflects the growth in members during the nineteenth century. This was not uncommon with Methodism commonly experiencing rapid expansion in industrial areas.



SECTION 8.0: BOUNDARY ANALYSIS

B: London Road School



Reasons for Inclusion

- London Road School is a large, attractive and little altered example of an early nineteenth century school which contributes to the character and appearance of the street.
- The conservation area boundary currently includes the former Congregational Chapel and Sunday School along London Road but stops before the adjacent London Road School which is in keeping with the Victorian character of the road.



London Road School from the south



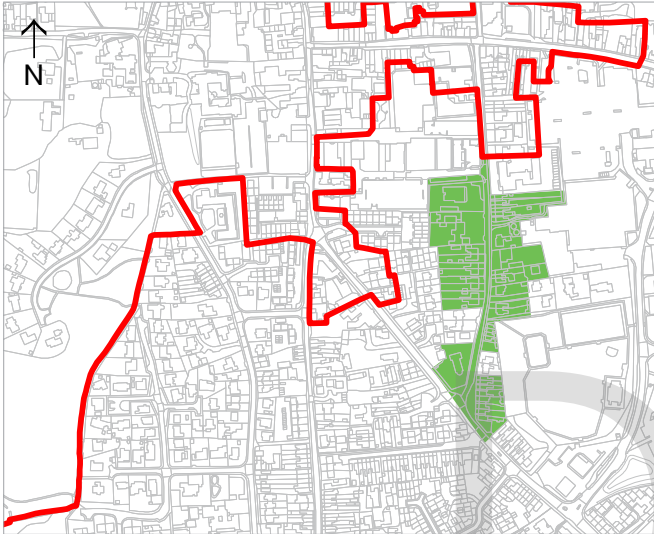
London Road School central porch

A plaque above the central entrance doorway records that the British and Infant School was erected by a grant from the government in addition to voluntary subscription which was liberally aided by W.W. Lee Warner Esq. in 1841. Lee Warner was a local magistrate and squire who lived at Quebec Hall at the time and would have been a prominent local figure. The school would have been attended by many of the local Dereham children in the nineteenth and twentieth centuries. The building presents a long and attractive red brick elevation to the street front with a symmetrical façade punctuated by a projecting gable ended porch flanked by hexagonal red brick pilasters with stone coping and full height gabled windows along the length of the building. The school is unusual as a grand Victorian school which pre-dates the 1870 Education Act and was partially funded by local philanthropists.

The proposed boundary extension includes the former playground to the rear of the school, now an uninspiring and slightly overgrown area with concrete paving slabs and modern metal gate. There is potential for enhancement in this area.

SECTION 8.0: BOUNDARY ANALYSIS

C: Commercial Road



Terrace Houses to the south of the Police Station



Semi-detached early twentieth century villas along Commercial Road

Reasons for Inclusion

- The area south of the current boundary continues the historic character of Dereham in a well-preserved and attractive row of houses of a variety of scales.
- The houses along Commercial Road reflect the prosperity which the town experienced in the late nineteenth and early twentieth century in connection with the coming of the railway and the associated industries.



Attractive late nineteenth century villa



Attractive late nineteenth century semi-detached house with decorative corbelled door surround

SECTION 8.0: BOUNDARY ANALYSIS

The Conservation Area boundary currently terminates to the north of the police station on the east side of Commercial Road and further to the north on the west side of the road. This is due to a group of large modern commercial developments to the south of this boundary which do not contribute to the character and appearance of the conservation area. These developments replaced a Victorian Iron works and chapel and infilled plots still left undeveloped in the late twentieth century. The expansion of the police station site also resulted in the loss of smaller terraces to the north, which created yet another large expanse of open space in between the rows of houses fronting onto the street with small front gardens. However, to the south of this pocket of modern development, Commercial Road retains its historic residential character, reflective of the development of the town to the south and east during the industrialisation of Dereham in the late nineteenth and early twentieth centuries.

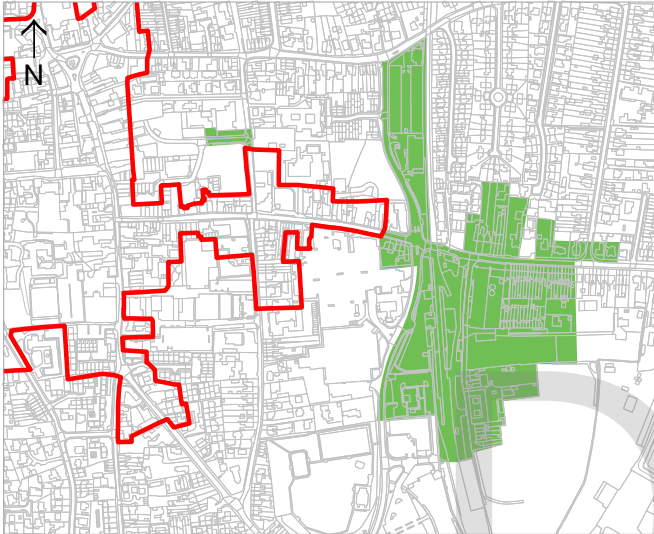
The area to the south of the current boundary, excluding the modern developments, includes an attractive and generally well-preserved row of eighteenth and nineteenth buildings in a variety of scales, reflecting the variety of statuses of the inhabitants of the street. Generally, the grander status of buildings on this street reflects its location close to but set at a suitable distance from the railway and industrial areas, making it an ideal location for industrial managers to live. Heading south, along the east side of the road is a row of Victorian workers' cottages, some of which retain their original fanlights above the doors. Opposite this are two grand houses set within larger plots of land with their historic boundaries intact. Though these are no longer residential, with one converted to offices and the other to a B&B, they are attractive and well-preserved buildings which contribute positively to the historic character of the street and reflect the development of the road in association with the success of later nineteenth century industries.

Interspersed amongst the small rows of terraced houses are grander three-bay villas with symmetrical façades, also dating to the late nineteenth century. These are well-preserved red brick villas with decorative corbelled door surrounds. Russell House has a modern elaborate Georgian porch with fluted Corinthian columns. Continued prosperity in Dereham is reflected in a group of four early twentieth century buildings along the west side of Commercial Road. These take the form of semi-detached villas with red brick façades with a row of blue bricks every four courses and flint gable ends. These originally had bay windows on the ground floor, though the porches may be a later addition. Overall, they are felt to contribute positively to the character and appearance of the Conservation Area and continue to reflect a key phase in the development of the town. At the south end of Commercial Road, on the east side where it joins London Road, is another prominent row of terrace houses. Though many of these have experienced a high level of alteration in the twentieth century with replacement windows and doors, number 87 is particularly well-preserved. It is felt that this terrace continues the late residential Victorian character found further north on Commercial Road.

At the southern end of Commercial Road at the junction with London Road is Sacred Heart Catholic Church. It has a distinctive copper green roof, a curved apse at the south end with the lettering 'Sacred Heart and St Margaret Mark Catholic Church' attached to it and tall sash windows along the sides which are appropriate to its setting within a nineteenth century residential development. A statue faces the junction, drawing the eye towards the church and welcoming those who enter. As a distinctive piece of twentieth century church architecture rarely found in Breckland, it is felt this contributes positively to the character and appearance of the conservation area.

SECTION 8.0: BOUNDARY ANALYSIS

D: Norwich Road and Industrial Buildings



Reasons for Inclusion

- To capture the former centre of industrial heritage in Dereham which was instrumental in the development of the town during the later nineteenth and early twentieth century.
- For the well-preserved industrial character of the maltings and tannery as well as the adjacent workers' cottages and grander houses along Norwich Road including one re-fronted by George Skipper, a leading Norwich-based architect.



Maltings on Mastell Way



Railway crossing on Norwich Road



Maltings and workers houses on Norwich Road



Grander Victorian house along Norwich Road

SECTION 8.0: BOUNDARY ANALYSIS

The Conservation Area boundary to the east currently terminates at the east end of Norwich Street, including the historic shops on the north side of the road and excluding the large modern car park for Morrisons, occupied by Norfolk Nurseries until the late twentieth century. It is proposed to extend the boundary to the east to include the historic row of shops on the south side of the junction of Norwich Street and Mastell Way, the industrial buildings including the former Maltings to the east of the railway, former malthouses further along Mastell Way to the north and the former tannery, as well as rows of workers houses along Norwich Road, the station and a section of the railway itself between the two crossings. This is to capture the former industrial area of Dereham. These industries sprung up and prospered following the arrival of the railways in 1846 and were hugely influential to the development of Dereham during the late nineteenth and early twentieth centuries.

Despite these industries falling out of use in the twentieth century, and in the case of the Dereham Maltings in the early twenty-first century, the area proposed for inclusion still has a strongly industrial character formed around the railway, which remains in situ. The industrial buildings in this area are large masses in the landscape characteristic of Victorian Britain, with long narrow forms of red and gault brick detailing reflecting the pride which was felt in industrial buildings during this period. Dereham Maltings were formerly known as F & G Maltings, constructed in 1870 and 1894 and form a strong building line along Norwich Road. The Maltings on Mastell Way, constructed in 1881, have twin oven cones at the north and south ends, which contribute to the industrial feel of the area and are prominent features in the skyline.

Small rows of terrace houses directly adjacent to the Maltings and the Tannery have a higher level of architectural detailing than those elsewhere and are proposed for inclusion within the boundary. Those by the tannery, called Malthouse Cottages, have small, pointed arches above the windows and a dog-tooth band between the ground and first floors. Dentilled cornices add to the aesthetic appeal of the cottages. Similarly, the small row of terrace houses to the east of the Maltings along Norwich Road have arched doorways and a diamond pattern originally picked out in gault brick and now painted white.

Further up Norwich Road on the north side of the road are a number of distinctive larger Victorian houses which are likely to be associated with managers of the Maltings and other successful industries in the area. These are mostly double-fronted and symmetrical with three bays, decorative timber doorcases and canted bay windows, though others are asymmetric and more Gothic in their styling. Number 27 Norwich Road has distinctive projecting two-storey turret-like features with stucco-banded rustication detailing on the ground floor. This is believed to have been refronted by George Skipper. These buildings all contribute positively to the character and appearance of the Conservation Area.

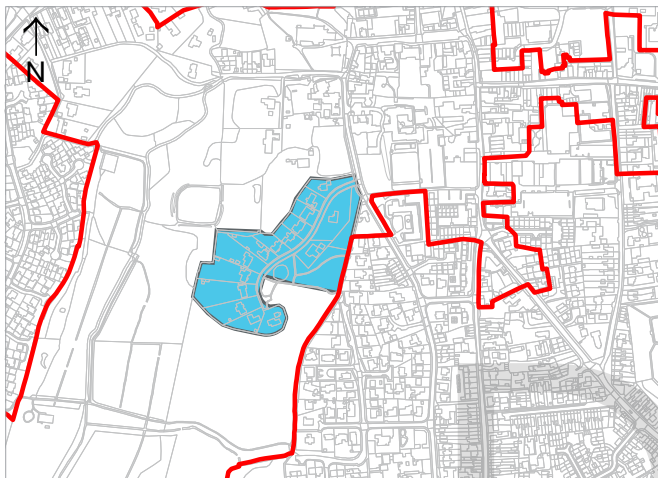


Dereham Maltings, Norwich Road'

SECTION 8.0: BOUNDARY ANALYSIS

8.2 Areas Excluded from the Boundary

E: Vicarage Meadows Road

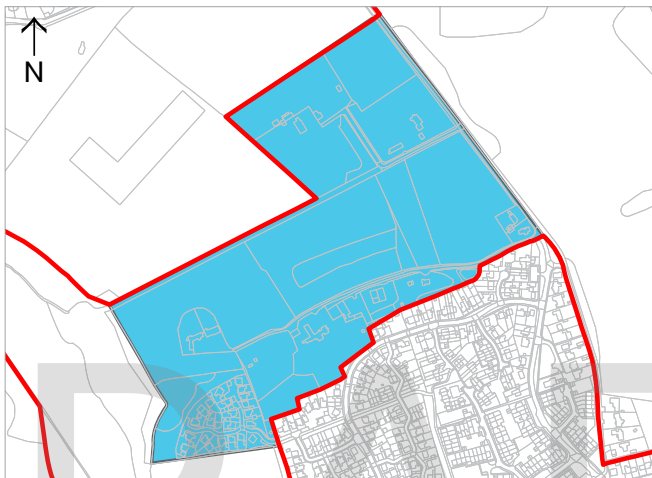


Reasons for Exclusion

- Vicarage Meadows Road is a twentieth century development constructed after the Area's designation and therefore the buildings have no historic value and do not contribute to the character and appearance of the Conservation Area.

The Conservation Area boundary currently includes Vicarage Meadows Road, a road of modern houses. When the area was designated, it would have been an undeveloped area of scrubland. Since this time, a small housing development has been built on this land. None of these houses have historic interest because of their recent age and are fairly ordinary suburban houses that are not of the same architectural quality and typical characteristics of the historic centre. As they do not contribute to the special historic interest of the Conservation Area, they are proposed for removal.

F: Heathfields and Humbletoft



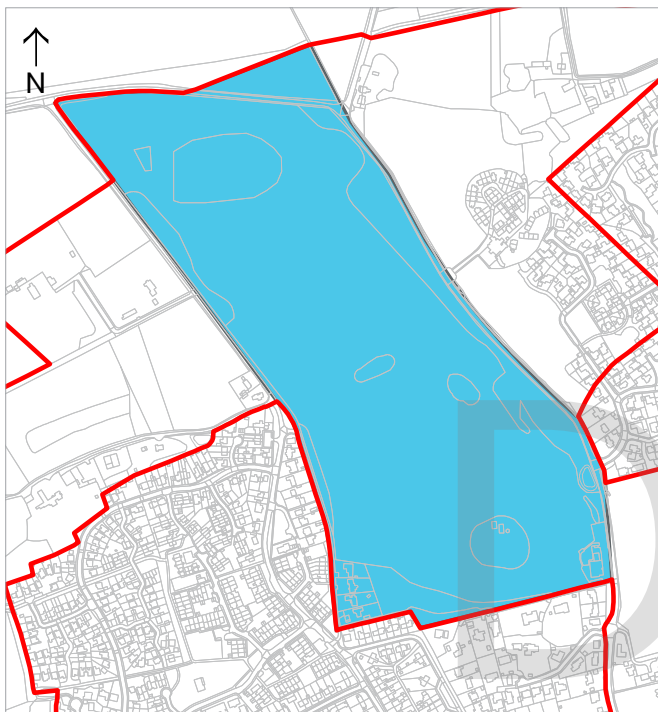
Reasons for Exclusion

- The private and closed off character of these estates, as well as their outlying location to the north of the historic core, does not significantly contribute to the character and appearance of the Conservation Area.

Both Heathfield House and Humbletoft are historic houses set within landscaped grounds. Little is known about the history of Heathfield, but it is known that Humbletoft was built in the late seventeenth century on the site of a former manor house built in 1602 by Ralph Homyltoft from which it derives its name. It was inhabited by a well-known farming family, the Girlings, during the nineteenth century. Whilst these have significance as Grade II-listed historic buildings within attractive estates, they do not contribute to the identified key special interests of Dereham's historic core, which are the historic town centre and the industrial and agricultural heritage of the town. They are set within large estates which prevent the houses being visible from public right of way. In addition, Humbletoft estate has been eroded by a housing development to the south which does not contribute to the character and appearance of the conservation area. As such, they are proposed for removal from the conservation area, though their Grade II Listed Building status continues to reflect their individual significance and will continue to provide them with stronger protection than conservation area designation.

SECTION 8.0: BOUNDARY ANALYSIS

G: Golf Course



Reasons for Exclusion

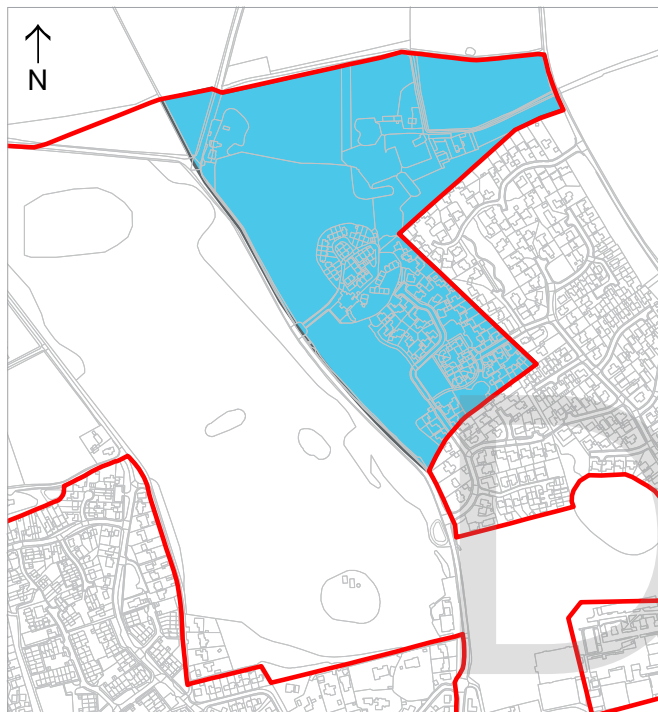
- The golf course is a privately accessible and refined area of land which lies to the north of the core historic town centre. Its private nature and outlying location prevents it from contributing to the character of the Conservation Area.
- Though once part of Quebec Hall's extensive estate, there is no evidence that this was part of a designed landscape and historic tithe records record it to have been arable land. Any historic connection to the Quebec estate is no longer visible.

Historic maps record that, prior to its use as a golf course, this would have been part of the Quebec Hall estate, though the 1838 Tithe Apportionment records that it was in arable use at this date and the Tithe Map itself records that Quebec Road, which physically divides Quebec Hall from the golf course, appeared to already be a fairly major route running into the town centre from the north, suggesting that the land now occupied by the golf course had a more functional use at this date, rather than being landscaped parkland.

Though the golf course was established prior to the designation of the Conservation Area and is an attractive area of landscaping, it is a private area of land which can only be accessed by members of the club. Its distance from the historic town centre and refined private character means that it is not considered to contribute to the special interest of the Conservation Area, which is focussed on the town's historic agricultural and industrial heritage. Whilst there is evidence that this land was in the ownership of Quebec Hall estate, its use as arable land does not distinguish it from other areas of arable land further afield. As the golf course does not contribute to the character and appearance of the Conservation Area, it is proposed for removal.

SECTION 8.0: BOUNDARY ANALYSIS

H: Quebec Hall



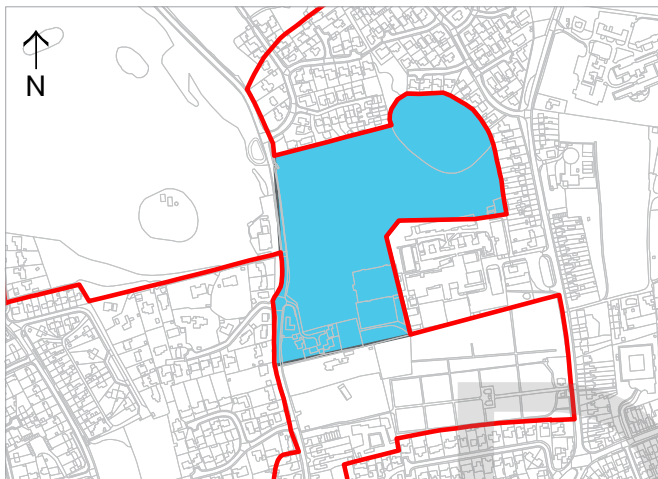
Reasons for Exclusion

- The grounds of Quebec Hall have experienced a high level of change since the designation of the Conservation Area in 1973. The development of modern housing around the house prevents the Hall from contributing to the key special interests of Dereham.

The Conservation Area boundary currently extends as far north as Holt Road and encompasses Quebec Hall and the land surrounding it which historically formed its grounds. There is now a large modern housing development on land to the south of the house as well as a smaller development of bungalows to the north which engulfs the Hall. The Hall has associations with the industrial development of Dereham in the eighteenth and nineteenth centuries. It was originally built by Tomas Rash, a local brewer who amassed a considerable fortune in the eighteenth century, and later inhabited and likely substantially altered by W.W. Lee Warner in the early nineteenth century, a local magistrate and squire who is recorded to have provided funding for the London Road School. As an attractive historic house which was associated with the early industrialisation of Dereham and later with a notable figure in the town, it is clear why this was originally included in the boundary. However, the modern housing development removes much of the original attractive grounds and separates it both visually and physically from the historic core of the conservation area. It therefore no longer contributes to the character and appearance of the conservation area. The Hall itself continues to be protected by its Grade II Listed Building status.

SECTION 8.0: BOUNDARY ANALYSIS

I: Northgate High School Playing Fields

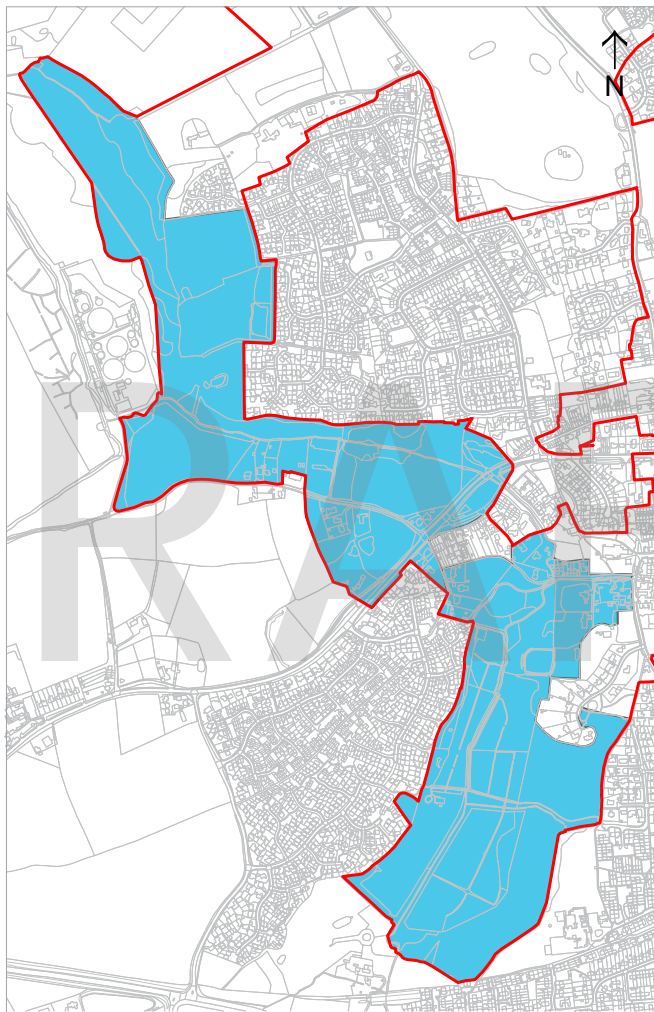


Reasons for Exclusion

- Although a green space, this is a private and cultivated area with a distinctly different character to the historic core of the Conservation Area.

The Conservation Area currently includes the school playing field to the north of the cemetery. This would historically have been an open field, which would have been more rural in character than the modern and cultivated school green. As a modern school and green space developed after the designation of the area in 1974, it is felt that the playing field does not contribute to the historic character and appearance of the conservation area.

J: The River and Scrubland



Reasons for Exclusion

- Although these are two main areas of attractive green open space in Dereham they are natural rather than designed landscapes with no architectural and historic interest.
- There are limited buildings within these areas, the majority of which are modern and set within larger plots of land. Their secluded nature prevents even those of architectural merit from contributing to the character and appearance of the Conservation Area.

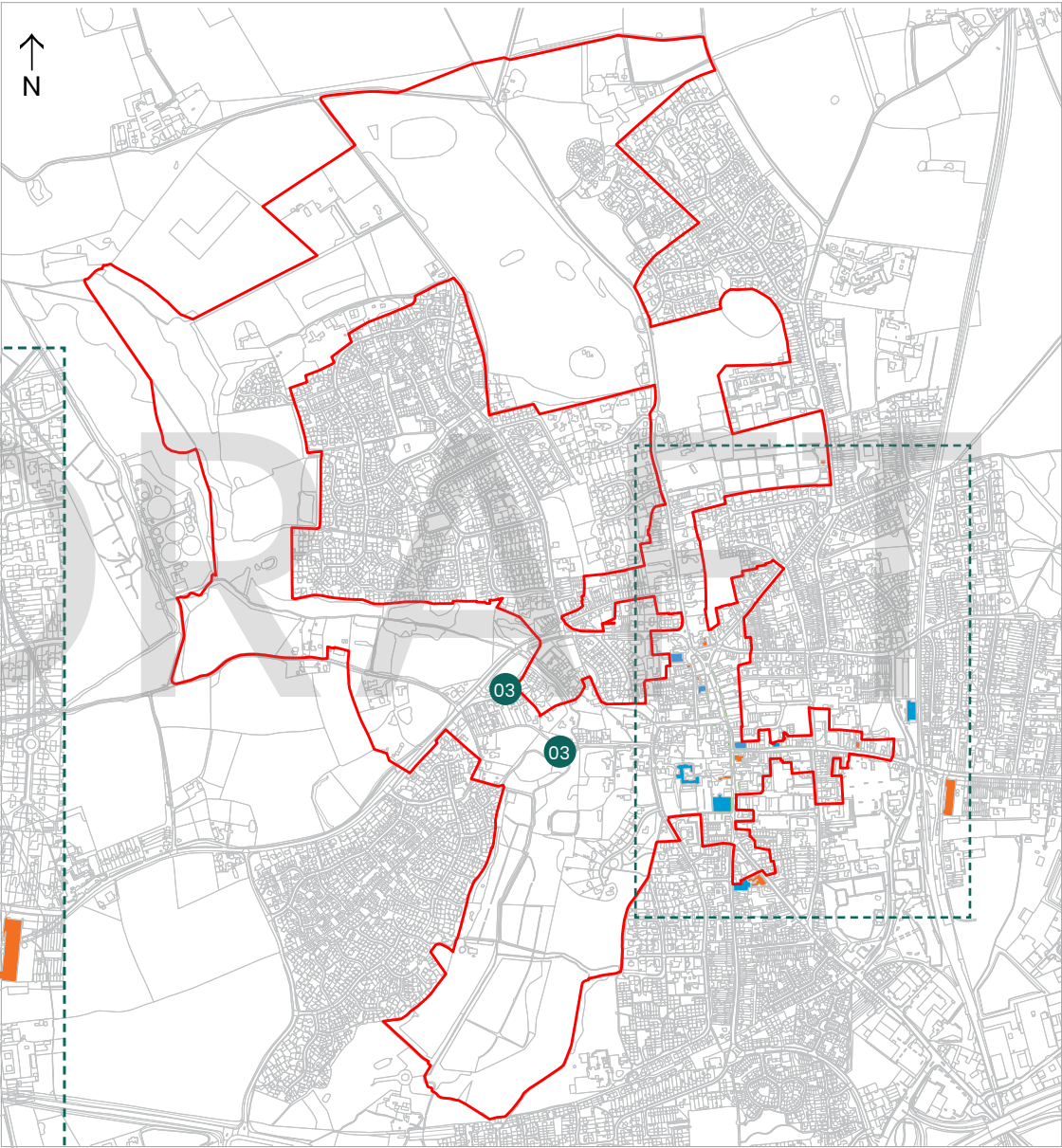
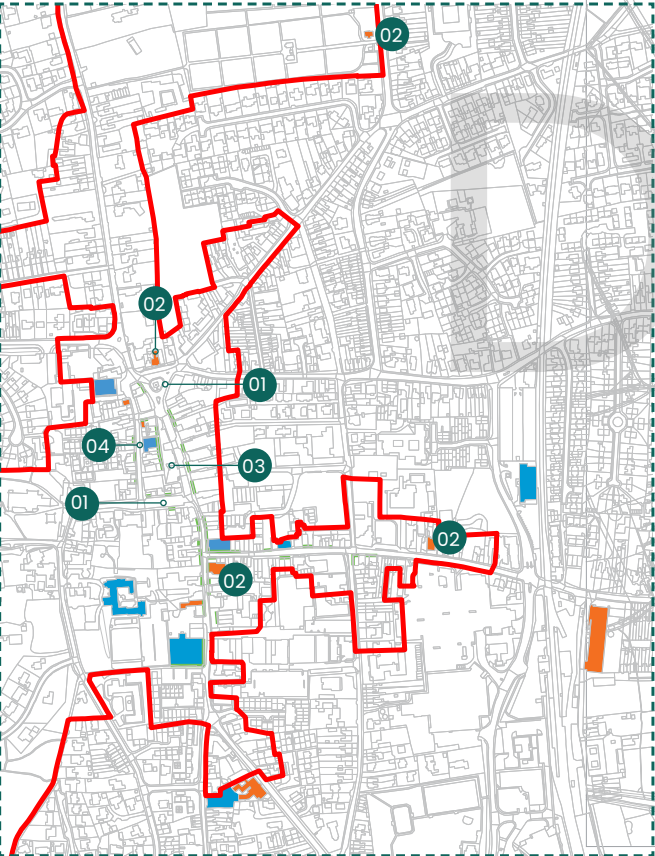
The Conservation Area boundary currently captures the small river and wetland which runs north to south along the east side of the town. Both the north and south areas of the small river are natural areas of wetland. The area to the north is particularly natural, with much of it inaccessible as natural meadowland and woodland. The southern area of the river is more accessible and controlled, with pathways along the river, a recreation ground and sparse woodland. There are limited buildings within these areas, the majority of which are modern and set within larger plots of land. Their secluded nature prevents even those buildings of architectural merit from contributing to the character and appearance of the Conservation Area.

Whilst attractive areas of natural landscape with a tranquil character, the landscape around this river does not have specific architectural or historic interest required for inclusion within a conservation area, the purpose of which is to identify built heritage of special interest. As such, it is proposed for exclusion. It should be noted that Rushmeadow is already under the care of the Norfolk Wildlife Trust and there may be potential for the inclusion of these areas of green space within future Neighbourhood or Local Plans.

SECTION 9.0: ISSUES

Introduction

This section describes issues which threaten the special historic and architectural interest of the Dereham Conservation Area. The plan adjacent shows negative features which can be mapped easily on a plan, though not all these features are possible to show visually and are described in the sections on the following pages.



- Issues Plan
- Conservation Area Boundary
 - Poor Shopfront Signage
 - Poor Building / Site
 - Vacant Building / Site

Note: uPVC windows occur throughout the Conservation Area and are not marked individually on this plan

- 01 Traffic an issue in this area
- 02 Building in poor condition
- 03 Uneven paving/ tarmac surfacing
- 04 Commercial bins

This plan is not to scale

SECTION 9.0: ISSUES

9.1 Quality of Design of New Buildings and Extensions

Key Issues

- Unsympathetic mid-late twentieth century replacement buildings which lack architectural interest.
- Some uninspiring modern housing developments (proposed for exclusion from the boundary).
- Some poorly designed extensions or buildings in the setting of the Conservation Area which impact negatively.

Within the Conservation Area there are several buildings constructed in the mid-late twentieth century which have been poorly designed and do not contribute to the character of the area. On High Street and the Market Place there are modern shops which are typically quite boxy in design, with long façades that span several historic plots and with a lack of interesting architectural detailing and appropriate materials. They therefore have a more monotonous appearance than the more characterful variations of scale and detail of older buildings. These include, but are not limited to, Argos and the Ward Gethin Archer building on High Street, the Romany Rye Weatherspoons on Church Street, 10-12 Red Lion Street and the Post Office on Quebec Street.

The design of some of these buildings has made an attempt at blending in with the surrounding character. For example through the Ward Gethin Archer building on High Street, which has replicated the rhythm of sash windows historically found on first floor buildings on the street with blind windows and has used red brick. However, the blind windows do not contribute to the character and appearance in the same way as the timber sash windows and the red brick is uniform in appearance without the tonal variety found in red bricks on historic buildings. Similarly, the Weatherspoons has echoed the historic window pattern and large cornices found elsewhere on Church Street, but its lack of other architectural detailing and use of modern windows which are squarer in proportion than a typical sash window contribute little to the Conservation Area.

Generally, there is not a problem with inappropriate extensions to buildings in Dereham, which have generally retained their original forms with little evidence of extension. If poorly designed or if they infill spaces to the side of buildings, these can erode the character of the building and the spaces between them.

See [Section 10.3.6](#) for photographs of good-quality new buildings or extensions in Dereham.

In the immediate setting of the Conservation Area, particularly in areas where the boundary cuts back to the road to avoid areas of modern development, there are several buildings that are out of scale and character. These include the Orchard Surgery and the Police Station on Commercial Road. Though not overly high, these buildings span across a large plot of land with little architectural detailing to break up the horizontal mass of the building. They are out of character with both the smaller plots of terrace housing and large plots containing refined nineteenth-century villas on the street. Though reasonably well screened by trees and hedges, the Morrisons car park and buildings on Norwich Street are of a far larger scale than historic buildings within the Conservation Area. Despite being adjacent to the large nineteenth-century Maltings, the Original Factory Shop on Mastell Way is also out of character for the Conservation Area. Its narrow, elongated form references the industrial buildings to its north, but the lack of architectural detailing and modern brickwork with no tonal variation makes it stand out as a blocky building which does not contribute to the character of the Conservation Area.

SECTION 9.0: ISSUES



Long façade across several historic building plots with ground and first floor out of scale to neighbouring property heights.



Ward Gethin Archer building with its blind windows and spanning the width of several historic plots.



Post Office is out of scale with the surrounding buildings in height and width with a horizontal emphasis and materials such as wood panelling which does not characterise the conservation area.



Weatherspoons on Church Street out of scale and character with historic buildings within its vicinity.

SECTION 9.0: ISSUES

9.2 Condition of Buildings and Sites

- Some examples of elements of buildings which are in poor repair, such as peeling paintwork and windows in poor condition
- Some vacant buildings in decaying condition.

There are some buildings in the Conservation Area which have issues with condition. These range from minor, one-off elements in need of repair to whole buildings which are now vacant and decaying. Maintenance of buildings is key to ensuring long-term condition and that small issues do not escalate to become problems that are costly to fix and cause excessive damage to built fabric.

Examples of where elements are in need of repair and maintenance include:

- Decaying timberwork and joinery on historic shopfronts and windows;
- Paintwork that is work and flaking, meaning the underlying material is vulnerable to decay and creating a poor visual appearance; and
- Poorly maintained historic metal railings causing rust and decay.



Buildings in poor condition on Quebec Street with cracked render and peeling paintwork to timber windows



Flaking paint and crumbling brickwork on apparently vacant house on Commercial Road



Railings in poor repair on Norwich Street

SECTION 9.0: ISSUES

Vacancy is a threat to historic buildings as maintenance issues tend not to be noticed or addressed as quickly as is needed. This leads to irreversible damage and costly repairs. They also contribute to a neglected atmosphere. There are a number of vacant shops around the Market Place, such as 23 Market Place, formerly Akash Tandoori, and the shop on the junction of Ruthen Place and Quebec Street.

Several other sites within the Conservation Area appear vacant and run down in appearance. These include London School, which has boarded-up windows and a rear paving area which is overgrown with weeds, and the Chapel Lodge, which has metal hoarding around it, abandoned items of furniture outside and overgrown trees and plants around it, though the building itself appears to be in reasonable condition. There are also a couple of houses which appear vacant, in poor condition and overgrown, such as 1 Commercial Road and 52 Norwich Street. The vacant Maltings on Norwich Road, whilst currently in reasonable condition, is in danger of falling into poor repair through lack of use.



Vacant shop on Market Place in a generally poor state of repair



Vacant building on Ruthen place with shopfront in poor condition and generally looking very run-down



Cemetery building in poor repair with an air of abandonment



London Road School with windows boarded up due to vacancy



52 Norwich Street with an overgrown garden and railings and building façade behind in poor repair

SECTION 9.0: ISSUES

9.3 Inappropriate Materials

Key Issues

- Use of uPVC windows and doors on historic buildings which are visually uncharacteristic and can limit the breathability of the building.
- The use of cement mortar or render has the potential to cause damage to historic buildings.



Inappropriate uPVC windows on a historic building, appropriate timber windows, though in poor repair, visible on the right hand building



Inappropriate uPVC windows and doors eroding the historic character of both houses

Historic buildings were traditionally built with materials such as brick and lime mortar that are more 'breathable' than modern-day versions, such as cement render. This breathability is an important trait in historic buildings, where the permeability of the materials means that moisture does not get trapped within walls, causing issues with damp. The introduction of harder, impermeable modern materials, such as cement render or mortar and plastic paints, causes an imbalance, trapping moisture behind them which leads to decay of the softer historic materials such as bricks. Generally, Dereham does not have an issue with the use of inappropriate materials, causing damage to historic buildings. Generally, historic brickwork within Dereham has been left exposed.

Whilst not a prevalent issue in Dereham, the use of hard cement mortar on historic brickwork instead of traditional lime mortar can lead to decay of the surrounding walls and should be avoided.

UPVC windows and doors are also inappropriate on historic buildings. They often have a glossier quality than painted timber examples and the profiles of glazing bars and frames are typically chunkier and less elegant. Often, the historic opening type of a window is changed when timber windows are replaced with uPVC, especially timber sash windows to side-hung casements, which spoils the proportions of the windows.

As well as being visually out of keeping with the historic buildings, uPVC windows and doors also limit the permeability of historic buildings, again contributing to potential water ingress and damp. See page 75 for photographs of good-quality historic timber windows.

SECTION 9.0: ISSUES

9.4 Other Inappropriate Alterations

Key Issues

- Ad-hoc additions or alterations which spoil the characterful appearance of historic buildings such as:
 - Satellite dishes
 - Garage doors
 - Gardens turned into driveways
- Sustainability upgrades to buildings such as introducing solar panels, double glazed windows and external wall insulation has the potential to impact the special character and appearance of historic buildings when not carried out in a sensitive manner.



Terrace houses with large driveway on Norwich Road

Other ad-hoc additions or alterations to historic buildings can spoil their characterful historic appearance and obscure attractive historic materials and details, especially when there are several additions to one house.

Satellite dishes are also unattractive features, especially where there are multiple ones on neighbouring properties. With the advent of broadband, satellite dishes are becoming less necessary. Once they are no longer in use they should be removed in order to unclutter building façades.

The conversion of historic gardens into driveways detracts from the character and appearance of the Conservation Area, often replacing historic walls, railings and planting with larger expanses of hardstanding which is unattractive. This is particularly an issue on terrace houses along Norwich Road which is proposed for inclusion within the boundary.

There is an increasing prevalence of people wanting to upgrade their buildings to improve energy efficiency. Key issues with these sustainability upgrades include: the replacement of important historic windows with uPVC, installation of visually intrusive solar panels, external insulation covering important brick or stonework and the potential for e-charging points for electric vehicles cluttering streetscapes. The importance of retaining and enhancing the special interest of historic buildings in the Conservation Area needs to be considered whilst making sustainable improvements. Care needs to be taken to find solutions appropriate to historic buildings, ensuring that breathability is maintained and that changes are

sensitive to the historic building in question and to its setting within the Conservation Area. A 'whole building approach' is recommended for historic buildings where all parts of a building as well as the materials it is built with are considered in terms of how they interact with each other. This approach is founded on the principle that the greenest (and cheapest) energy is the energy we do not use.

Solar panels and other additions mentioned above usually require planning permission in conservation areas and always require permission if proposed for Listed Buildings. (See Section 10.3.5 for details.)



Terrace house with large area of hardstanding on Elvin Road not in keeping with historic character of the road

SECTION 9.0: ISSUES

9.5 Shopfronts

Key Issues

- Some poorly designed shopfronts with overly large sheet glazing and fascias.
- Use of bright colours, signage, glossy materials and multiple window stickers which are cluttered and garish.
- Shopfronts and/or buildings above shopfronts in poor repair.

There are a number of good surviving shopfronts in Dereham. However, there are many shopfronts that are poorly designed, such as through having large areas of sheet glazing and overly long fascias, this is particularly true where larger modern buildings have been built across several historic building plots. Other shopfronts are unappealing because of poor signage which uses garish colours, glossy plastic fascias or multiple window stickers obscuring the interior of the shop. However, often the shopfronts which have poor signage have good windows and doorways, as well as surviving stall risers, pilasters and fascias in good proportion with the rest of the shopfront, meaning a change in signage, window display and improvement of maintenance and paintwork would greatly help improve their appearance. Further guidance on shopfronts and photographs of good examples are provided in [Section 10.3.8](#) of this document, and further guidance will soon be available in the Breckland Shopfront Design Guide.



Overly large signage, too wide fascia and boarding blocking view in inappropriate for historic building above



Large fascia obscuring historic shopfront on the right, garish signage and signage in windows clutters the street scene



Historic shopfront window replaced with modern door and overly large signage inappropriate



Stickers blocking window presents a solid wall to the street scene rather than allowing a view through to the shop



Fascia overly large and windowsills above in poor condition



Shopfronts in good condition but first floor neglected with windows and paintwork in poor condition

SECTION 9.0: ISSUES

9.6 Public Realm

Key Issues

- Some areas of paving in poor repair
- Unattractive commercial bins
- Poorly designed hard landscaping such as car parks
- Inconsistent street lighting, street signage and street furniture

Paving in and around the town centre is generally good with a consistent paved surface throughout the key commercial streets. However, the tarmac parking area in the former Market Place is expansive, uninspiring and in poor condition in areas. Similarly, Parking bays on both sides of Church Street present large areas of patchy tarmac. Parking bays outside the Post Office at the North end of Quebec Street also present a large area of tarmac. These do not contribute to the character and appearance of Dereham as large areas of hardstanding are visually unattractive compared to well landscaped open areas with historically appropriate paving and planting.

Pavements and road surfaces on the outlying streets are generally utilitarian but with no real issues of condition. The road surface along Washbridge and pathways on Ted Elis Walk are in poorer condition with areas of cracked or patchy surfacing, as is surfacing outside terrace houses on Dereham Road. See examples of good surfacing in [Section 5.6.3](#).



Parking within the Market Place



Parking in the Market Place with tarmac in poor condition



Hard landscaping around the Post Office unattractive and cluttered



Patchy tarmac river path by Vicarage Meadows



Patchy Surfacing along Dereham Road



Patchy tarmac on Ted Elis Walk

SECTION 9.0: ISSUES

The storage of commercial and domestic bins can be an issue as they are large and visually intrusive. Generally, on outlying streets with larger driveways this is not an issue, though commercial bins are visible and intrusive on Quebec Street. These are a necessity but some form of well-designed enclosure to screen them would be advantageous.



Large commercial bins on Church Street



Modern street light and signage detracting from views of historic buildings



Commercial bins on Quebec Street



Historically appropriate street lamp on Market Place

SECTION 9.0: ISSUES

Modern traffic lights, signage and modern metal railings, particularly around the north of the Market Place, though essential to control the flow of traffic and pedestrian passage through town, detract from the historic character and create a cluttered appearance.



Modern road signage in the Market Place, out of character with the historic street



Traffic light system to control heavy traffic within the centre out of character with the historic Market Place

Generally public bins and benches within the Market Place are appropriate in design, with ornate metal sides and timber used for benches and bins that are subtle and black, which makes them inconspicuous in the townscape. Bus shelters are unattractive and block views along the historic Market Place.



Modern bus shelter out of character with historic street and blocking views of historic shopfronts

SECTION 9.0: ISSUES

9.7 Traffic and Pedestrian Safety

Key Issues

- Busy roads disrupt the atmosphere
- Traffic causes safety issues
- Some places where people want to cross but there is a lack of formal crossing points
- Narrow pavements near busy roads unsafe for pedestrians

Traffic is an issue within the Market Place, High Street and Church Road. The combination of vehicular movement, narrow pavements and poor pedestrian crossing points detracts from the character of the Conservation Area. The roads are busy with cars and large buses. The traffic also causes safety issues for pedestrians attempting to cross the road in these areas. Whilst there are a number of formalised pedestrian crossings around the north end of the Market Place, these are lacking at the junction between Market Place, High Street and Church Street, as well as further south along High Street. This makes it hard to safely cross the road amongst the oncoming traffic.



SECTION 10.0: MANAGEMENT PLAN

10.1 Introduction

The Management Plan sets out the conservation aims for the Dereham Conservation Area and a framework for guiding change. The Plan first sets out overarching Conservation Aims, which give the guiding principles for preservation and enhancement of the character and appearance of the Dereham Conservation Area.

There is a shared responsibility between all parties to look after Dereham's heritage. [Section 10.3](#) gives advice and recommendations for building owners and occupiers, landlords, consultants and developers, who should use this as a guide for regular maintenance and when planning changes. Adherence to this guidance will ensure the special interest of the Dereham Conservation Area will be preserved through designs for new work that have a positive impact. BDC will also use this Management Plan when assessing plans for change in the area and when planning future improvement works.

The document will become a material consideration when assessing planning applications, listed building consents and appeals for proposed works, with Breckland District Council (BDC) using it as an evidence base for concluding whether the proposals are sympathetic to the Conservation Area.

10.2 CONSERVATION AIMS

- To preserve and enhance the special architectural and historic interest of the Dereham Conservation Area, including the Listed and Locally Important Buildings within it.
- To ensure that change and development takes place in a considered and sympathetic way based on a solid understanding of the character and appearance of the Conservation Area.
- That new development is of high quality and responds to the special character of the Conservation Area.
- That ill-considered change and additions of the past are phased out.
- That buildings and sites are maintained in good condition to ensure their preservation and visual contribution to the Conservation Area.
- That shopfronts are sympathetic to the appearance of the Conservation Area and the bustling market town character of Dereham is preserved.
- That green spaces, planting and trees within the Conservation Area are preserved and enhanced.

SECTION 10.0: MANAGEMENT PLAN

10.3 Advice and Recommendations

10.3.1 Regular Maintenance and Condition

Maintenance is defined by Historic England as 'routine work necessary to keep the fabric of a place in good order.'⁰¹ It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed and to ensure excessive amounts of historic fabric is not lost. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term.

Regular inspection of building fabric and services will help identify specific maintenance tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves and plants that have taken root;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building;
- Repainting or treating timber windows and other external timberwork with paint suitable for traditional materials, such as linseed oil paints or 100% acrylic resin paints;⁰²
- Cleaning and/or repainting render;
- Servicing of boilers and gas and electrical systems; and

- Repointing. Periodic renewal of pointing will extend the lifetime of building fabric. Cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. On historic buildings repointing should always be carried out using a lime-based mortar and after raking out any cementitious material (see also [Section 10.3.2](#)).

Further advice on maintenance, repair and how to care for historic buildings and places can be found on Historic England's website: <https://historicengland.org.uk/advice/>.

Recommendations

These recommendations apply to both historic and modern buildings and structures. They are the responsibility of building owners and occupiers.

- Maintain buildings in good condition through regularly undertaking routine maintenance tasks.
- Inspect buildings on a regular basis to identify issues with building condition and repair them quickly.
- BDC should consider targeting individual building owners where specific maintenance or condition issues are identified, to provide advice on appropriate repair and maintenance.



Example of a generally well-maintained building at the south end of High Street with timber sash windows and doorcase in good condition as well as repointing and painted railings.

⁰¹ Historic England, Conservation Principles, Policies and Guidance (April 2008)

⁰² Historic England, Traditional Windows: Their Care, Repair and Upgrading, (February 2007), p30

SECTION 10.0: MANAGEMENT PLAN

10.3.2 Repair, Materials and Techniques

Repair is *'work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration'*⁰³

Examples include roof repairs, replacing damaged brickwork, or repairing rotted sections of timber window frames. Firstly, the cause of damage should be identified and remedied. For example, repairs to the brickwork of a damp wall will become damaged again if the source of water ingress, such as a leaking roof, is not identified and repaired as well.

Historic buildings are constructed with traditional materials, such as red brick, flint, clay tiles and lime mortar. These traditional materials require maintenance and repair using traditional materials and techniques in order to preserve the breathability of the structure. This means moisture does not become trapped within the fabric, leading to decay. Breathability is an important trait of historic buildings: original materials are more permeable than modern materials and therefore the replacement of old with new can lead to damage to the fabric. For example, the replacement of soft lime mortar with hard cement mortar means moisture in the structure evaporates through the softer brick or stonework, rather through the less permeable cement, leading to the erosion of the brick or stonework.

Cement renders and modern plastic paints can have the same effect. Repairs should therefore be on a like-for-like basis to maintain the appearance and physical characteristics of the building. Like-for-like means a repair that matches the historic element removed in terms of material, construction technique, finish and means of installation. This does not apply when an existing material is detrimental to the built fabric, e.g. if cement pointing has been used on an historic brick

building. In such cases, the damaging material should be removed and traditional materials put back using traditional construction methods.

Recommendations

These recommendations apply mainly to historic buildings and structures, though modern buildings should also be repaired when required, though the requirement for traditional materials and techniques would not apply. They are the responsibility of building owners and occupiers. BDC is responsible for advising on Listed Building Consents.

- Repairs should be made on a like-for-like basis wherever possible. On listed buildings, repairs that are not like-for-like may require Listed Building Consent.
- Replace inappropriate materials that are damaging to built fabric using traditional materials and techniques.
- Reversibility, i.e. The ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Only undertake the minimum intervention required for any repair, in order to preserve as much historic fabric as possible.
- Repairs should be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Seek professional advice from businesses experienced with historic buildings if unsure.

⁰³ Ibid.

SECTION 10.0: MANAGEMENT PLAN

10.3.3 Original Features

The original architectural features, materials, design and form of building, as outlined in [Section 4.0](#), are important for defining their character and contributing to the street scene. The loss of these features therefore causes incremental diminishment of appearance and character. Some later additions may also be historic and/or of good quality, as well as illustrating changes to buildings over time or recording past uses of a building. Care should therefore be taken to not remove important features which, while not original to the building, are key contributors to its value. This may include historic shopfronts inserted into former houses, for example.

Recommendations

This recommendation applies to historic buildings and structures. It is the responsibility of building owners and occupiers, as well as to consultants and developers planning change to buildings. BDC and statutory authorities, such as Historic England, are responsible for reviewing planning applications for change to ensure original or good quality later features are not lost.

- Original features or good quality later additions to a building should be preserved through diligent maintenance and repair. This includes, but is not limited to, windows, doors, roofs, shopfronts, chimneys and pots, patterns in brick/flint work, mouldings or other artistic details.

Examples of features to be preserved



Flint and brick detailing on Bishop Bonner's Cottage



Coping on the top of Hill House which appears to be repurposed from a historic church, part of owner John Fenn's antiquary collection



Classical details on the Corn Hall

SECTION 10.0: MANAGEMENT PLAN

10.3.4 Windows and Doors

Windows and doors are key features of historic buildings which define their character and appearance. On historic buildings, windows are typically made of timber and in the case of Dereham, where most buildings are in the Georgian and Victorian style, the traditional form of window would be a sash opening, though sidehung casements are found on the industrial malthouses. Metal windows are rare in Dereham. Historic doors are generally painted timber and panelled. Original doors on grander historic houses are often solid timber with moulded panels, often larger than standard modern doors, painted, and sometimes with fanlights and pediments above. These can be seen on Quebec Road, Commercial Road and Norwich Road.

It is important to retain the historic window or door type of buildings. The replacement of doors and windows with units made from uPVC or other materials, in designs that do not match the architectural style or period, or with different opening forms in the case of windows, can greatly change the look of a building. The use of plastic windows and doors also reduces the breathability of traditionally constructed buildings by preventing the egress of moisture. Wherever possible, originals should be retained and maintained/repared to ensure their long life. If they have come to the end of their useful life, replacements should match the original as far as possible and a bespoke approach is required to ensure they are suitable for the character of the building they are within. The reinstatement of windows in the original style, where later examples that differ in style or opening type have been inserted, can be informed by research using historic photographs or plans of the building in question or of similar buildings from the same time period. Examples of good historic windows and doors in Dereham can be seen on pages 75 and 76.

Further guidance on the maintenance and repair of historic windows can be found in Historic England's publication *Traditional Windows: Their Care, Repair and Upgrading*: <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Recommendations

These recommendations apply to historic buildings and structures. They are the responsibility of building owners and occupiers, as well as to consultants and developers planning change to buildings. BDC and statutory authorities, such as Historic England, are responsible for reviewing planning applications for change to ensure appropriate designs for replacement windows and doors.

- It is very important to retain and maintain in good condition original front doors and windows.
- The replacement of inappropriate modern windows and doors with those of traditional design and materials is encouraged.
- Doors should generally be solid timber, painted not stained.
- Timber sash windows can be upgraded sensitively through the installation of draught-proofing brushes in the sash-rebates.
- Secondary glazing may be acceptable if it is unobtrusive.
- Where the historic window has already been lost, slim section double glazing within timber or metal frames that have the appropriate traditional pattern of glazing bars may be acceptable.

- If new windows are required to historic buildings they should:
 - (For timber windows) be made of good quality softwood, such as Scots Pine or Douglas Fir;
 - (For timber windows) be painted (not stained);
 - (For metal windows) be made of steel;
 - (For metal windows) be galvanised to prevent corrosion. Polyester powder coating can also be used to provide a decorative finish which lasts longer than coats of paint;
 - Use the original form of opening and copy the original pattern of glazing bars and horns (if applicable);
 - Have glazing bars built into the window and not stuck on;
 - Retain the size/shape of the original window opening and position of the frame within the opening;
 - Not have visible ventilation, such as trickle vents; and
 - Retain any decorative surrounds.

SECTION 10.0: MANAGEMENT PLAN

10.3.5 Other Inappropriate Additions

Aside from the replacement of original timber windows and doors or the use of inappropriate materials, there are other ad-hoc accretions that can be added to buildings which spoil their appearance, disrupting the coherence of groups of buildings or obscuring architectural details. Examples include satellite dishes or aerials, solar panels, plastic rainwater goods, air conditioning units or ventilation ducts. These items should be designed and located as discreetly as possible, preferably away from the street facing elevations of buildings. Satellite dishes and aerials are becoming less necessary with the advent of broadband and should be removed when redundant.

Recommendations

These recommendations apply to both modern and historic buildings and structures. They are the responsibility of building owners and occupiers.

- Remove redundant satellite dishes and aerials.
- New satellite dishes and aerials on the front of buildings require planning permission (see [Section 10.3.10](#)).
- Locate solar panels on elevations of roofs that do not face the roads.

- On domestic buildings in conservation areas, the installation of solar panels on street facing walls or roofs (either fronting the highway or not), where they would protrude more than 0.2m above the roof plain, would require planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 requires that they also need to be sited to minimise the effect of their appearance and their effect on the amenity of the area. They should be removed as soon as possible when no longer needed. Where solar panels are proposed on street facing roof slopes on non-domestic properties in conservation areas this requires planning permission in all cases. Listed building consent is required for solar panels on any part of a Listed Building (see [Section 10.3.10](#)).
- Avoid a proliferation of plastic rainwater goods. Rainwater goods on historic buildings should be painted metal.
- Locate necessary air-conditioning units, ducts or similar discreetly and choose designs which are as minimal in size as possible.
- Avoid accumulated additional fixtures and fittings on street facing elevations of buildings.

10.3.6 Demolition, Alteration, Extension and New Development

The current appearance of Dereham reflects its evolution over time with predominantly brick buildings both in the centre as well as the more outlying residential street, alongside a small number of surviving timber buildings in the centre. Part of the character of a place is created by ongoing sensitive development and alteration. Therefore, it is not the purpose of Conservation Area designation to prevent all change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose is to ensure change happens in a controlled way and in a manner which not only does not cause harm to the area but also, where possible, enhances it, for example through the removal of inappropriate buildings/features or the addition of high-quality designed new extensions.

Prior to new development, bringing vacant buildings back into use should be prioritised. New uses should be sensitive to the historic character of the building. For example, as a historic building with a former community function, a new community use for London Road School would be preferable to residential conversion. It is, however, acknowledged that a feasible use is preferable to building remaining vacant which is at risk of falling into disrepair.

New development in Dereham could take the form of new buildings on undeveloped plots or replacement of buildings which do not contribute to the character of the Conservation Area. New development should respect the character and appearance of the Conservation Area and the other historic buildings, particularly Listed or Locally Important Buildings, and their settings. Important green spaces within the Conservation Area and within the setting of the Conservation Area should not be developed.

SECTION 10.0: MANAGEMENT PLAN

Extensions, alterations and new development should be of a high-quality design, construction and detailing. They should be thoughtfully designed, whether in a traditional or contemporary style, so that they remain valued into the future. High-quality materials should also be used. From a sustainability point of view, this also means the building is durable and elements will not need to be replaced frequently. Reference should be made to the [National Design Guide: Planning practice guidance for beautiful, enduring and successful places](#).

Where sustainability upgrades are proposed, physical changes to historic buildings to improve energy efficiency need to be carefully considered in terms of a 'whole building approach', so as to mitigate against harm to the significance of both individual buildings and the Conservation Area, as well as ensure that works are effective and sustainable in the long-term. It is recommended to consider avoiding change to historic buildings by changing behaviour, avoiding waste, using efficient controls and equipment and managing the building to its optimum performance before more major changes like installing solar panels or changing a heating system needs to be considered. This way the risk of making inappropriate changes to historic buildings is reduced and the character and appearance of the Conservation Area and any heritage assets within it is more likely to be preserved.

Proposals should be evaluated on a case-by-case basis, as variations in location, building type or style, detailing, etc. between one building or site and another means that what is acceptable for one place may not be for another.

The impact of changes to historic buildings and sites within the Conservation Area should be assessed before change is carried out. The heritage significance of an historic building or the historic setting of a modern building or open site should inform proposals to ensure that they are sensitive to the character and appearance of the Conservation Area and/or Listed Building. This is often done through a Heritage Impact Assessment report, which would be required for any planning permissions or Listed Building Consents, which would set out the building/site's history, heritage significance and the impact (whether positive, neutral or negative) of a proposal. Advice is usually given by a specialist heritage consultant.

Whilst there are no Scheduled Monuments in Dereham, a number of archaeological remains have been discovered in the area, and there is the potential for more below-ground archaeology to be discovered if a new building is constructed or if excavation works take place for new services. There may be a requirement for archaeological assessment in advance of development to assess the potential for below-ground remains and for excavation or monitoring work to be carried out before or during construction in order that important archaeological remains are identified, recorded and preserved wherever possible.

Recommendations

These recommendations apply to both historic and modern buildings and structures. They are the responsibility of building owners and occupiers, as well as to consultants and developers planning change to buildings. BDC and statutory authorities, such as Historic England, are responsible for reviewing planning applications for change to ensure alterations, extensions, demolitions or new development within the Conservation Area are appropriate.

- The heritage impact of proposed alterations, extensions, demolition or new development on the Conservation Area, Listed or Locally Important Buildings and their settings will be assessed prior to the approval of works.
- New uses for vacant buildings should be sensitive to the historic character of the building.
- It may be a requirement of works to assess the impact of development on archaeology in advance of works and for excavation work or monitoring work to be carried out before and/or during construction works.
- Proposed alterations, extensions, demolitions or new development should preserve or enhance the character of the Conservation Area.
- Demolitions of buildings, either whole or in part, which contribute positively to the Conservation Area will not be acceptable.
- Demolitions of buildings, either whole or in part, which have a negative impact on the character of the Conservation Area will be supported. This includes the removal of smaller negative features, such as uPVC windows, exposed wiring, visible satellite dishes, etc.
- Demolitions of detracting buildings or structures within the Conservation Area will only be permitted where a suitable new development is proposed, as gap and vacant sites detract from the Conservation Area.
- Alterations, extensions or new development should use appropriate and high-quality materials, whether these are the same as those typically found in the Conservation Area or whether they are new materials that are complementary and thoughtfully used.

SECTION 10.0: MANAGEMENT PLAN

- Extensions, alterations and new development will be of a high-quality design, construction and detailing that is valued now and in the future. There is no presumption favour of either traditional or contemporary design.
- Extensions will be subsidiary to the existing buildings in their massing and design.
- New development should be the same or lesser scale and massing to buildings around it and should be subservient to existing historic buildings. It should not compete with or overshadow existing historic buildings.
- Historic plot or field boundaries should be preserved when extensions, alterations or new development occurs.
- Important green spaces within the Conservation Area should not be developed.
- Physical changes to historic buildings to improve energy efficiency need to be carefully considered in terms of a 'whole building' approach, so as to mitigate against harm to the significance of both individual buildings and the Conservation Area, as well as ensure that works are effective and sustainable in the long-term.

10.3.7 Green Spaces and Trees

The green spaces in Dereham provide an important contrast to the areas of built development. They make an important contribution to the character of the Conservation Area, as well as being community assets, used for walking and leisure, and therefore should be preserved. Whilst currently occupied by cars, the Market Place is an important open space within the town which could be enhanced. Trees and boundary hedges to gardens make a significant contribution, particularly to the north of the town along Quebec Road and south along Commercial Street as well as within the Cemetery. They should also be preserved and planting enhanced where possible. Small front gardens on the roads leading out of town also provide enhancements to the streetscape. Wherever possible they should not be lost to parking.

Recommendations

These recommendations apply to the green spaces within the Conservation Area, including public open spaces and private gardens. They are the responsibility of private building/land owners and occupiers, as well as to consultants and developers planning change to sites. BDC is responsible for reviewing planning applications for change to ensure trees are protected and new development includes soft landscaping. BDC are also responsible for maintaining existing trees within the public realm and for reviewing the possibility of new tree planting in public areas, as well as maintaining public green spaces in their ownership.

- Preserve the openness and width of the south end of the Market Place, preferably with pedestrianisation and relandscaping.

- Preserve the green spaces within the Conservation Area.
- Maintain existing trees.
- Replace significant trees if they come to the end of their life.
- Works to trees with a diameter of 75mm or more, measured at 1.5m from ground level, requires planning permission so that BDC can determine whether a Tree Preservation Order (TPO) is required.
- Wherever possible front gardens should not be lost to parking.
- If provision of extra parking is considered acceptable in principle or where opportunities to enhance existing parking in front gardens arises, this requires planning permission and the impact of this should be minimised by:
 - Integrating the parking as part of the overall design and it not dominating the street frontage; Retaining as much of the front and side boundary walls or enclosures as possible;
 - Using high-quality permeable materials such as gravel;
 - Including planting within the scheme to minimise the visual impact.
 - New development within the Conservation Area should include planting and soft landscaping.

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10.3.8 Shopfronts

Retail and hospitality (shops, public houses, cafés and restaurants) are the primary uses within Dereham town centre and therefore the appearance of shopfronts is a key part of the character of the town centre (see pages 66 and 145 for good examples). There are many good quality historic shopfronts remaining in Dereham with some good modern ones, but poor signage, window stickers and large, unbroken areas of glazing detract on some shops. The improvement of these shopfronts would greatly benefit the appearance of the Conservation Area. Historic shopfronts should be retained. Regular maintenance and repair are also vitally important to maintaining the condition and visual appearance of shopfronts.

A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation. A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns or pilasters for example should be carried down to ground floor.

Where a unit extends or is proposed to extend across more than one building (i.e. across two or more buildings in a terraced row), it is important that the vertical division between the buildings is retained or reinstated. This may also require the use of signage which is divided in two or more parts. On large modern buildings, long spans of glazing and fascias could be divided up to create a less monotonous appearance that better reflects the narrower rhythm of historic buildings found along Market Place, High Street and the west side of Quebec Street in particular.

It is highly desirable to reinstate historic features, such as corbels and pilasters, where these have been lost and the placement of them, or vestiges of their original design, remain. Historic photography could also be used to identify the appearance of historic features which have been lost. The Dereham Heritage Trust hold historic photographs of the Market Place, High Street and Quebec Street which show shopfronts.

Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate on historic buildings, but nontraditional, sympathetically designed shopfronts would be appropriate in more recent and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably designed traditional alternatives is encouraged.

The components of a traditional shopfront are identified on the drawings on the following page. Pilasters, corbels, cornice, fascia and stallrisers are all important elements in traditional shopfronts which create its visual proportions. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Furthermore, fascias should not extend up above cornice level, down across the window or beyond the corbels on either side. Plastic signs affixed to fascia boards are not successful in terms of their visual appearance or the harmony of shopfront proportions. Similarly, printed metal or plastic sign panels on buildings where there is not a shopfront are usually less successful than a painted timber sign or individually applied lettering. Temporary advertising banners should only be used temporarily and not become permanent fixtures on a building, as these are of lesser quality and visual appearance than a good quality painted timber sign.



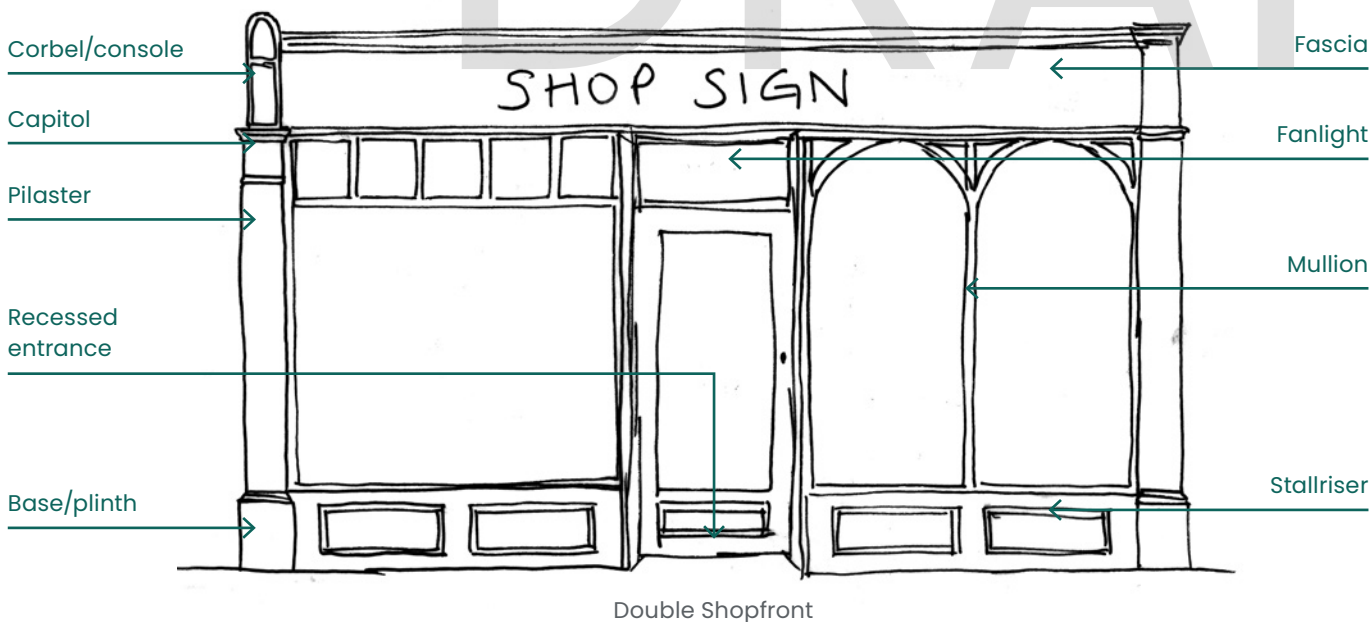
The High Street in the late nineteenth or early twentieth century (Hubbard Pursey Peck)



Norwich Street in the early twentieth century with retractable awnings visible. At least two of these shops on the left hand side retain their historic awning casing and shopfronts.

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Components of a Traditional Shopfront



The design and detailing of advertising and signage content, both on fascias and hanging signs, are also important in the Conservation Area. Signage should complement the design of the shopfront and building, conveying a sense of permanence and quality, rather than brashness. Colour palettes, lettering style and illumination need to be considered in the design of a complementary shopfront. Colours schemes for shopfronts and signage should not be garish, preferably blending in with other subtle tones established elsewhere in good shopfront examples in the town centre. Where chain stores, restaurants, banks, etc. have corporate branding that is designed for heritage settings, this should be used in the Conservation Area. With regards to illumination, internally lit signage is inappropriate within the Conservation Area, with subtle external lighting being more appropriate.

Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stallrisers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts. Traditional and characteristic materials, such as painted timber, will best enhance the historic character of the buildings.

Awnings and canopies can add interest to the street scene and are a feature of shopfronts seen in historic photographs of Dereham. There are only a few examples of canopies in Dereham today. More would be appropriate if sensitively designed. Canopies should avoid obscuring historic features, should be retractable and made of canvas. Dutch-style canopies, which are visible when retracted are not appropriate. Canopies would have traditionally been positioned above fascia signage and this is therefore the most appropriate position for replacement or new canopies; projecting hanging signage will allow the shop name and advertising to remain visible when the canopy is down. Plastic materials for canopies are not appropriate and canvas should be used.

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Metal roller shutters would have a detrimental effect on the appearance of the Conservation Area. They obscure historic features and window displays. There are several alternatives to roller shutters, which should be considered, including more open grilles, which can be fitted internally or externally, and toughened glazing. Improving the overall appearance of the street scene, including public realm and street lighting, would assist in lowering crimes targeting shops and, along with other measures, could reduce the need for such high security requirements.

There may be some instances where houses and have had shopfronts added on the ground floor in the nineteenth and early twentieth century. Good quality historic shopfronts that are later additions demonstrate the history of a building and therefore should not be removed.

Where a good quality shopfront survives but the shop is no longer in use and it is deemed appropriate to convert the building to residential use, the shopfront should be retained. Replacement with solid walls and windows would not be acceptable. To ensure privacy, internal blinds or curtains are preferable to opaque glazing or film. The shop door should become the front door of the property. If the building is being divided into flats, additional doors into individual flats should be located beyond the front door, rather than inserting new doors into the shopfront.

Recommendations

These recommendations apply mainly to historic buildings and structures but the same best practice recommendations apply for modern buildings as well. They are the responsibility of building owners and occupiers, as well as to consultants and developers planning change to buildings. BDC is responsible for

reviewing planning applications for change to ensure shopfront design is appropriate for the Conservation Area.

- Carry out regular maintenance to ensure the long-term condition and appearance of shopfronts.
- Surviving historic shopfronts should be retained.
- Reinstatement of lost features on historic shopfronts is desirable.
- Where a unit extends across more than one building, the vertical division between the buildings should be retained or reinstated.
- The design of a shopfront should be considered as part of the whole building, rather than as a separate entity.
- Replacement shopfronts (either in whole or in part) should take account of the period and style of the building they are within.
- Traditional shopfront components (pilasters, corbels, fascias, etc.) are encouraged where appropriate. However, this does not exclude contemporary design where it is very high-quality and designed to be in keeping with the building in which it sits.
- Fascias should not extend up above cornice level, down over the window or across corbels at either end.
- Windows should be divided up into smaller areas of glazing using timber transoms and mullions.
- Painted timber and glazing are the most appropriate materials for shopfronts, including signage.
- Illumination should be external rather than internal.

- Window stickers or features which obscure the view into the shop should be avoided.
- Canopies and awnings should be retractable and in canvas.
- Any security features required should be sympathetic to the historic appearance of the area.
- External roller shutters will not be acceptable.
- Buildings that were originally residences and have poor-quality modern shopfronts could be converted back to their original residential appearance if redundant as a commercial use and if well researched to establish the original form of the building.
- Conversion of good quality historic shopfronts to residential use may be acceptable if the shopfront is retained.



Example of a shopfront likely inserted into a former house, now back in use as a house with shopfront retained at south end of High Street. This shopfront was undergoing repairs at the time of survey.

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10.3.9 Traffic and Pedestrian Links

Traffic through the High Street and Market Place is a key issue within the Dereham Conservation Area and any opportunities to reduce the level of traffic and road noise should be taken. Re-routing traffic around the historic shopping streets would be beneficial to the historic character of the Conservation Area, allowing the pedestrianisation of or reduction of vehicles in these central streets. If this is not possible, a balance should be struck by ensuring that pedestrian crossings are located in places where they are needed so that people have safe crossing points and that pedestrian crossings have street furniture appropriate to the character of the Conservation Area. Additional pedestrian crossings would be beneficial on High Street and at the junction between High Street, Market Place and Church Street.

Improving the appearance of entrances to walks along the river both north of Dereham Road and at the west end of Washbridge and provision of clear signage would encourage pedestrians to walk in these areas and enhance the user experiences of the more natural areas of the Conservation Area.

Recommendations

These recommendations apply to roads, pavements, public pathways and car parking areas within the Conservation Area. They are the responsibility of BDC and Norfolk County Council.

- There is potential for new or reworked landscaping within and around the Market Place. This should be high-quality.
- Improve pedestrian safety within the Market Place and High Street which, could include widening pavements so they are accessible for those with limited mobility or with pushchairs. If pedestrianisation is not an option, the location of pedestrian crossings should be reviewed and revised as necessary.
- Consider re-routing large buses to avoid the central commercial streets.

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10.3.10 Controls and Enforcement

Statutory controls are in place to protect the special architectural and historic character and appearance of Dereham Conservation Area. They are intended to prevent change which would have a negative impact or cumulative detrimental effects on Dereham's special interest.

Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are reduced in a Conservation Area, meaning that planning permission is needed for works which materially affect the external appearance of a building including the following:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single-storey rear extension of 4 metres or less (3 metres or less if the house is detached or semi-detached);
- Extensions to the side of buildings;
- Any two-storey extensions;
- Erection of an outbuilding to the side of a property;

- Aerials and satellite dishes on chimneys or elevations visible from the street;
- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- In most cases, installing solar panels

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal (<https://www.planningportal.co.uk/permission>), the Council's own website (<https://www.breckland.gov.uk/planningbuildingcontrol>), contact the Planning and

Building Control department or use the Council's pre-application advice service.

In addition to planning permission, Listed Building Consent is required for works of alteration, demolition or extension to Listed Buildings. Works to Listed places of worship that are in religious use by exempt denominations do not require Listed Building Consent and planning permission for demolition in Conservation Areas (though are not exempt from other planning permissions).⁰⁴ Instead those denominations must have an alternative system in place that provides equally strong controls on the Listed Building as Listed Building Consent. The Church of England, for example, has a system whereby the applicant has to obtain a 'faculty' permission from the local Diocesan Advisory Committee.

⁰⁴ For further information see: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11491/319798.pdf

The extent of permitted development (i.e. changes that are allowed without requiring consent from the Local Authority) can be further restricted in Conservation Areas through the application of an Article 4 Direction. These provide additional controls by specifically revoking certain permitted development rights, meaning that Planning Permission needs to be sought and approved before work can be undertaken. For example, controls could be put in place to monitor the replacement of windows to ensure they are carried out in appropriate materials and opening types.

BDC has the power to undertake enforcement against breaches of planning control when development has been carried out without planning permission or if conditions applied when planning permission was granted have not been complied with.⁰⁵ There are various options for local planning authorities to tackle breaches. The most relevant for the Dereham Conservation Area are likely to include:

- Requiring a retrospective planning application for works carried out without permission;
- Serving a planning contravention notice in order to find to more information about works that have been carried out to conclude whether enforcement is required;
- Issuing an enforcement notice or planning enforcement order setting out what constitutes a breach of planning control and the actions required to remedy the breach;
- Issuing a stop or temporary stop notice on any activities which it suspects constitutes a breach in planning control;

⁰⁵ For further information see: <https://www.gov.uk/guidance/ensuring-effective-enforcement#planning-enforcement--overview>

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- Issuing a breach of condition notice if planning conditions are not complied with; and
- Listed building enforcement where listed building consents are not obtained or listed building consent conditions are not complied with.

When a building has been neglected and is in disrepair, with the risk of loss of important fabric through decay, local authorities have various measures which can encourage the owners to undertake works (see Historic England's *Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings*):

- Section 215 of the Town and Country Planning Act 1990 gives local planning authorities powers to require land to be cleaned up when its condition adversely affects the amenity of the area, such as vacant sites or derelict buildings;⁰⁶
- Urgent Works Notices which give the local authority powers to directly carry out works required to urgently make an unoccupied listed building weather tight to prevent further decay;
- Repairs Notices allow a local authority to specify the works the owner should carry out to secure the condition of a building; and
- Compulsory Purchase Orders are a last resort where local authorities can compulsorily purchase a listed building to repair it or sell it to an organisation, such as a preservation trust, to be restored.

Recommendations

These recommendations apply to all buildings, structures and sites within the Conservation Area. It is the responsibility of building owners and occupiers, as well as to consultants and developers planning change to apply for the necessary consents and comply with conditions of planning permission or Listed Building Consent. BDC is responsible for taking necessary enforcement action against deliberate neglect or inappropriate change carried out without planning permission or Listed Building Consent.

- Planning permission must be sought for development which falls outside of the scope of permitted development in Conservation Areas.
- Listed Building Consent must be obtained in addition to planning permission for works to Listed Buildings.
- BDC must use enforcement powers to resolve breaches of planning control.
- BDC should use powers such as Section 215s, Urgent Works Notices, Repair Notices or Compulsory Purchase Orders to prevent the further deterioration of neglected buildings in poor condition and at risk of further decay.

⁰⁶ For further information see: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11491/319798.pdf

APPENDIX A: GLOSSARY

Architrave Moulded surround to an opening or recess. In classical architecture the lowest part of the entablature.

Ashlar Masonry of smooth squared stones in regular courses.

Bargeboard A timber board, often decorative, fixed at the overhanging edge of a gable to hide the ends of the roof timbers.

Casement A window hinged on one side, so it open outwards or inwards.

Conservation The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Cornice An ornamental moulding at the junction of the wall and the ceiling, or a moulded ledge along the top of a building. In classical architecture the top part of an entablature.

Eave The horizontal overhang of a roof projecting beyond the face of a wall.

Entablature The horizontal component of a building or structure, usually decorated, that lies directly above columns or other supports; in classical architecture the entablature is composed of an architrave, a frieze and a cornice.

Gable The triangular upper portion of a wall at the end of a pitched roof. It normally has straight sides but there are variations such as crow stepped (stepped sides), Dutch (curved sides crowned by a pediment) and shaped (multi-curved sides).

Glazing Bars Bars dividing window sashes into smaller parts.

Header Brick laid so that the end only is visible in the face of the wall.

Heritage Asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Hipped Roof A roof where the slopes rise from the eaves on all sides of the building i.e. with sloped ends instead of vertical gables.

Historic Environment All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Lintel A beam spanning an opening: doorway, window or fireplace.

Non-Designated Heritage Asset Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Pediment A shallow pitched gable used in classical, renaissance and neoclassical architecture above doors and windows. Derived from the shallow pitched gable end of a classical temple.

Quoins Masonry blocks set at the corner of a wall, sometimes structural but often merely for architectural emphasis.

Render A durable external covering (normally a lime/sand mix) that is designed to; protect the wall from weather, to act as a decorative coating, or to hide coarse masonry.

Rustication Where individual masonry blocks are cut back around the edges to create the appearance of deep set joints.

Sash Window A timber window consisting of two vertically sliding sashes, operated by counterweights concealed in a boxed frame.

Setting Of A Heritage Asset The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Setts Small Granite, or Yorkstone, blocks of stone commonly used in the nineteenth century to pave city centre streets. Modern versions can be in brick.

Significance The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Stretcher A brick laid so only its long side is visible on the face of a wall.

Tracery Ornamental intersecting stonework in the upper part of a window, screen or panel.

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APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

War Memorial, Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1393064?section=official-list-entry>

Brief History

Description

Good example of a war memorial in the form of a cenotaph. Nationally and locally important, in a prominent central location within the town which also gives group value with nearby listed buildings.

Heritage Asset Name

Canterbury House, 20 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169540?section=official-list-entry>

Brief History

Brief History: Early nineteenth century.

Description

Red brick, slate roof, cornice with coupled mutules and low parapet. Two-storeys, six-bays. 6/6 sashes at first floor, with flat arches. Door with arched fanlight and wood case with open pediment. Modern bay shopfronts to either side of door.

Nos.20 to 24 (consecutive) form a group.

Heritage Asset Name

Iron Railings in Front of Canterbury House



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077082?section=official-list-entry>

Brief History

Early nineteenth century.

Description

Iron railings with spear heads and urn finials to standards. Rather wide central gap where railings have been removed. Bow plan.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Numbers 21, 22, and 23, Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1306473?section=official-list-entry>

Brief History

Seventeenth century with later additions and alterations.

Description

No.21 has two-storeys and attic, two gabled casement dormers. Four, 6/6 sash windows, plain entablature. Former shop window left with pilasters to wood case and entrance with fanlight. Nos.22 and 23 have two-storeys and attics. Formerly one building, upper part is now divided with later slate roof and dormer on left section. Left portion, No.22, three-light segmental headed casement dormer in slate roof, wood eaves cornice, plastered front, whitened. Three 6/6 sashes at first floor. Restaurant window and entrance in wood case with flank pilasters. Right portion, No.23, includes chimney and casement dormer, one 6/6 sash window at first floor centre and added casement each side; ground floor square bay with glazing bars and door with glazed upper half.

Heritage Asset Name

24 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077083?section=official-list-entry>

Brief History

Early nineteenth century

Description

Red brick. Three-storeys, two-bays. 2/2 sashes on first and second floors, with flat arches. Ground floor canopy on slender cast iron columns, three-light sash window, and entrance left with fanlight.

Heritage Asset Name

Rails of Former Cattle Stalls (in front of Nos.20 – 24, on south side of footway)

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077084?section=official-list-entry>

Brief History

Early nineteenth century, formed the north side of former range of cattle stalls for cattle market.

Description

Iron round rails with cast iron standards.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Hill House and Boundary Wall, Theatre Street (formerly known as 26 Market Place)

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1306451?section=official-list-entry>

Brief History

Seventeenth and eighteenth centuries. Former home of the antiquarian John Fenn.

Description

Red brick. Hipped roof. Modern tiles. Two-storeys and attics. Pediment with round window. Rusticated pilasters. Five flush frame sash windows at first floor with glazing bars and flat arches with keystones. Doorcase with pulvinate frieze and pediment. Two-storey bay on south, chimneys suggest seventeenth century origin.

Heritage Asset Name

Front Wall of Forecourt of Hill House (No.26 Market Place)

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077085?section=official-list-entry>

Brief History

Eighteenth century, altered.

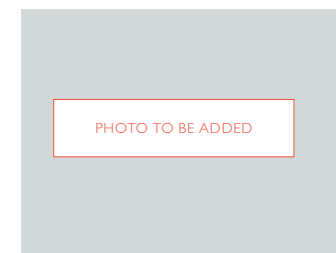
Description

Red brick wall, now partly flint, with rounded cope, incorporating original ball finials to piers, and iron gates: Wall 5-6ft high.

Heritage Asset Name

Dereham Labour Party HQ, Market Place

Photograph



Designation

Grade II

Link to Listing Entry

Brief History

Description

Probably eighteenth century, red brick first floor with three tall sash windows with glazing bars and gauged flat arches. Small extra sash window, right, with yellow brick flat arch, above vehicle entrance at ground floor with segmental head, Ground floor cement rendered with large raised blank panel. Pantile roof.

Dereham Labour Party HQ, The Eagle Inn, Cosy Corner Café, Nos.29 to 31 (consecutive), Nos.32, 32a, 33, 34 (north and south portions), Nos.35, 36, the Congregational Church and Premises occupied by Lloyds Bank form a group.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

The (former) Eagle Inn, Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077086?section=official-list-entry>

Brief History

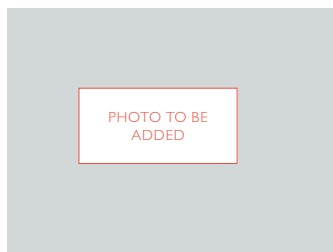
Description

Left portion, early nineteenth century, three-storeys. three sash windows at first floor with glazing bars and flat arches. Red brick upper floors. Low pitch pantile roof. Hanging sign near centre. Ground floor twin bar fronts with sunk panelled pilasters to wood case and continuous entablature and wide board with small cornice above. Name of Inn above entrance right with segmental blank tympanum. Wing to east, probably seventeenth century, two-storeys and attic. Steep pantile roof with segmental headed dormer casement. Red brick first floor, with one near-flush sash window with glazing bars, and gilt sculptured eagle at corner, right. Three-light bar window matching left portion as described above.

Heritage Asset Name

Cosy Corner Café, Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077087?section=official-list-entry>

Brief History

Seventeenth century and later.

Description

Two-storeys, two-bays, with attics. Casement dormers. Stucco rusticated front. Two sashes at first floor and one three-light to ground floor. Small entrance to the left with glazed fanlight. Wide nineteenth century shopfront with central entrance and wood case with pilasters.

Heritage Asset Name

29-31 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169624?section=official-list-entry>

Brief History

Seventeenth century and later.

Description

Left portion, Nos.29 and 30, red brick, two-storeys and attic. Flat arches to sash windows, at floor floor, now with central glazing bars only. Wood eaves cornice. Pantiles. three pedimented dormer casements. Modern shops, at ground floor. Right portion, No.31, two-storeys and attic, red brick with gauged flat arches to three sash windows with glazing bars at first floor. Segmental headed dormer window. Machine pantiles. Arch with display window, left. Arched passage to Barwill Court, right. Slightly projecting splay shopfront with central entrance. Wood eaves cornice.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Caledonian House, North Portion of Barclays Bank
(Westminster Bank), Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077088?section=official-list-entry>

Brief History

Formerly shown as Premises occupied by G A Cole and Messrs Stead and Simpson. Originally one house, probably seventeenth century. Refronted eighteenth century.

Description

Brick and pantiled. Pediment and parapet with stone balls. Six sash windows at first floor, with glazing bars, and two round panels. Two-storeys and attic. Three-storey bay at back. Part of ground floor with modern alterations, two segmental headed dormers. Half moon window in pediment.

Heritage Asset Name

South Portion of Barclays Bank

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342687?section=official-list-entry>

Brief History

nineteenth-century bank premises.

Description

Two-storeys, four bays. Red brick with stone dressings. Panelled parapet. Slate roof. Ground floor windows 2/2 sashes with basic tracery above. First floor windows 1/1 sashes with arched headers and keystones. Gault brick quoins to first floor.

Heritage Asset Name

35 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169665?section=official-list-entry>

Brief History

Formerly shown as Premises occupied by Messrs Woolworth and Barclays Bank, 1756.

Description

Three-storeys, red brick, stucco vermiculate rusticated quoins, painted. Coupled brackets to eaves cornice. Slate roof. Five windows, at second floor with segmental heads. Wide canted window, at first floor left, and group of three right with central Palladian window.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Cowper Congregational Church, 36 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077089?section=official-list-entry>

Brief History

1873-74 by E Boardman. Built in memory of William Cowper, poet on the site of the house in which he lived and died.

Description

Stone. Gothic style with square tower north west. Large Gothic window with tracery on street-facing façade. Townscape value.

Heritage Asset Name

Railings in front of Cowper Congregational Church

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378784?section=official-list-entry>

Brief History

1873-74.

Description

By Edward Boardman. Wrought and cast iron. Square-section verticals with fleur-de-lys finials. Two pairs of cage standards of plain section carry gates.

Heritage Asset Name

Lloyd's Bank, 38 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1306417?section=official-list-entry>

Brief History

Eighteenth century with alterations including 1891 front. Possibly has connections with the Duke of Wellington

Description

Three-storeys, four windows, red brick with stone dressings including balustrade parapet. Modern ground floor interior. Garden front, stucco with sash windows with glazing bars and arched window with radial bars at heads. Early nineteenth century outbuilding at rear, two-storeys. Deeds 1760, 1793 and 1828.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

41 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342688?section=official-list-entry>

Brief History

Description

Eighteenth century, altered, Red brick, windows, at first floor with flat arches, some with glazing bars. Wood cornice below parapet, pantile roof. Eighteenth century or early nineteenth century altered wood shopfront and vehicle way under with ornamental spandrels to cast iron arch.

Heritage Asset Name

2 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077077?section=official-list-entry>

Brief History

Early eighteenth-century now altered.

Description

Two-storeys with attic. Slate roof with two segmental headed sash dormers. Wood eaves cornice. Red brick, with gauged flat arches to two first floor windows now with central glazing bars only. Wing with window, above vehicle way under, right, sash, with segmental head and with glazing bars. Modern shopfront with central entrance.

Heritage Asset Name

3 and 4 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077078>

Brief History

Description

1815, peninsular block, three-storeys, brick, four windows south, four windows east, and six windows north, matching elevations with ground floor shops with rusticated pilasters. Blank splayed angles. Rusticated quoins and architraves to windows of upper floors. Heavy eaves cornice. Slate roof.

Nos.3 to 8 (consecutive) form a group with the former Corn exchange. Also No.3 forms a group with premises adjoining West of this building, Church Street.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Premises Adjoining (West) No.3 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342681?section=official-list-entry>

Brief History

Description

Eighteenth century or early nineteenth, three-storeys, three windows. Near-flush frame sash windows with glazing bars and segmental heads at first and second floors. Modern altered ground floor, with Insurance Company front with Ionic pilasters.

Premises adjoining West of No.3 market Place forms a group with No.3 Market Place.

Heritage Asset Name

Former Corn Exchange (now Cinema)

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169492>

Brief History

Built 1857 by architects J & M W Goggs of Swaffham.

Description

Red brick. Slate roof, part with glazing. Front plaster with 6 Corinthian columns and high parapet with central arch in attic, formerly surmounted by figure of Coke struck by lightning and later removed. Pilasters on north, arched panel west, above rusticated base.

Heritage Asset Name

5-8 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342685?section=official-list-entry>

Brief History

Description

Nineteenth century early group of three buildings, red brick, six windows at first and second floors, with flat arches. Nos.5 and 6 higher with slate roof, hipped left. Nos.7 and 8 pantile roofs of low pitch, No.7 painted. Sash windows mainly with glazing bars remaining. Ground floor shops, Nos.5, 6, and 8 modern. No.7 with nineteenth century early restaurant front with entrance left.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

11-13 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169521?section=official-list-entry>

Brief History

Eighteenth and early nineteenth century, altered, with earlier work now covered.

Description

Group of three buildings, two, two and three windows, respectively, at first and second floors. Red brick. Hipped, pantiled, roofs with small wood eaves cornices. Gauged flat arches to sash windows, some altered and some with glazing bars remaining. No.11, wood shopfront with entrance each side, altered interior, lozenge paned casement at upper floor at rear. No.12, modern shop, ground floor, first floor casement windows, with horizontal glazing bars. No.13, nineteenth century shopfront with central entrance, and extra entrance, to upper floor, with three-panel door and fanlight.

Heritage Asset Name

Assembly Room, Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077079?section=official-list-entry>

Brief History

Built 1756 with later alterations.

Description

Red brick and pantiles. Hipped roof. Overhanging wood eaves cornice. Two-storeys, five sash windows, arched at first floor with glazing bars radial at head. Ground floor formerly open on south. Doorway with patterned fanlight. UDC offices at ground floor.

Heritage Asset Name

14 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342686?section=official-list-entry>

Brief History

Mid-nineteenth century building partly used as wing of Assembly Room.

Description

Two-storeys, red brick with yellow dressings including rusticated quoins and jambs to two arched windows at first floor with margin bars. Three ground floor sash windows with glazing bars. Slate roof. Eaves band. Small cornice above ground floor.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

15 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1306503?section=official-list-entry>

Brief History

Description

Early nineteenth century, red brick, three-storey three windows. Four pilasters with moulded caps. Eaves cornice. Sash windows with glazing bars and flat arches. Stuccoed ground floor, painted. Recessed entrance (Club) centre. Modern windows at sides.

Heritage Asset Name

17 Market Place

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077080?section=official-list-entry>

Brief History

Seventeenth century.

Description

Two-storeys and attic. Steep pantile roof with window in end gable to north. Two sashes at first floor. Ground floor sheet glass window and shopfront with wood case and entrance to the left, with pilasters. Two windows on return at first floor and display window at ground floor.

Heritage Asset Name

19 Market Place and 1 Swaffham Road

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077081?section=official-list-entry>

Brief History

Description

With No.1 Swaffham Road seventeenth century and later, brick and pantiled. Front partly plastered, with pilasters, the caps of which have floral design. Two-storeys and attics. Sash windows and casements. Two-storey bay on front. Flush frame sash window, with glazing bars, in end gable, south, with two flush frame sash windows at first floor. Two windows at first floor of advanced wing south west. One-storey nineteenth century early shop on curved front, small added display window, left, and central six-panel door.

APPENDIX C: AUDIT OF HERITAGE ASSETS

High Street

Heritage Asset Name
Bruntons, High Street

Photograph



Designation
Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077073?section=official-list-entry>

Brief History

Early nineteenth-century.

Description

Two-storeys and attic. Slate mansard, two gabled dormers. First floor, stucco, lined and painted, with two flush frame sash windows with central glazing bars only. Ground floor, shopfront with panelled pilasters, entablature and central entrance.

Heritage Asset Name
8 and 10 High Street

Photograph



Designation
Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342684?section=official-list-entry>

Brief History

Early nineteenth-century.

Description

Three-storeys, two sash windows with glazing bars at first and second floors, and central blank recess, with flat arches. Slate roof, hipped. Wood eaves. Two early nineteenth century shopfronts with pilasters and entrances with fanlights.

Heritage Asset Name
19 High Street

Photograph



Designation
Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378783>

Brief History

Late eighteenth-century shop with accommodation above.

Description

Two-storeys, two bays. Central glazed door flanked by plate glass display windows to the right and left. Two 3/6 sashes to first floor under wood lintels separated by a blind window filled by signage. Gabled roof.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

20 High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169417?section=official-list-entry>

Brief History

Eighteenth century shop and accommodation above with wing extension to south.

Description

Three-storeys, two bays. 2/2 sashes at first floor, one 2/2 sash at second floor and one blind window. All with flat arches with keystones. Wing to left, two-storeys, one bay, 2/2 sash first floor. Large shopfront extends across both sections, flanked by wood pilasters and twentieth century plate glass displays.

Heritage Asset Name

Baptist Church High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342683?section=official-list-entry>

Brief History

Baptist Church built 1849.

Description

Two-storeys, three windows, painted brick. Double pilasters flank the building and single pilasters the central window bay Pediment. Arched windows.

Heritage Asset Name

26 and 28 High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077074?section=official-list-entry>

Brief History

Seventeenth century altered, shopfronts and accommodation above.

Description

Two-storeys, three bays. 6/6 sashes to first floor. No.26 windows are partially obscured at the bottom by rolling canopy. Both shopfronts twentieth century with two plate glass displays.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

The Bull Pub, High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342680?section=official-list-entry>

Brief History

Eighteenth century public house.

Description

Brick façade, rendered behind. Two-storeys, five bays, with attics. 6/6 sashes to ground and first floors. Two doors, one to left of centre with wood frame with pilasters and pediment. Three dormers with 3/3 sashes. Large brick chimney stack off centre.

Heritage Asset Name

30 and 32 High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077075?section=official-list-entry>

Brief History

Early nineteenth century shopfront with accommodation above.

Description

Three-storeys, three bays. 6/6 sashes to first floor, central window is set in arched recess. 3/6 sashes to second floor windows except central which has been replaced by modern panelled window. Ground floor shopfronts with early wood case and right hand entrance. Iron bracket of former hanging sign at first floor.

Heritage Asset Name

31 High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1252796?section=official-list-entry>

Brief History

Seventeenth century and later alterations, shop with accommodation above.

Description

L-plan two-storeys and attic. 6/6 sashes to first floor. Modern full-width shopfront. Two-storey range to east with pantile roof. Off centre brick chimney stack.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

53, 53a and 55 High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342697?section=official-list-entry>

Brief History

Seventeenth Century with nineteenth century shopfronts.

Description

Brick and timber-framed, plastered and colourwashed. Two-storeys with attics. T-plan with long range to east. Four first floor 8/8 sashes. Dormer with 4/8 sash. Two nineteenth century shopfronts. Left shopfront with wood casement and two glazed panels, and separate window to the right also with wood casement. Right shopfront is modern, window with three glazing bars.

Heritage Asset Name

Beech House, High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342697?section=official-list-entry>

Brief History

Georgian Townhouse.

Description

Redbrick and pantiled. Three-storeys and attics, on basement. Seven-bays. 6/6 sashes to ground and first floors, 3/3 to second floor. All with flat arches above. Doric pedimented doorcase.

Heritage Asset Name

58 and 60 High Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342697?section=official-list-entry>

Brief History

Eighteenth century, originally one premises now divided into shopfronts and residential.

Description

Two-storeys with attics. Four bays. 6/6 sashes to ground floor and first floor, flat arches to ground floor windows. Wood doorcase with pediment. Central chimney. Nineteenth century shopfront inserted to left side.

APPENDIX C: AUDIT OF HERITAGE ASSETS

London Road and Baxter Row

Heritage Asset Name

Former Congregational Chapel – Cowper Church and Sunday School, London Road

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169474?section=official-list-entry>

Brief History

Former congregational chapel built 1772.

Description

Red brick, Gothic. Two-storeys, five-bays. Five pointed arch windows at ground floor and five blank pointed arch panels above. On return to south, central pointed arch entrance with window to each side.

Heritage Asset Name

15 and 17 Baxter Row

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077103?section=official-list-entry>

Brief History

Description

Seventeenth century origins with gabled dormer casements, a central brown brick chimney and a pantile roof. Shop, left, with wood case and with pilasters. Right half, four-panel door right with sash window left and casement right. Painted stucco.

Heritage Asset Name

19 Baxter Row

Photograph

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ADDED

Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077104?section=official-list-entry>

Brief History

Description

Probably early nineteenth century, two-storeys. Three near-flush sash windows with glazing bars, at first floor and a shallow pitch pantiled roof. Arched passage under the left hand side of the building with cast iron gate. Pedimented wood doorcases and six-panel door. Coupled brackets at eaves and a rendered front.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Quebec Street

Heritage Asset Name

45 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077061?section=official-list-entry>

Brief History

Description

1800, slate roof, wood eaves cornice three sash windows including above vehicle way through under left, and two blank panels at first floor, with flat arches, and glazing bars remaining. One arched entrance left. Former entrance right, now bricked up as recessed panel.

Heritage Asset Name

43 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378795?section=official-list-entry>

Brief History

c.1740.

Description

Red brick; roof of black-glazed pantiles. EXTERIOR: two-storeys; single-window range. Rendered and whitewashed plinth course. Twentieth century plank door to left of twentieth century casement. One three-light nineteenth century metal casement to first floor. Internal gable-end stack to east.

Heritage Asset Name

41 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169768?section=official-list-entry>

Brief History

Description

Probably seventeenth century, altered, two-storeys and attic, four somewhat recessed sash windows with glazing bars. Pantiles, two segmental headed dormers. Wood doorcase with eared architrave and dentil cornice. six-panel door, lower fielded, upper glazed. Wood shop window left. Sash window, now without glazing bars, right.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

37 and 39 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077060?section=official-list-entry>

Brief History

Description

Early nineteenth century, two-storeys, red brick, gauged flat arches, six windows. (No.39 coupled brackets at eaves) No.37, glazing bars remain including to window above arched vehicle way through. Early nineteenth century wood shopfronts with central entrances.

Nos.37 to 41 (odd) and No.45 form a group with Nos.12 and 14.

Heritage Asset Name

12 and 14 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077062?section=official-list-entry>

Brief History

Description

Probably eighteenth century altered, red brick, two-storeys. Five windows, at first floor, with glazing bars and cambered heads. Moulded plinth. Cellars, wood eaves cornice. Pantiles. Cobbled pavement. two entrances at ground floor, No.12 four-panel door with glazed upper half. No.14 appears to be disused. End chimneys.

Heritage Asset Name

29 and 31 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169759?section=official-list-entry>

Brief History

Description

One building. Early nineteenth century. Three-storeys. Two windows. Red brick. Eaves cornice. Glazing bars intact above the ground floor. Modern shopfronts.

Nos.1 to 15 (odd), and No.23 and Nos.29 and 31 form a group with the Former Corn Exchange, Market Place and Red Lion Hotel, Red Lion Street.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

23 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342679?section=official-list-entry>

Brief History

Description

Early nineteenth century, three-storeys, red brick, two windows, sash, with glazing bars and cambered heads. Wood shopfront with pilasters and central entrance. Slate roof, hipped. Hanging sign wood palette.

Heritage Asset Name

13 and 15 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077059?section=official-list-entry>

Brief History

Description

Probably eighteenth century altered. Corner block, two-storeys, four windows, pebble dash, pantiles, near-flush frame sash windows with glazing bars. Shopfronts at ground floor, that on left with wood case with pilasters.

Heritage Asset Name

9 and 11 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169752?section=official-list-entry>

Brief History

Description

Early nineteenth century, red brick, three-storeys, three sash windows, with glazing bars and flat arches, at first and second floors, also blank panel. Slate roof. Nineteenth century shopfronts.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Clarence House, Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342714?section=official-list-entry>

Brief History

Eighteenth century century house

Description

Red brick. Slated, three-storeys, five sash windows at first and second floors, some original glazing bars. Rusticated pilasters. Central six-panel door with fanlight. Wood shopfront, left with pilasters.

Heritage Asset Name

3 and 5 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1306370?section=official-list-entry>

Brief History

Early nineteenth-century house

Description

Three-storeys, sashes to first floor, sashes to second floor. Wood shopfront to left with centre arched passage under. Arched entrance to right with four-panel door.

Heritage Asset Name

Red Lion Inn, Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169774?section=official-list-entry>

Brief History

Seventeenth century, altered, public house.

Description

Two-storeys and attics. Stucco, painted. Two gabled dormers, one with leaded light. Five 6/6 sashes to ground floor, four to first floor. At ground floor two entrances with two sash windows between.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

First House, 1 Quebec Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077058?section=official-list-entry>

Brief History

Seventeenth-century house, altered nineteenth century, and shopfronts.

Description

Red brick front, two-storeys with attics. Five windows with 4/4 sashes to first floor. Six-panel door with radial bar fanlight and wood case with open pediment.

DRAFT

APPENDIX C: AUDIT OF HERITAGE ASSETS

Church Street

Heritage Asset Name

1 Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077106?section=official-list-entry>

Brief History

Early nineteenth century, shop with accommodation above.

Description

Three-storeys, three-bays. 2/2 sashes to first floor and 3/3 to second floor, with flat arches. Shopfront with woodcase central entrance flanked either side by bay windows.

Heritage Asset Name

16 and 18 Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1246350?section=official-list-entry>

Brief History

Shop and house c. 1830 converted to shop and office in twentieth-century.

Description

Two-storeys, two window range, right part with 3/3 sash to ground floor and 6/6 sash to first floor. Left part with a four-part display window to left of a half-glazed door. One 6/6 sash to first floor.

Heritage Asset Name

The Priory, Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077107?section=official-list-entry>

Brief History

Eighteenth-century former priory. Now offices.

Description

Three-storeys, five bays. 6/6 sashes to ground and first floors, 3/3 sashes to second floor. Doric wood doorcase with open pediment. Low wings to sides with six-panel doors.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Railings in Front of The Priory, Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378776?section=official-list-entry>

Brief History

Mid-eighteenth century.

Description

Cast-iron. Circular-section verticals with spear-head finials on cast-iron sleeper plates. Square-section standards with capped bobbin finials. Two similar gates.

Heritage Asset Name

17 Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077108?section=official-list-entry>

Brief History

Eighteenth-century red brick house.

Description

Two-storeys, three bays. Flush frame 6/6 sashes on first floor. Ground floor 2/2 sash and shop window with wood case with pilasters.

Heritage Asset Name

Annex to Romany Rye Hotel, Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342682?section=official-list-entry>

Brief History

Early eighteenth-century, refenestrated and altered in the nineteenth and twentieth centuries.

Description

Two-storeys, two window range. East elevation obscured by late twentieth century passageway leaving façade unaltered. Ground floor with one 3/6 sash to left of door and one 8/8 sash to right. Gable end to street (south): two 2/2 sashes ground floor, one 2/2 sash to first floor. Drip course at eaves level.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

27 Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077109?section=official-list-entry>

Brief History

Seventeenth-century former Manor house.

Description

Two-storeys, five bays, and attics. 6/6 sashes ground and first floor. Wood doorcase with pediment.

Heritage Asset Name

Church House, Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077070?section=official-list-entry>

Brief History

Late seventeenth-century and later alterations.

Description

Three segmental headed dormers. Partly two-storey and attics, part two-storey. First floor three flush-frame sash windows with glazing bars, also five mullion transom casements. Six-panel door with carved brackets and flat hood.

Heritage Asset Name

Church Cottage, Church Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378779?section=official-list-entry>

Brief History

Early nineteenth-century.

Description

Two-storeys, two window range. West elevation with panelled door under gabled hood. One 6/6 sash to left, two 6/6 to first floor.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Bishop Bonners Cottage(s), St. Withburga Lane

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077063?section=official-list-entry>

Brief History

1502 timber-framed and thatched. Now museum.

Description

Two-storeys, flint, brick, timber frame and thatched. Partly plastered with jetty. Pargetted ornament the front face.

Heritage Asset Name

Detached Bell Tower, Church of St. Nicholas

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077105?section=official-list-entry>

Brief History

Early 16th-century free-standing bell tower.

Description

Built in four stages, flints with stone quoins and stringcourses. Diagonal buttresses at angles.

Heritage Asset Name

Headstone 8 Metres South of Transept of Church of St. Nicholas

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378780?section=official-list-entry>

Brief History

Headstone dated 1721 commemorating Edward Williams.

Description

Limestone rectangular headstone with scrolled bifurcated top in the centre of which is incised skull.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Church of St. Nicholas

Photograph



Designation

Grade I

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077067?section=official-list-entry>

Brief History

Pre-conquest in origin, earliest visible fabric is twelfth-century door and other fragments. Main current church built between thirteen and fifteenth centuries. Further additions and alterations in nineteenth and twentieth centuries.

Description

Mostly perpendicular style. Pairs of fourteenth-century two-light windows with tracery detail. Long chancel has thirteenth-century gabled buttresses with heads in elliptical openings, a large fifteenth century window with vertical tracery and a thirteenth-century roundel above. There are similar windows in the north wall. Thirteenth-century chancel south door, the door of 1862 with iron work by Gidney's. Low north-east vestry built 1922 in simple perpendicular style.

South transept has tall fifteenth-century window with square head and similar south window with transom. The clerestory has three-light windows with square heads. Porch c.1500. The south door is mid-twelfth-century. The nave west window is early fourteenth century and has cusped Y-tracery. Below it the fourteenth century west door with continuous chamfers is flanked by two niches.

The north aisle has large, fourteenth century windows with tracery. The north transept has a high level fourteenth century north window similar to those in the north aisle; below it is a large fifteenth century window with vertical tracery. There is a similar window in the north wall of the north-east transept chapel, which does not have an upper level.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

St Withburga's Well, Churchyard of St. Nicholas Church

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077068?section=official-list-entry>

Brief History

Medieval well dedicated to St. Withburga.

Description

Well and tombstone with carved cross, in enclosure. Flint retaining walls on three sides. Rectangular well extends partly under east wall, with two ring brick arch below.

Heritage Asset Name

35a, 36 and 37, Old Beccles Gate

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077057?section=official-list-entry>

Brief History

Seventeenth century terrace, altered eighteenth-century.

Description

Two-storeys with attics. Steep roof with gabled dormers filled in. Flush-frame entrance doors. House to rear, rendered, two taller storeys, three sash windows at each floor. Wood Doric pedimented ease to glazed door.

APPENDIX C: AUDIT OF HERITAGE ASSETS

St Withburga Lane

Heritage Asset Name

The Guildhall, St Withburga Lane

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169785?section=official-list-entry>

Brief History

Eighteenth century house incorporating remains of sixteenth century guildhall.

Description

Irregular house now divided. Mainly two-storeys, part with attics. 6/6 sash windows to ground floor with 2/2 sidelights, 3 6/6 sashes to first floor. Wood pedimented Doric porch, fanlight above door and sidelights.

Heritage Asset Name

Garden Wall to South of Guildhall (with return to Wakes Lane)

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169790?section=official-list-entry>

Brief History

Eighteenth century brick garden wall.

Description

Red brick, 12ft up to band below rounded cope. Moulded plinth with a few pilasters including a pair at arched doorway.

Heritage Asset Name

The Vicarage, St Withburga Lane

Photograph

[Not accessible from the public realm]

Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077064?section=official-list-entry>

Brief History

The vicarage, built c.1807 by Reverend Woollaston to replace large medieval house, moats of which still remain.

Description

Two-storeys, three-bays. Sash windows with glazing bars. Wide eaves. Entrance at end, east, with closed porch with fielded panel radial bar fanlight, window at first floor above, and full height arched recess at each side.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Norwich Street and Commercial Road

Heritage Asset Name
1 and 3, Norwich Street

Photograph



Designation
Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077053?section=official-list-entry>

Brief History

Late eighteenth century shops with accommodation above.

Description

Two-storeys, three-bays. 6/6 sashes to first floor. Two, twentieth century shopfronts below.

Heritage Asset Name
5 and 7 Norwich Street

Photograph



Designation
Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342710?section=official-list-entry>

Brief History

Early nineteenth century shops with accommodation above.

Description

Two-storeys, two-bays each, both with 6/6 sashes to first floor.

Heritage Asset Name
9 and 11 Norwich Street

Photograph



Designation
Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077054?section=official-list-entry>

Brief History

Eighteenth century shop with accommodation above.

Description

Two-storeys. Sashes to first floor. Wood shopfront with two entrances.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

13 Norwich Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077055?section=official-list-entry>

Brief History

Seventeenth century with alterations.

Description

Two-storeys, two-bays. Two 6/6 sashes to first floor, with shop signage in between. Ground floor shopfront with matching wood cases on door and two flanking display windows.

Heritage Asset Name

15 Norwich Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342711?section=official-list-entry>

Brief History

Early nineteenth century shop with accommodation above.

Description

Three-storeys, two-bays. 6/6 sashes to first floor, 3/3 to second. Ground floor shopfronts, full-width shopfront split into two with central entrance door for accommodation above. Both shopfronts wood and modern.

Heritage Asset Name

19-25 Norwich Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342712?section=official-list-entry>

Brief History

Late seventeenth century shops with accommodation above.

Description

Two-storeys with attics. seven-bays. 6/6 sashes to first floor with flat arches and separated by stucco pilasters. First floor windows the left are arched with radial bars. Shopfronts with ironwork and painted wood case.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Degwm House, Norwich Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077056?section=official-list-entry>

Brief History

Eighteenth or early nineteenth century townhouse.

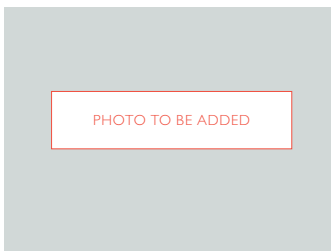
Description

Red brick, flint and slated. Three-storeys, four-bays. 6/6 sashes to ground and first floor, 3/6 sashes to second floor. Wood doorcase with open pediment and fanlight. With flint and red-brick lean-to style extension to east side.

Heritage Asset Name

Cock Inn, Norwich Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1169727?section=official-list-entry>

Brief History

Seventeenth century altered, public house.

Description

Two-storeys and attics, No.24, brick, painted, two square windows at first floor. Pantiles, square headed dormer casement, tall chimney, right. Wood shopfront with pilasters. No.26, brick painted. Segmental headed dormer. Asbestos slates. Windows with glazing bars and flat arches. Tall chimney right groups with massive chimney, adjoining of Cock Inn. No.28, stucco, lined and painted. Pantiles, window in gable south, Massive chimney new rendered, left. Moulded first floor band, and two flush three-light casements. Central door with fanlight, and with casement each side.

Heritage Asset Name

Kings Head Hotel, Norwich Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1342713?section=official-list-entry>

Brief History

Seventeenth century altered public house.

Description

Red brick and pantiles. Two-storeys and attics, six-bays. 6/6 sashes to ground and first floors, windows replaced either side of door. Wood doorcase.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Memorial Hall, Norwich Street

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1306403?section=official-list-entry>

Brief History

Built 1810-1815, formerly coachworks.

Description

Red brick with rusticated pilasters at flanks. Three-storeys, three-bays. Three four-light casement windows to each floor. Central entrance with ionic pilasters, segmental pilasters and pediment.

Heritage Asset Name

21 Commercial Road

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378800?section=official-list-entry>

Brief History

Previously called Lindfield House, built 1840, refronted by George Skipper 1890.

Description

Plastered and colourwashed clay lump, red brick and cosseyware, pantile roof. Two-storeys, three-bays. Central half-glazed door within arched fluted doorcase and beneath stained glass overlight. Sheet steel tented door canopy with wrought-iron scrollwork on two spiral cast-iron columns. One 2/2 unhorned sash above with scalloped gauged skewback arch. One full-height canted bay window right and left fitted with 1/1:2/2:1/1 unhorned sashes to ground floor under gauged skewback arches and 1/1 unhorned sashes at first floor with stained-glass overlights. Dogtooth band of Cosseyware at first floor. Bays with tented roofs. Moulded kneelers of Cosseyware. Internal gable-end stacks of decorated and moulded Cosseyware with crenellated caps: twin-flued to south; triple-flued to north. Rear elevation with twentieth century verandah to left and twentieth century greenhouse to right. One 6/3 unhorned sash to first floor, two, two-light casements and one single arched light. Double dentilled eaves cornice. South return with a three-panelled door with glazing under three-paned fanlight set within timber doorcase with cornice.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Outliers

Heritage Asset Name

12 (Connaught Villa) and 14 (Acacia Villa), Quebec Road

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1386074?section=official-list-entry>

Brief History

Pair of villas, built 1849 by W. Austin.

Description

Red brick with gault brick dressings and artificial stone window arches. Slate roofs. Italianate style. Each house is three-window range with central recessed half-glazed door under plain fanlight flanked by a double and a triple 1/1 sash, the triple sash to the centre of elevation. Arched window heads. Gault brick platband. First floor of each house with central 1/1 sash under arched heads, one double 1/1 sash to outside and one Venetian window to centre of elevation, with 1/1 horned sashes. Gault brick eaves cornice rising over the four larger windows. Shaped gable ends with internal stacks. Central ridge stack. Single recessed bay set back to north and south returns. No.12 with arched conservatory abutting south return: cast-iron sole plate and cast-iron glazing bars. Rear elevation with two-storey central extension. Two- and three-light casements.

Heritage Asset Name

Mortuary Chapels, Cemetery Road

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1378799?section=official-list-entry>

Brief History

Two mortuary chapels built 1869 by John Henry Brown of Norwich.

Description

Cut flint with ashlar and brick dressings; tiled roofs. Pair of identical single-storey chapels linked by covered walkway. Early English style. Central gabled entrance to walkway on stepped buttresses and entered under trefoiled arch on marble columns. Openwork cupola on ridge of roof. Screen on five timber trefoiled lights right and left on plinth wall. Rear of entrance with identical arch. Rectangular chapels with stepped angle buttresses to corners.

South chapel with three-light tracery east window under brick arch. Stepped brick stringcourse over window. South flank with doorway to right under tympanum and banded arch. Two light-plate tracery window to left with arch, stepped buttress between. Red and blue brick eaves cornice.

North chapel is identical mirror-image.

APPENDIX C: AUDIT OF HERITAGE ASSETS

Heritage Asset Name

Quebec Hall, Quebec Road

Photograph



Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077102?section=official-list-entry>

Brief History

Early nineteenth century, former home of General Bulmer. Converted to retirement home in 1960.

Description

Red brick, stuccoed. Three-storeys with three-storey crenelated buttress projection with entrance at ground floor with pointed arch and studded door. Mullion transom casements. Crenelated garden wall extending from south range with arched recesses and doorways.

Heritage Asset Name

Heathfield Cottage, Sandy Lane

Photograph

Not accessible from the public realm.

Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077065?section=official-list-entry>

Brief History

Eighteenth century.

Description

Two-storeys, five-bays. Red brick, Wooden eaves cornice. Pantile roof. Glazing bars intact. Porch with pediment.

Heritage Asset Name

Humbletoft, Sandy Lane

Photograph

Not accessible from the public realm.

Designation

Grade II

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1077066?section=official-list-entry>

Brief History

The original portion of the house is seventeenth century and beamed internally but now faced with red brick.

Description

Eaves cornice. Pantiled roof. Porch with Doric columns, triglyph frieze and pediment. Two-storeys and attic. Three windows. Two dormers. At each end of the north front is a twentieth century addition projection at right angles, the western one dated 1913.

APPENDIX D: LOCALLY LISTED BUILDING CRITERIA

Criteria for identifying locally listed buildings from local heritage listing: identifying and conserving local heritage: Historic England Advice Note 7 (Second Edition) (2021)

Asset type: Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.

Age: The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

Rarity: Appropriate for all assets, as judged against local characteristics.

Architectural and Artistic Interest: The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

Group Value: Groupings of assets with a clear visual design or historic relationship.

Archaeological Interest: The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic Interest: A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

Landmark Status: An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Criteria for identifying positive contributor's from conservation area appraisal, designation and management: Historic England Advice Note 1 (Second Edition) (2017)

Is it the work of a particular architect or designer of regional or local note?

Does it have landmark quality?

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Does it contribute positively to the setting of adjacent designated heritage assets?

Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?

Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Does it have historic associations with local people or past events?

Does it reflect the traditional functional character or former uses in the area?

Does its use contribute to the character or appearance of the area?

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