

## Dereham Conservation Area Consultation response note

We appreciate the time that has been taken to review the document and provide feedback. Our responses and updates to the report which have been made in response to this are listed below.

Consultation Comment	Response	Page Number
Concerns expressed over removal of green spaces and concerns over the potential for development of this land	Green explanation boxes have been added into the relevant boundary exclusions to contextualise the concerns and to assist with reader's understanding of the exclusions in the context of future development.	09, 10, 112, 121, 122, 123, 124.
Concern that the guidance should not dictate to a business above choice of colours for their branding and signage.	This is standard practice within a Conservation area where businesses need to have regard for the impact their shopfront may have on the overall appearance of the street.	N/A
Comments on history have provided by the Dereham Heritage Trust.	These have all been individually addressed and inserted into the pages noted where appropriate.	18. 20, 21, 23, 25, 26, 30, 39, 40, 41.

Dereham Heritage Trust Historical Comments addressed separately below:

- P13 – Quebec Street was originally part of the Market Place. The buildings that front onto the Market Place are later infills. **Included**
- P13 – there is no mention of the Neatherd, Etling Green or the Town Park being created by the Town Council. Nether does this acknowledge the considerable loss of historic greens and commons in the last half of the 20<sup>th</sup> Century. These included Rash's Green, South Green, and Toftwood Common. – not covered by the CAA so not relevant in section 1.2. Neatherd Moor has been added to Section 4.3.1 for its medieval history. The Other greens are mentioned under 4.3.3 as visible on the 1884 Ordnance Survey map.
- p19 - Ellenor Fenn, John Fenn's wife was also a major figure in the town (and also has a plaque). See page 28. The Cowper Church has a plaque for William Cowper. **Included**
- p21 – The Norman Conquest marked the building of the first stone church in Dereham. There would have been an earlier wooden church on the site. **Included**
- p21 – please refer to the points raised under p13 above. It was from the 1960s that the loss of open spaces was accelerated. There is currently an under provision of open spaces within the town. **Updated to include loss of greens**
- p22 – Harry Carter principal profession was a teacher, at Hammond's Grammar School in Swaffham, where he taught art and woodwork. **Included**
- p25 – the Guildhall is actually in St Withburga Lane, not Church Street. **The text does correctly identify it as on Withburga Lane.**
- p26 – the Reformation would have affected the church. There was a change of ownership from Ely to the Crown. The Reformation also resulted in changes in liturgy, in

fact multiple changes in liturgy all of which would have affected the fabric of the building. **Included.**

- p27- Hill House may have been built in the C17 but the exterior was renewed in c.1739. Quebec Hall was built in 1756. **Already noted in 'altered significantly throughout the eighteenth ...'** With the fire in the late C17, and comments on p28 does this sentence 'From the early C17'... need to be reviewed? – **Their date of construction still applies so this has been retained.**
- p31 – the mid C19 saw changes in burial practices including the passing of two Burial Acts of 1852 and 1853. A new cemetery has also been created off the Norwich Road and has a rather pleasing design. **Included the Burial Act note as a likely catalyst for the new cemetery.**
- p31 – the parish boundary with Scarning is very close to the parish church, therefore historically development on the western side of the town has not been possible. **Excluded as more detail than required for the summary history.**
- p40 – The Barton Hotel, should read The Kings Arms Hotel. **Included.**
- p41 – Quebec Street, western side marks an earlier boundary of the Market Place, and contains several buildings which appear to date from the C17. All the buildings to the east are therefore later infills. The only exceptions are the Assembly Rooms which stands on the site of the Bishop's Prison and Market Cross, and the Post Office, which stands on the site of Becclesgate House. The road layout has also been changed over time. **Included.**
- p42- Church Street sustained considerable damaged during the Zeppelin raid in 1915 – see page 45 **Noted that some were damaged and replaced.**
- p57 – although outside the conservation area, there are further open spaces namely the Neatherd Moor, Etling Green, and the new country park. None of these are mentioned here or elsewhere. The Neatherd Moor and Etling Green are both historic commons and are registered as such. They are therefore protected landscapes. See earlier note. **These have been mentioned in section 4 where it is more appropriate to mention them. Green spaces within the immediate setting of the Conservation area are mentioned on p.57**
- p57 – this not where we understand Lucy's Meadow to be (or where its information panel is placed) - this applies to other places where the Meadow is mentioned. **This section has now been edited to reflect adopted boundary changes.**
- p61 – from researching the listing guides, there is a possibility that more timber framed buildings may have survived the fire of 1679. A full reassessment and possible regrading of the historic building stock is urgently needed, if more historic fabric is not to be lost. This also includes updating the initial location as many are no longer applicable, as business etc have changed. **This would form a separate project not covered by the Conservation Area Appraisal.**
- p61 - St Nicholas church is built of flint with dressed stone dressings. The only knapped flints are in the flushwork of the south porch. **Updated.**
- p78 - there is also a signed entrance to QMG from Church Street **it is felt that additional signage would be beneficial.**

- p84 - the terraces set back from Dereham Road are on metalled roads. Most of the pavements in the town date from the 1990s when NCC remodelled the road system. **Updated.**
- p84 – the old Woolworth shop expanded into Nelson Place when the shopping precinct was built occupying what is now the Superdrug Shop. The buildings were later divided into two units. Chambers also created an entrance onto the Nelson Precinct, and the doorway is still visible. **We have omitted this as, whilst very interesting, it is more detail than is required for this section.**
- p95 - the original town sign is in the possession of the Dereham Heritage Trust was metal and wood, the replacement is a modern replica. The present sign is the responsibility of Dereham Town Council. **Updated.**
- p99 – the relocation of the library from Church Street, to its present site, together with other changes of use of buildings has impacted on the footfall in Church Street. **This is not felt to be a key issue as Church Steet is still well used.**
- p100 – the pedestrianisation of the Market Place has been raised numerous times over the years, but the absence of an alternative and viable north-south route has always prevented this from being fully considered. When the road system was remodelled in the 1990s by NCC, there was always a promise that it would be reassessed by them after ten years, a promise that may not have been carried out, and is therefore long overdue. A full review of the road systems, and traffic impact is therefore needed and should in any event be a precursor before any discussions on pedestrianisation takes place. The landscaping of the Market Place also dates from this time. The steps proposed later in this document for improving pedestrian safety are also welcome. **This comment is more relevant to Breckland District Council. It remains an important recommendation to be taken into account in future decisions concerning the marketplace.**
- p100 – the preservation and enhancement of historic shop fronts is welcome. Improvements to signage is also welcome. A similar cohesive approach to street furniture would also be welcome. **Generally street furniture does appear to be cohesive and of appropriate design.**
- p101 – the history of the pedestrianisation of the High Street, is the same as the Market Place, and fraught with the same issues. **This is retained as an important opportunity which shouldn't be ruled out.**
- p101 – we would urge BDC to consider introducing training courses on caring for an historic property for landlords, as this may help them in understanding the significance of their buildings and the need to use traditional materials and styles when carrying out works. **The Conservation Area Appraisal is a tool to provide this information to property owners.**
- p118 - Dereham Town Council are currently undertaking major repairs, refurbishment and extension works to the Cemetery Lodge. **Included.**
- p120 – we welcome designating locally important buildings. But this does not detract from the fact that all but one of the remaining national listings are old, contain minimal

descriptions, and are outdated. Dereham Heritage Trust would therefore urge BDC to consider approaching Historic England to see if they would be willing to commission a review of all the listed buildings within the town. This would then allow a greater understanding of the history and heritage of this remarkable town, which has for too long been overlooked. Modern listing guides will greatly help BDC when the council has to consider listed building consent, planning issues and/or enforcement. Some permissions in the past have not always been sympathetic to their location – see page 139 of the appraisal. **This is a project outside the scope of the Conservation Area Appraisal.**

- p128 and p133 – a planning permission is about to be submitted for the development of land adjacent to these the Dereham Maltings. Details awaited. **This will now need to take into account the new CAA boundary.**
- p131- The Catholic Church is dedicated to – The Sacred Heart and St Margaret Mary not Mark. **Amended.**
- p137 – Rushmeadow is a Site of Special Scientific Interest, and is therefore subject to protect to preserve the important habitats it contains. There are other SSSI's on the settlement boundary of the town, and these include Potter and Scarning Fens, Dillington Carr and again Rushmeadow, together with other commons such as Bradley Moor, Etling Green, and Neatherd Moor.  
When planning permission was granted for the estate in Scarning, a condition of the permission was the creation of a vast area of open space on the western boundary of Dereham, which would form a green belt between the two communities, but with the creation of footpaths also link the two communities. It was especially designed to provide recreational space, but also to provide a connection with the other sites described above, to provide a corridor for nature on the western boundary of the town. It was hoped that in time and with careful management these sites would also become SSSI's. **This is now outside the Conservation Area Boundary but will continued to be protected as a SSSI.**
- p141 – the condition if many buildings is a concern, and we commend BDC for taking steps to rectify these issues.
- P 150 -163 DHT also welcomes the steps being proposed Management Plan.