

# WALSINGHAM Conservation Area



## Character Appraisal and Management Proposals





# Walsingham Conservation Area



Character Appraisal and Management Proposals

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*Unless otherwise referenced, all photographs within this document have been taken by NNDC*

## Location & Context

With a population of 2,167 in 2011 (Office for National Statistics, 2011), Walsingham is a medium sized village located within the rural district of North Norfolk **(a)**.

The village is sited approximately 6.5km south of the North Norfolk coast and the town of Wells-next-the-Sea. The larger town of Fakenham lies approximately 7km to the south.

## Planning Policy Context

Conservation Areas are defined as being areas of '*special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Once designated, local planning authorities have a duty to '*formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas*' Planning (Listed Buildings and Conservation Areas) Act 1990 (Part II Conservation Areas, Section 69). This appraisal aims to satisfy these requirements and provide a useable document for the local planning authority, developers and the community when considering development proposals.

The **Appendix** sets out the key documents and policies in place to manage development in Walsingham and should be read in conjunction with this appraisal.



### Key

- North Norfolk District
- Council Administrative Area

**a** Map of Norfolk





# Introduction



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## Key

 Conservation Area Boundary

 Walsingham Conservation Area Appraisal boundary

The Walsingham Conservation Area was designated in December 1974 to include both Great Walsingham and Little Walsingham and their landscape settings and covers an area of 219.14 hectares **(b)**. Since 1974, there has been no review of the Conservation Area or changes to the boundary.

Walsingham is best known for its historic and present day significance as a pilgrimage centre (Walsingham attracts a substantial number of visitors and is an important contributor to the local tourist economy), its medieval buildings and for its rural setting within the North Norfolk countryside. The Walsingham Conservation Area is one of 81 Conservation Areas within the North Norfolk District Council (NNDC) administrative area.

This document aims to identify the special interest of Walsingham's Conservation Area. Issues and recommendations are included to help with the management of the Conservation Area to ensure its preservation and enhancement.

This appraisal has been completed with reference to the 2011 English Heritage Guidance *Understanding Place: Conservation Area Designation, Appraisal and Management (2011)*. Reference has also been made to the Department of the Environment List Descriptions for Great Walsingham (1979a) and Little Walsingham (1979b).

# Summary of Special Interest

## Location, Landscape Setting & Topography

- Medium sized village with strong links to surrounding settlements and landscape;
- Defined by the River Stiffkey, arable agricultural fields bordered by hedgerows and areas of woodland;
- Significant changes in topography extenuate long-distance views and vistas into and out of the Conservation Area **(c)**.

The above is in compliance with the 2009 North Norfolk District Council Landscape Character Assessment **(d)**.

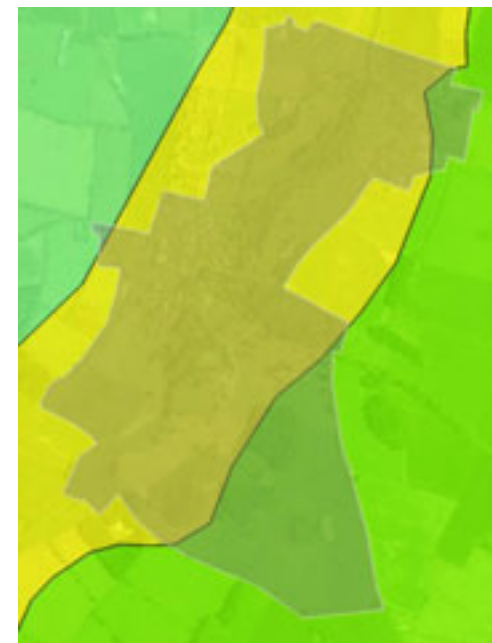
## Built Form

- Well-preserved built-form of architectural and historic quality that respects the local vernacular and adds to the character and appearance of the area;
- High concentration of good quality listed buildings (circa 8.4% of all listed buildings within the North Norfolk District Council administrative area are within Walsingham);
- Part developed on a grid system with strong evidence of the village evolution evident in built form;
- Strong historical interest as part of the pilgrimage route, famous visits by significant number of Kings and Queens over the centuries.



**c** Contour lines of Walsingham

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### Key

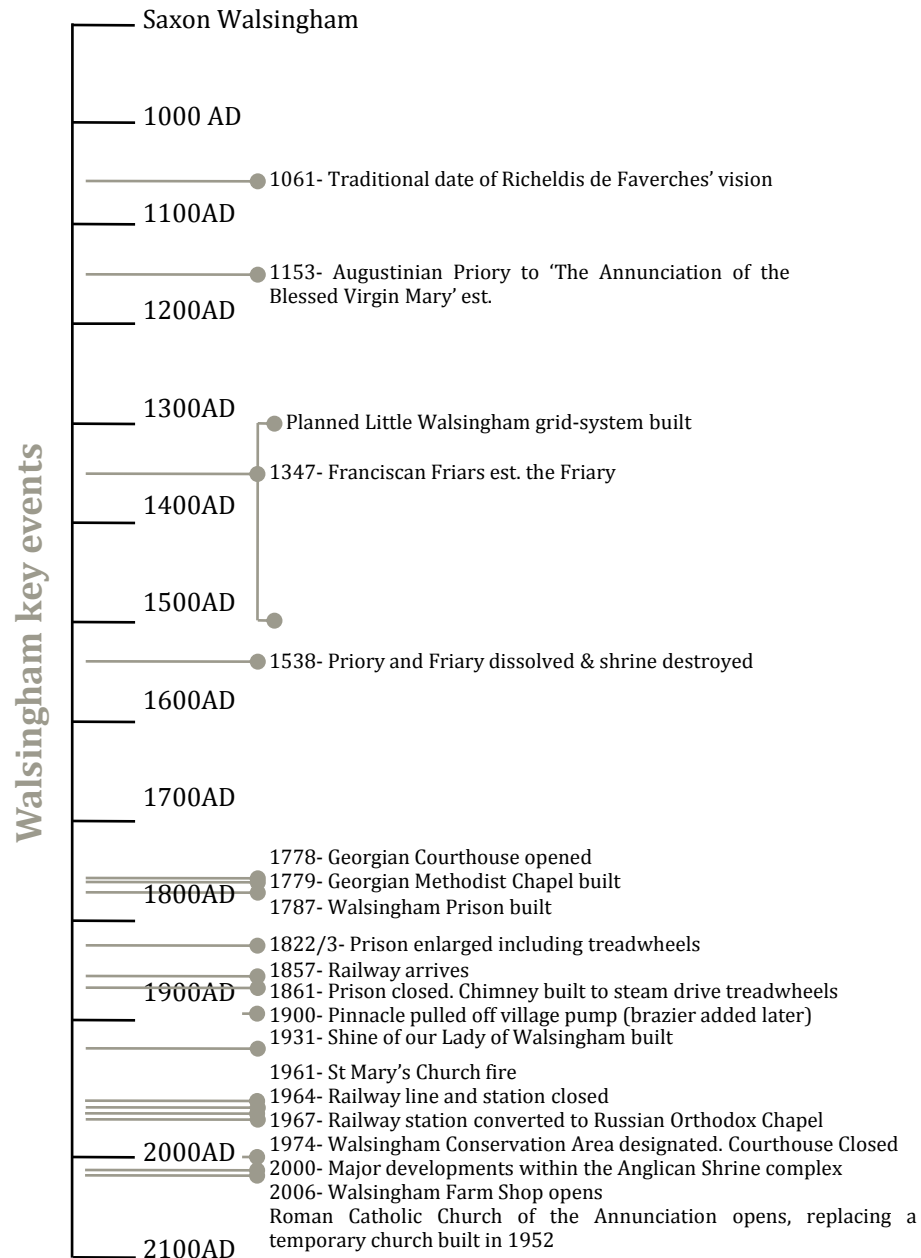
- Small Valleys
- Rolling Open Farmland
- Tributary Farmland
- Conservation Area Boundary

**d** Landscape Character Areas NNDC (2009, pp.13)

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# Historic Development



## A Saxon Town

Much of Walsingham's historical development is attributed to its significance as a pilgrimage destination. Prior to the vision that transformed Walsingham, it was just another hamlet set within the North Norfolk countryside.

The division of the original Walsingham into Great and Little Walsingham occurred in the late Saxon era (prior to the vision) when little Walsingham (then called Walsingham Parva), was sited on the eastern side of the river Stiffkey and built around the Church of St Mary's and All Saints. The church still stands today as one of Walsingham's oldest buildings, although it is sited on the outskirts of modern Little Walsingham rather than at the centre of the village as it would have been historically.

## The vision that transformed Walsingham

In 1061, legend tells us that Richeldis de Faverches, who was the widow of the Lord of the manor, had three visions in which the Virgin Mary took her in spirit to the place where the Angel Gabriel had appeared to Mary in Nazareth. Richeldis was instructed to build a copy of the Holy House in Walsingham. The replica of the Holy House in Nazareth was built on land which now forms part of the Abbey Grounds, formally the Augustinian Priory.

# Historic Development

## Walsingham as a pilgrimage destination

Following the vision and establishment of the Holy House, Walsingham became the premier shrine to Our Lady in England during the medieval period and became known as 'England's Nazareth'. Pilgrims from all over England and Europe flocked to the village including nearly all the Kings and Queens from Henry III in 1226 up to and including Henry VIII in 1511.

To cater for the huge numbers of pilgrims, hostels were built near the Priory and Little Walsingham developed as a purpose built village laid out in the planned grid pattern that remains today. The village is unique in that it was planned and built principally to cater for pilgrims with a significant number of ecclesiastical buildings and inns and shops, some of which remain today to cater for C21 pilgrims. In 1347, the St Franciscan Friary was built on the outskirts of the Little Walsingham village envelope. The Friary church has disappeared but the substantial domestic ruins which remain today are some of the finest in Norfolk. The Franciscan Friars were given the right to hold a weekly market on Fridays and feast days (still called Friday Market Place), in competition with the Tuesday Market (now called Common Place) where market rents went to the Priory.

Pilgrims would visit Walsingham as part of a pilgrimage route, taking in other shrines and relics along the way. In the C14 the Slipper Chapel was built to the south of Little Walsingham; pilgrims would remove their shoes and walk the Holy Mile into the historic core. Today, the Slipper Chapel lies within the adjacent Houghton St Giles Conservation Area and is the Roman Catholic Shrine to Our Lady of Walsingham.

## The Reformation & Walsingham

Walsingham did not escape the Reformation, in fact, its importance and wealth made it a target and in 1538 properties owned by the Priory and Friary were given to the King and the statue of Our Lady of Walsingham burnt in London. With the loss of Walsingham's main trade, the village had to adapt to survive and became a market town and legal centre, with quarter sessions being held in the Shirehall. During this period many of the medieval buildings were given Georgian frontages.

A large number of buildings within the grid pattern of Little Walsingham are listed and provide evidence of how the area has evolved over the years. The map of the present day Little Walsingham historic core clearly shows how the historic grid system remains.

## Pilgrimage revived

Whilst pilgrims continued to visit Walsingham in secret after the Reformation, it was not until late C19 that the revival of the village as a pilgrimage centre begun.

Between 1930-37, The Anglican Shrine dedicated to Our Lady of Walsingham, including a replica of the Holy House, was built in the village. The Roman Catholic shrine at the Slipper Chapel, Houghton St. Giles was consecrated in 1897 and re-dedicated as national shrine in 1934. In 2006, the temporary Roman Catholic Church in Friday Market (1952), was replaced by the modern Church of the Annunciation on Friday Market Place. Today, Walsingham annually attracts around 350,000 visitors (Walsingham Development Group, 2011).



# Historic Development



e





*Aerial Map of 1946 (Courtesy Norfolk Record Office)*

# Topography & Landscape



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## Key

-  Main areas of Built Environment within Conservation Area
-  Conservation Area Boundary
-  River Stiffkey
-  Map indicating main areas of built form within Conservation Area

Approximately 25% of the Walsingham Conservation Area covers the built environment of Walsingham. The other 75% protects the landscape surrounding the village **(f)**.

Much of the Walsingham Conservation Area lies within an area identified as a small valley within the North Norfolk District Council Landscape Character Assessment (2009), where the presence of the River Stiffkey meandering through both Little and Great Walsingham has significant bearing on the character of the landscape **(d on page 6)**. The area is identifiable not just by the River Stiffkey, but also by the high hedgerows and fields that encompass the built form. The topography strongly influences the character, making the landscape sensitive to development **(c on page 6)**. The map **(g)** and photographs on page 11 give an indication of the typical character surrounding the Walsingham built form.

The western periphery of the Conservation Area falls within an area of tributary farmland **(d on page 6)**. Topography continues to play a significant part in defining the character of the area, allowing far-reaching views over the patchworks of fields that mark the edges of the built form of Walsingham.

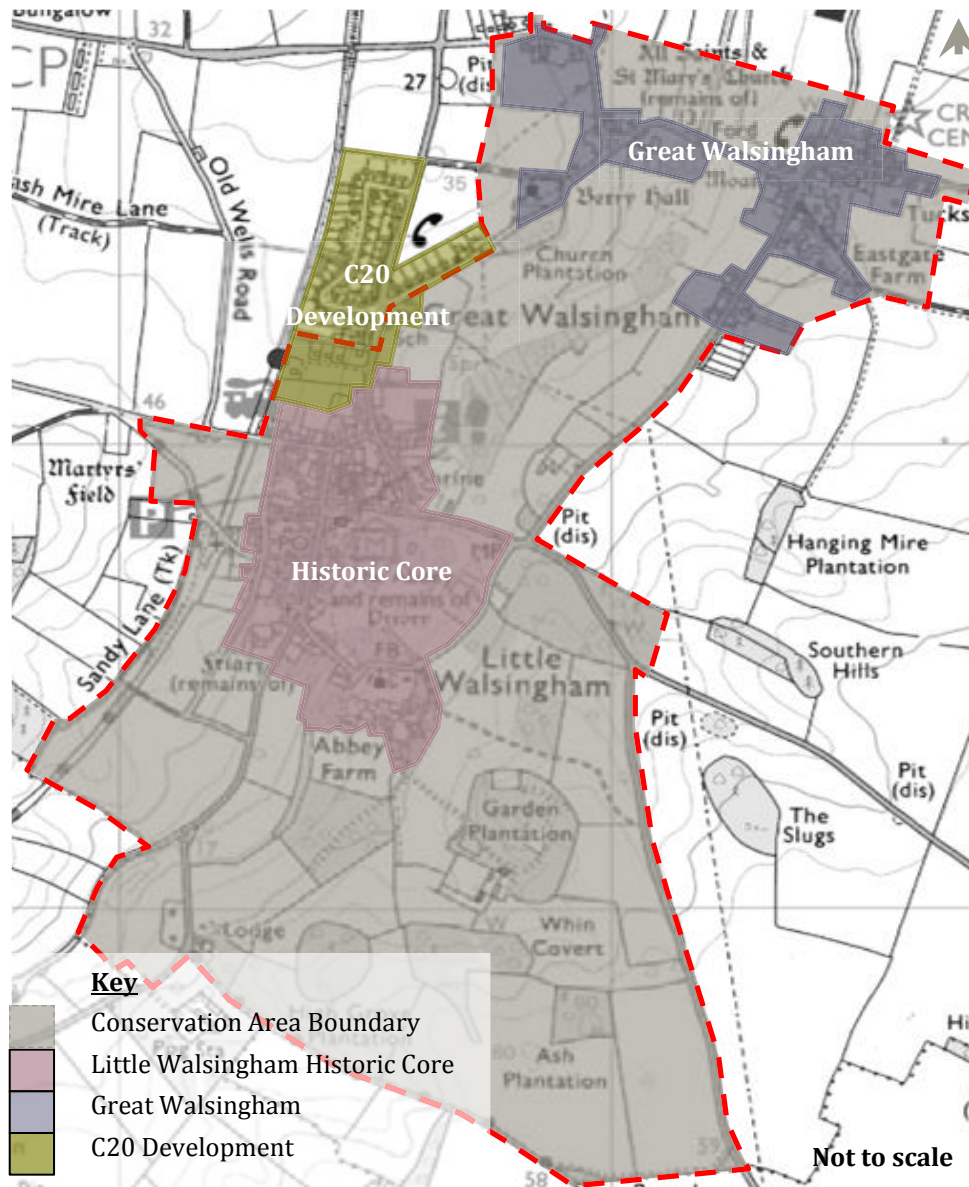
The very western extreme of the Walsingham Conservation Area overlaps into an area of rolling open farmland. Again, undulating topography tends to allow long-distance views towards the built form of Walsingham and plays a part in defining the character of the area.

The open landscape surrounding the built environment is broken by a number of isolated historic buildings.





# Introduction to Main Built Character Areas



The map to the left indicates the main built character areas identified within the Walsingham Conservation Area (t).

## Area One- Little Walsingham Historic Core

Area one covers the historic grid system of roads within the village centre. Buildings tend to be of high density and the concentration of listed buildings is high. There are few trees or open green spaces within the core. Buildings are predominantly residential, although the area includes a high proportion of ecclesiastical buildings, shops, restaurants, cafes, pubs and bed and breakfasts.

## Area Two- Great Walsingham

Area two covers the much smaller village of Great Walsingham. Buildings tend to be more dispersed and with a lower concentration of listed buildings than the Little Walsingham historic core. The peaceful, rural setting, significant areas of open space and long-ranging vistas out of the Conservation Area help define the character of the area. Buildings are predominantly residential.

## Area Three- 20<sup>th</sup> Century Development

Whilst much of the C20 development lies outside of the Walsingham Conservation Area, it is part of the village and has a bearing on the setting of the Conservation Area and is therefore worthy of assessment. Roads tend to be wide and curved. Buildings are predominantly residential with considerably sized plots. The area is surrounded by open fields.

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t Map identifying main built character areas



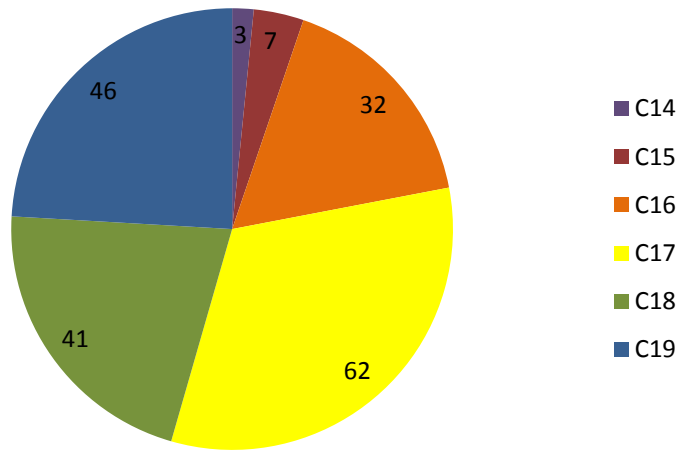
# Introduction to Main Built Character Areas

## Listed Buildings

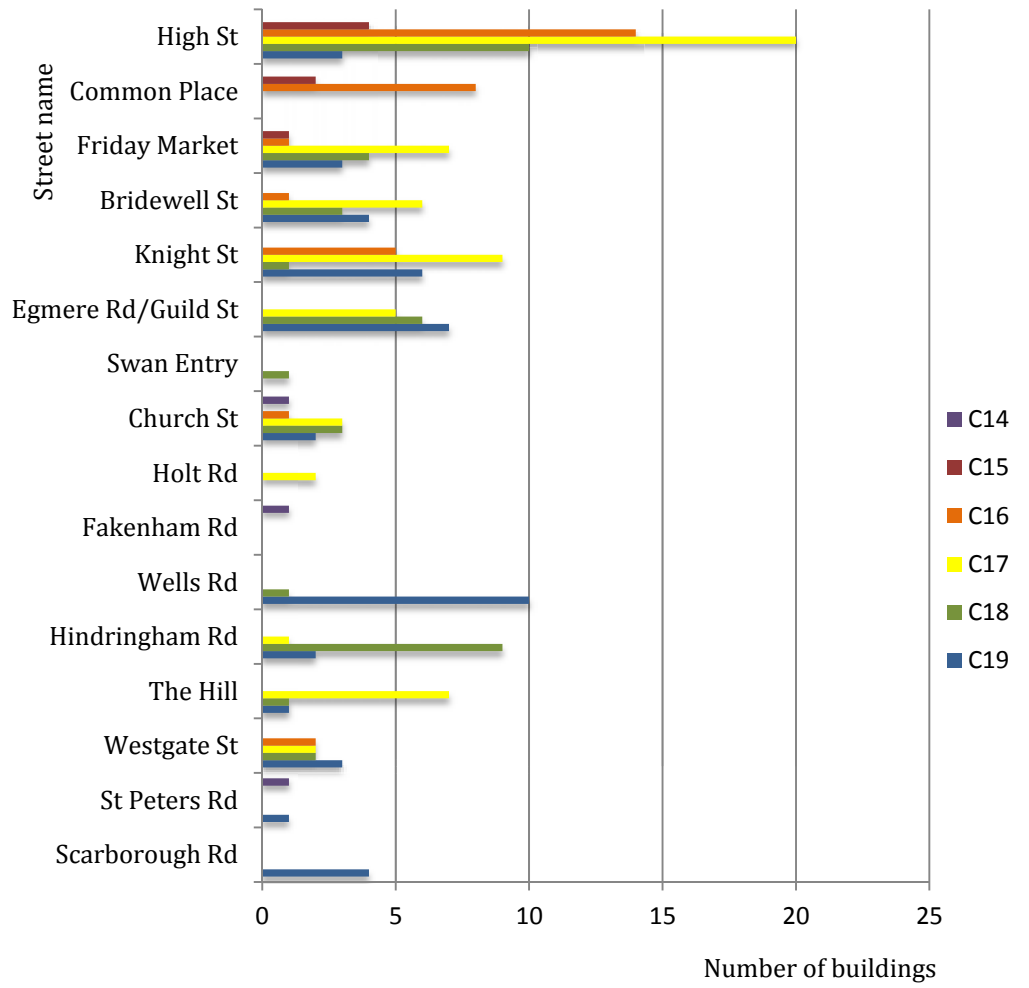
The Walsingham Conservation Area has one of the highest number of listed buildings within the North Norfolk District Council administrative area. Within the main built character areas in the Conservation Area, there are almost 200 listed buildings, which represent 8.4% of the total number of all listed buildings within the District.

The pie chart below **(u)** gives an overview of the listed building origin within the main character areas, ranging from C14 to C19. The bar chart opposite **(v)** gives an indication of the evolution of listed building construction by street. The evolution of each street and the impact of the listed buildings on the character of the area are analysed within each of the main built character areas.

Most of the Listed Building descriptions within this document come from the Little Walsingham and Great List of Buildings of Special Architectural or Historic Interest (Department of the Environment, 1979). It is thought that some of the buildings may have even earlier cores than suggested by the List Descriptions.

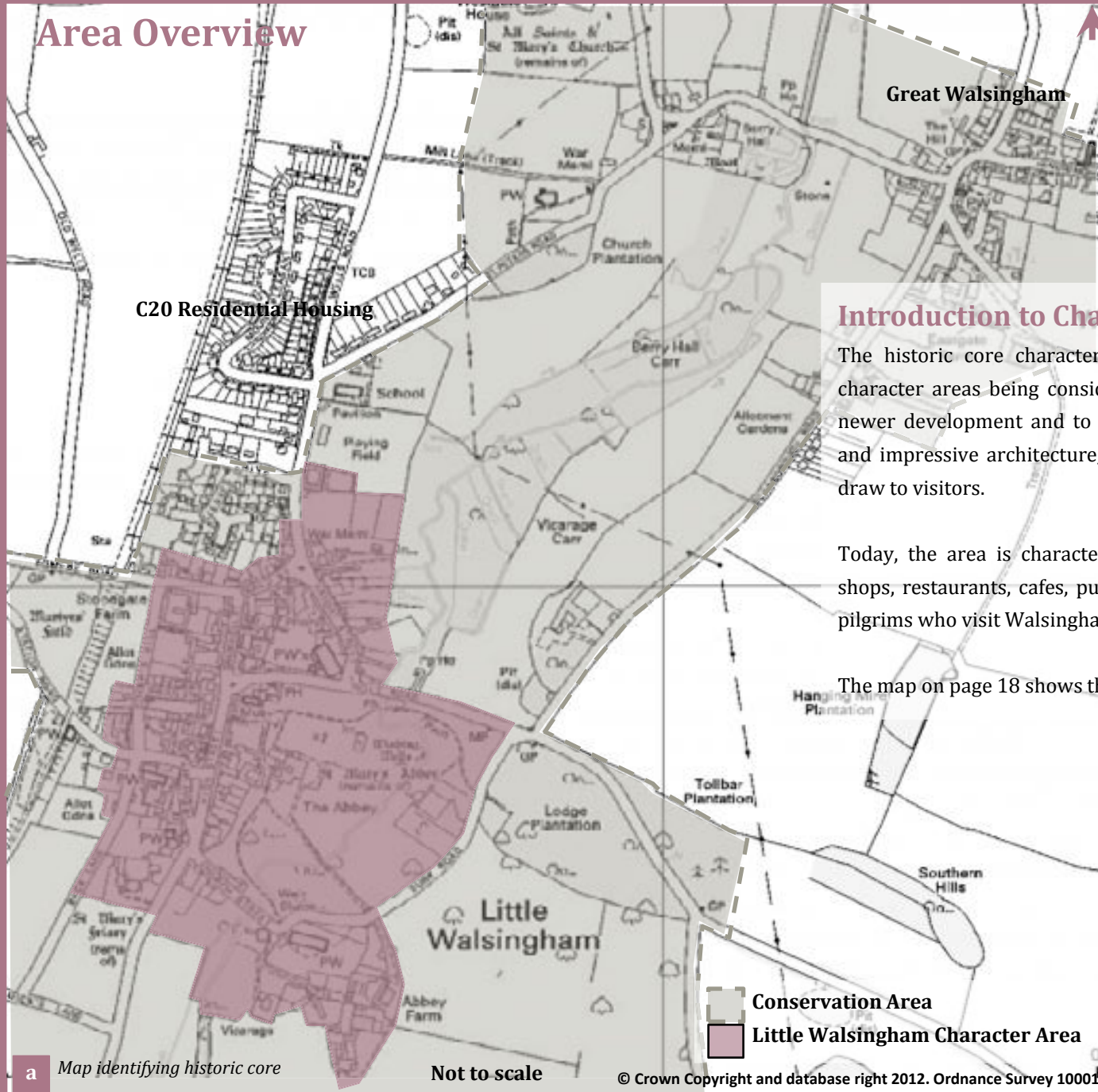


**u** Earliest listed building origin within main character areas



**v** Earliest listed building origin by street

## Area Overview



Great Walsingham

C20 Residential Housing

### Introduction to Character Area

The historic core character area of Little Walsingham **(a)** is the largest of the character areas being considered under this appraisal. Situated to the south of the newer development and to the south-west of Great Walsingham, the areas' unique and impressive architecture, rich history and religious significance acts as a strong draw to visitors.

Today, the area is characterised by residential properties, ecclesiastical buildings, shops, restaurants, cafes, pubs and bed and breakfasts which cater for the 350,000 pilgrims who visit Walsingham each year.

The map on page 18 shows the historic core in detail **(j)**.

Conservation Area  
Little Walsingham Character Area

**a** Map identifying historic core

Not to scale

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## Area Overview

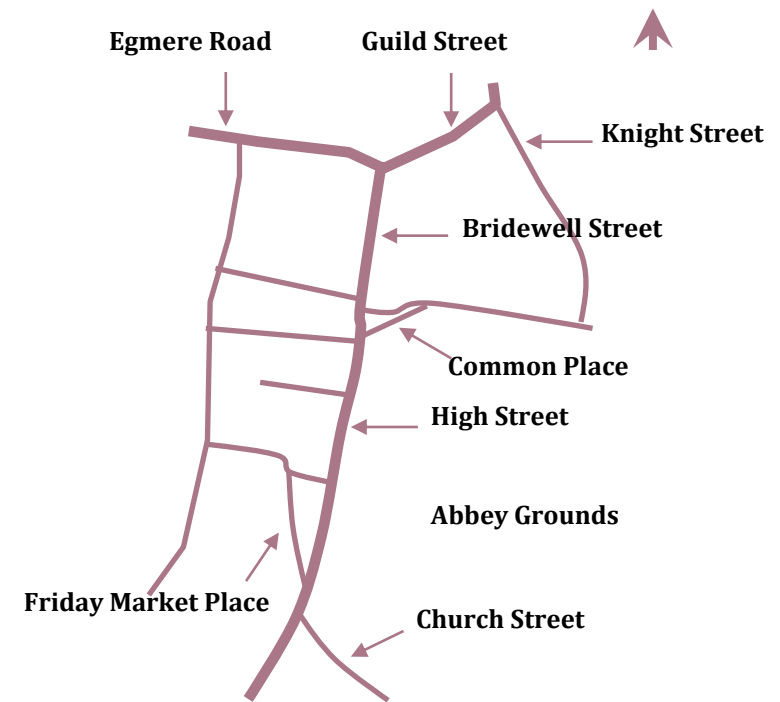


Facing south along High Street

## Urban Grain & Structure

The historic core of Little Walsingham is an early example of a planned village. It has been developed predominantly on a grid system centering around Bridewell Street and High Street which runs north to south (**b and c**). Established in medieval times to cater for the huge influx of pilgrims, the historic core was dominated by ecclesiastical and medieval timber-framed buildings, many of which remain in use today.

Core streets such as High Street and Guild Street are wider than the network of smaller connecting streets, measuring approximately 7m wide. Much narrower streets and lanes maintain the sense of enclosure, some being accessed through enticing archways within buildings.

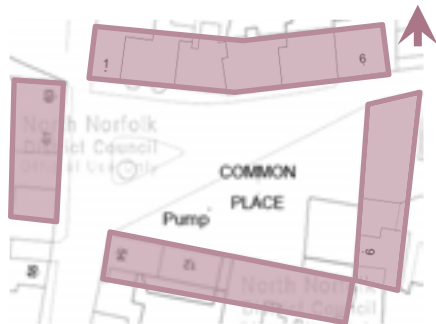


b

Grid system of roads within Little Walsingham historic core

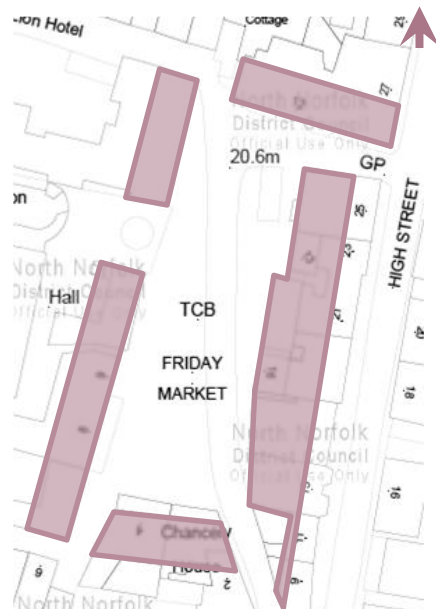


## Area Overview



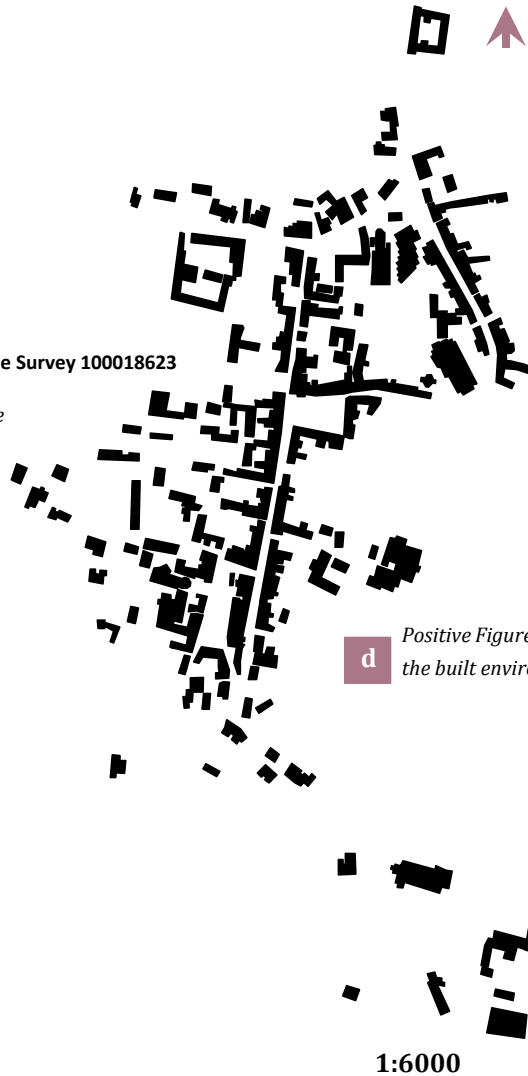
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**e** Map indicating enclosed space- Common Place



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**f** Map indicating enclosed space- Friday Market Place



**d** Positive Figure Plan indicating the form and density of the built environment (NNDC, 2011).

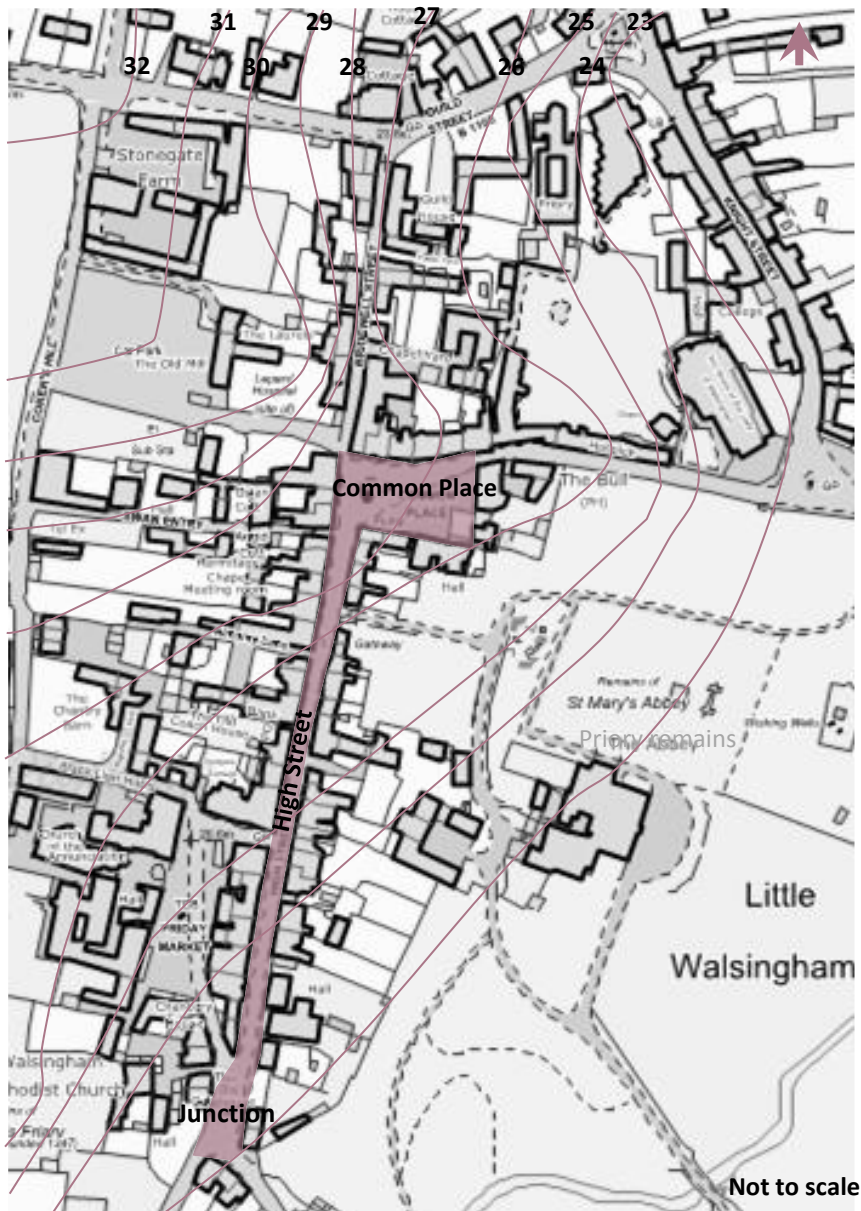
The core is dense and enclosed with terraced buildings a minimum of two-storeys high, built hard-up to the street and with little open space **(d)**. Occasionally, the continuous building frontages are interrupted by impressive and dominating cobbled stone walls.

The two exceptions to the enclosure are the Tuesday Market Place (now called Common Place) **(e)** and Friday Market Place **(f)**, where, whilst still enclosed by built form, the area opens up.

## Architectural Style

Whilst much of Walsingham's fame comes from its religious importance, much of its charm lies in its architecture; it is the one surviving North Norfolk example of almost an entire village of medieval timber-framed building and as a result has approximately 168 listed buildings. In fact, the majority of buildings and walls within the historic core are listed. The uniformity in building form and height adds to the special atmosphere of the area, but also makes it difficult to identify particularly prominent buildings; much of the special interest lies in the quality and significance of the built environment as a whole.

## Area Overview



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**i** Map indicating topography of section of historic core

## Landscape Setting

From within the inner historic core there are few glimpses of the surrounding landscape; streets are too enclosed and buildings too densely built to provide much of an idea of the rural landscape surrounding the core. Even buildings along the High Street give few clues to the extensive Abbey grounds directly behind them owing to their being a minimum of two-storeys high.

Those streets to the periphery of the historic area envelope give more away; significant trees are glimpsed over the Abbey walls from Holt Road, Church Street **(g)** and the southern end of Knight Street and views of open countryside out of the historic core are viewed along Church Street and Fakenham Road **(h)**.



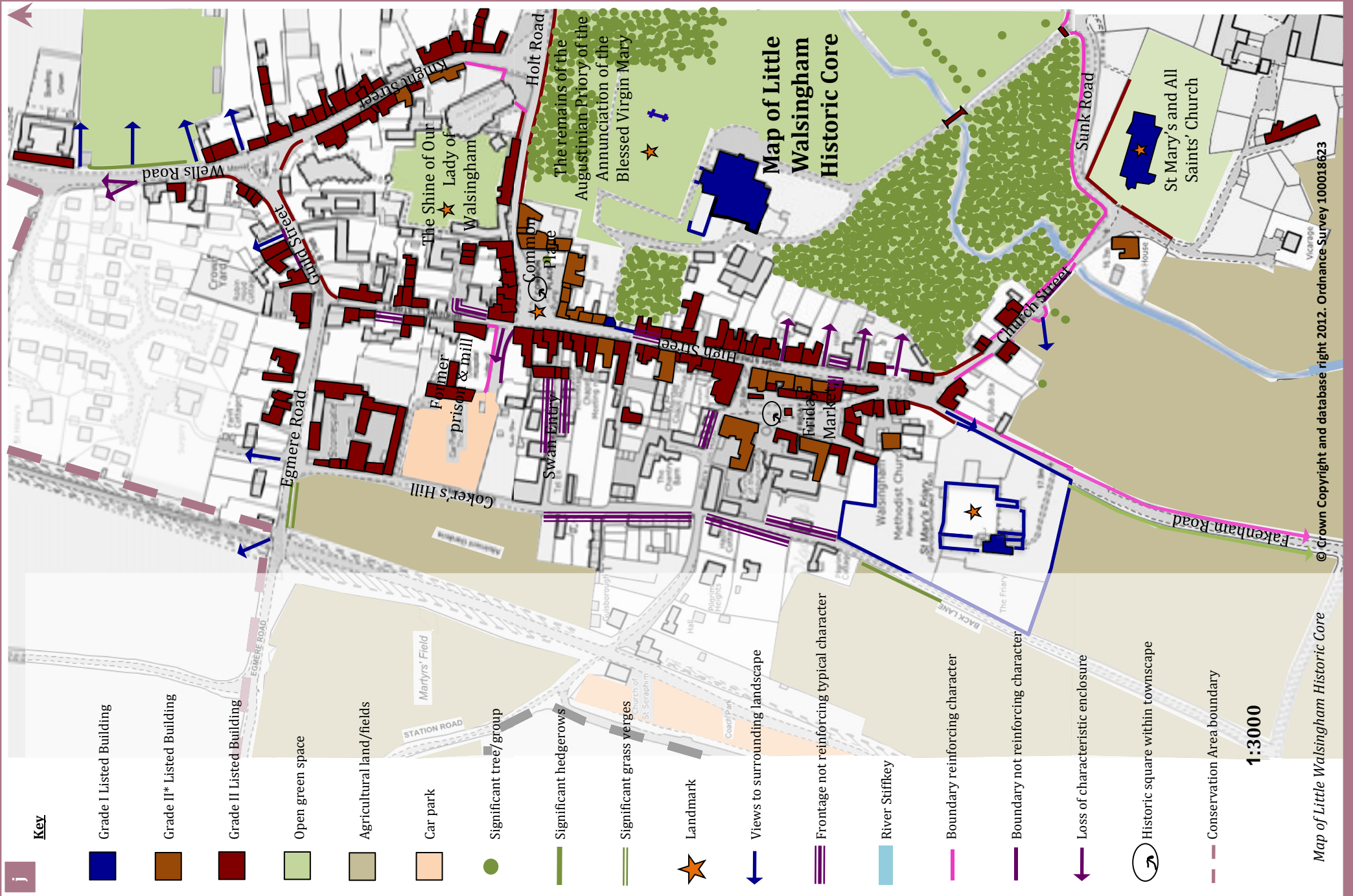
**g** Abbey ground trees glimpsed



**h** Views of open countryside

## Topography

The topography of Little Walsingham contributes significantly to its character and appearance. This is particularly notable along the linear High Street where falling ground levels allow long distance vistas of the townscape; Common Place sits at a height of 27m above sea level descending to 23m at the junction with Church Street to the south **(i)**.





# High Street



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**k** Mapping of listed building origin



## Overview

Streetscape character-	Linear, rhythm in building form & style, few space leaks, main traffic through-road
Typical building form-	Two-storeys, steep gable-ended roofs, timber framed, jettied floors
Typical materials-	Brick/render fronted & glazed black pantiles
Typical boundary treatment-	Buildings built hard-up to street
Typical surface treatment-	Tarmac, cobbled edges & stone pavements
Listed building concentration-	Circa 92% ( <b>k &amp; z</b> on page 23)
Current uses-	Shops, cafes, pubs, residential

## East side

Immediately visible along High Street is the continuous building line which creates a consistent streetscape, extenuated by its undulating topography and linear form, running almost 220m to Church Street. Almost every building is notable and adds to the character of the street.

The hipped roof and jettied first-floor of **54 High Street** impressively frames the entrance to High Street and is the first in a group of four Grade II\* Listed buildings (**l**). As with a significant proportion of buildings on the eastern side of High Street, **52 and 50 High Street** have earlier cores than their frontages suggest, which forms a large part of the street's character. Whilst the core is dominated by historic buildings, the majority of Little Walsingham buildings display elements that reveal how the area has evolved over the centuries; 52 High Street incorporates two modern flat-roofed dormers, number 50 a late C19 panelled and glazed door, and number **48 (m)** has two first floor C17/C18 casement windows with leaded panels. The additions and alterations help to document the rich history of the streetscape and forms part of it's character. 48 High Street is the last in the row of Grade II\* Listed buildings and is one of the older identified buildings on High Street. Dating back to at least the late C15, the building incorporates the timber frame, jettied floor, steep gable-ended roof and black-glazed pantiles that are characteristic to the historic core.

## High Street

The C15 **Priory Gatehouse** (Grade I Listed) **(n)** with its significant height and four-centred arches is one of the few buildings to dominate this area; typically it is the coherence of the streetscape as a whole that gives the High Street its character. The adjoining Grade I Listed wall incorporates public toilets.

The important **Priory/Abbey** **(o)** itself is Grade I Listed and screened by listed walls. Founded in approximately 1150, only the striking C14 east arch remains of the church. Within the extensive Abbey grounds listed bridges cross the River Stiffkey. The Refectory, Crypt and the foundations of the western tower also remain. Like other prominent structures within the enclosed historic core, the Priory, known as the Abbey since C18, is not overly visible within the wider landscape. The mature trees and surrounding flint walls help to define the character of this small part of High Street by acting as a backdrop of soft landscaping.

Numbers **46 and 44** (Grade II Listed) **(n, also l on page 19)** are two of the few buildings on the eastern side of the High Street to disrupt the otherwise consistent front building line with their projecting ground floor extensions, which also extend over the otherwise continuous cobbled border that runs the length of the eastern side of High Street, eroding the importance of the cobbles. They are also two of the few to have had their original brick and flint walls rendered. The regularity of the steep gabled roof and glazed pantiles has been maintained. Of interest is the northern gable of number 46, which has a stepped parapet to mirror battlement detailing on the adjoining listed wall.

**42 to 38** **(p)** High Street are a group of early C18 brick fronted buildings to earlier cores. The rhythm in building forms, detailing and materials is worthy of recognition, as it forms an important characteristic of High Street buildings. The rhythm has been extended to the colour scheme of the fascias of the three shops in the row, which are matt black with white text and further reinforces the consistent character within the row. The rhythm does not extend to window styles; at ground floor level numbers 42 and 38 incorporate a C19 and C20 shop window.



Priory Gatehouse



Priory



44

42

40

38



## High Street

**36 and 34 High Street** (Grade II Listed) (**q**) are the only buildings to the eastern side to be set at right angles to High Street. Although originally dating to at least C15 or C16, the properties have been extensively altered over the years. The access running along the front of these two properties allows the first glimpse out of the enclosed streetscape; the loss of enclosure is uncharacteristic to this part of Little Walsingham and instantly changes the form of the street.

The street scene closes up again with a row of buildings dating back to at least C18 (Grade II Listed **32 to 18 High Street**). As is a defining feature within the historic core, the ground floors of two of the buildings have shopfronts. The first floors and the rest of the row are residential. The rhythm in building form as evident along the street is extenuated by all but two in the row being of C18 frontages, although with probable earlier cores (**r**, also **k** on page 19).



Within the row of buildings, **number 22 (s)** incorporates an arch and has been fitted with double doors with wrought iron hinges leading to a garage. This sort of adaptation to historic buildings is common within the core as historic buildings have been adapted to serve the needs of modern living. Number 20 (**s**) is one of the examples of a Georgian façade to a timber-framed building.

A significant concern within the historic core as a whole, is that of traffic and parked cars, which erodes the quality of the streetscene by causing congestion, as well as detracting from historic buildings, as do the tarmac roads and road markings.

- (1) Considerable rhythm in ridge and eaves height
- (2) Consistency in building materials
- (3) Decorative brick string course runs through many of the buildings
- (4) Many domestic windows match in terms of mullion design, material, colour and arch detailing
- (5) Moulded architrave doorcase on 32 High Street (repeated on numbers 30 and 20)
- (6) Dutch gable on 24 High Street



*Facing south from 32 High Street*



# High Street



The wealth and rhythm of listed buildings along High Street has so far been punctuated only by small variations, which helps to reinforce the character of the historic core. Two buildings that erode this consistency are **The Village Store (16 High Street) (t and u)** and the **Parish Hall (v)**; the single-storey Village Store provides stark contrast to the vernacular form and allows uncharacteristic space leak. The fascia, materials, bright colours and advertisements are not typical to High Street. The adjacent Parish Hall has an uncharacteristic front facing gable.

The streetscape remains open for the rest of the eastern side. As is common within the historic core, the last few buildings on High Street offer evidence of how they have evolved over the years; the original and steeper roof of **10 High Street (w)** is still visible adjoining the brick chimney stack to the northern end, and the prominent north end wall of **number 4 (x)** has been re-built in newer brick rather than flint and brick to match the original building.

Uncharacteristically, the streetscape enclosure opens up between **numbers 10 and 4 (x)** with no particular use other than informal open space with public benches and to provide access to the rear of the buildings on either side. A hedge forms this boundary, which is uncharacteristic to the historic core, typically dominated by flint wall enclosure.

**4 and 2 High Street (y)** mark the final buildings on the eastern side of High Street, before the eye is drawn round to Church Street.

## High Street



## West side



The steep pantiled roofs and impressive flint and brick gables of **1 and 3 High Street** (Grade II Listed) (**aa**) ensures their prominence within the street scene and makes them worthy buildings to help mark the beginning of the High Street from the south. They incorporate many of the elements characteristic to buildings within the historic core including the stucco finish to the ground floor, jettied first floor with studding and timber frame. As with the majority of Walsingham buildings, the windows betray how the properties have evolved over time, with two C18 sash windows, a C19 three-light casement, and two modern two-light casements.

Whilst striking in its own right, the northern gable of 3 High Street also frames a glimpse view of the 1794 Grade II\* Georgian **Methodist Chapel** (**ab**). Set-back from the street and accessed through a characteristic narrow passage between buildings, the Chapel is not read in its entirety from the street. Set on slightly higher ground, the Chapel enjoys an elevated position and is visible from outside the historic core.

Marking the start of the western enclosure of High Street are **numbers 7 and 11**, (Grade II Listed) (**ac**). Narrowing to under 3m to the southern side and with a hipped roof, number 7 draws the eye up Friday Street and the enclosed part of High Street.



## High Street

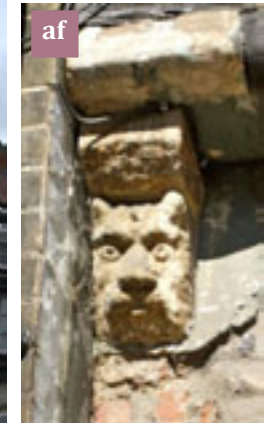
**15 High Street** (Grade II Listed) (**ad**) is currently Swallows guest house, restaurant and tea rooms. Whilst it is an impressive building, it does not incorporate many elements that make High Street buildings notable; it is of grey brick construction and includes cast iron balustrades on top of the double-fronted ground floor projecting C19 shop front.

The adjoining row of properties are Grade II\* Listed for their group value (**numbers 17 to 23**) (**ae and ag**). Consisting of timber-framed buildings, they all incorporate the pantiled roofs and the jettied first floors with close-set studding so familiar to High Street. Worthy of mention is the carved stone figure head under the first floor overhang on the left on Dow House (number 17) (**af**).

Occupying a prominent corner position within the street scene and forming one side of the northern gateway into Friday Market, is the Grade II\* former **Oxford Stores Public House** (**ah**). With its steep pantiled roof, jettied first floor with timber detailing, overhanging eaves, north-facing windows and attractive arched ground floor windows and entrance, the building occupies a commanding position within the street scene.

More so than on the eastern side, a number of buildings on the western side are in need of repair.

The sense of enclosure is maintained as the eye is drawn down towards Friday Market Place. The imposing forms of Oxford Stores and 27 High Street line the first part of the enclosure, linking and narrowing these important streets and reinforcing the characteristic intimacy of many of the smaller east-west streets. A deflected view of the Black Lion Public House to the west creates a sense of coherence between the areas.



*Stone head on Dow House*





## High Street



- (1) Parapet
- (2) Molded brick cornice
- (3) Lunette window
- (4) Rubbed brick arches
- (5) Brick string course
- (6) Large sash windows

Forming the northern gateway to the access to Friday Market is **27 High Street** (Grade II Listed) **(ai)** with its steep black-glazed pantiled and hipped roof. On a street where gabled buildings dominate, the uncharacteristic hipped roof serves to increase the significance of the building within the street scene. The building incorporates a large Victorian shop front with a projecting pilastered fascia.

**29 and 31 High Street** (Grade II Listed) **(aj)** with their overhanging eaves and jettied first floors increase the atmospheric sense of enclosure of the street. Number 29 has a particularly low-level jettied first-floor, set just above the late C19 shop windows of Walsingham Tearooms, whilst the dark timber-frame of the Grade II Listed number 31 overshadows the pavement. The sympathetic stone pavement was laid in the 1990's and runs the length of the western side of High Street.

The rhythm and consistency evident in building form on the eastern side of High Street is not as evident on the western side, not least due to the greater variety in building ages **(see z on page 23)**. This has resulted in a significant mix of building styles which help form the character of the western side, such as Grade II\* **33 High Street (ak)** with its dominating brick chimney stack and its grand, unexpected features which include a parapet and lunette window. Neighbouring **43 and 45 High Street (al)** (Grade II Listed) are again of different architectural styles, incorporating impressive quoins, as well as doors and windows with elaborate moulded cornices supported by console brackets. As with many other buildings, 45 High Street has retained the shop front although it is no longer used as a shop.

**Almonry Lane (am on page 26)** is the only one of the east-west networking streets to disrupt the grid system of through streets by not joining up with Coker's Hill to the west, and has therefore been appraised as part of High Street. The Lane is narrow and lined with two-storey buildings and provides a strong sense of enclosure (including Grade II Listed **47A High Street**), before opening up into an enclosed square lined with terraced dwellings of consistent height to the south. Grade II Listed 39 High Street maintains the steep pantiled roof and gable ends, similar to many of the High Street frontage buildings.

## High Street



Back on High Street, the next two buildings (Grade II Listed **number 47** and Grade II\* Listed **number 49**) (**am**) are both imposing buildings and both incorporate parapets as found occasionally on some of the larger buildings within the historic core, and particularly to the western side of High Street. Number 47 also includes console brackets (**an**) to the top of ground floor windows and doors which draw the eye.

In contrast to the first group of mainly flint and brick fronted buildings on the eastern side, **numbers 51 to 59** (Grade II Listed) (**ao**) have been painted or rendered in pale colours. The lighter coloured frontages make the buildings appear less dominating and lessens the characteristic sense of enclosure. **Number 55** includes an enticing, characteristic alley to Swan Entry, which joins with Coker's Hill.

The last group of properties to the western side of High Street form the fourth means of enclosure around Common Place (**numbers 55 to 63**) (**ao**). The properties are Grade II Listed dating back to at least C16 and incorporate timber frames, gable ends, steep-pantiled roofs, a rhythmic ridge line and eaves height that runs through the group of buildings, reinforcing the building consistency found on Common Place. The first floors of the buildings overhang the ground floors which is particularly characteristic of buildings around Common Place. As with many of the buildings, windows and doors have been replaced over the years.

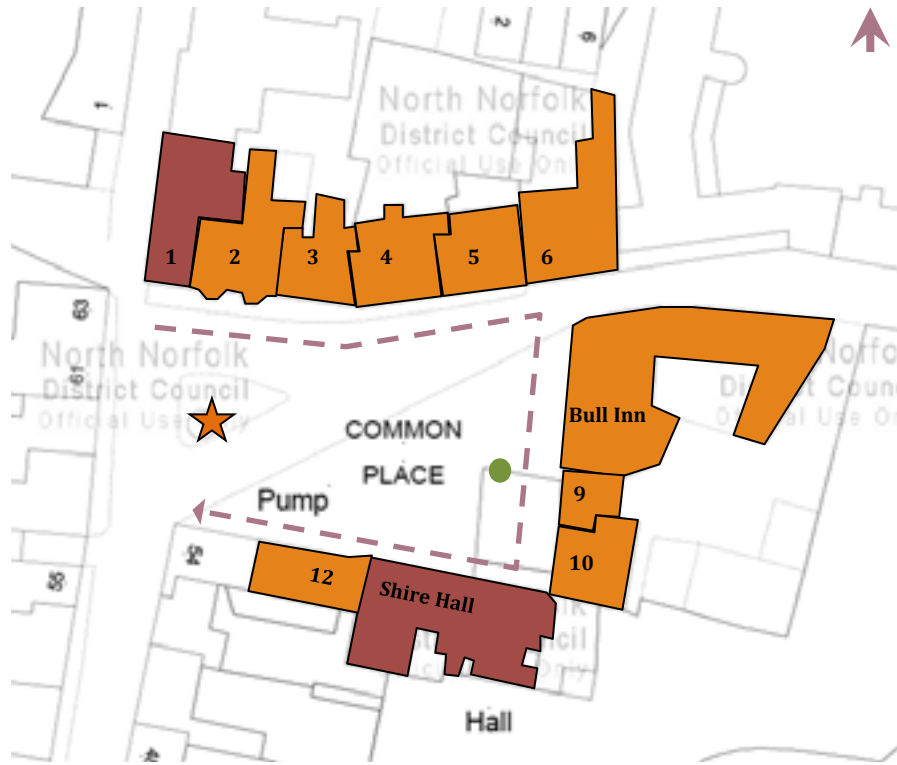


### Recommendations to Preserve & Enhance High Street:

- Encourage general repair, maintenance and preservation of buildings;
- Encourage replacement of unsympathetic shopfronts (chiefly 16 High Street);
- Consider additional regulation of advertisements on buildings;
- Improve public realm between 10 and 4 High Street;
- Consider preventing/limiting vehicle parking on High Street;
- Consider traffic flow on High Street;
- Consider more sensitive road surface treatments and road marking alternatives.



# Common Place



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**Key**

- C15
- C16
- Landmark
- Significant tree
- Direction of appraisal

**ap** Mapping of listed building origin

## Overview

<b>Streetscape character-</b>	Focal point, rhythm in building form & style, little change over years with exception of traffic dominance <b>(aq)</b>
<b>Typical building form-</b>	Two-storeys, steep, gable-ended, timber framed, jettied first-floors
<b>Typical materials-</b>	Brick/flint/stucco, glazed black pantiles
<b>Typical boundary treatment-</b>	Buildings built hard-up to street
<b>Typical surface treatment-</b>	Tarmac, gravel & cobbled edges
<b>Listed building concentration-</b>	100% <b>(ap)</b>
<b>Current uses-</b>	Shops, pub, hostel, office, museum & residential

## North side

Buildings to the north side of Common Place date back to the late 15<sup>th</sup> and 16<sup>th</sup> Centuries. They are all Grade II Listed and two or three stories high, gabled, timber framed with black-glazed pantiles and jettied floors with close-set studding. The western end of the tapered square contains **The Pump**, which was the primary water supply for Walsingham and dates back to the early 16<sup>th</sup> Century. Originally topped by a pinnacle, the Pump is an important Walsingham Landmark **(aq)**.

As is common within the historic core, the architecture of the buildings show how they have evolved over time; C15 and C16 **The Shrine Shop and accommodation (numbers 1 and 2 Common Place) (ar)** has retained its impressive medieval shopfront, but shows substantial evidence of how it has evolved overtime with a later third storey, a late 19<sup>th</sup> Century oriel window on brackets and Victorian shop windows. **Numbers 4, 5 and 6 (as)** have been updated throughout the centuries and between them include C18 casement windows, a 19<sup>th</sup> Century flat-roof dormers and newer brick window openings. The updating of the buildings has not always been done sympathetically. Cobbling, often in need of repair, separates building frontages from the road.





## Common Place

at



au



av



### East side

The east side of Common Place (**at**) is dominated by the **Bull Inn**, thought to be the successor to an earlier inn on the site owned by the Priory. Externally, the building is a mix of render, brick and flint finishes. Along with the adjoining timber-framed buildings, roofs are steeply-pitched with clay pantiles and maintains a constant ridge-height, typical of many groups of buildings within the historic core. Unusually for the historic core, **9 and 10 Common Place** are enclosed to the front by low brick boundary walls and a mature tree stands to the front of the Bull Inn. Buildings to the east are all Grade II\* Listed.



### South side

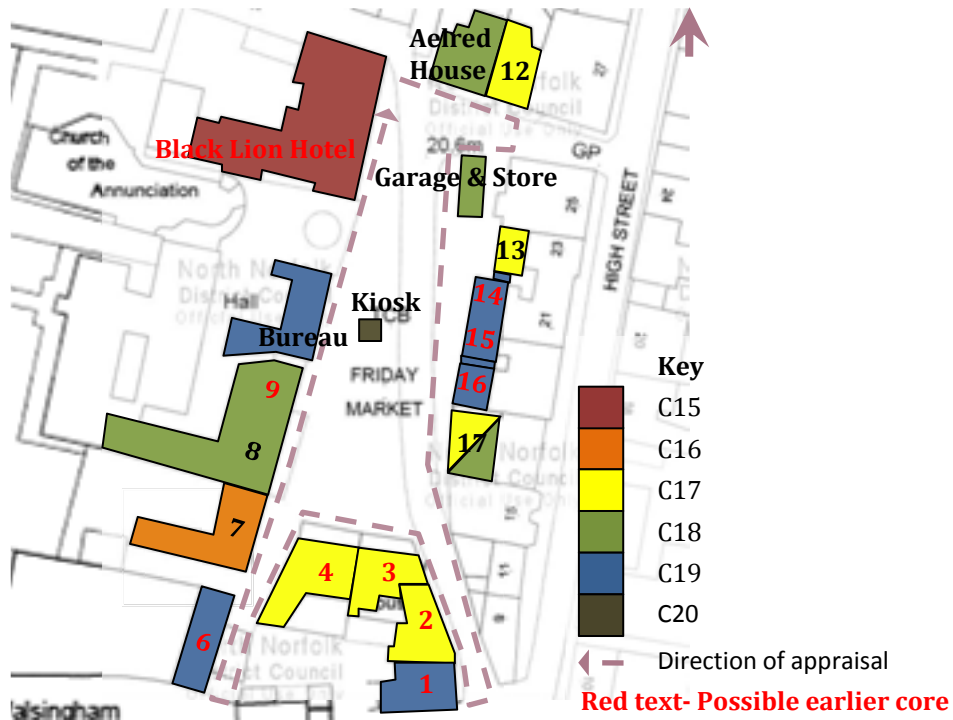
Two prominent buildings form the southern enclosure to Common Place; the **Shire Hall** to the east and **number 12** to the west (**au**) (both Grade II\* Listed). The C15 Shire Hall has a rich history, originally used as a hostel for pilgrims before being converted to a court chamber in C18 where quarter court sessions were held until 1861 and petty sessions until 1971. The building is today a museum and entrance to the Abbey grounds. The Abbey's trees are visible over southern side buildings.

As evident on many of the historic buildings, a number of original openings have been blocked-up or replaced over the years; number 12 now includes an uncharacteristic bowed shop front (**aw**). Number 12 also incorporates leaded windows (**ax**) and characteristic jettied floors as found on many buildings within the historic core (**av**).

#### Recommendations to Preserve & Enhance Common Place;

- *Improvements and repairs to public realm (chiefly repair of cobbling to front of buildings (**ay**) and area immediately surrounding the Pump);*
- *Consider limiting vehicle parking on Common Place and an enhancement scheme;*
- *Consider more sensitive road surface treatments and road marking alternatives;*
- *Locally List The Pump. Consider applying to List The Pump.*

# Friday Market Place



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az Mapping of listed building origin



## Overview

Streetscape character-	Surrounded by dominant buildings, less consistent and tidy than Common Place with no constant front building line, listed buildings originate from C15 to C20
Typical building form-	Predominantly two-storeys, steep gable-ended roofs
Typical materials-	Brick/render fronted, pantiles
Typical boundary treatment-	Buildings built hard-up to street/small open front gardens
Typical surface treatment-	Tarmac & gravel
Listed building concentration-	Circa 95% (az)
Current uses-	Residential, pub, pilgrim facilities car park

## North side

Buildings to the north side of Friday Market provide the most consistency within the square in terms of a rhythmic front building line, following round from High Street buildings. As with Common Place, the approach street is narrow and lined with dominant buildings that do not allow an indication of the forthcoming open space.

C18 red brick **Aelred House** (Grade II Listed) (**ba**) for the most part maintains the local vernacular. Less typically, it incorporates a parapet, cornice and brick string course as seen on some of the larger buildings along High Street and a wing to the left side with a splayed corner that molds to the shape of the road as it curves round to become Station Road to the west. The rhythm in building form started on Aelred House continues to adjoining **number 12** (Grade II Listed) (**ba**) to the east and along the southern side elevation of number 27 High Street, opposite the Oxford Stores building.



# Friday Market Place

## East Side

All of the buildings on the eastern side of Friday Market Place are Grade II Listed. The first building is a **garage and store (bb)** that forms part of the former Oxford Stores Public House. Constructed of painted flint and brick with a pantiled roof and gabled ends, the garage is unusual in that it sits forward of the building line of adjacent properties, meaning that there is not the characteristic uninterrupted view of building frontages as experienced on the majority of streets within the historic core.

Adjacent **number 13** has the characteristic stucco finish to the original flint and brick and a steep, glazed pantiled roof. It joins on to three less imposing and lower dwellings (**numbers 14 to 16**) (**bb**) containing a typical covered arch and dating back to C19 with an earlier core, and finally on to C17/18 **number 17** which has a hipped roof to the northern end. Instead of leading straight onto the street as is characteristic within the dense historic core, these buildings have informal, gravelled open space to the front of the properties which seem to be used mainly for small gardens, the parking of cars or bin storage areas, detracting from the quality of the built form.

## South side

All of the buildings on the southern side of Friday Market Place are Grade II Listed. The front of **numbers 1 and 2 (bc and bd)** and the side of number 3 form the eastern enclosure of the narrow access road. The buildings encompass many features typical to historic core buildings. Number two is one of the rarer examples where the brickwork panels remain uncovered.

**Number 3, Chancery House (be)** adjoins Grade II Listed number 2 with one hipped side, and jettied first floor to the front elevation. As with adjoining **number 4 (be)**, this property has a small, walled front garden which softens the appearance of the square. Number 4 incorporates eaves detailing and door brackets as commonly found on nearby High Street buildings (**bf**). It sits slightly forward of its neighbour.





# Friday Market Place

## West Side

Buildings to the western side tend to be the largest and grandest within Friday Market Place. With one exception, they form a continuous front building line.

**6 Friday Market** (Grade II Listed) **(bg)** is sited off the main square, screened by properties to the south, and is not read as part of the immediate enclosure of the area. Adjacent **Friday Cottage (number 7)** (Grade II Listed) **(bg)** includes the familiar jettied first floor. Whilst it stands at two-storeys high, Friday Cottage is dwarfed by adjoining Grade II\* Listed, red brick, C18 **Elmham House (numbers 8 and 9)** **(bg and bh)**, which, unlike its neighbours, is three storeys high.

Set hard-up to the street, the impressive **Pilgrim Bureau** building (Grade II Listed) **(bi)** is a Tudor gothic style building, not typical of the historic core. A former school, the building has retained 'Girls' and 'Boys' panels over the arched and studded doors **(bj)**. The steep slated roof, grand chimney stacks and red and yellow brick and stone dressings add to the building's character and ensures its place as a notable building. The adjacent **Church of the Annunciation (bk)** (2006) replaced a previously constructed temporary church, and has incorporated many vernacular materials, although it is the one building set back from the otherwise continuous building line on the western side. The **Black Lion Hotel** (Grade II\* Listed) **(bl)** reaffirms the typical front building line. The 1935 designed telephone kiosk stands amongst parked cars.

### Recommendations to Preserve & Enhance Friday Market Place:

- Encourage general repair, maintenance and preservation of buildings and re-instatement of historic features, in particular reinstatement of frontage railings to Elmham House and leaded glazing to ground floor of former school;
- Encourage more sympathetic uses of residential land to the front of properties to the eastern side, including possible alternative/screened siting of domestic bins;
- Consider limiting car/coach parking;
- Consider more sensitive road surface treatments and road marking alternatives;



# Bridewell Street



Overview	
Streetscape character-	Narrow, linear, some space leaks, one-way to traffic
Typical building form-	Predominantly two-storeys, steep gable-ended roofs
Typical materials-	Predominantly brick & flint, pantiled roofs
Typical boundary treatment-	Buildings built hard-up to street
Typical surface treatment-	Tarmac & cobbled edges
Listed building concentration-	Circa 58% ( <b>bm</b> )
Current uses-	Residential & pilgrim accommodation

## East side

Whilst listed under Guild Street, the western elevation of **Guild House (bn)** forms the first 22m of enclosure on Bridewell Street. With its blocked openings, brick course and a row of terracotta tiles depicting Tudor Roses, lions, heads and a phoenix (**bo**), it gives a striking first impression of the street.

The initial enclosure is maintained until Todds Yard (**bp**), gated to the southern side by the flint and brick gable of **number 14 (bq)**, one of a group of three C17 buildings with C19 fronts (**numbers 16 and 12**). **Numbers 18 and 20** are set at right angles to the road, with number 20 having a hipped roof, unusual for the historic core where the majority of buildings are gable ended.

**10 Bridewell Street** (Grade II Listed) (**br on page 33**) stands at two-storeys high and visually further narrows the street with its grey brick construction. Whilst it does not look out of place, grey brick is not commonly used within the historic core. The building incorporates some impressive brick quins and brick arches which adds interest to the prominent front elevation.

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## Bridewell Street

The wide and open access to **Chapel Yard (bs)** is uncharacteristic to the historic core where accesses tend to be narrow and intimate. The single-storey barn forming the northern gateway allows additional space leak and breaks down the enclosure evident on much of the street. The three Grade II Listed buildings within Chapel Yard and glimpsed from Bridewell Street incorporate elements characteristic of the historic core (**2 to 6 Bridewell Street (bs)**).

To the south, a C20 unlisted building (**bt**) respects the local vernacular in terms of building proportions, scale and height and window arches. Windows are not of traditional style and the prominent northern gable has been constructed entirely of brick which is out of keeping with many gables within the historic core.

The final enclosure to the eastern side of Bridewell Street is formed by the western side of the **Shrine Shop (bu)** on Common Place. With its double jetty and dragon beam, it is the part of the Street that feels the most enclosed, before it opens up to reveal Common Place.

### West side

**The Bridewell/House of Correction** (Grade II Listed) (**bv**, also **bx** and **by** on page 34) was constructed in 1787 on the site of a former Leper Hospital and stands with the 1822 constructed **mill (bv)** to the west, set-back off Bridewell Street. The notable prison and mill are visible from Bridewell Street via an uncharacteristic tapered opening measuring nearly 8m wide and leading to Bridewell Street public car park. Uncharacteristically, it is bordered to the southern edge by a close-boarded timber fence separating public space from the private garden areas of buildings on High Street, Bridewell Street and Swan Entry (**bw**).





# Bridewell Street

The western side of Bridewell Street holds considerably more rhythm than the eastern side. With the exception of the rendered Grade II Listed **Baverstock House** (1 Bridewell Street) **(bz)**, which is a former police station and displays a jettied first floor, studded door and shutters, the majority of buildings are of brick and flint construction. The consistency has been held on unlisted **5 Bridewell Street (ca)**. As with other buildings within the historic core, number 5 incorporates religious elements to its frontage with a plaque and bible verse above the typical double wooden access doors passing through the building. The rhythm between buildings does not extend to ridge and eave heights which vary significantly, such as on Grade II Listed **7 Bridewell Street (ca)** which is higher than adjoining properties and could benefit from repair to improve the streetscene.

Between 7 and 11 Bridewell Street, open space has been given over to the storage of cars. The open space and a four bar metal gate draws the eye and detracts from flanking Listed Buildings **(cb)**.

The final buildings on Bridewell Street are a pair of Grade II Listed properties **(numbers 11 and 13) (cc)** which display many characteristic elements including the flint with brick dressings, steep pantiled roof and gable ends. Again, windows are not original with examples of C19 and C20 windows across the front elevations.

### Recommendations to Preserve & Enhance Bridewell Street:

- Encourage repair, maintenance and preservation of buildings;
- Consider for Local Listing and imposition of Article 4 directions to withdraw permitted development rights for some unlisted buildings that make a positive contribution to the character of the street (chiefly door and window replacements for 5 Bridewell Street) **(ca)**;
- Encourage improvements within private realm;
- Consider more sensitive road surface treatments and road marking alternatives.

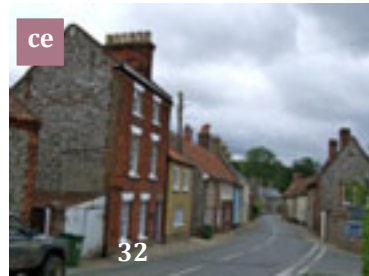


# Knight Street



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**cd** Mapping of listed building origin



## Overview

### Streetscape character-

Narrow (as narrow as 5.5m in places), intimate, enclosed, strong building-line, less grandeur and rhythm than High Street, views of Abbey ground trees to the south

### Typical building form-

Predominantly two-storeys, steep gable-ended roofs

### Typical materials-

Mix of brick/flint/render, pantiled roofs

### Typical boundary treatment-

Buildings built hard-up to street

### Typical surface treatment-

Tarmac & cobbled edges

### Listed building concentration-

Circa 96% (**cd**)

### Current uses-

Residential

## East Side

**32 Knight Street** (Grade II Listed) (**ce**) is situated opposite the junction where Guild Street leads into Knight Street, just before the point where it narrows. It's impressive north end flint gable, large brick chimney and main bulk at three storeys, ensures it dominates above surrounding properties and gives Knight Street a striking first impression.

**Neighbouring 30 and 28** (Grade II Listed) (**cf**) sit uncharacteristically behind number 32 at right angles to the road. At two-storeys and a low-pitched roof they are fairly well-screened from the street scene and wider Conservation Area and are only glimpsed from the drive between 32 and 26 Knight Street, which has been kept characteristically narrow.

The next three Grade II Listed properties in the row (**numbers 26 to 22**) (**cg**) are of C16 or C17 construction. Whilst number 26 has been left with its flint and brick dressing frontage, the other two have stucco fronts; a common feature within the historic core.

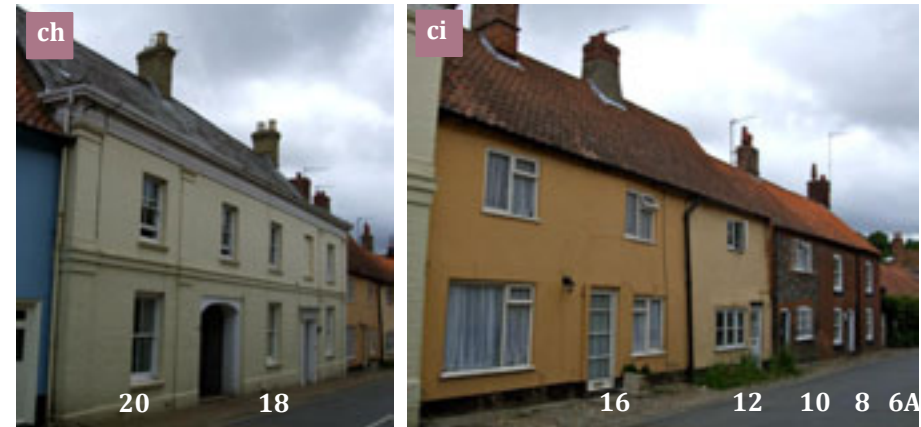
## Knight Street

Grade II Listed **20 and 18 Knight Street (ch)** are the first to disrupt the building line along the street. Set forward of their neighbours and with a slate roof, flat-roof element and pilastered doorway, number 20 holds an impressive position within the street scene. The street frontage shows a greater variation in height, form and rhythm compared with buildings on High Street **(cj)**.

As with many properties within the historic core, **16 and 12 Knight Street** (Grade II Listed) **(ci)** have been significantly altered over the years; they have unfortunately been cement rendered and modern windows and doors have been installed. **Numbers 10 and 8** (Grade II Listed) **(ci)** continue the row. Number 10 is one of the only ones to the eastern side to have retained the flint and red brick dressings. As on Bridewell Street, the religious significance of Walsingham is reinforced through plaques on a number of the properties.

**6A Knight Street (ci)** is the only unlisted property on the eastern side. Its single-storey form and roof of double roll pantiles are uncharacteristic to the historic core. As is common within the historic core, gaps in-between buildings such as that between 6A and 6 Knight Street tend to be filled by intimate narrow passageways, walls or gates. **6 Knight Street** (Grade II Listed) **(cj)** is a C17 flint house with an early C19 buff brick front and decorated and paneled door pilasters. To the northern end there is a single-storey wing, a feature not typical of the historic core, whilst to the southern end there is a lower and more recently constructed pitched roof. A post and rail fence disrupts the front building line. Adjoining Grade II Listed **4 Knight Street (ck)** is again of buff brick construction and incorporates a typical carriageway and date stone.

The final row of cottages on the eastern side starting with **number 2** (Grade II Listed) **(ck)** extend at right angles to front Holt Road. Set at a slight angle to the road, they allow a view back along Knight Street buildings which curve with the street.





# Knight Street

## West Side

The west side of Knight Street begins impressively with a flint and brick **wall (cl)** enclosing The Shrine and adjoining **St Augustine's** (Grade II\* Listed) (**cm**). As with all of the buildings to the western side, St Augustine's, was formerly listed as part of The College of the Clergy. As is typical on the western side, the road-facing elevation has had many of its windows blocked at some point. Separating Grade II\* Listed St Augustine's from adjacent **Bursar's Cottage (cn)** is another characteristic flint and brick boundary wall, which allows no-more than an enticing glimpse of The Shrine buildings behind it, maintaining enclosure and a link between buildings.

The **Kitchen and Refectory (cn)** sees the building height step-up, exposing part of a notable gable, a feature that can be picked out on many historic core buildings. The consistency in ridge height over the next few buildings stretches approximately 28m (**North Wing, Barn and number 21 (co and cp)**). Both the Barn and number 21 have been painted cream. The entirely blank road-facing elevation of the barn is not typical within the core, where most of the buildings remain peppered with openings, even where some have been blocked.

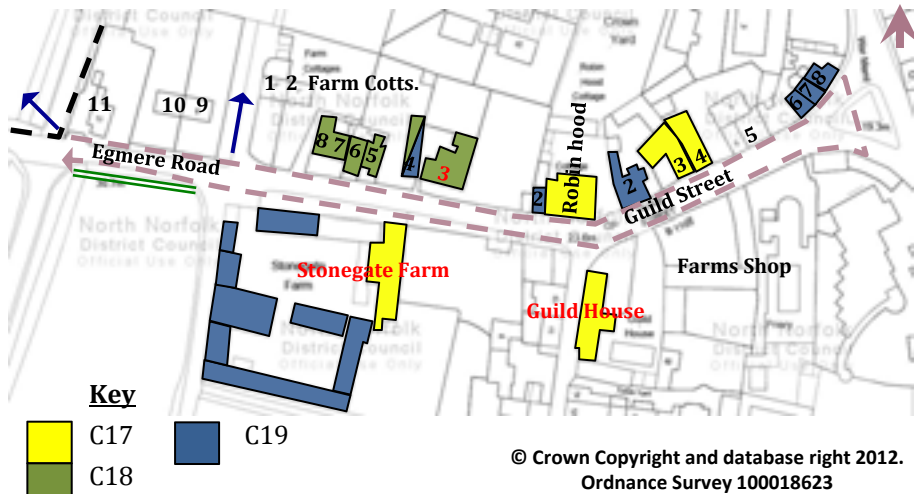
The brick dressing gable of **St Anne's (cp)** at The College of the Clergy is attached to the wall surrounding the Shrine and, as on the eastern side, acts as a taller gateway marking access to the street. Adjacent and set-back from the street is the gable of the **Refectory (cq)** (2000), which has been modelled on the gable of St Anne's. As with other newer buildings within the core, the gable uncharacteristically faces the street.

### Recommendations to Preserve & Enhance Knight Street:

- *Encourage general repair, maintenance and preservation of buildings;*
- *Improvements and repairs to public realm (chiefly repair of cobbling to front).*



# Egmere Road & Guild Street



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- Key**
- C17
  - C19
  - C18
  - Red text- Possible earlier core
  - Grass verges
  - ← Views of surrounding landscape
  - Conservation Area boundary
  - ↖ Direction of appraisal

**CT** Mapping of listed building origin

## Overview

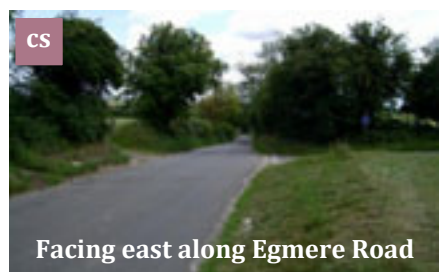
<b>Streetscape character-</b>	Forms western approach into historic core dominated by grass verges, hedges, overhanging trees ( <b>cs &amp; ct</b> ), fields to either side & built form, less dense than much of historic core ( <b>cu</b> )
<b>Typical building form-</b>	Predominantly two-storeys, gable-ended roofs
<b>Typical materials-</b>	Predominantly brick & flint, pantiled roofs
<b>Typical boundary treatment-</b>	Buildings built hard-up to street/behind gardens, flint and brick walls
<b>Typical surface treatment-</b>	Tarmac & grass verges
<b>Listed building concentration-</b>	Circa 67% ( <b>cr</b> )
<b>Current uses-</b>	Shops, farm, residential

## North side

Egmere Road becomes Guild Street at the point where Bridewell Street joins from the south. Both streets are being appraised together as Guild Street acts as a continuation of Egmere Road without significant distinction. A war memorial stands at the eastern end of Guild Street, acting as a marker to the end of the street.

The village envelope, although outside of the historic grid system, begins with the **Wells and Walsingham Light Railway (cv)**, running north along the side of the 20<sup>th</sup> Century housing.

The start of the built environment coincides with the widening and opening up of the street, which is initially reinforced by buildings being set-back from the road behind grass verges and private gardens. Landscaping further softens the streetscape.



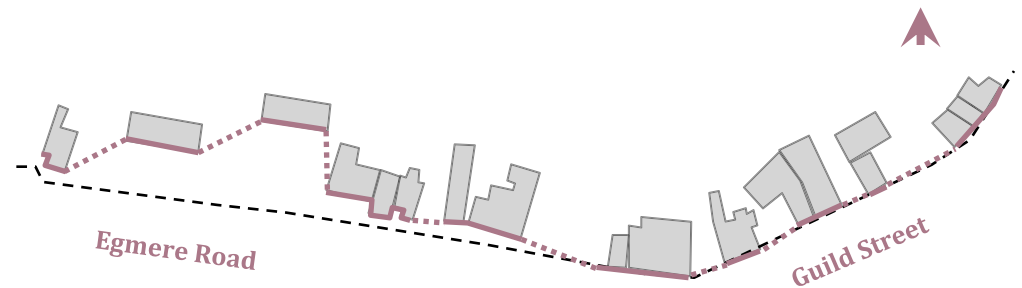
## Egmere Road & Guild Street

The first group of buildings to the northern side do not generally give characteristic first impressions to the Little Walsingham historic core. **11 Egmere Road (cw)** has recently undergone re-development. Adjacent properties (**10 and 9 Egmere Road and 1 and 2 Farm Cottages (cx)**) are set-back varying distances from the street and do not reinforce the sense of enclosure dominant as the road leads towards the historic core grid system of roads (**cy**).

The adjacent row of Grade II Listed C18 cottages (**numbers 5 to 8 (cz)**) are respectful of local vernacular being of flint with brick dressings with steep pantiled roofs and gables ends. As on many historic buildings, elements show how they have evolved; numbers 5 and 6 include modern front conservatory porches and number 8 a raised roof. The variety of dormer windows across the row is notable; numbers 5, 6 and 8 incorporate wedge dormers and number 7 a pitched dormer.

Partially screened from view by a mature tree, flint and brick **4 Egmere Road (da)** (formerly three separate cottages) adds interest to the streetscape with its uncharacteristic front-facing, narrow and tall gable. As notable on a number of historic core buildings, the Grade II Listed building has a stone gargoyle to the top of the front gable.

**3 Egmere Road (Grade II Listed) (da)** provides a stark contrast to number 4 with its yellow brick front, slated and shallower pitched roof and east-west gables. It is one of the grander buildings within the street scene with a column supported porch and moulded architrave. The grandeur is increased by the black Victorian style fencing forming the front boundary. The garden enclosure of number 3 marks a significant change to the streetscape; boundary hedges, fences and low walls make way for a high boundary wall and buildings are built hard-up to the street. A mature beech tree overhangs the wall, further enclosing the street.



- Key**
- Building outline
  - Front building line
  - Nearside road edge

**cy** Map identifying front building line on Egmere Road and Guild Street





## Egmere Road & Guild Street

The final properties on Egmere Road (Grade II Listed) have been built hard-up to the road and appear more in-keeping with the expected form of buildings within the denser historic core. The smaller of the properties, **number 2 (db)**, is constructed of white painted brick and incorporates the recognisable pantiled roof and eaves detailing. It is stepped in and down from its older and more dominant neighbour, the former **Robin Hood Public House (db)**. The former pub presents a roughcast front to the road with a newer brick eastern gable, sash windows and a modern hooded porch. Its dominance within the street scene is reinforced by the lower properties flanking it to either side. As repeated on other properties on the road, a driveway disrupts the enclosure to provide car parking.

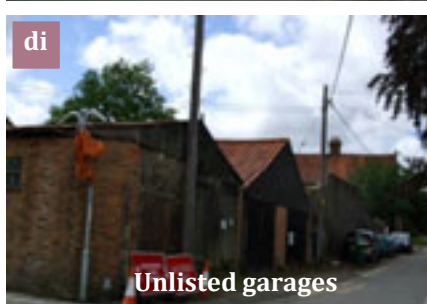
As Egmere Road becomes Guild Street, there is little change in street or building appearance from the eastern end of Egmere Road. **2 Guild Street (Grade II Listed) (dc)** is built hard-up to the road, as are all buildings sat directly on the northern side. The gable is narrower than is characteristic and incorporates a cat-slide roof. Window styles provide some consistency across the front elevation.

**Candlemas Barn (3 Guild Street)** is a barn conversion of typical brick and flint construction and attached to the premises of The Old Candle Shop, which is the only non-residential building to the northern side. Adjacent, the main gable of **number 4 (Grade II Listed) (dc)** sits impressively within the street scene and gives significant clues of how it has evolved over time where the brick outlines of old doors and windows are still visible. From next to 4 Guild Street, only the fairly large gables of properties in the newer development of **Crown Yard (dd)** are visible, flanked by the single-storey gable of **number 5 (db)**.

The last row of properties to the north (**numbers 6, 7 and 8) (de)** are linked by a characteristic boundary wall and Grade II Listed for group value, they fully enclose the last part of the street.



## Egmere Road & Guild Street



### South side

The southern side of Guild Street and Egmere Road has a very different character to the northern side. Whilst the northern side is dominated by residential properties, the southern side owes most of its character enclosure created by flint and brick walls, the Walsingham Farms Shop range and farm buildings.

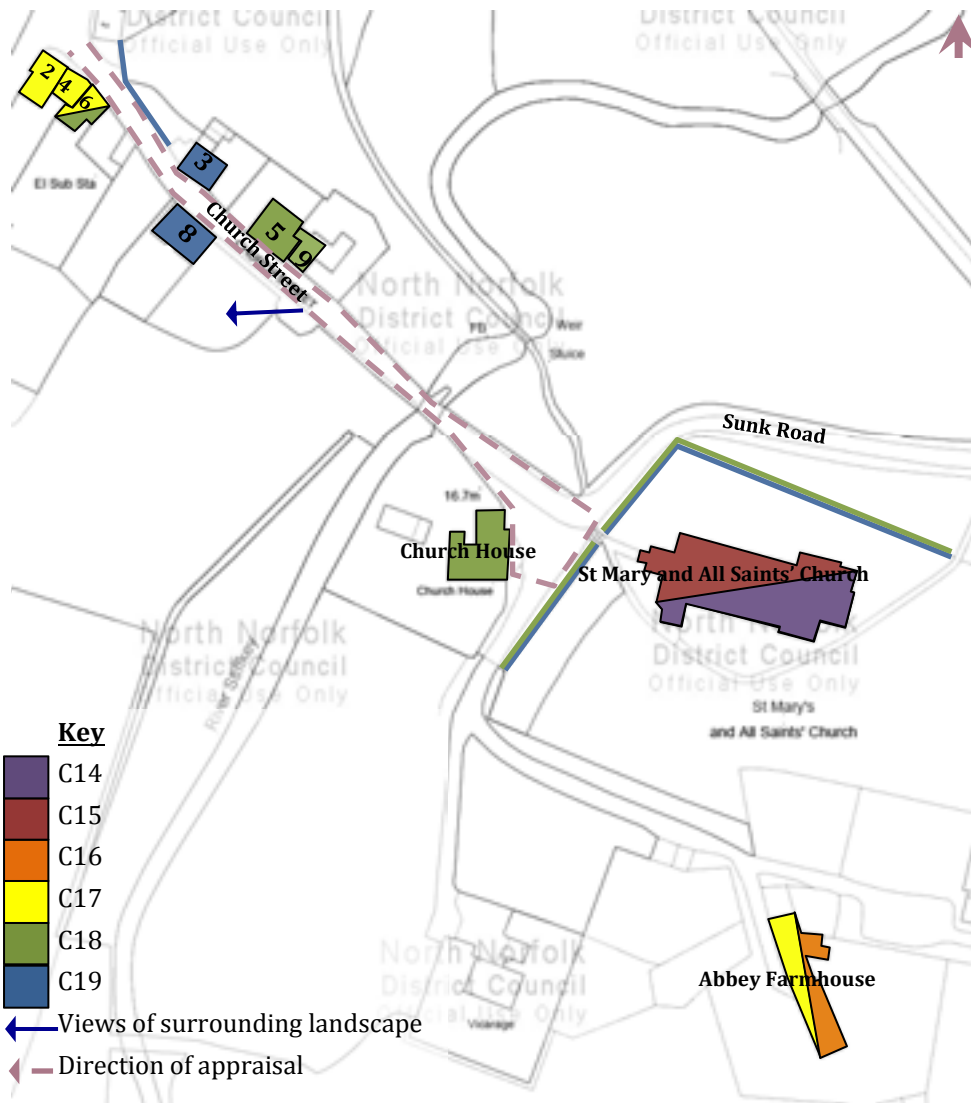
The flint and brick wall of the Shrine (**df**) curves round from the junction with Knight Street, uncharacteristically low enough to allow views of Shrine buildings behind. The wall continues past the **Walsingham Farms Shop (dg)**, where the side of the road is cluttered by parking cars. The Farms Shop is an established business set-up in 2006 within old barns, an example of Walsingham's continued attraction to visitors. To the northern and eastern elevations, adjacent **Guild House (Grade II Listed) (dh)** has been plastered; a finish not typical of the southern side. Guild House towers above surrounding buildings, making it prominent within the street scene.

As Guild Street becomes Egmere Road, enclosure is created by two unlisted single-storey garages (**di**) and a characteristic wall including swan-neck detailing, partly hiding the garden of Grade II Listed **Stonegate Farmhouse (dj)**. The farmhouse is one of the grander dwellings on Egmere Road, incorporating Dutch gable ends (**dk**), chimney stacks sat along the ridge, evenly spread first floor windows and a moulded doorcase with columns. The largely blank northern elevations of the adjoining Grade II Listed **farm buildings (dl)** provide impressive enclosure to the street, softened by a wide grass verge as the character of the street begins to change. The road leads out of the village envelope and past the dismantled railway to the south (now the road leading to the Coach Park), marking the periphery of the Conservation Area and outside of the grid system.

#### Recommendations to Preserve & Enhance Egmere Road & Guild Street:

- Any development should respect the local vernacular and front building line;
- Encourage building of characteristic walls to eastern end to improve enclosure;
- Consider limiting vehicle parking on Egmere Road and Guild Street;
- Consider more sensitive road surface treatments and road marking alternatives.

# Church Street



## Overview

### Streetscape character-

Street quieter & more dispersed than much of historic core, partially enclosed by built form, backdrop of Abbey trees to north & vistas of open landscape to south. Whilst falling outside of the grid system of roads, the street is of significant historical interest leading to centre of original Saxon town, buildings share characteristics of buildings within historic core

### Typical building form-

Two-storeys, gable-ended roofs

Brick & flint, pantiled roofs

### Typical materials-

Buildings predominantly built hard-up to street, flint & brick walls

### Typical boundary treatment-

Tarmac

### Listed building concentration-

100% (dm)

### Current uses-

Residential & ecclesiastical

## North-east side

The first glimpse of Church Street from High Street gives a good indication of its prevailing character as the walls built hard-up to the street draw the eye. The walls seem to enclose the main envelope of the village to the north (dn on page 43), with the significant group of mature trees visible over the walls giving a sense of the character of the Abbey grounds.

Buildings on Church Street such as **number 3** (Grade II Listed) (do on page 43) generally maintain the vernacular of buildings within the rest of the historic core; originally a pair of cottages built late C19, the building is two-storeys high, incorporates chimney stacks, coped gable ends and detailing to the eaves.

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## Church Street

Boundary walls between public and private space are lower than on High Street and Holt Road and the north-east side of the street has a more open and green feel with the impressive backdrop of the Abbey ground trees. Gaps between properties such as between numbers 3 and 5 tend to form private garden areas.

**Numbers 5 and 9** (Grade II Listed) **(do)** date back to C18 and are the last on the north-east side. A low cobbled wall and overhanging trees follow the street south-east across a bridge over the River Stiffkey before the road opens up and allows the first glimpse of the impressive Church of St Mary and All Saints.

### Church of St Mary & All Saints

The church is Grade I Listed **(dp)** and dates back to C14 and C15. It is of flint construction with stone dressings and impressive gothic style windows. In 1961 it was all but destroyed by fire and only the tower and north porch remain from the original. The historical interest in the church as the site of the original Saxon Town ensures that it is a significant landmark within the historic core. In addition, its elevated position and impressive spire means that it is extremely visible above the surrounding trees and within the wider Walsingham Conservation Area, including from Fakenham Road (to the west), Station Road (to the north-west) and from St Peters Road (to the north-east).

Church Street becomes Sunk Road and curves off in a north-easterly direction following the Abbey ground walls and gates, marking the edge of the historic core. Sunk Road is an important landscape feature and also allows impressive views of Abbey House and the Priory arch.



Abbey ground walls

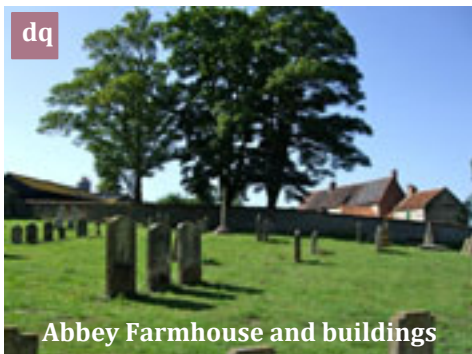


3 5 9



Church of St Mary and All Saints

## Church Street



## South-west Side

Grade II Listed **Abbey Farmhouse (dq)** with its attached outbuildings lies to the south-east of the church. As with many buildings within the historic core, it is of late C16 or early C17 origin but has been faced in later materials, in this case flint and C18 brick. Due to the surround of trees, Abbey Farmhouse is only visible from in the elevated church grounds and has little impact on the wider Conservation Area.

To the west of the church sits **Church House (Grade II\* Listed) (dr)**. The C18 house incorporates many elements typical of historic core buildings. Rhythm in doors and sash windows adds further to the distinctiveness of the front elevation. Unusually for the area, a white painted Victorian fence separates private from public space.

Back across the bridge over the River Stiffkey, sits a **Stable and 8 Church Street (ds)**. The buildings retain the characteristic flint and brick, although are less grand than is typical of buildings on Church Street, being lower and with a shallower roof pitch. As with the north-east side of Church Street, space between buildings is occupied by private gardens. Walls are again low, and allow far-reaching views of the surrounding landscape **(dt)** and of the Friary ruins on the Fakenham Road **(du)**. Occasionally untypical fencing rather than walls separates street and countryside.

**Number 6 (dv)** is constructed of flint and red brick dressings and follows the curve of the street. It has an impressive Dutch gable as tends to be found on some of the grander buildings within the historic core. Adjoining **numbers 4 and 2 (dv)** to the south-west side are set at an angle and serve as a stately gateway out of the enclosed village envelope via Fakenham Road to the south. With the building's impressive west end Dutch gable, steep pitched pantiled roof, decorative chimneys and large windows, they create a striking impression from High Street.

### Recommendations to Preserve & Enhance Church Street:

- Encourage building of characteristic boundaries to improve enclosure;
- Consider more sensitive road surface treatments and road marking alternatives.

# Swan Entry

## Overview

<b>Streetscape character-</b>	Smaller networking street connecting High Street & Coker's Hill, enclosed, close-knit, linear, little impact on wider core
<b>Typical building form-</b>	Variety of form, single-storey or two-storey
<b>Typical materials-</b>	Brick, flint, pantiled roofs
<b>Typical boundary treatment-</b>	Variety of open frontages, walls, fences
<b>Typical surface treatment-</b>	Tarmac
<b>Listed building concentration-</b>	Circa 20% <b>(dw)</b>
<b>Current uses-</b>	Predominantly residential

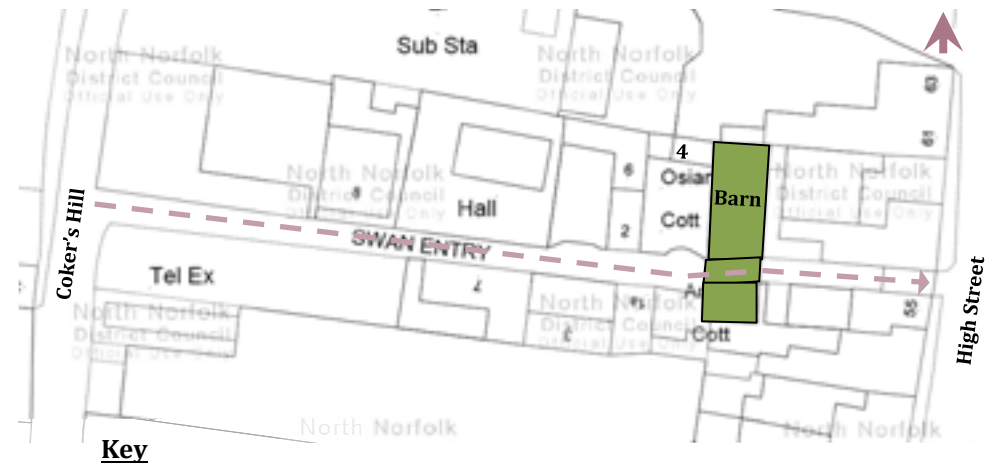
## Streetscape

The streetscape of Swan Entry is being considered as a whole given that it is a small area where the character of both sides of the street is similar.

Swan Entry slopes from 29m above sea level to the west to 27m to the east, allowing views along the lane **(dx)**. With such an architectural assortment of buildings there is no one style that dominates or is characteristic to Swan Entry. A two-storey, flint and brick hipped roof building **(dy)** sits next to single-storey building **(dz)**, next to and opposite dwellings gable-end onto the lane **(ea)** and finally onto a single-storey dwelling **(eb)**. Only one building on Swan Entry respects the local vernacular; a Grade II Listed **barn (ec)**, under which the lane passes past a range of surface treatments and a variety of building styles before passing under the archway of 55 High Street. A significant part of enclosure on Swan Entry is formed by brick and flint wall.

### Recommendations to Preserve & Enhance Swan Entry:

- Given the limited impact Swan Entry has on the wider Conservation Area, priority should be given to maintaining views into and out of the lane.

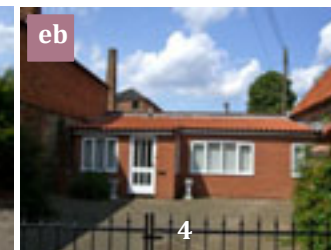


### Key

- C18
- Direction of appraisal

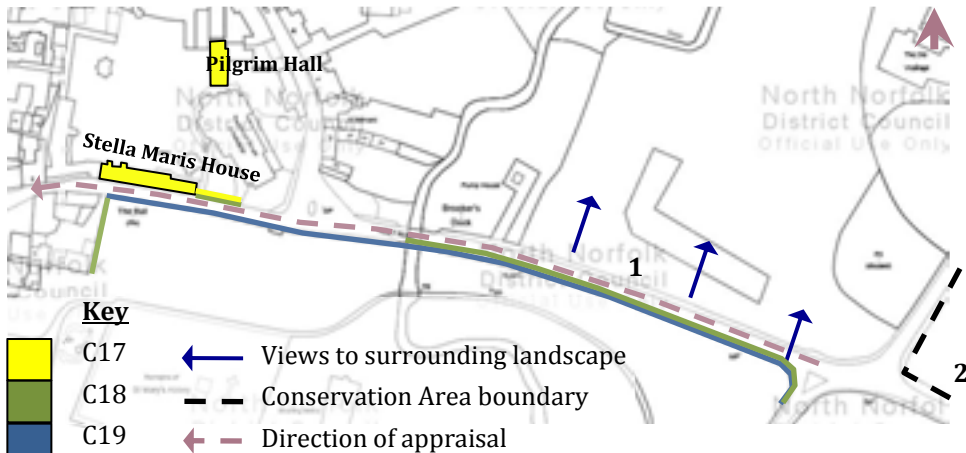
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**dw** Mapping of listed building origin





# Holt Road



(1) Open fencing with cobbled wall sections (2) End of cobbled wall enclosure

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ed Mapping of listed building origin



## Overview

Streetscape character-	Abbey wall, built form, soft landscaping
Typical building form-	Predominantly two-storey and attic
Typical materials-	Brick & flint, pantiled roofs
Typical boundary treatment-	Buildings built hard-up to the street & walls
Surface treatment-	Tarmac & grass verges
Listed building concentration-	Circa 50% (ed)
Current uses-	Hospice & ecclesiastical

## Streetscape

The streetscape of Holt Road is being considered as a whole given that the southern side consists primarily of flint and brick wall enclosure and no buildings.

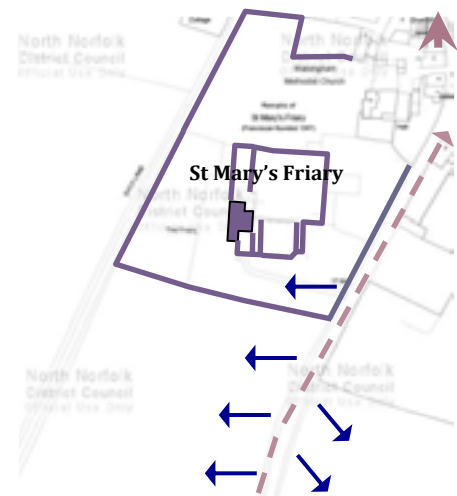
From as far away as 300m, the wall enclosure begins, following the road into the village core. To the south, walls enclose the Abbey grounds, to the north sections of lower walls are punctuated by open fencing allowing vistas of open countryside (ee).

The gateway to the enclosed core and the grid system of streets is marked by The Shrine of Our Lady of Walsingham. Buildings and open space within the Shrine, including Pilgrim Hall (Grade II Listed), are screened by surrounding buildings and are not overly visible from adjacent streets. The Stella Maris House (Grade II Listed) (ef) with its vernacular form built hard-up to the street has an imposing presence, particularly when viewed with the dominating walls and overhanging trees within the Abbey grounds opposite (eg). Together these darken the street, reinforcing the enclosure typical of the historic core. The Brandie Gate, Welcome Centre and Milner Wing (eh) maintains typical building heights, increasing intimacy as does a curve in the street limiting glimpses of Common Place.

### Recommendations to Preserve & Enhance Holt Road:

- Encourage general repair, maintenance and preservation of buildings and walls;
- Consider more sensitive road surface treatments where the road enters the core;
- Consider Locally Listing The Shrine of Our Lady of Walsingham.

# Fakenham Road



**Key**  
 C14  
 Views to surrounding landscape  
 Direction of appraisal

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**ei** Mapping of listed building origin



Facing south along Fakenham



Facing south-east across walls



The Friary



Facing north along Fakenham Road

Overview	
Streetscape character-	Flint & brick walls, vistas of landscape
Typical building form-	Friary building only
Typical materials-	Brick & flint ruin
Typical boundary treatment-	Flint and brick boundary walls
Typical surface treatment-	Tarmac & grass verges
Listed building concentration-	100% (ei)
Current uses-	Domestic remains of the Friary

## Streetscape

The streetscape of Fakenham Road is being considered as a whole given that the eastern side consists primarily of flint and brick wall enclosure and no buildings.

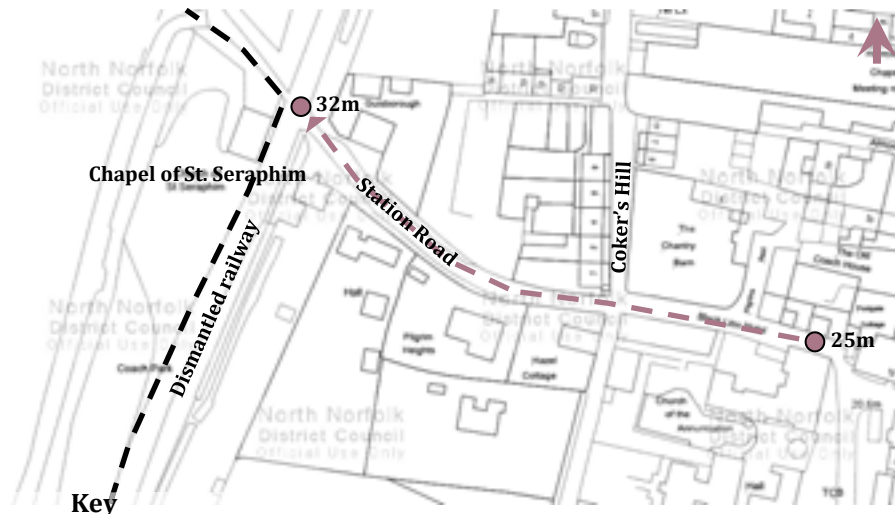
The Fakenham Road forms the main approach road into Little Walsingham from the south. As with Holt Road, enclosure begins long before the core is reached; almost 600m of flint and brick wall encloses fields to the east, whilst to the west enclosure is formed by hedges until less than 100m from the start of the village envelope (ej). Far-reaching vistas of the extensive area protected by Conservation Area status are visible from over the low boundary walls (ek).

The gateway to the enclosed historic core is marked by the impressive Grade I Listed domestic remains of **St Mary's Friary (el)** to the east. Founded in 1347 but mainly of C15 construction, much of the original flint and stone structure remains. The remains sit on higher ground than the adjacent road and form a striking presence on the approach, also visible from gaps in the built form along Church Street and Back Lane and Sandy Lane. Impressive views of the remarkable Dutch gables and chimney stacks of 2-6 Church Street tower above boundary walls (em), continuing the inspiring impression created of the historic core.

### Recommendations to Preserve & Enhance Fakenham Road:

- Encourage maintenance of walls and structures;
- Consider preservation of Friary remains

# Station Road



- Height above sea level (m)
- Conservation Area Boundary
- ← Direction of appraisal

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**en** Mapping of listed building origin



Facing north-west along Station Road



Facing south-east along Station Road

## Overview

Streetscape character-	Three distinct areas: vegetation enclosed track to west, walls & soft-landscaped gardens to middle & networking road of grid system to east
Typical building form-	Varied
Typical materials-	Flint or flint & brick & pantiled roofs
Typical boundary treatment-	Buildings built hard-up to the road & walls
Typical surface treatment-	Tarmac
Listed building concentration-	0% (en)
Current uses-	Predominantly residential

## Streetscape

The streetscape of Station Road is being considered as a whole given that it is small area where the character of both sides of the street are similar.

The eastern end (**eo and ep**) has few active frontages. The first row of dwellings to the north reinforces a lack of rhythm with an array of buildings of varying widths, a range of wall heights with untypical modern black coping bricks and varying window styles. A typically narrow access (**Pilgrims Rest**) heads north. Boundary walls are low and allow glimpses of the buildings behind. Gates separating public from private space are a mix of close-boarding and black Victorian style; both uncharacteristic.

The middle section is characterised by low boundary walls. Dwellings tend to be set-back off the road behind gardens, lacking the rhythm characterising the historic core,.

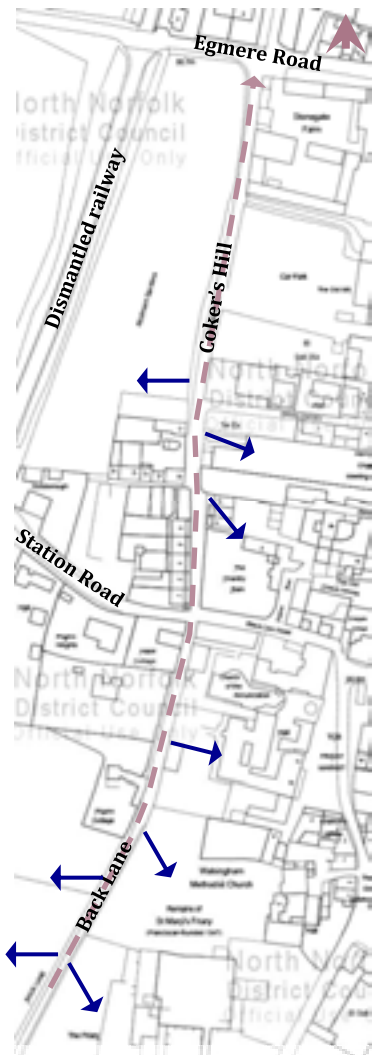
The character of the western end sees another change in character, with vegetation softening the boundary walls. Buildings are visible behind walls, before the road passes the property of **Guisborough** to the north with rendered walls and stone quoins. The Chapel of St. Seraphim (the old station building) marks the cores edge.

### Recommendations to Preserve & Enhance Station Road:

- Encourage replacement of uncharacteristic features (chiefly windows and accesses);
- Consider Locally Listing St. Seraphims.



# Back Lane (north end) & Coker's Hill



### Key

- Views to surrounding landscape
- Direction of appraisal

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**eq** Mapping of listed building origin



**er**  
Facing north along Back Lane



**es**  
Facing south along Coker's Hill



**et**  
Bridewell Street car park (& former prison)



**eu**  
Facing north along Coker's Hill

## Overview

Streetscape character-	Western extreme of grid system, built form less dense than central streets
Typical building form-	Predominately two-storeys & gable-ended
Typical materials-	Brick & flint or brick, pantiled roofs
Typical boundary treatment-	Flint & brick boundary walls & hedgerows
Typical surface treatment-	Tarmac & grass verges
Listed building concentration-	0% ( <b>eq</b> )
Current uses-	Residential

## Streetscape

The north of Back Lane is being appraised as part of the historic grid system from where it leads into the village envelope (**er**). Back Lane and Coker's Hill are sparser and historically less significant than streets within the core, and are being appraised together.

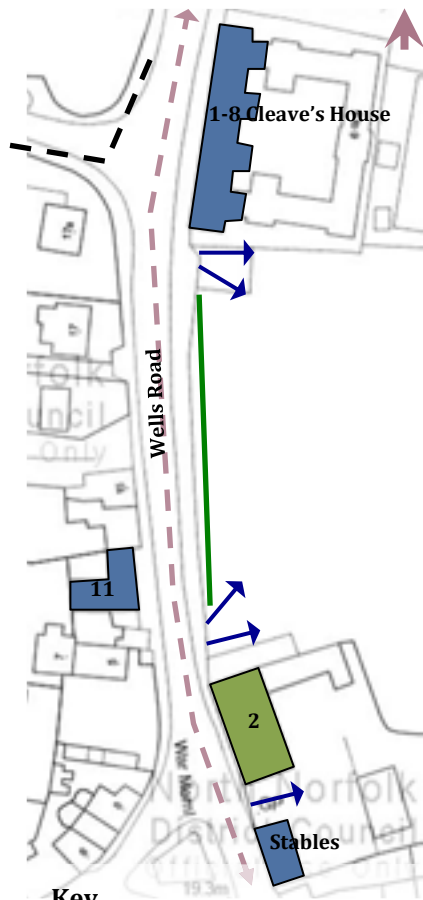
Back Lane is dominated by fields, hedgerows and far-reaching vistas. The Friary and boundary walls form the first clue of the upcoming village and the street becomes more intimate as hedgerows to the west become continuous. Whilst enclosure is typical, it being formed by soft landscaping is less so. Building rhythm expected in the core is lacking, with a mix of building orientation, height and styles.

As Back Lane becomes Coker's Hill, the street widens and topography plays a significant part in defining the character allowing an overview of the core (**es**). Enclosure to the east is formed by characteristic walls and outbuildings, broken by a car park (**et**). To the west, a row of two-storey brick terraced buildings enclose the western side and provide door and window rhythm along the row. Adjacent buildings are hipped, before enclosure is once again formed by broken hedgerows (**eu**).

### Recommendations to Preserve & Enhance Back Lane (north end) & Coker's Hill:

- Ensure public realm is kept tidy (chiefly grass verges).

# Wells Road (south end)



**Key**

- C18
- C19
- Views to surrounding landscape
- Significant hedgerows
- Conservation Area boundary
- Direction of appraisal

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**ev** Mapping of listed building origin



Overview	
Streetscape character-	Wide roads (circa 8m), outside grid system although first part of road being considered as part of core as buildings share characteristics notable to buildings within the core
Typical building form-	Predominately two-storeys & gable-ended
Typical materials-	Flint & brick
Typical boundary treatment-	Buildings predominately built hard-up to street
Typical surface treatment-	Tarmac including pavements & grass verges
Listed building concentration-	Circa 64% (ev)
Current uses-	Restaurant & residential

## Streetscape

Given the small area being appraised the streetscape is being considered as a whole.

The **Stables and number 2** (Grade II Listed) (**ew**) act as full stops to views along Egmere Road, and as a continuation of building styles from Knight Street. Number 2, as with many commercial buildings, includes a mid-late C19 shop front. Signage is black and white and reinforces the rhythm within the core.

The distinct change in street character as Wells Road widens is reinforced by the hedgerow lining the eastern side, allowing uncharacteristic long-distance views of surrounding countryside. **Numbers 1 to 8 Cleave's House** (Grade II Listed) (**ex**) occupy prominent positions within the street and reflects many elements that define historic core buildings including the striking rhythm in flint paneling, impressive brick chimney stacks. **Number 11** (Grade II Listed) (**ey**) is the only listed building to the west in a group varying in architectural styles. Electricity lines and pylons pepper the street and sky.

- Recommendations to Preserve & Enhance Wells Road (south end):**
- Preserve views into the historic core;
  - Consider possibility of replacing overhead electricity lines with underground cables.



# Public Realm



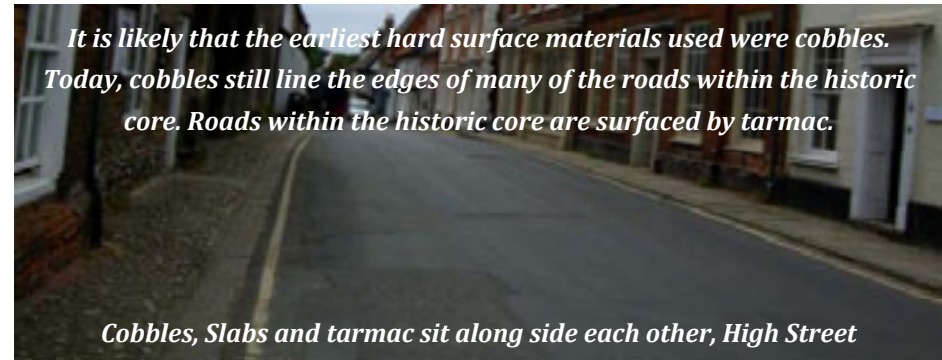
*Street name signs are consistent in style and materials within the historic core*



*The character of the historic environment has been preserved in the design of some directional signs*



*Where pavements do exist (mainly along High Street), they tend to be constructed of stone paving slabs.*



*It is likely that the earliest hard surface materials used were cobbles. Today, cobbles still line the edges of many of the roads within the historic core. Roads within the historic core are surfaced by tarmac.*

*Cobbles, Slabs and tarmac sit along side each other, High Street*



*The Pump, Common Place*



*Listed telephone kiosk, Friday Market*



*Post Box, Knight Street*



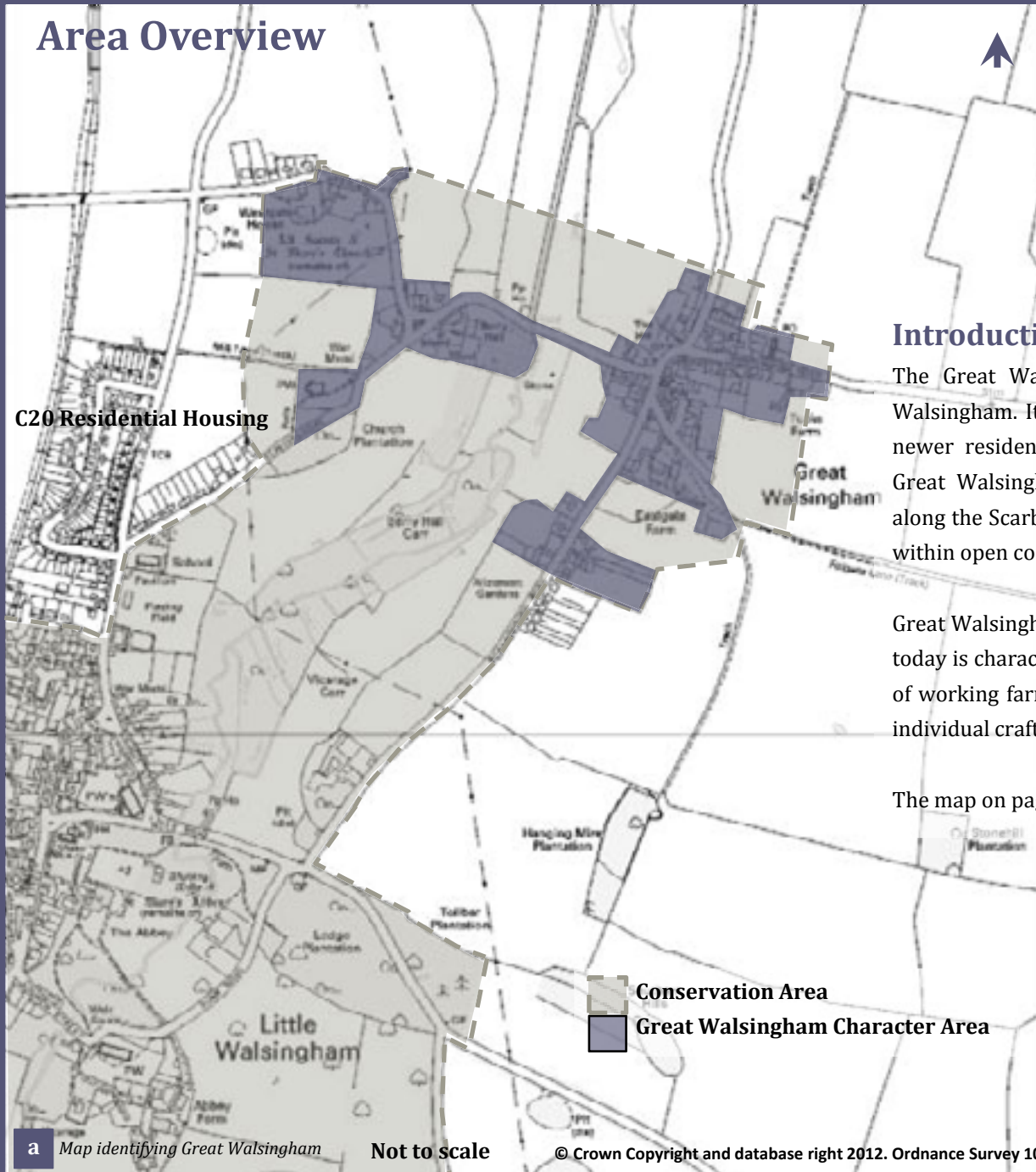
*Characteristic street lighting*



*Boundaries within the historic core consist primarily of flint and brick*



## Area Overview



### Introduction to Character Area

The Great Walsingham character area **(a)** is much smaller than that of Little Walsingham. It is sited to the north-east of the Little Walsingham historic core and newer residential development, and the Conservation Area incorporates much of Great Walsingham with the exception of mainly newer residential developments along the Scarborough Road, Westgate and St Peters Road. The areas peaceful setting within open countryside defines its character.

Great Walsingham is lesser known than neighbouring Little Walsingham and the area today is characterised primarily by residential properties, although there are a couple of working farms and Great Walsingham Barns which have been converted into five individual craft centres.

The map on page 56 shows the Great Walsingham character area in detail **(i)**.

# Area Overview

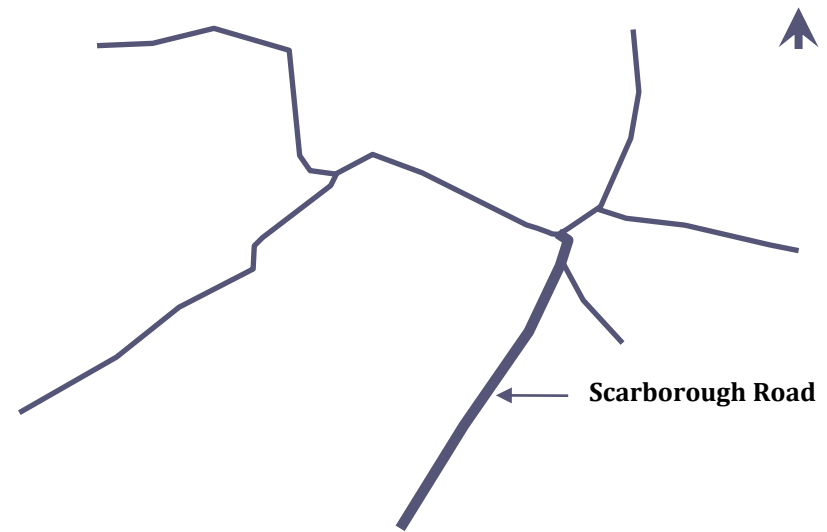


The ford running over the River Stiffkey on Westgate Street

## Urban Grain & Structure

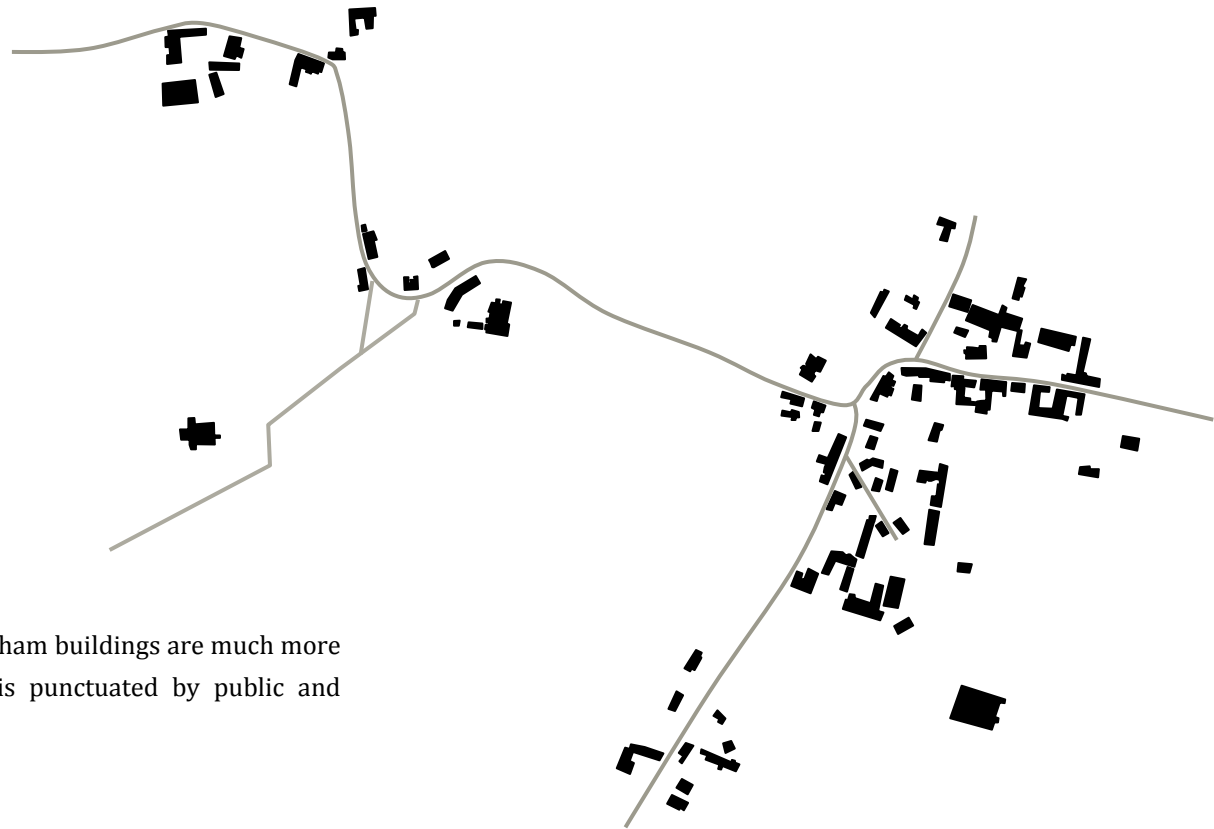
In contrast to Little Walsingham, roads appear more informal **(b)**. As the main through road, Scarborough Road is almost 8m in width and the sense of space and setting is extenuated by open areas and buildings being set-back from the road by front gardens, greens or grass verges in many instances.

Whilst some of the narrower roads are still enclosed, the enclosure is just as likely to come from soft landscaping as from boundary walls and buildings **(c)**.



**b** Roads of Great Walsingham (M.Moore, 2011)

## Area Overview



Whilst buildings are often still attached, Great Walsingham buildings are much more sparsely dispersed (**d**) and the built environment is punctuated by public and private open spaces which gives a softer appearance.

### Architectural Style

The number and concentration of listed buildings within Great Walsingham is less than in Little Walsingham. The majority of buildings are of brick and flint construction. Whilst there is some consistency within easily identified groups of buildings such as those to the north of the green on The Hill, Great Walsingham lacks the rhythm so characteristic within the Little Walsingham Historic Core. Detached properties within the street scene tend to be most prominent and often appear grander, set-back from the road within considerably sized plots.

1:6000

**d** Positive Figure Plan indicating the form and density of the built environment

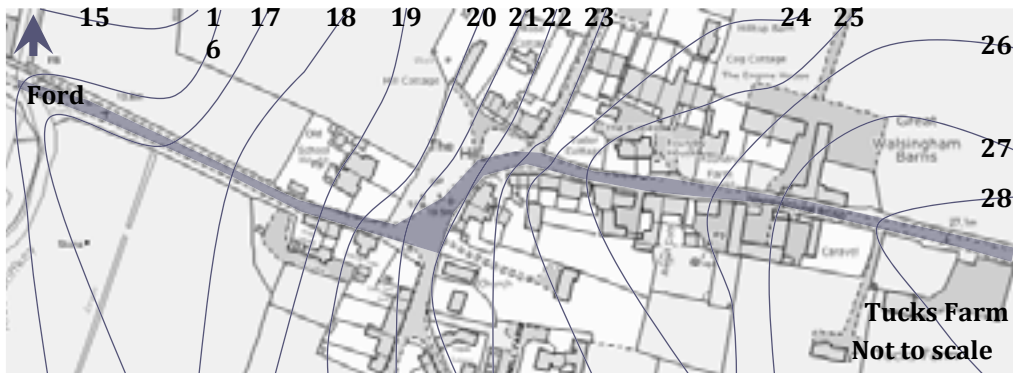


# Area Overview

## Landscape Setting

Great Walsingham owes its charm as much to its landscape setting as to the quality of its architecture. The area seems to have embraced the surrounding countryside and from the majority of streets there are views and vistas of open countryside, fields, significant trees and hedges (e). The River Stiffkey (f) running through the village and the ford on Westgate Street forms part of Great Walsingham's character and uniqueness.

Within the Great Walsingham envelope itself, soft landscaping dominates on both public and private land. Publically, the most notable is the green on The Hill (g) and the triangle where Westgate Street and Church Road meet. Both have been laid to grass and include significant trees. A village sign stands on The Hill and a memorial on the Westgate and Church Road junction.



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**h** Map indicating topography of section of Great Walsingham

## Topography

As within the historic core of Little Walsingham, the topography of Great Walsingham is not constant. The land slopes down towards the River Stiffkey and the ford where it is at its lowest point at 15m above sea level, up to 28m at Tucks Farm to the west (h), allowing views across surrounding fields and along the streets.



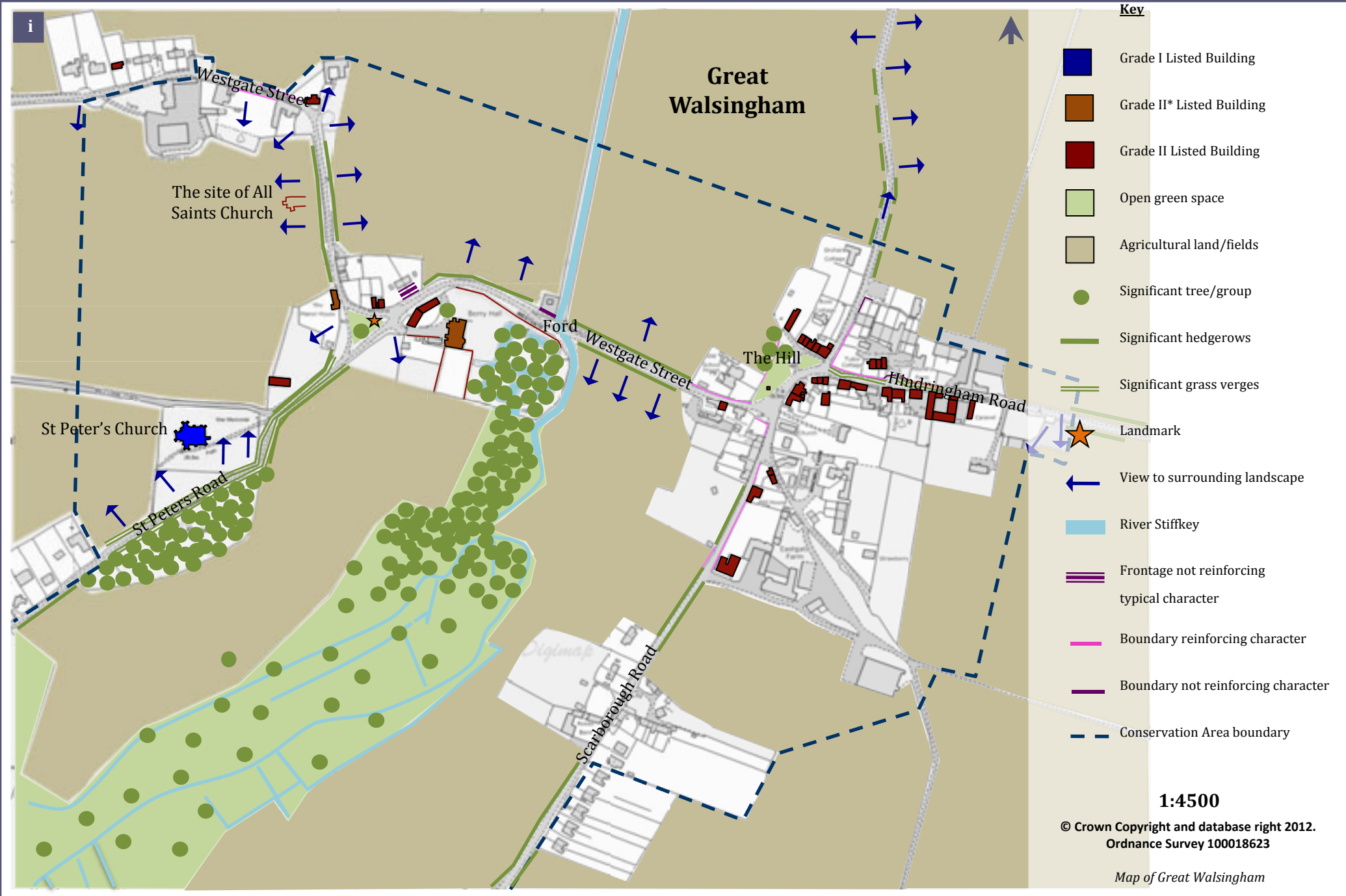
**e** Views of open countryside



**f** River Stiffkey

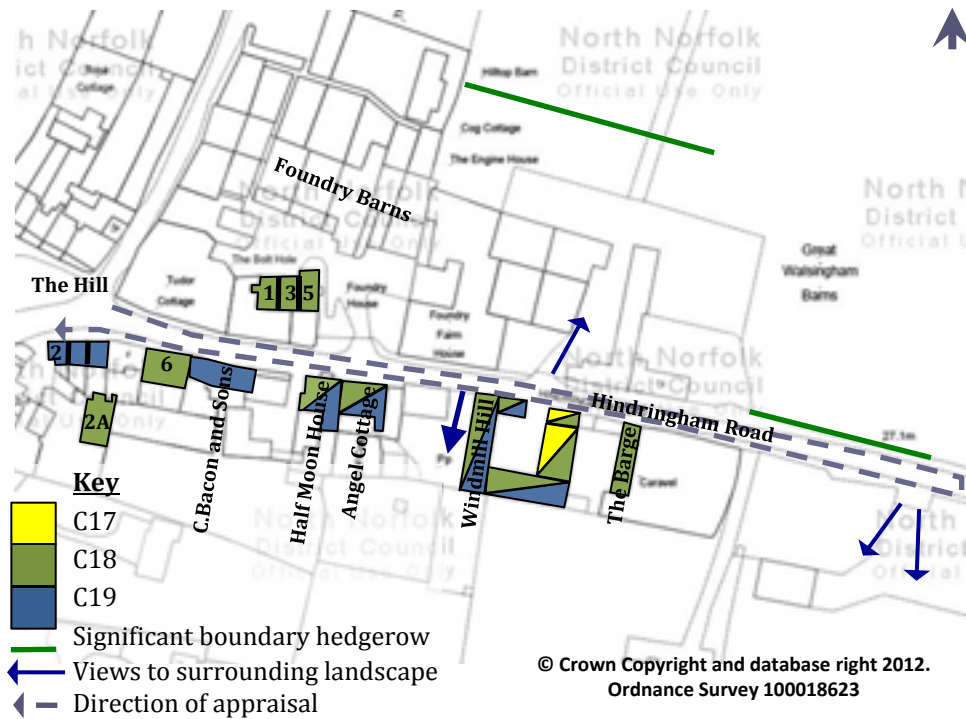


**g** Views of open green space





# Hindringham Road



**j** Mapping of listed building origin

## Overview

<b>Streetscape character-</b>	Main approach road from the west, consistent front building line to southern side, lack of rhythm in streetscape
<b>Typical building form-</b>	Mix of form; single-storey & two-storey, gable-end and hipped roofs
<b>Typical materials-</b>	Predominantly brick & flint & pantiled roofs
<b>Typical boundary treatment-</b>	Flint & brick boundary walls
<b>Typical surface treatment-</b>	Tarmac & grass verges ( <b>k</b> )
<b>Concentration of listed buildings-</b>	Circa 41% ( <b>j</b> )
<b>Current uses-</b>	Residential & shops

## North side

Hindringham Road to the north begins with a wall enclosure, low enough to view an open garden area, mature trees and the backdrop of flint and brick buildings. Buildings tend to be one or two-storey. The modest wall enclosures are characteristically of flint and brick construction. A backdrop of buildings is maintained along the street and restricts views of the surrounding countryside.

The variation in the distances that buildings are set-back from the road makes those closer to the road stronger focal points, such as **1, 3 and 5 Hindringham Road** (Grade II Listed) (**I**). As the only Listed Buildings on the northern side, their flint walls with red brick dressings and steep hipped roofs are extenuated by the openness of the plots.

As with other buildings to the north side of Hindringham Road, the vehicular access to **The Old Foundry buildings** is fairly wide and allows uninterrupted views of the much lower single-storey flint and brick buildings to the rear. The boundary wall is brick, rather than flint and brick characteristic of the majority of walls within Great Walsingham (**m on page 58**).





# Hindringham Road

The **Foundry Farmhouse (n)** is prominent within the streetscape with its steep pantiled roof and pantiles and regularity in terms of window positioning. The building reinforces the lack of consistency in building distances from the street. This lack of rhythm has significant bearing on the character of the north side of the street (**o**).

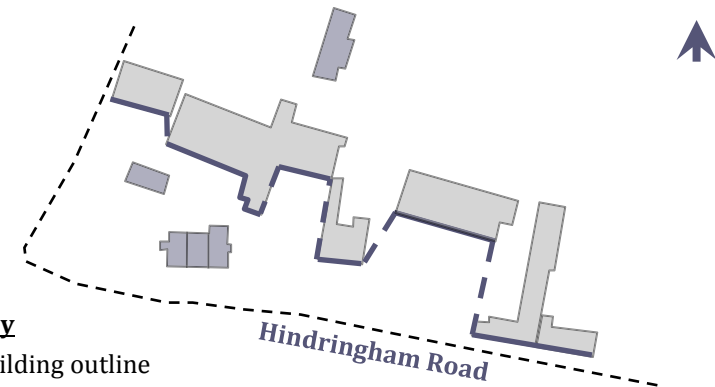
The adjacent barns form the six units of the **Great Walsingham Barns (p)**. The first barn is revealed from the east notable for the consistent ridge height of its unpunctuated cat-slide roof which stretches almost 26m. The adjacent barn is at right angles to the road, and draws the eye with its contrasting orientation to other buildings on the northern side of Hindringham Road, leading to further loss of consistency.

**13 Hindringham Road** marks the final property to the north side before enclosure comes from mature hedges rather than boundary walls. With its characteristic flint and brick dressing front elevation and brick and stone quoins, it makes a notable gateway into and out of the village envelope (**q**) and marks a definite boundary to the village.

## South Side

Along the southern side of the street there are constant reminders of the open countryside to the edge of the village envelope; spaces in between some of the buildings allow far-reaching views across fields. A small grass verge separates the street from buildings. Buildings tend to be of C18 or C19 construction.

**Tucks Farm** marks the start of the village enclosure on the southern side, and represents a significant change as hedges make way for flint and brick walls (**r on page 59**). A wide farm gate allows one of the only far-reaching view of fields surrounding the village envelope from the southern side of Hindringham Road.



### Key

- Building outline
- Front building line
- Buildings forward/backward of main building line
- Nearside road edge

**o** Map identifying front building line on Egmere Road and Guild Street



# Hindringham Road

The lack of rhythm in building form and style to the southern side is reflected in the first group of buildings, and particularly in the varying roof styles. A recently constructed grey timber clad outbuilding (**s**) forms the part of the enclosure, which sits next to the first property, **The Barge** (Grade II Listed) (**t**). The Barge presents a steep, narrow gable to the street which, as in Little Walsingham, is not typical; gable ends tend to be side-on to the road. The adjoining unlisted building does incorporate side-on gables and characteristic eaves detailing, but presents four varying window styles, sizes and heights to the road, whilst the adjacent barns (part of **Windmill Hill**) introduces a hipped roof; again, not a typical element within Great Walsingham. Adjacent, a mono-pitched outbuilding takes its place in the streetscape. Some consistency has been maintained in the materials used, which tend to be flint and brick and pantiled roofs.

The distinction between public and private space is clearly defined to the south side of Hindringham Road, where, unlike the Little Walsingham historic core, wooden gates are a typical feature within the street scene. Gates tend to be wide enough for vehicles and predominantly high and close-boarded such as for Grade II Listed **Windmill Hill** (**number 18**) (**u**), allowing only glimpses of pantiled roofs behind. The western end gate of Windmill Hill challenges this characteristic, with a low gate (**v on page 60**) allowing a view of its front elevation and of open countryside to the south. As with adjacent properties, a mono-pitched flint and brick outbuilding (**w on page 60**) forms part of the street enclosure.



Views west into the village



The Barge



Timber clad outbuilding



Windmill Hill

# Hindringham Road



Windmill Hill



Windmill Hill Outbuilding



Angel Cottage Half Moon House



Stone Carvings on number 14



Blacksmiths



8 6 4 2

The rest of Hindringham Road holds slightly more rhythm with the familiar side-on gable ends. Building heights remain inconsistent. **Angel Cottage** (Grade II Listed) **(x)** holds a prominent position within the street scene; of C18 or early C19 construction with red brick dressings, ashlar quoins, brick eaves detailing, brick window arches and at two-storeys high, the building incorporates elements that are repeated across many neighbouring buildings. Of interest, is the medieval carved stones that have been incorporated into the walls **(y)**. With the exception of the stone carvings, adjoining **Half Moon House** (Grade II Listed and of c18 or early C19 construction) **(x)** mirrors many elements found on Angel Cottage. As is typical, windows are not original and Half Moon House incorporates a modern bay window.

The building currently occupied by the **Blacksmith C.Bacon and Sons** (Grade II Listed) **(z)** sees the building height drop down again to single-storey. Notable, although not characteristic to Great Walsingham, is the segmental-headed entrance and windows to the front elevation.

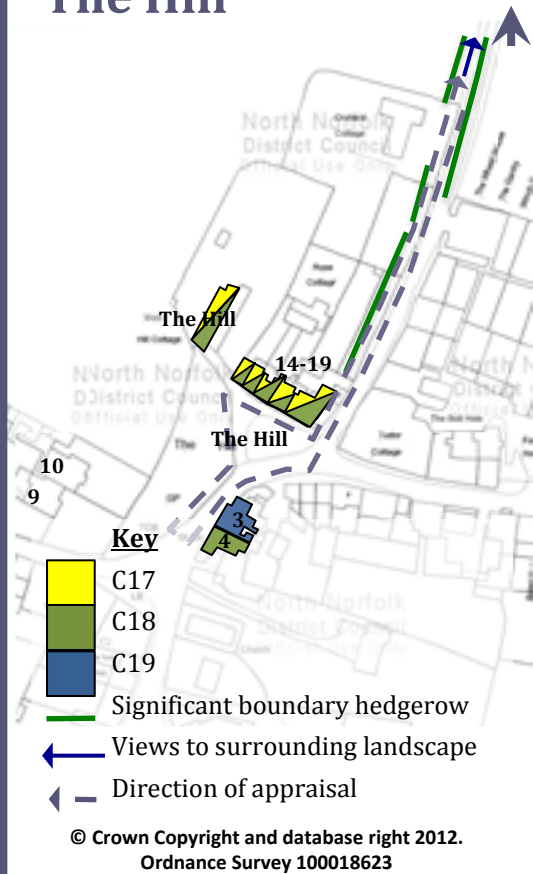
The final row of buildings **(numbers 8 to 2)** incorporate a variety of architectural styles. Building heights and widths vary significantly **(aa)**. Across the row, whilst **number 6 (Grade II Listed)** maintains the brick and flint frontage, **number 2 Joseph's Cottage** (Grade II Listed) is the only building to the southern side to be constructed entirely of brick. In addition, Joseph's Cottage incorporates windows built into the eaves, untypical for the street. **2A Hill Cottage** (Grade II Listed) is sat behind the row and therefore has little bearing on the character of the street scene. The grass verge for this final section becomes more formal than for the rest of the street.

### Recommendations to Preserve & Enhance Hindringham Road:

- Consider imposition of Article 4 directions to withdraw permitted development rights to protect unlisted buildings and boundary treatments that make a positive contribution to the character of the street;
- Consider more sensitive road surface treatments.



# The Hill



**ab** Mapping of listed building origin



## Overview

<b>Streetscape character-</b>	Focal point for the village, lack of rhythm, soft landscaping, vistas of countryside
<b>Typical building form-</b>	Mix of form; single-storey & two-storey, predominately gable-ended
<b>Typical materials-</b>	Predominantly flint & brick or rendered & pantiled roofs
<b>Typical boundary treatment-</b>	Flint and brick boundary walls or hedgerows
<b>Typical surface treatment-</b>	Tarmac, grass & grass verges
<b>Concentration of listed buildings-</b>	Circa 69% <b>(ab)</b>
<b>Current uses-</b>	Residential

## East side

The approach to the The Hill is characterised by a narrow lane that is initially open **(ac)**. As with most of Great Walsingham, there are constant reminders of the open countryside that provides the setting for the village **(ad)**. Closer to the village envelope the road is flanked by hedges, which restricts the vistas **(ae)**. The enclosure stops abruptly at the wide opening leading into the rear of **The Walsingham Foundry**; a curb marks the access and enclosure is formed by wooden and reed fencing, unfamiliar elements to Great Walsingham. The road closes up again, although enclosure is formed by a characteristic wall as the village is reached.

Owing to the meeting of roads, buildings are a mixture of architectural styles. Built form is moderated by soft landscaping. The two Grade II Listed properties to the eastern side sit at one of the widest parts of the road, occupying prominent and slightly elevated positions within the street scene. The flint and brick dressing construction of **Number 3 (af)** is characteristic, although the black-glazed pantiles are not as commonly used in Great Walsingham as within the Little Walsingham historic core. As with a significant number of properties, number 3 has been extended over the years and incorporates a modern lean-to to the northern gable. **Adjoining number 4 (af)** has been rendered, again typical of dwellings on The Hill.

## The Hill



## West Side

The first three dwellings to the western side (**numbers 9 and 10** and Grade II Listed **Hill Cottage**) are partly hidden behind the mature trees sat on the green, and sit close to a flint and brick wall flanking the western edge of the green. The wall screens vistas of the surrounding countryside and forms a boundary between built form and open countryside. Whilst Hill Cottage is the only property on The Hill to be less than two-storeys high, single-storey buildings in general are more commonplace in Great Walsingham than within Little Walsingham and it does not look out of place. Once a row of cottages, it incorporates many typical features; gable ends, pantiled roofs and flint and brick construction.

The row of properties to the north of the green (**ag and ah**) are some of the most prominent and recognisable within Great Walsingham. Set-back behind the green, the row of six Grade II Listed cottages provide a full-stop to the street as approached along Scarborough Road to the south. In a part of Great Walsingham where the overall character is credited to the lack of coherence between buildings, it is an untypical amount of rhythm along the row; **numbers 14, 15 and 16** share matching eaves and ridge lines and have been plastered. Adjoining **numbers 17, 18 and 19** have slightly higher eaves and ridge heights and are of flint construction with wedge dormer windows and brick window surrounds. The rhythm has been extended to glazing bar detailing on windows, all of which are painted white. Electricity pylons and lines clutter the green and the skyline.

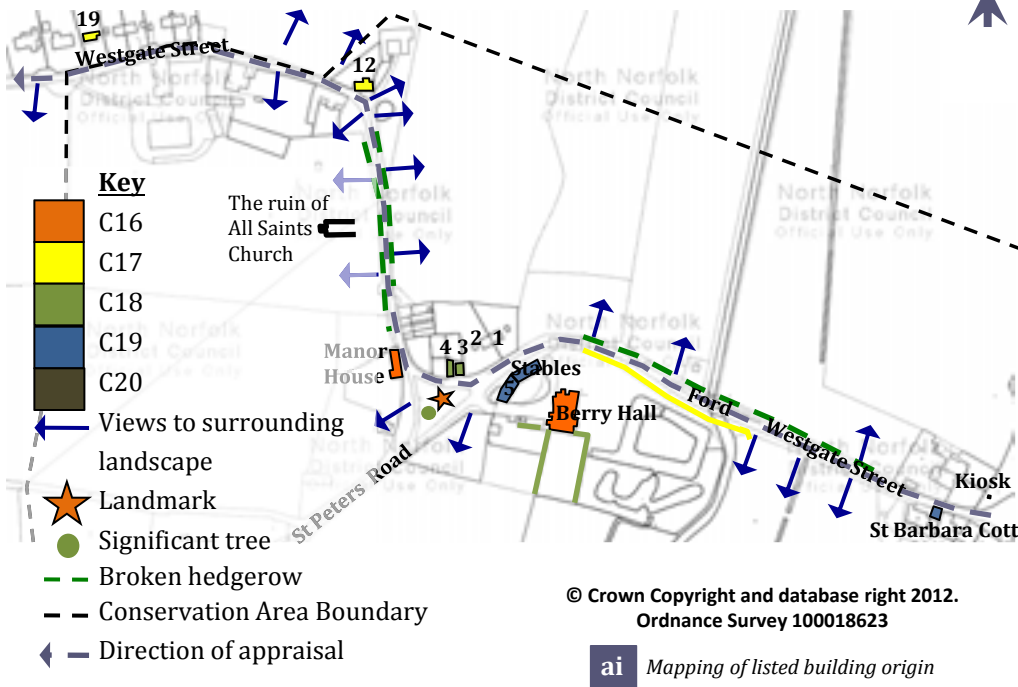
As the road leads out into open countryside, hedgerows enclose the road, allowing only glimpses of **Rose Cottage** and **Orchard Cottage**. The road winds out past fields towards the village of Wighton.

### Recommendations to Preserve & Enhance The Hill:

- Consider possibility of replacing overhead electricity lines with underground cables;
- Consider limiting vehicle parking on the green;
- Consider more sensitive road surface treatments.



# Westgate Street



## Overview

Streetscape character-	River Stiffkey, soft landscaping, vistas of countryside & dispersed buildings
Typical building form-	Predominately two-storey & gable-ended
Typical materials-	Predominantly flint & brick or brick, pantiled roofs
Typical boundary treatment-	Flint and brick boundary walls or hedgerows
Typical surface treatment-	Tarmac, grass & grass verges
Listed building concentration-	Circa 44% (ai)
Current uses-	Predominantly residential

## Streetscape

Given the dispersal of buildings on Westgate Street, the streetscape is being considered as a whole.

Of all of the streets in Great Walsingham, Westgate Street has the most variation in terms of listed asset origin, ranging from the medieval ruins of All Saints Church to a C20 telephone kiosk. As Westgate Street leads off Scarborough Road there is a distinctive change in character from the main through street of Great Walsingham; the road narrows and becomes enclosed by built form. To the north, it is enclosed predominantly by the flint and brick wall of The Old School House. To the south it is from three cottages built hard-up to the street, all of different eras and styles. Grade II Listed **St Barbara Cottage (aj)** has been rendered over the flintwork and exposing the window surrounds and brick quoins; a style more associated with buildings within Little Walsingham historic core. The flints of adjoining **White Cottage (aj)** has been painted.

Built form is swapped for mature hedgerows and trees. Openings to both sides allow far-reaching views of the surrounding countryside, protected by Conservation Area status. The ford passing through the River Stiffkey and the overhanging trees further define the character of this part of Westgate Street (ak, al and am on page 64).









## Westgate Street

Across the ford the soft landscaping is punctuated by an uncharacteristic concrete post and wire fencing surrounding an electric sub-station to the north. To the south the more characteristic flint and brick walls of Grade II\* Listed **Berry Hall** lines the wide grass verge. At almost 4m in height and stretching nearly 110m, the wall has an important impact on the character of this part of Westgate Street (**an and ao on page 64**). Berry Hall has less impact; the impressive chimney stacks with twin octagonal shafts, black-pantiled roof and the top of two gables (one stepped) are the only elements visible over the top of the wall (**ap on page 64**).

Built form enclosure continues to define the character of the southern side of the street up to the junction with Church Street. **5 Westgate Street** and adjoining **stables** (Grade II Listed) (**aq and ar on page 64**) are of flint and brick dressing construction and continue the character established by the listed wall. A brick and flint ruin draws the eye to the the south-west (**as**).

The few buildings surrounding the grass junction on which a memorial (**at**) stands are predominantly built hard-up to or close to the street. **Numbers 1 and 2 (au)** are set-back behind front gardens and disrupt this pattern. As on the southern side of Hindringham Road, rhythm in distance from the street is where the consistency between buildings stops; **number 3 (av)** has a gabled end and has been painted white, whilst adjoining **number 4 (av)** is of flint and brick construction with a hipped roof. An earlier rear gable end is visible from the road. There is little consistency in window positioning. This eclectic mix of architectural style is part of what defines Great Walsingham's character.

**The Manor House** (Grade II\*) (**aw**) incorporates many of the features more common on buildings found in the Little Walsingham historic core; timber-framed jettied first-floor with close-set studding, flint with brick dressings, gable ends, steep pantiled roof, a moulded, panelled wooden doorcase, an assortment of windows and, more unusually, a gothic casement window.



Flint and brick ruin



2 1



4 3



Memorial on green



Manor House

## Westgate Street



As the road heads northwards, a final row of brick and flint buildings and wall enclose the street on the eastern side (**ax and ay**), before both sides of the narrow street are enclosed by hedgerows in another change of character. As along much of the street, occasional gaps in the hedgerows allow long distance views across the surrounding landscape of fields, lines of trees, farm buildings, the St Peter's Church (**az**) and the medieval ruin of **All Saints and St Mary's Church**. A glimpse view of Grade II Listed **Model Farmhouse (number 12) (ba)** is visible along the length of the street and provides a full-stop to the street. Before Model Farmhouse is reached the boundary hedgerow stops, allowing panoramic views of surrounding fields. Views to the east are particularly far-reaching as the land slopes downwards towards the River Stiffkey reinforcing the undulating topography.

Model Farmhouse displays the characteristic flint and brick dressing construction with pantiled roof, repeated on many of the adjacent farm buildings and the prominent **Westgate House (bb)**. Flint and brick walls enclose the northern side, although they tend to be low enough to allow vistas of the countryside and out of the Conservation Area. The southern side is enclosed by farm buildings and Westgate House, although glimpses of the landscape remain characteristically visible in-between buildings. All Saints and St Peter's Church is visible on every glimpse and helps to define this part of the Street. As is typical within Great Walsingham, a grass verge softens the road and blurs the division between built and soft form (**bc**).

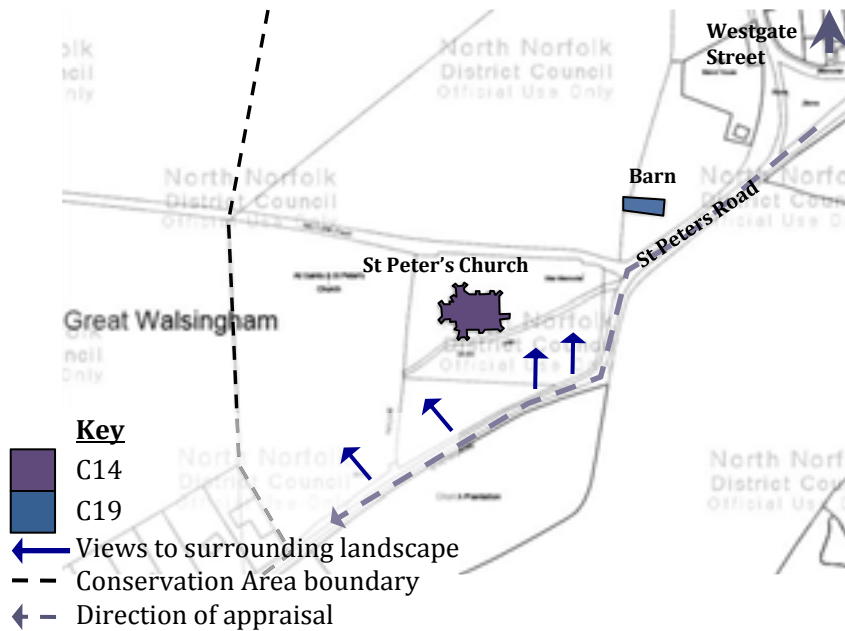
As the road heads towards Wells Road and out of the Conservation Area, it once again becomes enclosed by hedgerows to the south. Outside of the Conservation Area, uncharacteristic C20 brick construction housing and Grade II Listed **19 Westgate Street** sit back behind gardens to the northern side.

### Recommendations to Preserve & Enhance Westgate Street:

- *Encourage general repair, maintenance and preservation of buildings;*
- *Encourage repair, maintenance and retention of boundary walls;*
- *Consider screening of sub-station;*
- *Consider Locally Listing the memorial.*



# St Peters Road (north-east end)



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**bd** Mapping of listed building origin

## Overview

Streetscape character-	Soft landscaping, vistas of countryside
Typical building form-	Church & ruin only
Typical materials-	Flint & brick or brick, lead roofs
Typical boundary treatment-	Flint and brick boundary walls or hedgerows
Typical surface treatment-	Tarmac & grass verges
Listed building concentration-	100% ( <b>bd</b> )
Current uses-	Church

## Streetscape

The streetscape of the western end of Holt Road is being considered as a whole given that both sides of the road are similar in character.

St Peters Road is dominated by soft landscaping. Grass verges and overhanging trees create a tunnel effect on the narrow road (**be**). This enclosure prevails from the junction with Westgate Street until the road opens up at the Church and screens vistas of the surrounding fields and of a late C19 **barn** (Grade II Listed). This complete enclosure and the lack of even glimpse views of the surrounding countryside is untypical of many of the surrounding Great Walsingham streets.

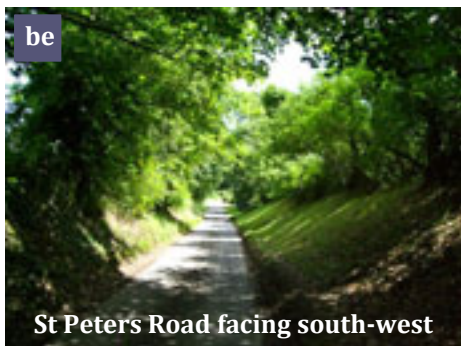
## St Peter's Church

The character of this part of the road is focused on **St Peter's Church** (Grade I Listed) (**bf**). The mainly C14 church is of flint construction and lead roofs. The church's elevated position (almost 3m higher than the road), ensures its importance in defining this part of the Conservation Area.

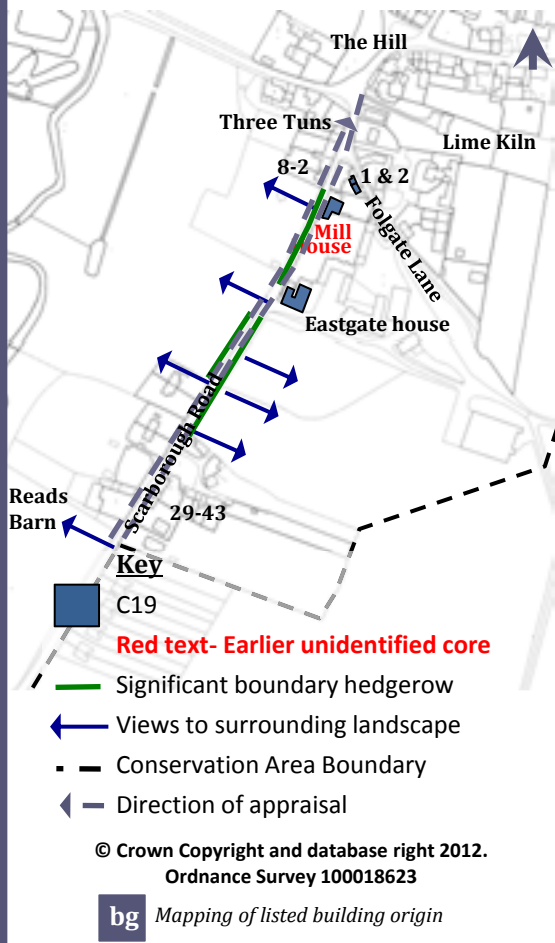
Low flint and brick boundary walls follow the road round and trees partly enclose the rest of the road as it heads towards the C20 housing of Little Walsingham.

### Recommendations to Preserve & Enhance St Peters Road (north-east end):

- Ensure future development preserves long-distance views of the church.



# Scarborough Road (north end)



## Overview

### Streetscape character-

Soft landscaping, vistas of countryside, built form to the northern end as considered within this section, southern end part of Little Walsingham although outside of historic core

### Typical building form-

Predominately two-storey & gable-ended

### Typical materials-

Flint & brick or brick, pantiled roofs

### Typical boundary treatment-

Flint and brick boundary walls or hedgerows

### Typical surface treatment-

Tarmac & grass verges

### Listed building concentration-

Circa 12% (**bg**)

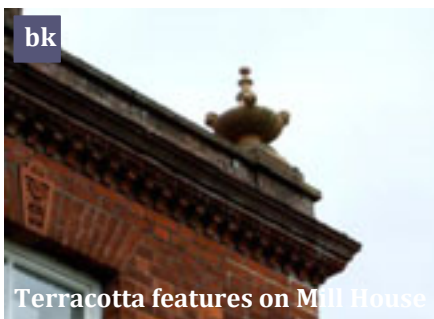
### Current uses-

Predominantly residential

## East Side

The start of Scarborough Road marks a distinct change from the rhythm identified between immediately adjacent buildings; **Lime Kilns** is set-back over 50m from the road, adjacent to The Orthodox Church of the Transfiguration, gable-end onto the road and next to a wooden clad bungalow. The variation in building form and style between these first few unlisted buildings is more inconsistent than the majority within Great Walsingham and has created a somewhat un-uniform streetscape (**bh**). Flint and brick wall enclosure has generally been maintained, and tend to incorporate swan-neck detailing, a feature particularly typical of Scarborough Road walls.

**Folgate Lane (bi)** ends in a public footpath, and has therefore been appraised as part of Scarborough Road. The Lane lacks almost as much consistency in character as the first group of buildings, although has less impact on the street scene. Worthy of mention is a Windmill converted to residential use, a further example of how Walsingham has evolved to ensure the preservation of its historic buildings. Whilst sat on ground 1m higher than the road, **numbers 1 and 2 Folgate Lane** (Grade II Listed) (**bi**), are set-back from the road, at an untypical angle and surrounded by a flint boundary wall topped by metal railings, resulting in their being less prominent than neighbouring Grade II Listed **Mill House (bj)**.



## Scarborough Road (north end)

Mill House is one of the most prominent buildings within the streetscape; set hard-up to the street and flanked by boundary walls, the building incorporates many details found more typically on those grander buildings sat on High Street including a parapet and architrave doorcase. More unusually, it includes terracotta urns and tiles (**bk on page 68**).

A characteristic flint and brick wall (**bl**) encloses the street and screens much of the adjacent **Eastgate Farm** buildings where only the pantiled roofs are glimpsed, again, reminiscent of the historic core of Little Walsingham. The buff brick of **Eastgate House** (Grade II Listed) (**bm**) rises above the boundary wall; its grand front elevation is read from the southern approach to the building where an untypically wide and open access also allows views westward to the surrounding countryside. The wall itself incorporates an exaggerated example of the characteristic swan-neck detailing (**bn**). As on Westgate Street, views across agricultural fields are common along the rest of the street in between gaps in hedgerows.

Unlisted **Numbers 29 to 43 (bo and bp)** introduce further inconsistency to the streetscape by their layout being built informally around a central open landscaped area. This layout is unique to Walsingham. Gaps between the buildings continue to allow an appreciation of their setting. Whilst the street momentarily closes-up again with a flint and brick wall, the linear form of the road allows far-reaching views south towards the impressive backdrop of trees to the south. The Conservation Area boundary to the eastern side is marked by a row of uncharacteristic semi-detached two-storey C20 dwellings set on elevated ground, before the road leads towards Holt Road (**bq**).



Eastgate Farm boundary wall



Eastgate House



Swan neck detailing on Eastgate House wall



Scarborough Road facing south



Open landscaped area surrounded by numbers 29 to 43



C20 housing



# Scarborough Road (north end)

## West Side

The western side of Scarborough Road is defined even more by soft landscaping and the suggestion of the open landscape behind the hedgerows than the eastern side. Grade II Listed **The Old Vicarage** complex sits to the south-west end of Scarborough Road. It is an isolated building that just falls within Little Walsingham although outside of the core and is therefore not being analysed despite sitting on Scarborough Road.

Built form tends to come second to soft landscaping and views of the open countryside between buildings and hedges and over wooden gates towards the River Stiffkey and a backdrop of trees is common (**br**). Boundary treatment between public and private space tends to come predominantly from soft landscaping (**bs**), in sharp contrast to the eastern side. The little enclosure formed by walls would benefit from repair to improve the streetscape (**bs**).

The dispersed buildings offer little consistency in form (**bt**) until the limited consistency offered in the final row of unlisted terrace properties built near to the junction with Westgate Street and Hindringham Road (**8-2 and Three Tuns**) (**bu**). They are the only properties on the western side to be built hard-up to the road, unsoftened by the otherwise typical hedgerows. The buildings have been heavily altered over the years with replacement windows and doors and the painting of the last property in the row.

### Recommendations to Preserve & Enhance Scarborough Road (north end):

- *Encourage general repair, maintenance and preservation of buildings;*
- *Encourage repair and maintenance of boundary walls;*
- *Ensure views towards the River Stiffkey are preserved.*



# Public Realm



*Views of open countryside and public rights of way across fields are a typical sight within Great Walsingham*



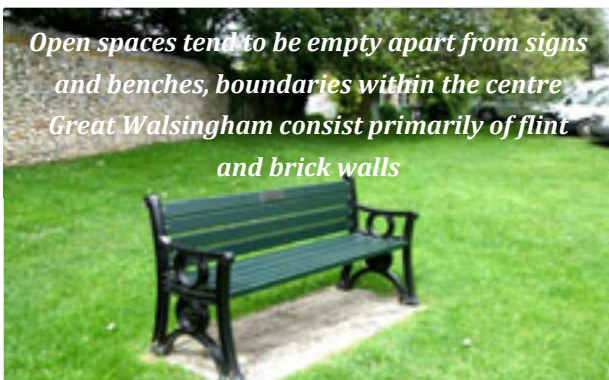
*Listed telephone kiosk, The Hill*



*Roads are curved and grass verges line the edges*



*Open public, green spaces are characteristic to parts of Great Walsingham*



*Open spaces tend to be empty apart from signs and benches, boundaries within the centre Great Walsingham consist primarily of flint and brick walls*



*Post Box, Scarborough Road*

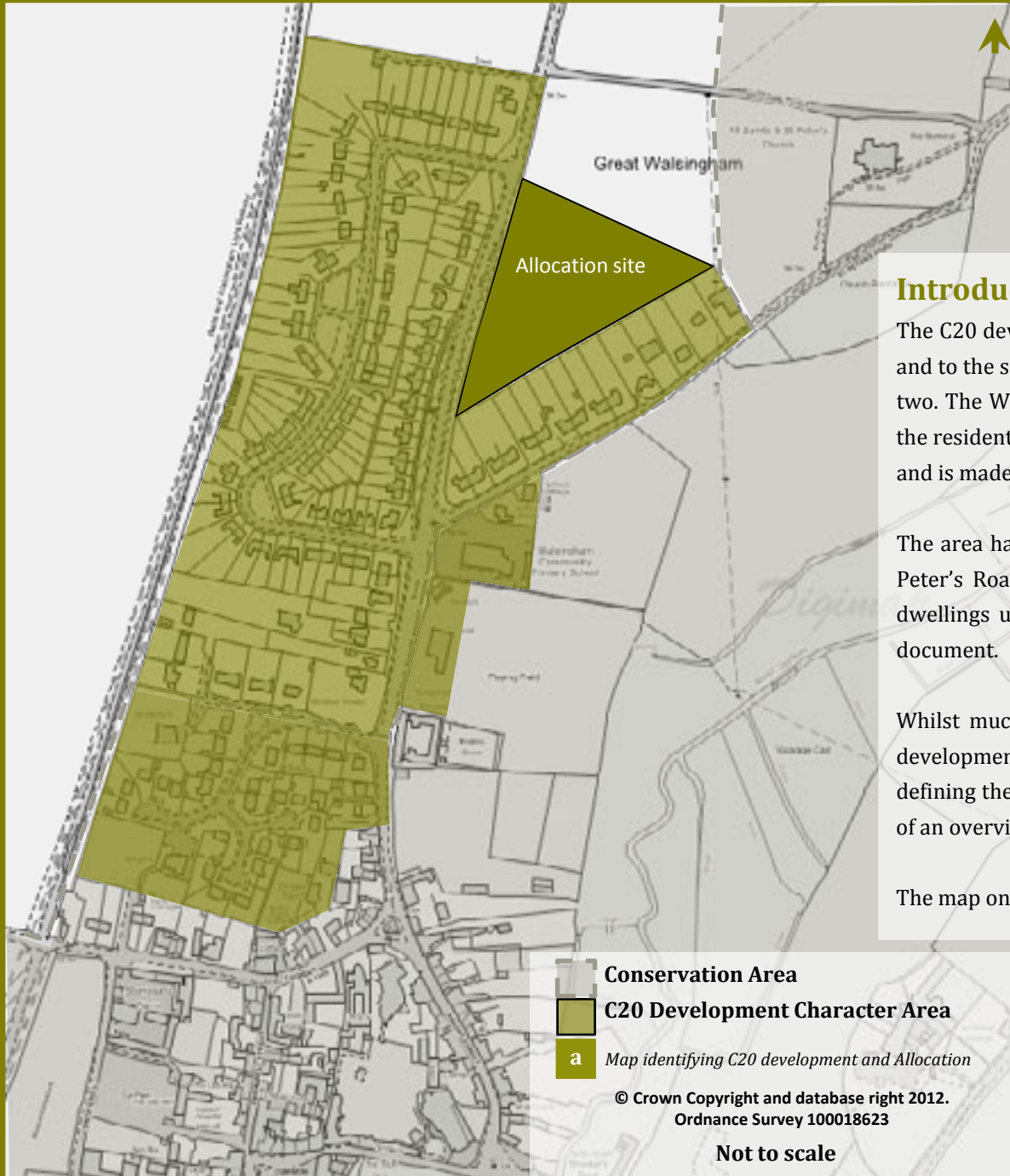


*Parts of Great Walsingham are cluttered by electricity pylons and lines*



*The character of the historic environment has been preserved in the design of some directional signs*





## Introduction to Character Area

The C20 development character area **(a)** is situated to the north of Little Walsingham and to the south-west of Great Walsingham and bridges the physical split between the two. The Wells and Walsingham Light Railway runs to the west marking the edge of the residential development. The area was established as Little Walsingham expanded and is made-up predominantly of residential properties.

The area has been earmarked for further residential development; a site between St Peter's Road and Wells Road has been identified as having potential for up to 26 dwellings under the North Norfolk Local Development Framework Site Allocations document.

Whilst much of the character area falls outside of the Conservation Area, the C20 development represents a large area of Little Walsingham and has an impact in defining the character of the area and the setting on the Conservation Area, is worthy of an overview.

The map on page 75 shows the C20 development area in detail **(g)**.



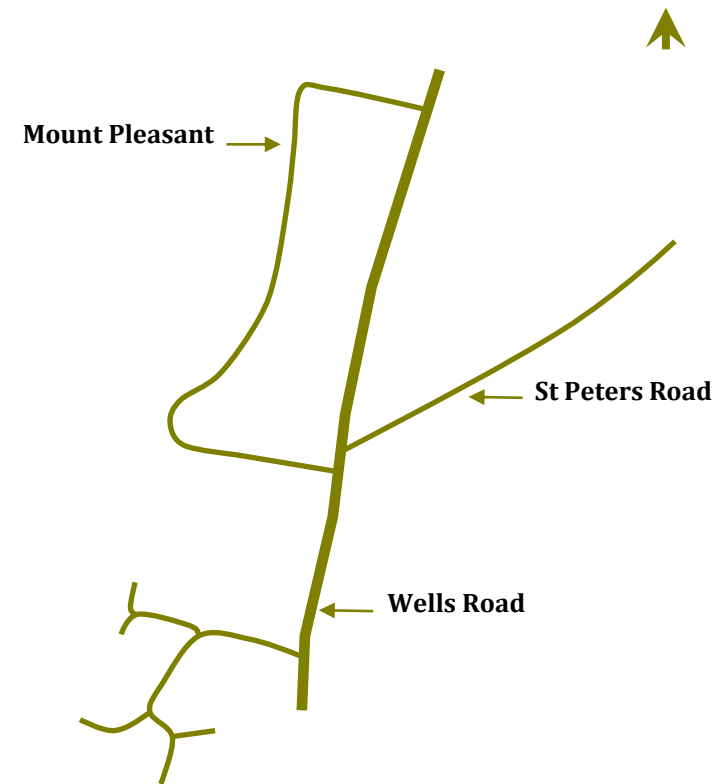
# Area Overview



Dwellings sat on Mount Pleasant

## Urban Grain & Structure

The C20 development has developed as an extension of the historic core. With the exception of a few historic buildings disrupting the pattern, Wells Road marks the distinction between old and new. The gently curving roads (b) within the C20 development is not typical to the historic core of Little Walsingham, where roads are generally linear. Roads have often been constructed purely to serve the newer developments (c) and do not act as through-routes.



b Roads of C20 development

## Area Overview

The roads and pedestrian routes tend to be fairly wide, measuring up to 9m **(d)**. Dwellings are typically single or two-storey and semi-detached, resulting in there being significant open space between buildings. Dwellings have typically been set-back behind front gardens.

## Architectural Style

There are no listed buildings within the C20 development area. Buildings are predominantly of brick construction and of corresponding form and style, which has been extended to gaps in-between buildings and plot sizes. Within the C20 development there are four clearly distinguishable streets; Wells Road, Mount Pleasant, Cleaves Drive and St Peters Road.

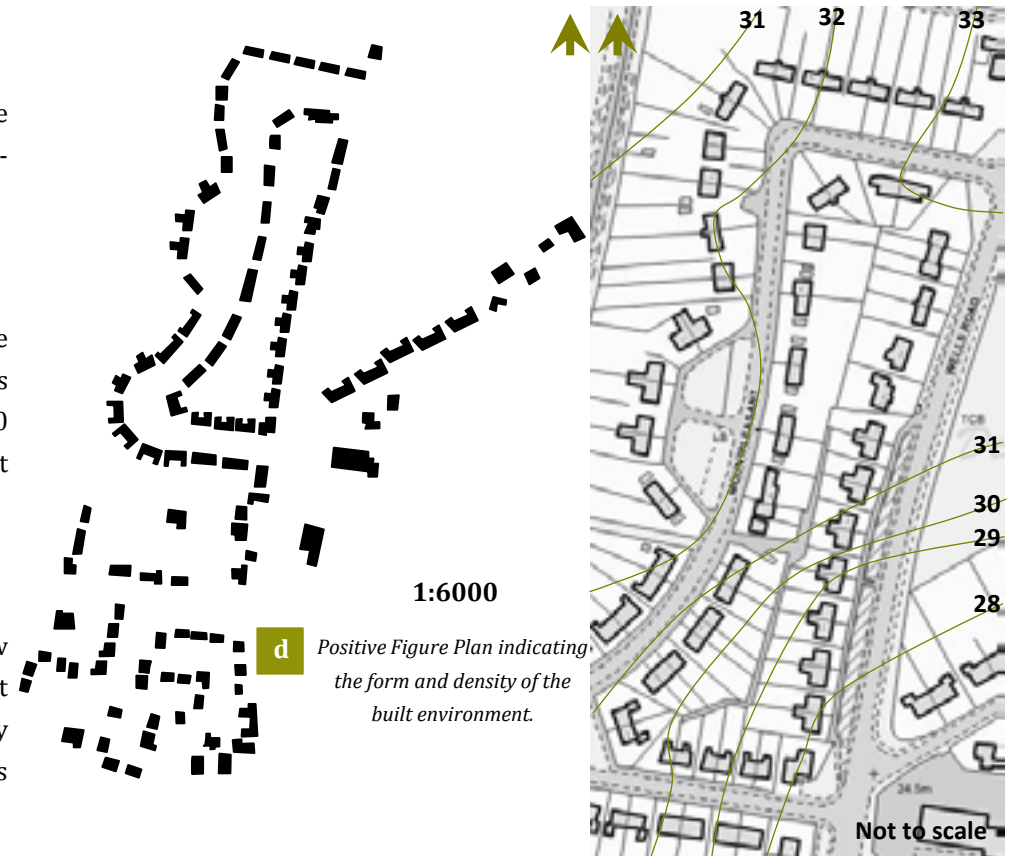
## Landscape Setting

From within the C20 residential development the gaps in-between dwellings allow glimpses of the landscape surrounding the built environment and have a significant bearing on the character of the area. The edge of the C20 development is marked by very definite and linear boundaries; to the north by fields, and to the east by the Wells Road, to to the south by the historic core and to the west by the railway line.

Within the development the expanse of tarmac roads and pavements have been softened by public green spaces. Boundaries between public and private spaces lack consistency and are just as likely to come from hedgerows as fences or walls.

## Topography

As with the rest of Walsingham, topography plays a part in defining the character of the area. Peaking at 33m above sea level to the north-east of the C20 development, the topography and linear form of Wells Road allows far-reaching views back towards the historic core of Little Walsingham **(e and f)**.



**d** Positive Figure Plan indicating the form and density of the built environment.

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**e** Map indicating topography of section of C20 development



**f** Views south along Wells Road





**Key**

- Open green space
- Agricultural land/fields
- Significant hedgerows
- Significant grass verges
- River Stiffkey
- View out to surrounding landscape
- Frontage not reinforcing typical character
- Boundary not reinforcing typical character
- Conservation Area Boundary

**1:3500**

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 Map of C20 Development

# Mount Pleasant



## Key

← Views to surrounding

--- landscape

Conservation Area Boundary

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**h** Base map



View facing west along Mount Pleasant



View facing south along Mount Pleasant



Open space on Mount Pleasant

## Overview

<b>Streetscape character-</b>	Open with little enclosure, repetitive buildings
<b>Typical building form-</b>	Two-storey, semi-detached, gable-ended
<b>Typical materials-</b>	Red brick
<b>Typical boundary treatment-</b>	Brick walls, fences & hedgerows
<b>Typical surface treatment-</b>	Tarmac, pavements, grass & grass verges
<b>Listed building concentration-</b>	0% ( <b>h</b> )
<b>Current uses-</b>	Predominantly residential

## Streetscape

The streetscape of Mount Pleasant is being considered as a whole given that it is historically less significant than streets within the core and contains no listed buildings.

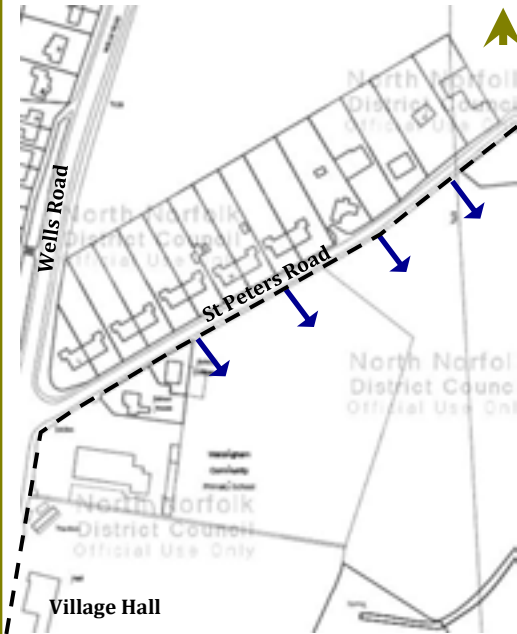
Mount Pleasant lies outside the Conservation Area and forms the northern and western extremes of the C20 development.

Properties are set well back from the street and provide little enclosure (**i and j**). Openness is extenuated by empty green spaces (**k**) which punctuates the tarmac. Boundary treatment between public and private space lacks consistency. The repetitiveness of dwellings and openness of the street bear little resemblance to the typical character within the historic core.

## Recommendations to Preserve & Enhance Mount Pleasant:

- Ensure development does not detract from vistas into/out of Conservation Area.

# St Peters Road (east end)



### Key

← Views to surrounding

--- landscape

— Conservation Area Boundary  
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**I** Base map



Facing north-east along St Peters Road



Facing south-west along St Peters Road



Facing south-west across school playing field on St Peters Road

## Overview

Streetscape character-	Open with little enclosure, repetitive buildings
Typical building form-	Single-storey, semi-detached, hipped-roofs
Typical materials-	Rendered with brick detailing
Typical boundary treatment-	Predominately open
Typical surface treatment-	Tarmac & grass verges
Listed building concentration-	0% ( <b>I</b> )
Current uses-	Residential

## Streetscape

The streetscape of St Peters Road is being considered as a whole given that it is historically less significant than streets within the core and contains no listed buildings.

The eastern end of St Peters Road lies outside of the Conservation Area and forms the physical link between the C20 development and Great Walsingham.

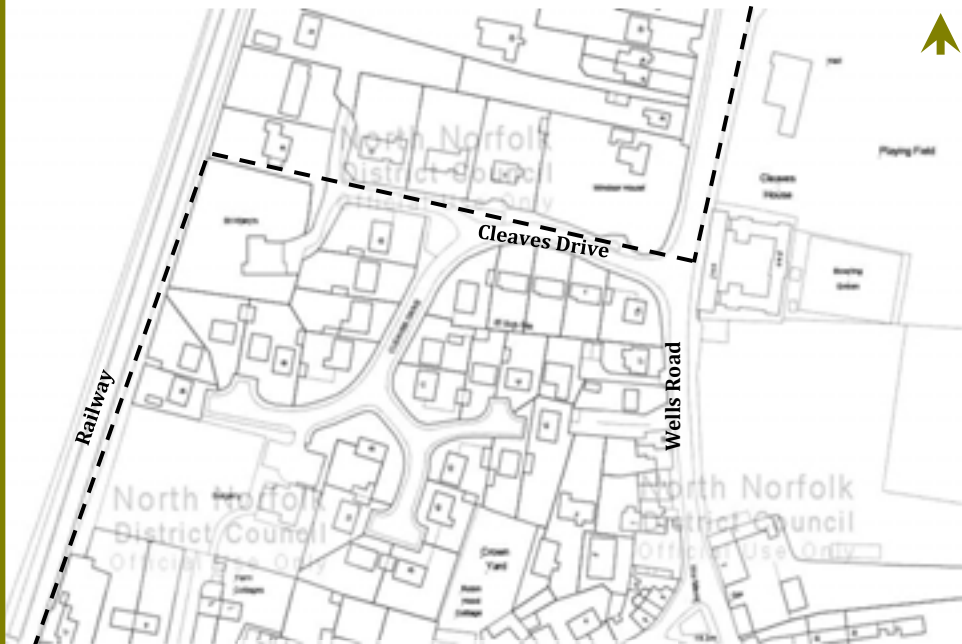
Buildings sit only to the north side of the street. Styles are again repetitive and the grain of buildings loose, leading to an open streetscape (**m and n**). Building forms and the lack of enclosure are not typical to much of Walsingham. Views of the surrounding area are visible between dwellings to the north and through open wire fencing of the school playing field to the south (**o**).

### Recommendations to Preserve & Enhance St Peters Road (east end):

- Ensure development does not detract from vistas into/out of Conservation Area.



# Cleaves Drive



### Key

--- Conservation Area Boundary

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**p** Base map



Facing east towards Wells Road



Facing north within Cleaves Drive

## Overview

<b>Streetscape character-</b>	Open with little enclosure, repetitive buildings
<b>Typical building form-</b>	Detached single-storey or one-and-a-half-storey dwellings with gable-ends and roofs
<b>Typical materials-</b>	Brick
<b>Typical boundary treatment-</b>	Predominately open
<b>Typical surface treatment-</b>	Tarmac & pavements
<b>Listed building concentration-</b>	0% ( <b>p</b> )
<b>Current uses-</b>	Predominantly residential, medical centre

## Streetscape

The streetscape of Cleaves Drive is being considered as a whole given that it is historically less significant than streets within the core and contains no listed buildings.

Cleaves Drive lies within the Walsingham Conservation Area and backs on to the historic core of Little Walsingham. The area is marked by the distinct boundary of the Wells and Walsingham Light Railway to the west and by Wells Road to the east.

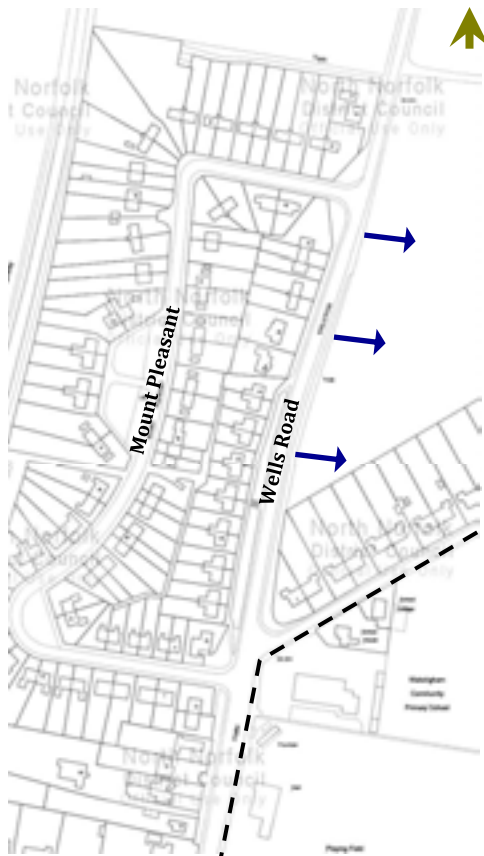
Properties are typically open to the road, set behind wide tarmac pavements (**q** and **r**). The character of the street is more enclosed than the other streets within the C20 development area, owing to the curve of the street and a backdrop of trees to the west. The topography of the street which rises from 26m above sea level at the junction with Wells Road to 33m to the west, prevents longer distance views.

As is typical with the rest of the C20 development, the street again introduces a new style of dwelling unfamiliar to the rest of Walsingham.

### Recommendations to Preserve & Enhance Cleaves Drive:

- Ensure development does not detract from vistas into/out of historic core;

# Wells Road (north end)



## Key

- ← Views to surrounding
- - - landscape

Conservation Area Boundary  
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**s** Base map

## Overview

**Streetscape character-**

Open with little enclosure, repetitive buildings  
Significant variation, although predominantly semi-detached dwellings, gables-ended, steep pantiled roofs

**Typical building form-**

**Typical materials-**

Brick

**Typical boundary treatment-**

Predominately fences and hedgerows

**Typical surface treatment-**

Tarmac, pavements & grass verges

**Listed building concentration-**

0% (**s**)

**Current uses-**

Residential, school, playing field & village hall

## Streetscape

The streetscape of the north end of Wells Road is being considered as a whole given that it is historically less significant than streets within the core and contains no listed buildings.

Wells Road acts as the northern approach into Little Walsingham. The intimate enclosure created on Knight Street is eroded as the road widens (**t**). The topography allows views back towards the historic core. With the exception of the village school and village hall to the eastern side, the road is again dominated by dwellings. Whilst dwellings forming the eastern side of Mount Pleasant present their repetitive fronts to the street (**u and v**), the rest of the dwellings present a less uniform frontage to the street with little variety in building form, style or material.

The majority of buildings on Wells Road undermine the typical characteristics of buildings within the historic core. The street tends to have more impact on the setting of the Conservation Area than the rest of the C20 development given its prominence as an approach road into Little Walsingham.

## Recommendations to Preserve & Enhance Wells Road (north end):

- Encourage building of characteristic boundary walls to improve enclosure;
- Ensure development does not detract from vistas into/out of Conservation Area.



# Public Realm



*Uncharacteristic to much of Walsingham, wide tarmac pavements line the streets*



*Street surfaces are inconsistent and varying*



*Boundaries within the C20 development are uncharacteristic to much of Walsingham and poorly maintained*



*The C20 development contains the only open public playground within Walsingham*



*Bins poorly maintained within C20 development*



*Boundaries are inconsistent; as likely to come from hard as soft landscaping*



*Bus shelter on Wells Road*



*Pylons clutter the street and sky*



*Directional signs do not reflect the typical character of signs within the core*



*Signs clutter the street*



*Open spaces within the C20 development appear to have little use other than as siting for benches*



*Steep grass verges line the wide Wells Road*

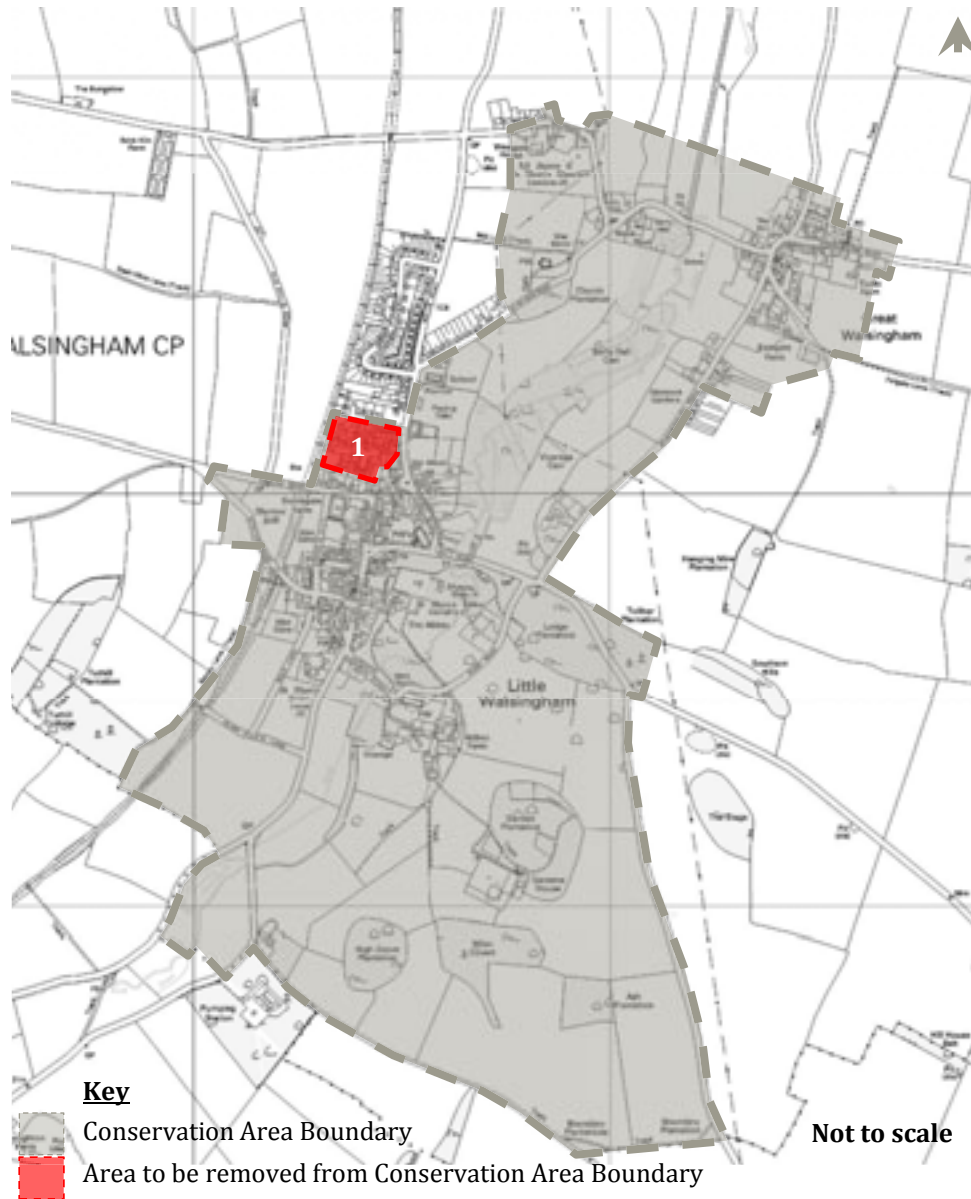


## General Recommendations to Preserve & Enhance the Conservation Area

- *Encourage general repair, maintenance and preservation of buildings;*
- *Encourage general repair, maintenance and preservation of characteristic boundary walls and cobbled edges lining some roads;*
- *Encourage sympathetic use of private land visible from public realm;*
- *Encourage replacement of uncharacteristic features (particularly doors, windows and accesses);*
- *Encourage building of characteristic boundaries to improve enclosure;*
- *Improve and maintain public realm;*
- *Consider limiting car/coach parking in particular areas/at particular times;*
- *Traffic issues need to be investigated in more detail;*
- *Consider more sensitive road surface treatments and road marking alternatives to improve appearance of area and provide visual link between streets;*
- *Local Listing to be investigated;*
- *Consider imposition of Article 4 directions to withdraw permitted development rights for some unlisted buildings and boundary treatments that are characteristic to the area;*
- *Ensure developments respect their context (in particular the form, scale, materials, front building line and landscaping);*
- *Preserve views/vistas into and out of the Conservation Area;*

*Additional and more specific recommendations are included at the end of each of the street analyses sections*

# Changes to Conservation Area Boundary



## Considered Area 1- Cleaves Drive area

Cleaves Drive is a C20 development comprising a mixture of two –storey dwellings and bungalows. Whilst the area acts as a buffer to the historic core, it does little to reinforce the character, layout or landscaping typical of Little Walsingham. The area contains no other designated heritage assets. It is recognised that future development in this area could have an impact on the Conservation Area, however the setting of Conservation Areas should be considered as part of any development proposal.

Overall, it is considered that Cleaves Drive devalues the quality of the rest of the Conservation Area and therefore should be removed from the boundary.

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Map identifying possible changes to Conservation Area

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## Further Information

Further details on individual listed buildings can be obtained from the following sources:

British Listed Buildings: <http://www.britishlistedbuildings.co.uk/>

Heritage Gateway: <http://www.heritagegateway.org.uk/Gateway/>

# Appendix - Planning Policy Context

## Overarching national policy and guidance

**National Planning Policy Framework** (Communities and Local Government, 2012). Provides advice for local planning authorities on the conservation of the historic environment.

## Local policies and guidance

**North Norfolk Local Development Framework: Core Strategy (adopted 2008)** (NNDC, 2008)

### ***Policy EN 8: Protecting and enhancing the historic environment***

Policy EN 8 is one of the most relevant policies that development proposals within Walsingham must have regard to, as it requires development proposals to preserve or enhance the character and appearance of designated assets (which includes conservation areas), other important historic buildings, structures, monuments and their settings through high quality, sensitive design.

## Other local plan policies

Whilst Policy EN 8 is the overarching policy for conservation areas, there are a number of other policies that are of particular relevance when considering development proposals within Walsingham:

### ***Policy SS 1: Spatial Strategy for North Norfolk***

Walsingham has been designated as a Service Village where a small amount of new development will be focused to support rural sustainability. The Settlement Boundary includes the centre of little Walsingham, including the new residential development to the north and Church Street to the south.

### ***Policy SS 2: Development in the Countryside***

Land surrounding the main core of Little Walsingham has been designated as Countryside land, where development is limited to that which requires a rural setting.

### ***Policy SS 3: Housing***

To ensure that sufficient housing will be built in the right places and of the right type to meet identified needs.

### ***Policy HO 8: House extensions and replacement dwellings in the Countryside***

Specifies the limits for increases in size and scale of dwellings. Considered the impact on surrounding countryside.

### ***Policy HO 9: Conversion and Re-use of Rural Buildings as Dwellings***

A zone approximately 583.5 hectares has been identified around Little Walsingham where the principle of converting buildings to full residential use is considered to be acceptable. The zone includes Great Walsingham.

## Appendix - Planning Policy Context

### ***Policy EN 2: Protection and enhancement of landscape and settlement character***

Specifies criteria that proposals should have regard to, including the Landscape Character Assessment and distinctive settlement character and views into and out of conservation areas.

### ***Policy EN 4: Design***

Specifies criteria that proposals should have regard to, including the North Norfolk Design Guide.

### ***Policy EC 2: The Re-use of Buildings in the Countryside***

Specifies criteria that will be considered when assessing the re-use of buildings for non-residential purposes.

## Guidance documents

***North Norfolk Design Guide, Supplementary Planning Document*** (NNDC, 2008b)

Provides guidance to those involved in the management of the built environment and with the objective of improving design quality.

***North Norfolk Landscape Character Assessment, Supplementary Planning Document (adopted 2009)*** (NNDC, 2009)

Provides an assessment of the landscape character of the District with an objective of informing development proposals.

***North Norfolk Local Development Framework Site Allocations*** (NNDC, 2011)

Walsingham has been identified as having potential for allocations of up to 26 dwellings to the north of Little Walsingham close to the primary school. The site falls outside of the Walsingham Conservation Area.



■ Proposed residential allocation

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Site proposed for new dwellings in Walsingham, from NNDC 2011, pp.169)



# Glossary



Balustrades



Coped gable ends



Hipped roof



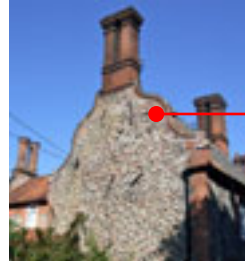
Cornice



Quoins



Brick string course



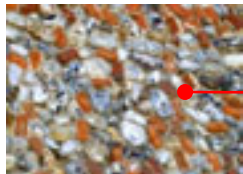
Dutch gable



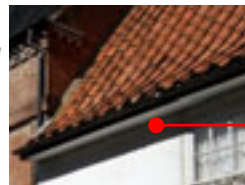
Jettied floor



Oriel window



Brick dressing



Eaves



Lunette window



Parapet



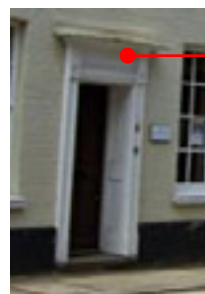
Stucco



Console brackets



Gabled-end roof



Architrave doorcase



Pilaster



Close-set Studding



Swan-neck detailing



