

Thornage

Conservation Area Appraisal and Management Plan

July 2022



PURCELL 

Contents

How to Use This Document	03
How to Use the Layered PDF in Appendix D	04
Frequently Asked Questions	05

1 Introduction	06
1.1 Thornage Conservation Area	07
1.2 What is a Conservation Area?	07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan	09
1.4 What Does Designation Mean for Me?	10
1.5 Pre-Application Advice	10
1.6 Who Have We Consulted While Preparing this Plan?	11
1.7 What Do These Terms Mean?	11
1.8 Abbreviations	11

2 Summary of Special Interest	12
--------------------------------------	-----------

3 Historic Development	14
3.1 Summary History	15
3.2 Historical Development	15
3.3 Historic Development Plan	30

4 Character Assessment	31
4.1 Location and Topography	32
4.2 Setting and Views	34
4.3 Townscape, Spatial Analysis and Greenery	46
4.4 Architecture	56

5 Heritage Assets	70
5.1 Introduction	71
5.2 Listed Buildings	71
5.3 Locally Listed Buildings	71
5.4 Heritage Assets Plan	72
5.5 Archaeology Summary	73

6 Street-by-Street Assessment	74
1 The Street	76
2 Thornage Hall	78
3 Holt Road/The Street	80
4 Letheringsett Road	82

7 Vulnerabilities and Opportunities	84
7.1 Condition	85
7.2 Negative Features, Materials and Techniques	89
7.3 Pressures from Development	94
7.4 Rural Character and Suburbanisation	94
7.5 Second Home Owners and Holiday Cottages	95
7.6 Dark Skies and Light Pollution	95
7.7 Agricultural Uses	95
7.8 River Location and Climate Change	95

8 Management Plan	96
8.1 Introduction	97
8.2 Conservation Philosophy	98
8.3 Recommendations	100

9 Further Information	109
------------------------------	------------

Appendices	112
A Endnotes and Bibliography	113
B Glossary of Terms	116
C Audit of Heritage Assets	118
D Full Size Plans	126

How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

3	Historic Development	11
3.1	Early History	12
3.2	Medieval History	12



Contents
3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



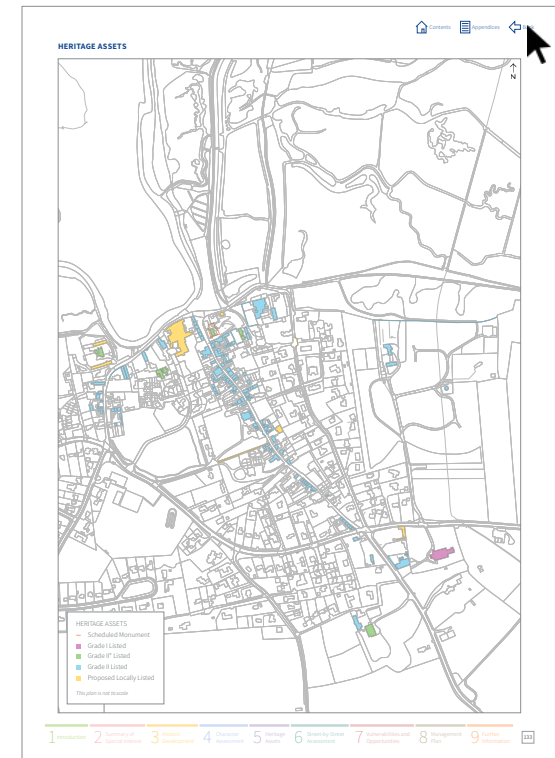
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

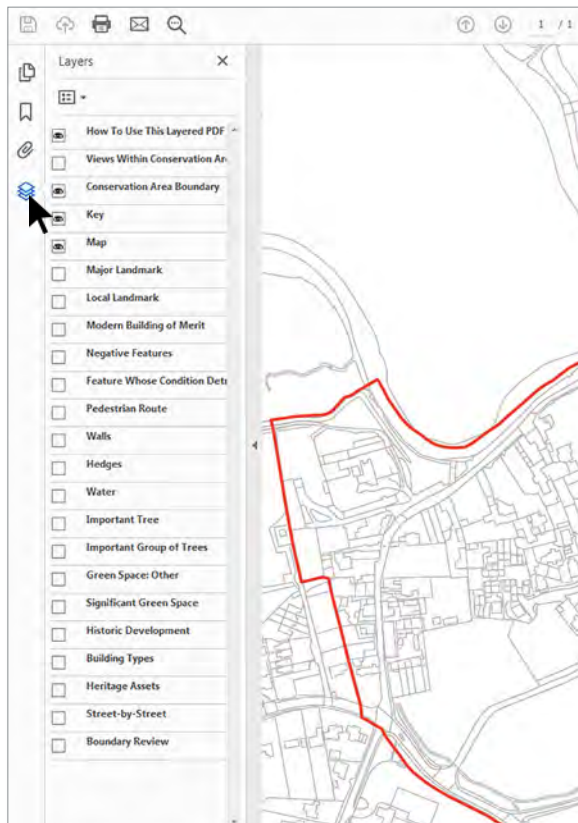


How to Use the Layered PDF in Appendix D


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

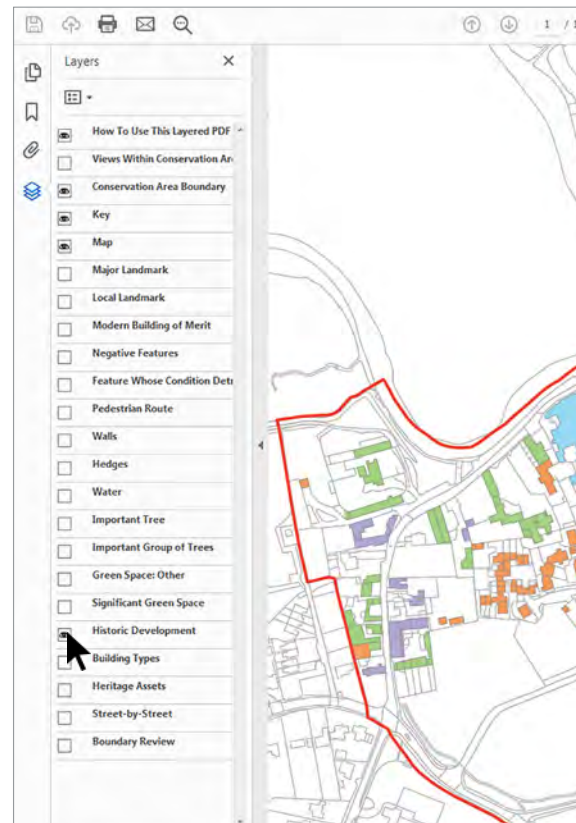
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



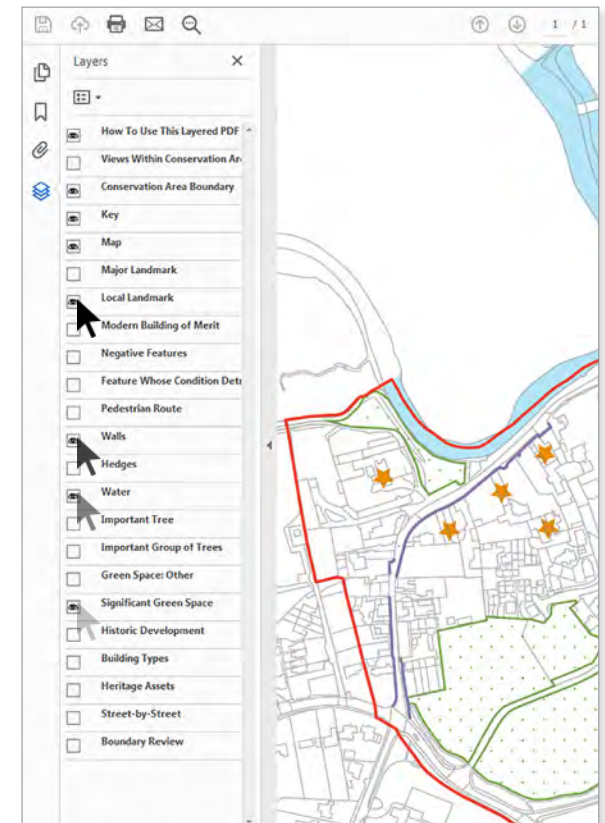
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.7](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Thornage Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.



Contents



Appendices

Contents

- [1.1 Thornage Conservation Area](#)
- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)
- [1.8 Abbreviations](#)

1.1 THORNAGE CONSERVATION AREA

Thornage was originally designated in 1975 as part of the Brinton with Thornage Conservation Area. It also covered the village of Brinton to the west. As part of the review of conservation areas in the Glaven Valley, the two villages have been separated into their own conservation areas.

Thornage is principally a linear settlement of houses and the church along The Street and Holt Road, with a spur of buildings along Letheringsett Road branching northwards. The church contains fabric dating back to the eleventh century. Thornage Hall, located on the outskirts of the village, is a former grange of the Bishops of Norwich that was constructed in 1482. Houses in the village are a mixture of historic and modern cottages and smaller houses. The road meanders down the hill to the south-west to a tributary of the River Glaven which passes west-east under the road.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

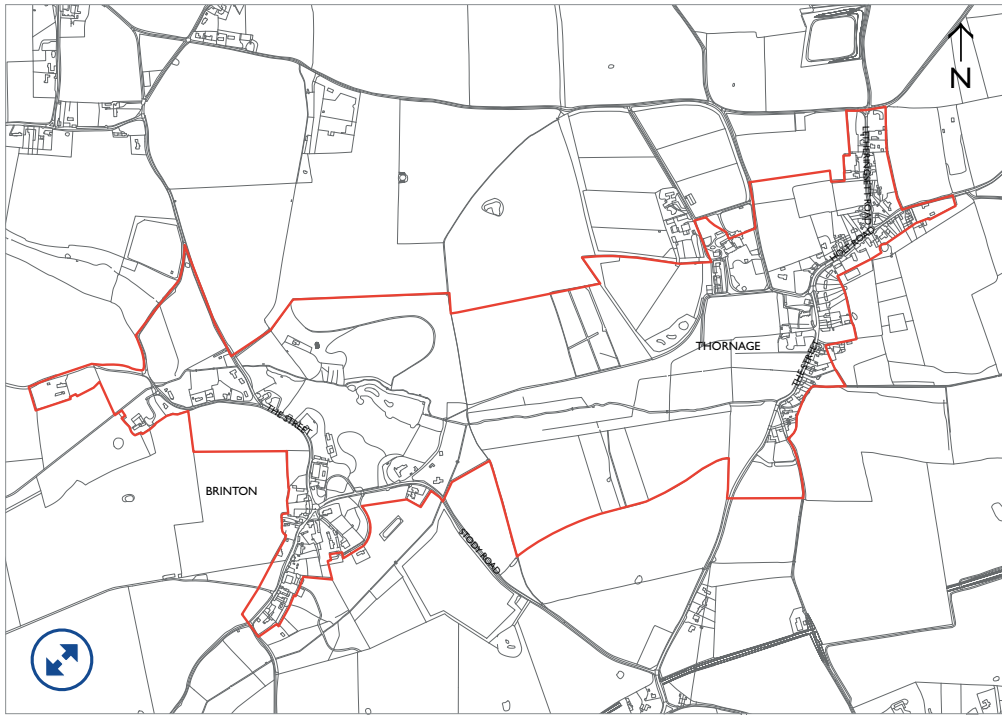
The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience

interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Thornage Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



Previous Brinton with Thornage Conservation Area Boundary Plan © North Norfolk District Council.
 Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009].
 All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Adopted Thornage Conservation Area Boundary Plan © North Norfolk District Council.
 Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009].
 All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY

— Previous Conservation Area Boundary

KEY

— Adopted Conservation Area Boundary

1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁹² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of Thornage Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

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

Definition of a Heritage Asset

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

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Thornage Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.



For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.²³

The Draft Thornage Conservation Area Appraisal and Management Plan was made available for public consultation across an eight-week period between 22nd November 2021 and 21st January 2022. This included the publication of the draft document on North Norfolk District Council’s website and public consultation workshops held at Hunworth and Sharrington village halls on 15th December 2021.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Comments on the Conservation Areas were invited through NNDC’s website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

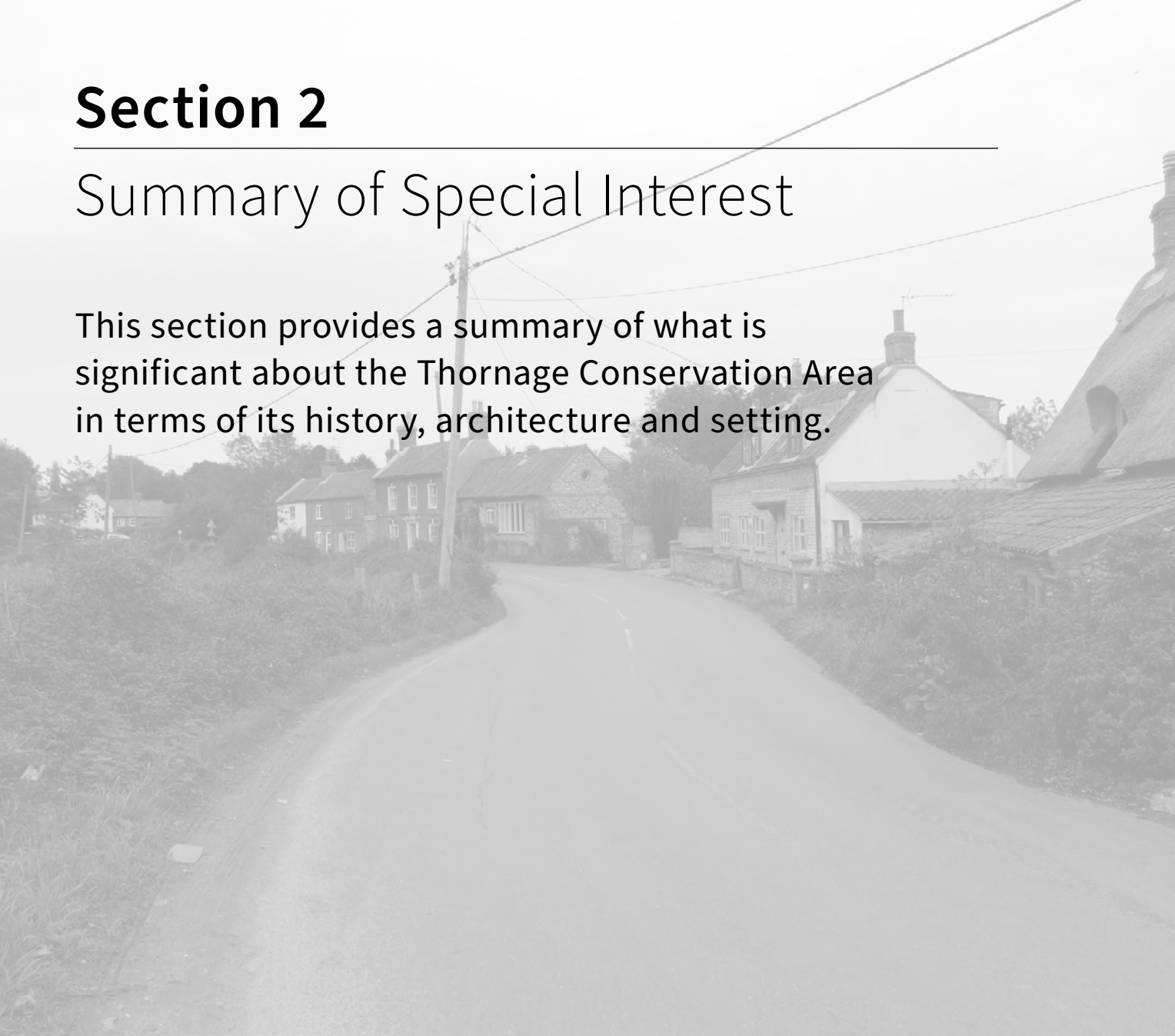
1.8 ABBREVIATIONS

- AONB: Area of Outstanding Natural Beauty
- LDF: Local Development Framework
- NHER: Norfolk Historic Environment Record
- NNDC: North Norfolk District Council
- NPPF: National Planning Policy Framework
- SSSI: Site of Special Scientific Interest
- TPO: Tree Protection Order
- uPVC: Unplasticised Polyvinyl Chloride

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Thornage Conservation Area in terms of its history, architecture and setting.



The special interest of Thornage lies in its being a historic linear village up the side of a small valley with the high point occupied by the medieval Thornage Hall and its prominent associated buildings, and, nearby, the medieval church of All Saints. Whilst in many ways a settlement of typical Norfolk vernacular buildings, Thornage has a high degree of decorative detailing incorporated in many of its buildings whilst others contain fabric and features that tell of its nineteenth century industrial history.

Archaeological evidence indicates there has been activity in the area since the Neolithic period. The oldest surviving standing fabric in Thornage, found in the church, dates from the eleventh century whilst Thornage Hall is a highly unusual survival in Norfolk of a medieval manor house. Sitting at the heart of a large estate that included three other villages and belonging to the Bishops of Norwich, the large fine medieval tracery windows reflect the power and wealth of the bishops. The large barns, cart shed and prominent dovecote are indicative of the wealth of the families that subsequently owned the Hall: the Butts, the Bacons and the Astleys.

The different buildings in the village reflect its development and the stylistic fashions of the times in which they were built. Besides the medieval Hall, there are three seventeenth century farmhouses and Chapel Cottage that are typical of substantial

Norfolk vernacular buildings of this period whilst the late seventeenth century Thornage Grange shows the Flemish influences that reflect not only national tastes but Norfolk's continental trade. The vernacular Georgian frontages of the Old Foundry House, Brook House and Church House and the more elaborate Old Rectory were followed by the pretty Meadows Cottages in the mid-nineteenth century and the harder lines of the late Victorian Providence Place. These preceded the utilitarian interwar and postwar semi-detached developments and the better quality example of Freshfields and Glaven House. The significance of the older buildings in the village are reflected in their national designation.

The buildings are typically built of traditional North Norfolk materials of cobble flint, red brick, painted lime render and red and black pantiles with limited amounts of thatch, stone and knapped flint in particular buildings. The historic buildings mostly show a greater amount of decoration than is typical: brick patterns in flintwork including hearts and lozenges, initials in brick or iron, pressed terracotta details, honeycomb vents to barns and shaped bricks in boundary walls create lively elevations.

The buildings in Thornage reflect its historical economies. The farmhouses, barns and outbuildings are no longer used as working farms but reflect the importance of agriculture historically. Thornage is

highly unusual in having had a large foundry spread across two sites at the north end of the village, which is commemorated on the village sign. The survival of cast iron windows in at least two houses, the names of the Old Foundry House and Foundry Cottages and the unique piers with cast iron plaques all serve as reminders of the industry. The second site has been converted and does not record its past use as a foundry or a later garage.

Thornage Common is a survival of the medieval common land but its appearance is deceptive with its shape the result of early nineteenth century road changes and the removal of a dwelling in the third quarter of the twentieth century. It is nonetheless an important open space within the village.

The open meadows to the west of Thornage are a particularly significant element of the setting of the Conservation Area as they facilitate views of the north and south ends of the village and contribute to the open character of the southern half of the Conservation Area. The footpath across the meadows reflects the historic links with Brinton. Elsewhere, the agricultural fields and blocks of woodland plantations are also important contributors to the setting of the village as are the River Glaven and the wider valley through which it runs.

Section 3

Historic Development

This section describes the history of Thornage and discusses how the settlement pattern has developed over time.

Contents

[3.1 Summary History](#)

[3.2 Historical Development](#)

[3.3 Historic Development Plan](#)

3.1 SUMMARY HISTORY

The name Thornage derives from Old English meaning a hawthorn tree within an enclosed park, which may reference the historic parkland surrounding Thornage Hall.⁰⁴ Thornage was first documented in the Domesday book of 1086, and has for centuries been a rural settlement with an economy based on milling and agriculture. The surrounding landscape, which consists of fields, woodland, and the River Glaven has historically served the livelihoods of village occupants. The earliest built fabric within the village is All Saints church, the west tower of which shows traces of late Anglo-Saxon long and short work masonry. Thornage Hall is the earliest secular medieval building in the village and was formerly the grange for the Bishops of Norwich. The hall contains re-used stone fragments from the twelfth and thirteenth centuries and has an exceptional survival of stone tracery.

Subsequent buildings which have survived in Thornage date from seventeenth century. Typically, they comprise larger buildings or farmhouses with associated buildings, such as Town Farmhouse and The White House, whilst Flintwall Cottage is a rarer survival of a smaller house. Brook House was built in the late-eighteenth century with a classical front elevation and there are a number of farm buildings and smaller houses of this date also. At the same time,

a three storey watermill was constructed north-east of the village along the river showing the shift towards industry.⁰⁵

Mapping from the late eighteenth century onwards indicates that there were changes to the road layout in the south of the village and to the pattern of dwellings with the east side of The Street becoming more developed. The brass and iron castings industry of the nineteenth and twentieth century distinguished Thornage from other villages and the gate piers attached to The Old Foundry House stand as relics to the village's former heavy industry.⁰⁶ The character of the village was significantly altered by early twentieth century development at the south end of Letheringsett Road followed by the construction of semi-detached houses on the corner opposite the public house. The second half of the twentieth century has seen further change with the demolition of the house on the old south road in the north-west corner of the Common, the building of new houses, such as Pound Corner and Alton House, at the edges of the village centre and, more recently, the construction of cottages at the east end of The Street.

3.2 HISTORICAL DEVELOPMENT

3.2.1 Early History

Thornage is a village rich in archaeological finds. Human settlement in the parish of Thornage dates back to the Neolithic period with evidence of human activity illustrated by the finds such as a part polished Neolithic axehead and scraper north of the Conservation Area and fragments of a polished axehead east of The Street.⁰⁷ Within the Conservation Area, a concentration of prehistoric pot boilers and worked flints have also been discovered.⁰⁸ Bronze Age activity within the village is evidenced by a spiral headed pin found east of Letheringsett Road.⁰⁹ Whilst there is no evidence of Iron Age or Roman building remains, a series of artefacts have been found including remains of Roman pottery and sherds west of Letheringsett Road.¹⁰

A considerable number of Anglo-Saxon objects have been recovered including pottery sherds and an early Anglo-Saxon drinking horn or vessel.

3.2.2 Medieval and Sixteenth Century

In the Domesday Survey of 1086, Thornage had 16 freemen, 40 small holders and 8 slaves. A church was also recorded, supporting the precedent for an Anglo-Saxon church on the site of the present Church of All Saints. Land in Thornage was listed under different owners at the time of the Conquest and in 1086 but it reflected a continuity of holding by the Norfolk bishopric. In 1066 Bishop Almer of Elmham was lord of the manor and in 1086 it was Bishop William of

Thetford, reflecting the relocation of the See from Elmham to Thetford in 1071, before it settled at Norwich in 1095.¹¹ There were three mills within the village showing the significance of milling in Thornage as early as the eleventh century.¹² One of the mills was recorded on the site of the surviving nineteenth century mill (outside of the Conservation Area) and was known in the thirteenth century as *Feldmille*.¹³

The Bishops of Norwich built the grange in the twelfth century (now Thornage Hall) and Bishop Goldwell rebuilt the early medieval grange in 1482 incorporating masonry from the former.¹⁴ One of the largest re-used features are the stone tracery windows which can be viewed on the south elevation. Bishop Goldwell's heraldic symbols and scallop designs survive in the spandrels of interior and exterior doorways. Ownership remained with the bishopric until 1536.¹⁵ Thornage Hall also had a medieval deer park as evidenced by the 1613 parish burials register where there is an entry for John Bacon, 'keeper of ye park'.¹⁶

There is little evidence for the medieval layout of the village but it would appear that the church and the grange were sited on the high land to minimise their risk of flooding. It is possible that the grange was rebuilt on a different site in the fifteenth century but it is still likely to have been close to the church.

The medieval parish church of All Saints contains late Anglo-Saxon long and short work, which is a rare survival seen on the west tower. Three splayed Norman windows have been retained in the nave and chancel. In



Church of All Saints



Thornage Hall, former grange

the thirteenth century the east window was constructed in the Early English gothic style. The west tower also contains a medieval fireplace, where it is said that wafers were baked before services in the medieval period.¹⁷



Window on Church of All Saints



Thornage Hall and surrounding buildings situated on higher ground overlooking the south of the village

Like other places across England, the fabric of the village changed as a result of the Reformation. The grange was confiscated from the Bishop of Norwich in 1536 as part of the Dissolution of the Monasteries and was given William Butts, physician to Henry VIII. The grange was truncated and the two ends rebuilt to transform it into Thornage Hall. On the south wall of the church chancel, a large monument and chest tomb dedicated to Butts was installed in 1593.¹⁸ The estate then passed by the marriage of William’s daughter Anne Butts to the Bacon family, who held a manor in Edgefield.¹⁹

3.2.3 Seventeenth and Eighteenth Century

The earliest residential and farm buildings in Thornage survive from the seventeenth century and are dispersed across the village with a concentration east of the church. The houses along the main road display a range of plot patterns denoting the nature of piecemeal development and close proximity of residential and farm buildings.

Along The Street, Town Farmhouse is a seventeenth century house set back from the road. The house is formed of two storeys and features a rare surviving large interior fireplace built with seventeenth century bricks.²⁰ Two barns and a stable were erected in the eighteenth century as additions north-west of the house. The barns display attractive features seen across Thornage during this period: honeycomb vents

and patterns of hearts and lozenges created with red bricks and flints.²¹ The north gable end of the thatched house Bridge House Cottage epitomises this motif as hearts and lozenges can be seen besides a seventeenth century date and marriage initials “MBEB”. Church House also dates from the seventeenth century and is formed of three bays and two storeys. However, it no longer retains its original appearance, having been refronted and refenestrated in the eighteenth century and a shop front added in the nineteenth century.²²

Smaller houses of the seventeenth century include Chapel House located east of Church House on The Street. The house is a single range two storey flint and red brick house. Similarly, the house east of The Old Rectory on The Street is formed of two-storeys in red brick and flint with a lobby entrance.²³ Flintwell Cottage located west of The Street is a unique survival of a smaller residence comprising of two single cell cottages for poorer inhabitants. The lower social status of Flintwell Cottage is demonstrated by its position set sideways from the street, a plan form which economises on street frontage given its central location in the village.²⁴ At the southernmost point of the village is The White House, a seventeenth century farmhouse with an adjacent dovecote and barn located by Thornage Common.²⁵ The house is of two phases: the seventeenth century phase displays Flemish influence with glazed black pantiles and Flemish brick bond.²⁶



North gable end of the thatched house



Flintwell Cottage

Not to be confused with the medieval grange at Thornage Hall, Thornage Grange on Letheringsett Road is the largest surviving house from the late-seventeenth century. It is set resplendent within a large garden reflecting its high-status. The house captures stylistic tropes of the period including Flemish influence seen on the shaped gable ends, glazed pantile roof, and Flemish garden wall bond (with some coloured brick headers creating a pattern). Features which suggest the emerging classicism of the period include the compact plan, regularity of fenestration and marble fireplace with pilasters on the interior.²⁷



The barn and dovecote located north of The White House



Thornage Grange on Letheringsett Road



Flemish bond brick work

The Bacon family owned Thornage Hall in the seventeenth century and carried out a number of alterations to the fabric. Sir Jacob Astley took ownership of the hall from the Bacon family when Sir Edmund Bacon sold the hall around 1710.²⁸ A series of outbuildings were constructed around the hall including a red brick dovecote of a square plan with a hipped roof of black glazed pantiles. The dovecote stands monumentally in front of Thornage Hall and tells of Astley's intention to display his wealth and new presence to the immediate village and beyond. A stone plaque on the south elevation is inscribed "T A/1728" issuing a precise date for the building. A range of brick barns stands west of the hall holding a stone inscribed 'JA 1727' also referring to Sir Jacob Astley.²⁹ The hall later passed to Sir Jacob Astley's son: Sir Jacob Astley.³⁰



Dovecote belonging to Thornage Hall



Barn range located west of Thornage Hall



Barn range and farm buildings west of Thornage Hall

There were a number of medium sized houses built along the main road in the eighteenth century which had characteristically polite with symmetrical front elevations. The Old Rectory west of The Street is the grandest house: a three-storey brick-built house set within a large garden with classical features including a modillion cornice, rusticated pilasters, and hung sash windows. The Old Foundry House and Brook House are smaller in stature, but exhibit features typical of the period such as cornices and sash windows.



Church House



South section of The Street showing Brook House at the centre



Eighteenth century doorcase at Brook House



Rear elevation of The Old Rectory



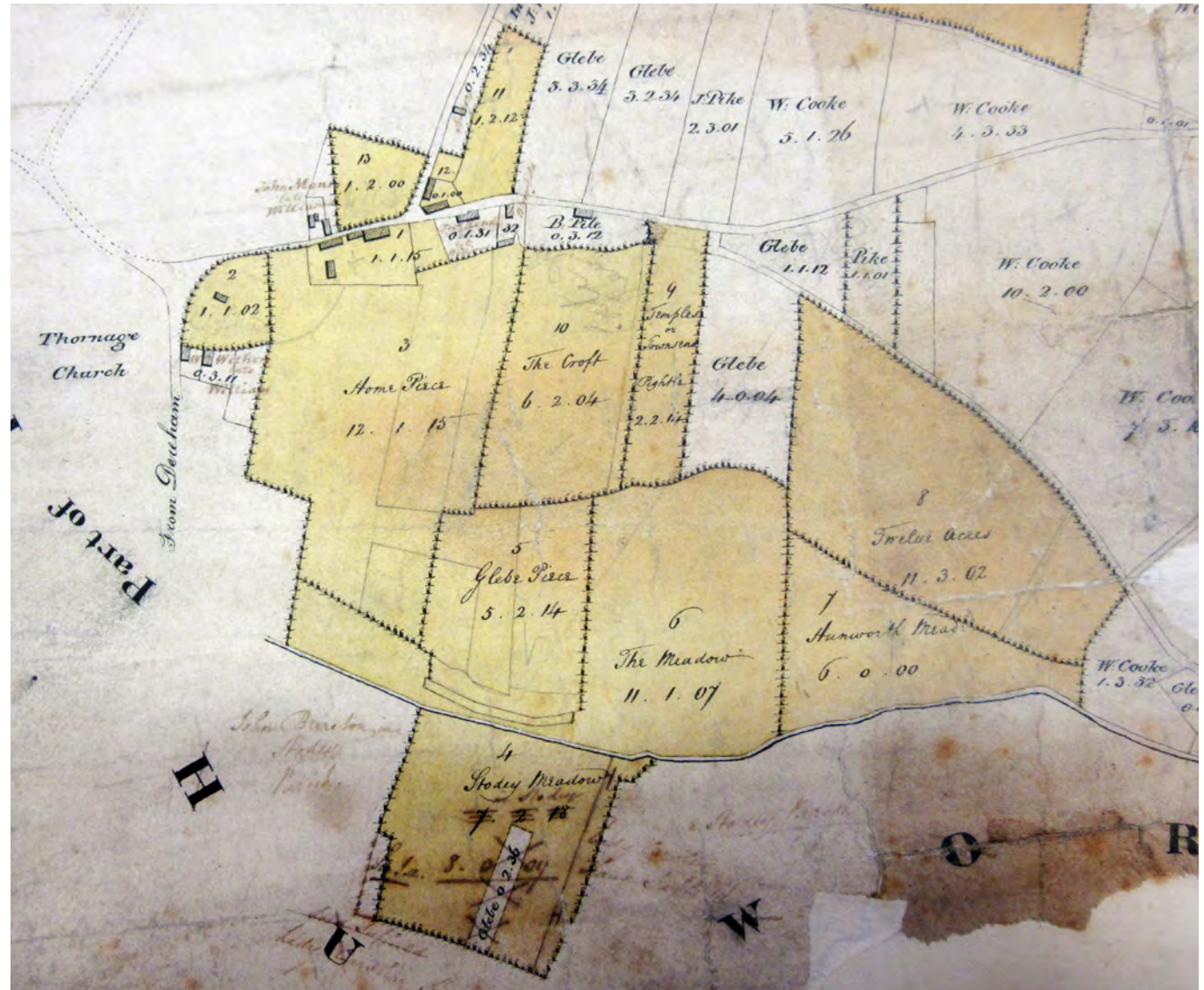
The first known map of Thornage and nearby parishes within the Glaven Valley was drawn up by William Faden in 1797, reproduced adjacent, showed a small settlement along the present B1110 and labelled Thornage Hall, the Parsonage to the east, and a milestone to London located north of the village. An area of dense occupancy emerged along the west side of Letheringsett Road neighbouring Thornage Grange. The map also showed development north of the village and along the south end where Brookside House was built. Whilst limited in detail, the map shows the linear development of the village along the same roads as today.



William Faden's Map 1797, reprint in 1975, Norfolk Record Office

3.2.4 Nineteenth Century

The nineteenth century was a period of growth in the industry and occupancy of Thornage. The first more detailed plan of part of Thornage survives from 1820 and was commissioned by Sir Jacob Astley of Thornage Hall. Whilst not strictly consistent, the plan provides details showing plot division, ownership and sketches of buildings, including outbuildings and farm buildings, such as, the public house, neighbouring 23 Holt Road and Town Farmhouse and its farm buildings. It should be noted that not all buildings appear on the plan. The plan shows that much of the open land in the village, particularly land near to the main areas of settlement, was glebe land owned by the parish to support the parish priest. The mill and surrounding outbuildings are shown on the River Glaven and annotated as the property of Sir Jacob Astley.



Detail from plan showing part of the parish of Thornage showing the property of Sir Jacob Astley, 1820, MS 4562, Norfolk Heritage Centre

Published in 1826, Bryant's map is again not wholly accurate but it showed the three large properties of the Hall, Church House and the Rectory (Pars.) as well as the church and a series of buildings along the east side of The Street. Letheringsett Road was sparsely developed. The most interesting element of Bryant's map is that the main road appeared to run along the north and west perimeter of the Common with a building in the north-west corner. The White House sat within a larger area than the current small triangle. North of the village 'Thornage Poor H' was labelled which referred to an early institution for paupers within the parish. Low Meadow Plantation was labelled south-east of the village which had been formed since Faden's map of 1797.



Andrew Bryant's 1826 Map of Norfolk, Norfolk Record Office

A more detailed representation of the layout and landownership in Thornage is shown on the 1838 tithe map. The tithe map distinguished between dwellings (shown in red) and other buildings (shown in grey). Since Faden’s map, the open fields and commons had been divided and allotted under the enclosure acts of the late-eighteenth and early-nineteenth centuries. However, Thornage Common escaped enclosure and was labelled as The Green on the tithe map. Interestingly, the tithe map shows it divided by a track that now forms the main road whilst the road shown on Bryant’s map had been reduced to access to the house west of the White House.

The tithe map is more accurate and shows a greater number of buildings, some of which, such as Town Farmhouse, would have existed at the time of Bryant’s map but were not shown on it. At the eastern point of the hundred, divisions of land were increasingly smaller as stewardship over land was smaller with some occupants only owning a pigsty. Sir Jacob Astley, who had commissioned the 1820 plan of Thornage, was the major landowner for this period. The map further shows that he had a variety of tenants across the village.

On the roadside, in front of what is now Chapel House, the tithe map shows a small building that may be contemporaneous with the seventeenth century house. Although marked as residential on the tithe map, by at least 1845 it is thought to have been in use as a Baptist Chapel as a Baptist minister is listed in White’s Directory and it continued in this use until at least the 1870s, when a Baptist chapel is listed in another directory.³¹



Detail from the tithe map of Thornage, 1838, (Norfolk Record Office: DN/TA 370)

Thornage Mill (outside the Conservation Area) was built in either the late-eighteenth or early-nineteenth century north-east of the village along the River Glaven. The building is a brick-built corn watermill of three storeys with an attic.³² Today, the mill is listed at Grade II* as a rare example of one of the Glaven Valley watermills which also has much of its original machinery intact.³³

A brass and iron foundry and an agricultural-instrument manufactory were built behind an eighteenth century house (now called The Old Foundry House) along the west side of The Street in the nineteenth century. The castings are missing from historic maps but two gate piers to the foundry survive north of the house. Built of rusticated gault bricks, each pier has three cast iron plaques in bas-relief depicting heraldic lions, dogs, Punch, a woman and child. There is also a Latin inscription: *'Aetas de via mores deflectit artis ingenii que monumenta saepe delet. quae autem secundum geometriam et veram scientiam constructa immutabiliter permanebunt.'* Foundry Cottages and the cast iron casement and sliding sash windows on the public house serve as visual reminders to the industry.



Gate pier to former brass and iron foundry



Late nineteenth century date stone on Stone Cottage



One of the mid-nineteenth century date stone on the Key Buildings



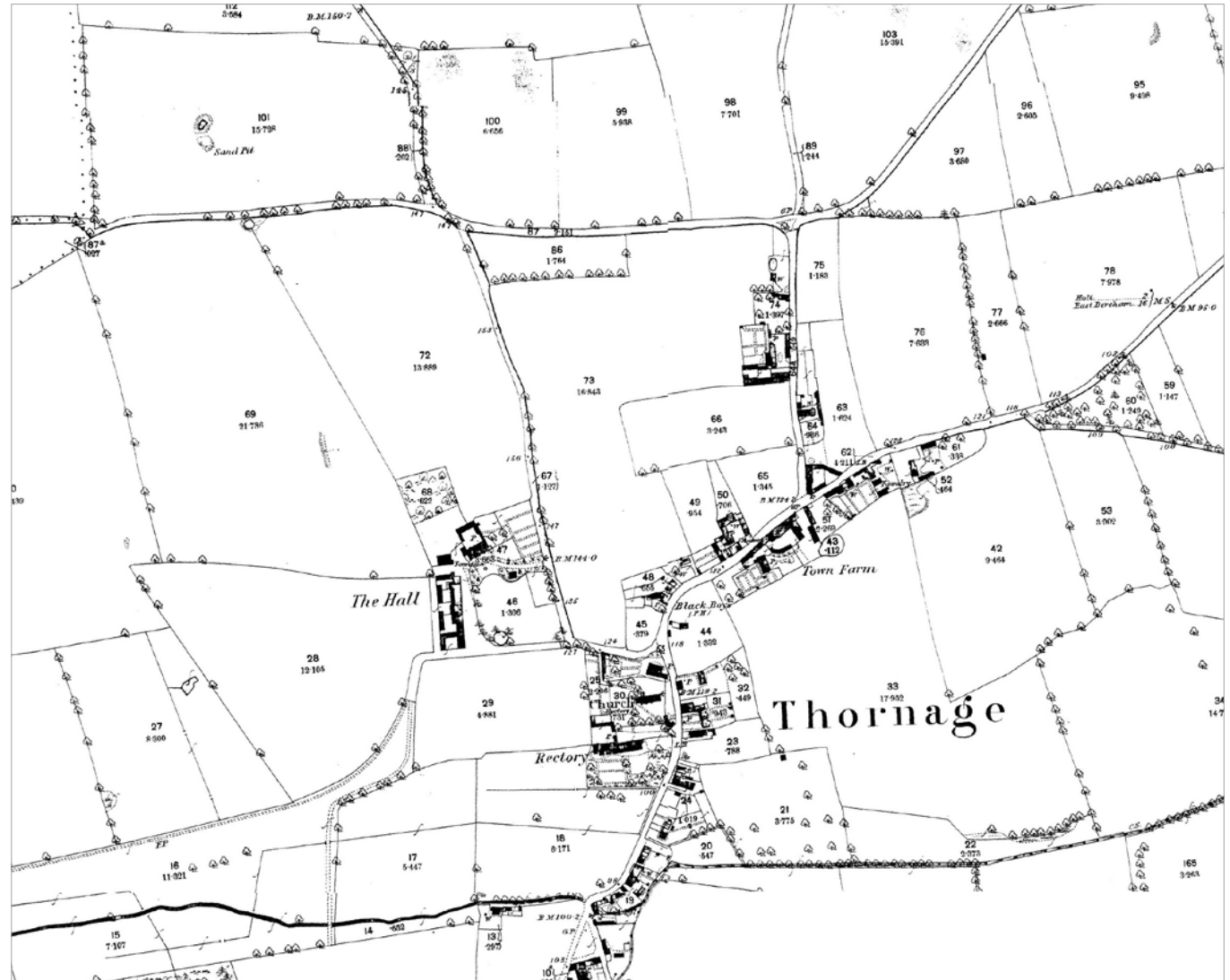
Former Primitive Methodist Chapel now residential conversion

By 1883 Thornage had 327 inhabitants in 1881 and 1266 acres of land which mostly belonged to the then Lord of the Manor, Lord Hastings.³⁴

The first six-inch OS map of Thornage was published in 1886 and provides further detail of developments within the village. Overall, there had been significant development, particularly of smaller houses, throughout the village with concentrations of development in the middle stretch and south end of the B1110. The Black Boys Public House was first labelled on the OS map although the building appeared on the tithe map and may date from the late eighteenth or early nineteenth century.³⁵ Meadow Cottages were built on the east side of The Street as accommodation for workers whilst a house was built north-east of the White House (where Providence Place is now located). Thornage Mill appeared in detail on the map which also shows the sluice within the path of the River Glaven which provided water for the mill, which was in use as a corn mill.



Row of nineteenth century cottages located on The Street



1881-1887 OS Map of Thornage 1:2,500

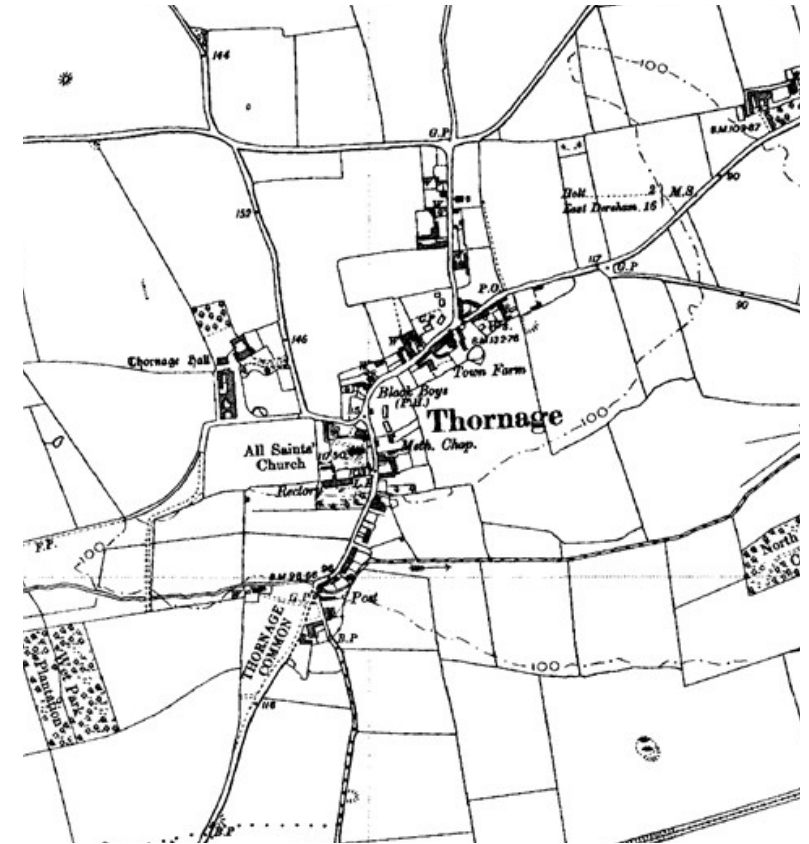
Two wings were built onto Church House in the nineteenth century with the extension of a shop front facing The Street. Although now in use as a residential dwelling, the remnants of the shop unit survive with two large twelve pane windows and a central doorway separated by four pilasters. The shop has retained large display windows and two pilasters framing the doorway.



Nineteenth century shop unit located at Church House

3.2.5 Twentieth and Twenty-First Century

There were minor changes to buildings by the time of the next OS map in 1906 and the chapel was labelled as a Primitive Methodist Chapel rather than a Baptist chapel. Greater change was underway by the time of the 1952 map. The old police house had been built on the Letheringsett Road and three pairs of semi-detached houses, likely in the interwar period. Two further pairs had been built on the north-west bend of The Street and further pairs followed after the Second World War and are depicted on the 1976 OS map. In 1969, the Black Boys Inn closed, and the building was converted into residential premises.³⁶



1952 OS Map of Thornage, 1:2,500

The OS 1976 map (not shown) records also that the house north-west of The White House had been demolished, thus creating the common as it exists today. Some of the Brass and Iron Foundry buildings had also been demolished between 1952-1976. In the north of village, Meadow View had been built in a sympathetic style. The OS map also shows an area of allotment gardens located north of Holt Road and east of Letheringsett Road. Since 1976 two houses were built at the north end of Letheringsett Road and Alton House at the south end. Pound Corner was also built on the road to Thornage Hall.

The Post Office on the premises of Church House was operating in 1980 and was closed and converted to residential use in the late-twentieth century. The Primitive Methodist Chapel had been converted to residential use by 1980 and is now Chapel Cottage.

In the late-twentieth century, Thornage Hall was converted into a home which supports the independent living for adults with disabilities. The repurposing of the hall was funded by Peter Nott, Bishop of Norwich, Lord Hastings of Thornage Hall, the 13th Earl Ferrers and neighbouring landowner Ian MacNicol. A bio-dynamic farm was established as part of the farm where organic farming takes place. The farm was formally opened on 13th May 1989 by HRH Duchess of Kent.³⁷

More recently three cottages have been built on the site of a garage west of Keeper's Cottage at the east end of village. A modern bungalow north-east of Letheringsett Road was demolished in 2014 to make way for Dragon House, a modern building with a unique design of timber, mono-pitched roofs and large windows. A large detached house has been built on Holt Road, its red pantiles, flint walls and red bricks are suitably vernacular for the character of the village.



Infill development from the twenty-first century



Modern residential development at north end of Letheringsett Road



New detached house on Holt Road (right hand side)



Thornage Village sign presented by the people of Thornage to commemorate Queen Elizabeth II Silver Jubilee in 1977



3.3 HISTORIC DEVELOPMENT PLAN



KEY

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth Century-1838
- 1838-1886
- 1886-1952
- Post-1952

This plan indicates the age of the existing built fabric of the main buildings and structures in Thornage. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.



Section 4

Character Assessment

This section describes the elements of the Brinton Conservation Area that contribute to its setting, architecture, form, street pattern and townscape character.

Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The village of Thornage is located 3.3 miles south-west of Holt and 25.6 miles north-west of Norwich.

The Conservation Area covers the majority of Thornage village, which is arranged mostly along the line of the B1110 that runs north to south as Holt Road at the north end and The Street at the south end of the village. The Conservation Area also encompasses Letheringsett Road, which branches immediately north of the B1110, and Thornage Hall and its associated buildings to the north-west.

A branch of the River Glaven runs through the southern part of the village. Drains have been cut into the meadow for drainage and these connect to the river.

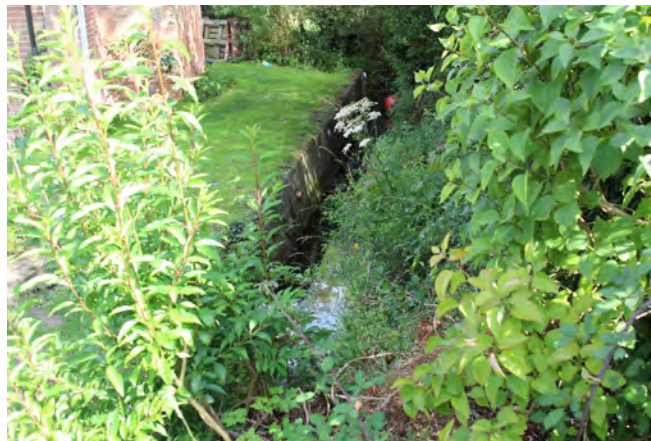
Thornage is situated in a river valley with the ground rising from the river up the north side of the valley where most of the village is located. Land on the southern side of the river rises more steeply although mostly outside the Conservation Area. The ground also slopes gently south to north along Letheringsett Road and rises steeply west of Holt Road towards Thornage Hall, which sits on high but relatively level ground in the north-west of the village.

Thornage is located near the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

Thornage Conservation Area does not include or lie adjacent to any Sites of Scientific Interest (SSSI). However, Holt Lowes SSSI is 2.1 miles to the north-west. Part of Swanton Novers Wood SSSI is 3.1 miles to the south-west and Edgefield Little Wood SSSI is approximately 3.8 miles to the west.



Fall in the valley glimpsed behind the houses east of Holt Road



Branch of the River Glaven flowing east-west through The Street



Slight rise in topography along the north end of The Street



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest
- Special Scientific Interest
- A Holt Lowes
- B Edgefield Little Wood
- C Swanton Novers Wood

Location Plan. Base map © Google Earth. This plan is not to scale.

4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Thornage the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



Areas of woodland and open fields north of the village

4.2.1 Surrounding Landscape

Thornage is located in the Glaven Valley, an area of gentle hills typically used for arable farming. On three sides of the Conservation Area there are agricultural fields, which are mostly lined with natural boundaries of trees and hedgerows. To the west there is an area of meadow that stretches to Brinton, which is flanked to the north and south by blocks of woodland. The older one to the south is Wet Park Plantation whilst the block to the north is a later twentieth century planting. Other historic woodland plantations are North Meadow Covert located east of the village and Thornage New Plantation to the north. Trees and hedgerow typically line the edges of roads leading out of the Conservation Area.

South of the Conservation Area is the footprint of the former Eastern and Midlands Railway. Melton Constable, located south of Thornage, greatly enlarged when it became an important railway maintenance and production facility in the 1880s and four lines radiated out of Melton Constable, including the one that ran through Briningham and south of Thornage.

The River Glaven is an important part of the wider landscape, issuing from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on it and Hunworth Mill, though no longer in use, is one of only five mill buildings which survive today. Thornage Mill is one of the survivals and is located north-west of the village outside of the Conservation Area along the River Glaven. The former corn mill is Grade II* listed and dates back to the late eighteenth or early nineteenth century and can be accessed south of Thornage Road.



View of the landscape south-west of the Conservation Area



Thornage common seen from the southern tip of the Conservation Area

4.2.2 Views Into and Within the Conservation Area

The topography and curving main road through Thornage facilitate many attractive views as one moves through the village but many of these views are momentarily marred by negative features, such as high timber board fences, telegraph poles or wide drives, that detract from the Conservation Area.

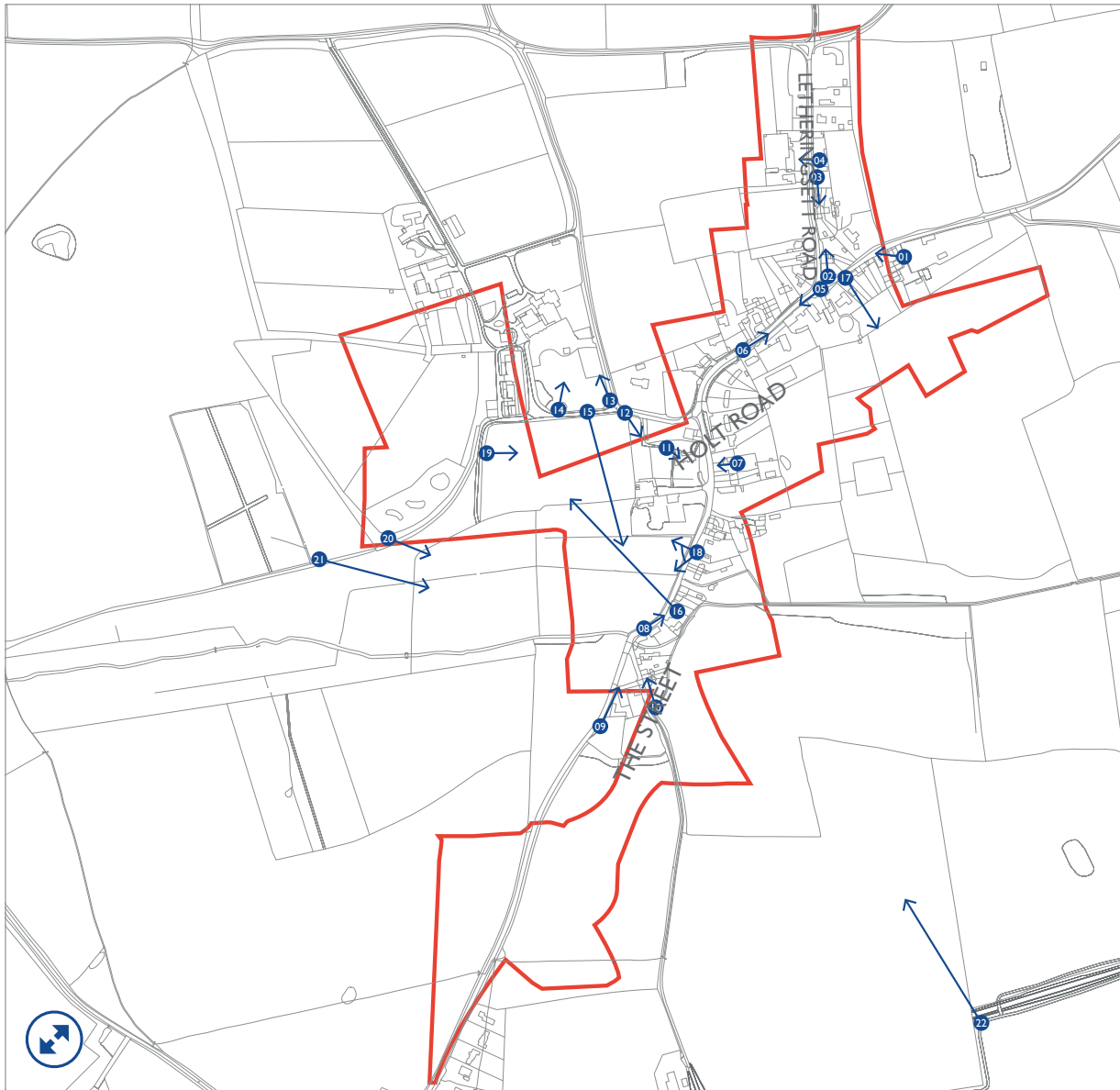
The dynamic views along The Street and Holt Road change swiftly with views opening up or becoming enclosed depending on whether buildings are set on the street line or set back (Views 1, 5, 6 and 9). The area east of the church has tall mature trees and hedges that create a particularly enclosed and leafy feel that is unexpected in the generally open village centre (View 7). The southern part of The Street has a contrasting sense of openness even where buildings are set on the street because of the wide expanse of the meadows to the west and the relative lack of trees. The most attractive view is that from the bridge looking north-east across the curve in the road to the cottages on the east side of The Street (View 8).

At the north end of the village, the converted barn forms an important feature in views looking north and south along Letheringsett Road. There are fewer positive views in this area as there are fewer historic buildings and more neutral or negative features. Thornage Grange is set back from the road and the presence of a sizeable historic building just south of it means it is partially concealed in views from the south whilst the bank, boundary wall and trees partially obscure it from the north. The best view is along the drive (View 4). Elsewhere in the Conservation Area, the mature trees in the churchyard means that a full view of the church is only possible at close range in the churchyard (View 11).

The meadows to the west of the village facilitate many of the most arresting views. Views from along The Street (represented by View 16) and from the track between the White House and Providence Place (View 10) look across the meadows to the focal points of Thornage Hall's barns and dovecote with the Hall itself being occasionally glimpsed. The dovecote takes on a monumental quality when viewed from the valley.

Equally views from the footpath back towards the southern half of the village are attractive with historic buildings appearing nestled in the landscape (Views 11, 14, 19, 20 and 21 are a representative selection). Sometimes these views have a group of buildings as their focal point whilst in others a single building, such as the church, Brook House or Church House, are the focal point, often glimpsed rather than fully visible. The footpath also offers closer views of Thornage Hall and the dovecote. A view of the whole village with the Hall especially prominent can be seen from the permissive access footpath north of Stody (View 22).

As well as views within and into the Conservation Area, there are views out of the Conservation Area. The view of the meadows themselves is a surprise when approached from the north because of the enclosed character of the preceding section of street (View 18). The rolling agricultural landscape can also be glimpsed, such as between the houses on Holt Road (View 17).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

View 01

Dynamic view along Holt Road looking south-west



View 02

View north along Letheringsett Road with the converted barn in the foreground and Key Buildings beyond



View 03

View south along Letheringsett Road with the converted barn as a focal point



View 04

View of Thornage Grange from Letheringsett Road



View 05

View west along The Street with the hipped roof of The Old Foundry House providing a focal point



View 06

View east along the northern part of The Street showing the variety of buildings in Thornage



View 07

View looking north up The Street enclosed by trees and hedges



View 08

Dynamic view along The Street looking north-east



View 09

View looking north-east along The Street from outside the building envelope of the village



View 10

View north along the track between the White House and Providence Place towards the dovecote of Thornage Hall



View 11

View of All Saints church from the churchyard



View 12

View of All Saints church from the road



View 13

View north of countryside track towards the dovecot



View 14

View of the south elevation of Thornage Hall



View 15

View south across the meadow from the footpath south of Thornage Hall



View 16

View 16: View looking north across the meadows towards Thornage Hall with the barns and dovecote prominent



View 17

Glimpsed view south into the valley from the high ground on Holt Road



View 18

Panoramic view out of the Conservation Area across the meadows west of The Street



View 19

View of the church tower from the footpath across the meadows



View 20

View of historic dwellings at the southern end of The Street seen from the footpath across the meadows



View 21

Long distance view of Brook House from the footpath across the meadows



View 22

Long distance view of the village from the permissive access footpath north of Stody with an inset view of Thornage Hall



4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The main road (B1110) that runs through Thornage from north to south consists of Holt Road to the north which becomes The Street after the junction with the Letheringsett Road. The main road curves through the village with two sharp bends. The streets off the main road are narrower: Letheringsett Road to the north, the road that runs west towards Thornage Hall before turning north, and the lane to the south, just east of White House Farm. There is also a short track north of Kendal House, part way along The Street.

Along Holt Road which runs along a north-west stretch, occupancy is fairly dense with a number of houses, cottages and historic farm buildings. Farm buildings on Holt Road are mostly converted and include barns and stable yard ranges which are typically located at the edge of the street. A number of historic houses are scattered amongst the farm buildings and typically face the street, such as The Old Foundry and Sycamore Cottage. There are a few exceptions to this where cottages are set sideways to the street which include Flintwall Cottage, Foundry Cottages and Stiffs Cottage. The twentieth century houses of Alton House and Meadow View are both set back from the road in front gardens, as are other large modern houses in the village, such as Pound Corner and Dragon House.

A similar density of occupation can be seen along The Street. Church House, The Old Rectory and the Church of All Saints are located west of The Street on a higher incline in the topography. The church is set within a small churchyard, which has been extended, whilst Church House stands along the north boundary of the churchyard within a private garden. The Old Rectory is set further back from the road, south of the churchyard and largely screened from view. It is situated within a large garden with outbuildings located to the west. The other dwellings along The Street are mostly small historic cottages, often grouped in terraces and either set along the road or within small gardens. South of the Old Rectory, they face the meadow. At the southern end of The Street, the last few dwellings in the village are arranged around a triangle of grass. At the north corner of The Street and at the junction with Letheringsett Road are two areas of mid twentieth century developments which comprise mostly semi-detached houses set back from the road in small gardens.

Letheringsett Road is a straight lane with a variety of plot patterns. The older, larger historic buildings are set back from the road whilst the smaller ones are located on the street. Key Buildings, a row of cottages, are set sideways to the road in long, narrow plots.

Reflecting its status and character, Thornage Hall is set within a large area of parkland accessed from a track west of Holt Road. The Hall is flanked by substantial historic outbuildings. A public footpath through the south side of the site means that it is publicly visible.

4.3.2 Boundary Treatments

Thornage has a variety of boundary treatments and places where multiple boundaries have been used.

Natural boundaries are the most frequently found boundary types within Thornage. The road which runs east of Thornage Hall is lined with natural boundaries, such as hedge and mature trees, which creates a rural and semi-enclosed feel that complements the quietude of the hall and church located nearby. Fields within the Conservation Area are clearly defined with hedges and lines of mature trees. At the north and south peripheries of the Conservation Area, along the B1110 and north of Letheringsett Road, buildings become sparser and natural boundaries delineate the end of the settlement and boundary of the Conservation Area. In addition, deciduous hedges typically wrap around the perimeters of house plots and are often accompanied by wall and or fence boundaries. Mature trees and smaller trees often accompany hedges, which adds to the unmanicured appearance of gardens.

Cobble flint and red brick walls occur frequently in the Conservation Area at different scales and finishes depending on the related building. Along The Street, Thornage Rectory has a tall and long wall around the garden indicating the high status of the building. Smaller properties along The Street, such as Meadow Cottages and Meadow Barn, have shorter walls along smaller stretches. North of the Conservation Area along Holt Road many of the properties are set against the road although there are stretches of wall between buildings. The churchyard is partially enclosed by a low wall and partially enclosed by natural boundaries, which gives it an informal and pastoral feel. Letheringsett Road north of the Conservation Area has a high concentration of walling including a red brick wall with a band of attractive shaped bricks fronting Stone Cottage and Phoenix Cottage. The Grange, as a high status and large house, has a long stretch of high cobble flint and red brick walling.

Areas of timber fence usually occur in short stretches within the Conservation Area and are often used as boundaries in back gardens or between houses or cottage that form part of a row. Fences are often made of timber boards and are often accompanied by vegetation and clusters of trees which appear sensitive to the historic assets in the village. A large area of boundary fencing is located along the open field west of The Street and there is a profusion of fencing to the semi-detached houses on the corner of The Street, which creates a suburban character.



Moulded brick boundary wall on Letheringsett Road accompanied by hedge



Ornate iron gates to the churchyard



Boundary wall and entrance gate to the Church of All Saints



Tall and long stretch of wall at The Rectory



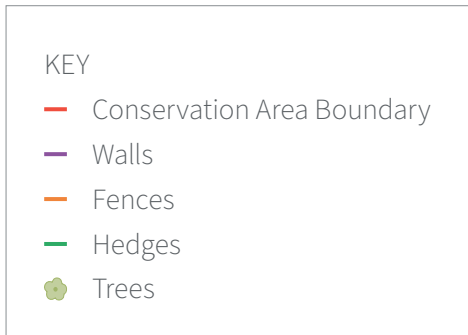
Small and short wall enclosing Meadow Barn



Stretch of wall enclosing the grounds of Thornage Hall



Historic cobble flint and brick wall



Boundary Treatments plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

4.3.3 Public Realm

There are relatively limited formal public realm features in Thornage, consistent with its character as a rural village, although the presence of the main road through the village necessitates more than in other villages. Road surfaces are tarmac with narrow stretches of kerbed pavement along Holt Road and The Street. Road markings are few other than white lines at junctions, except along the main road where wider stretches have a central white line, narrow sections have side lines and 'slow' is written on the sharp bends. Grass verges line some stretches of road such as the area fronting the twentieth century semi-detached houses along The Street and along sections of the north of Holt Road which are lined with edging stones and a small stretch of modern posts. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area. Visible driveways are also few in number in Thornage and cars are largely screened from the road as there are no formal parking areas within the village.

Full size, standard road signage appears along the course of the B1110 but signs are limited in the rest of the village and are of a smaller scale. The painted village sign, erected to mark the Queen's Silver Jubilee, is located in a small area at the north end of The Street. It depicts the brass and iron foundry from nineteenth century Thornage on one side and a monk relating to the former monastic site at Thornage Hall on the other side. There is a fingerpost sign located on the east side of The Street opposite the church which has a traditional character and compliments the setting. A number of private properties have opted for traditional signage at the front of houses of wood and decorative metal such as Ivy House, Sextons Cottage and Ash Tree Cottage.

There are three noticeboards in the village, two are located at All Saints Church, one on the churchyard wall and one within the porch. A further noticeboard is located at the heart of the village beside the village sign. A blue painted antique lamppost has been retained on the west side of The Street, which, whilst not in use, is an attractive item of historic street furniture.

There are two post boxes in the village, one is located at the far south end of The Street near The White House in the form of a lamp post box whilst the other is situated at the north end of the village along Holt Road attached to a timber electricity post. Benches in the village are located in appropriate locations such as the churchyard and on the large grass verge on Holt Road, the former being a reflective and quiet space and the latter, a communal area at the heart of the village.

Unique to Thornage are the Grade II listed gate piers marking the site of the former brass and iron foundry from the early 1900s. The gate piers contain casted relief panels depicting scenes such as a lion and a dogfight and a Latin inscription. Information about the foundry accompanies the figurative panels.

There is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.



Street furniture at the heart of the village including a noticeboard, bench, and village entrance sign



Gate pier containing Latin inscription and figurative castings of former brass and iron foundry on Holt Road



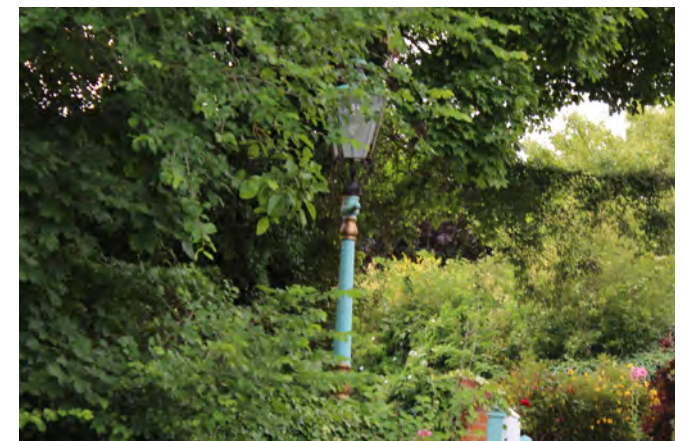
Lamp post box located on the grass triangle south of The Street



Bench located within the churchyard



Thornage village sign



Historic lamp post retained on the west side of The Street

4.3.4 Open Spaces and Greens

There are three main communal open spaces in Thornage. Towards the north of the village, to the side of The Street, the modern houses are set back from the road and the wide grassy verge contains a range of street furnishings. A bench, commemorating the Queen's Ascension, is positioned by the Thornage village sign. A bus stop, village noticeboard and red post box are further amenities. Historically the public house and the village shop (Church House) were located opposite.

At the south end of the village is Thornage Common, a surviving area of common land that is bounded on two of its three sides by hedges and trees, which distinguishes it from the open meadow beyond. A much smaller triangle of grass opposite is bounded by buildings on two sides and there is a lamp post box is located here.

The churchyard is comprised on two parts. The original churchyard immediately around the church is surrounded by small mature trees and Church House and is filled with grave monuments. The early twentieth century churchyard extension has a more open character, bounded mostly by low walls and only partially filled with graves. An attractive pair of brick piers with an ironwork overthrow and gates form the entrance to the extension and these commemorate the coronation of Edward VII and Queen Alexandra. The presence of benches within the churchyard contributes to the contemplative and reflective nature of the space.

Although not within the Conservation Area, the water meadows around the River Glaven provide a large expanse of green open space to the west of The Street and allows for views between the northern and southern parts of the village.



Grass verge at the centre of the village



Thornage Common



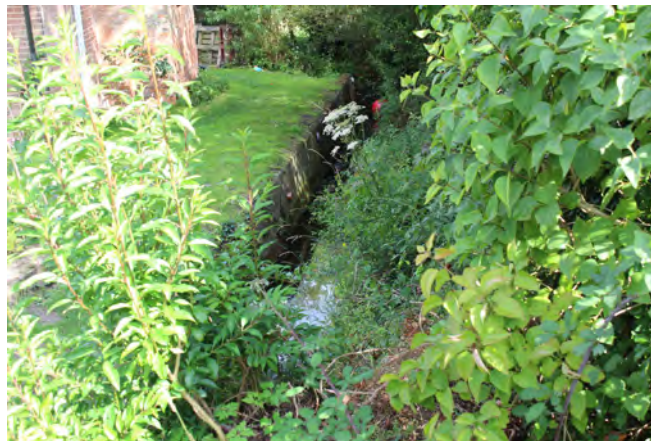
Meadows between Thornage and Brinton



Agricultural fields with natural boundaries of hedge and mature trees



Churchyard with Church House providing an attractive backdrop



Tributary of the River Glaven north of The White House Farm

4.3.5 Trees and Vegetation

Entrances to the Conservation Area from Thornage Hall, Holt Road and The Street are surrounded by open aspect fields. The north-west part of the Conservation Area has a semi-enclosed feel from the trees along the road concealing the Thornage Hall estate. Smaller clusters of trees on the southern approach to the village and the thick boundary of trees and hedge along two sides of The Common create a leafy but more open approach than from the north-west. Opposite the main Common is a small green space, which has a single tree at the centre. Given the importance of their contribution, trees with a diameter of over 75mm and 1.5m above soil level in the Conservation Area are protected and require the local authority to be given prior notice in advance of any works to them. Trees in the churchyard are also subject to the Diocesan Faculty system.

The appearance of private gardens within the Conservation Area vary in size and contribute positively to the countryside feel of the village. Many of the smaller houses and cottages in the village display traditional front gardens which contain small areas of grass, with features including flowers, hedges and low garden walls. Thornage Hall has a much more formal appearance with a range of large trees fronting the south perimeter with a larger lawn. Trees within gardens appear sporadically along the main roads, smaller trees tend to be seen within front gardens and are often accompanied by hedge boundaries.

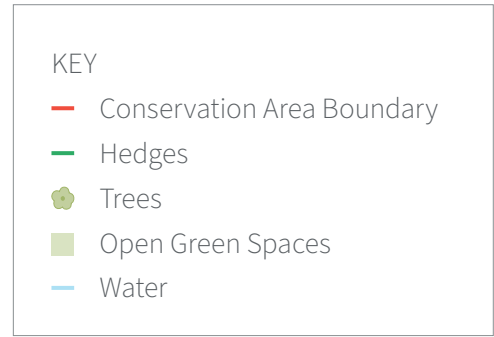
Hedgerows appear frequently throughout the village as boundary markers between fields and around private properties. Most of the hedges in the village are of native species and medium height allowing for privacy without detracting from attractive views of historic properties. Some properties of the village have coniferous hedge boundaries; however, these stretches of hedge are fairly small and are surrounded by native trees and often front gardens.



Mature trees bordering Thornage Common



Placed trees outside 23 The Street



Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

4.4 ARCHITECTURE

4.4.1 Materials

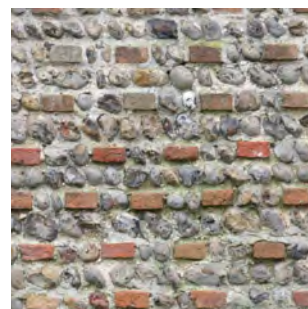
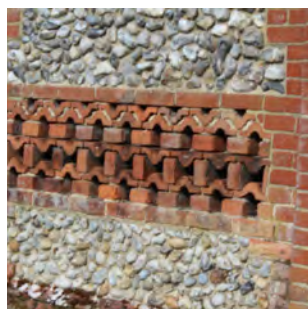
Within Thornage, building materials are typical of the North Norfolk vernacular comprising predominantly cobble flints, red bricks and red and black glazed pantiles. A small number of houses in the village have been encased in render, such as the red painted Old Foundry House and Town Farmhouse. Moulded terracotta details also appear on some of the late nineteenth and early twentieth century buildings. Iron tie plates appear frequently in the village especially on historic farm buildings. Moulded red bricks are commonly used for chimneys and chimney pots are mostly of red terracotta. Thatch is a traditional material which is used on one cottage at the south end of The Street.

Cobble flints are the main walling materials for buildings and boundaries with red brick quoins around windows and doorways. However, there are some houses in the village purely built of red brick, a notable example being The Grange, a seventeenth century large house on Letheringsett Road. Farm buildings within the village are mostly of red brick and cobble flints and in some cases, such as the barn belonging to Town Farm, the buildings have attractive patterns such as hearts and diamonds created in brick on gable ends. The two dovecotes in Thornage are both built of brick from the seventeenth century.

Two rusticated gault brick gate piers with three cast iron panels on each are located beside The Old Foundry House on Holt Road and are unusual materials for a North Norfolk village. Another reminder of the iron foundry in the village are the iron casement windows of Flintwall Cottage and the former Black Boys public house.

Whilst cobble flint is an abundant material found throughout the village, the presence of knapped flints and galletting in flint on the Church of All Saints is unusual and reflects the building's high status in the medieval period. This is reinforced by the use of non-local stone for the window tracery and quoins on the building are in stone. Stone tracery windows are also found on Thornage Hall and these are historically significant survivals from the medieval grange belonging to the Bishops of Norwich.

Materials Palette



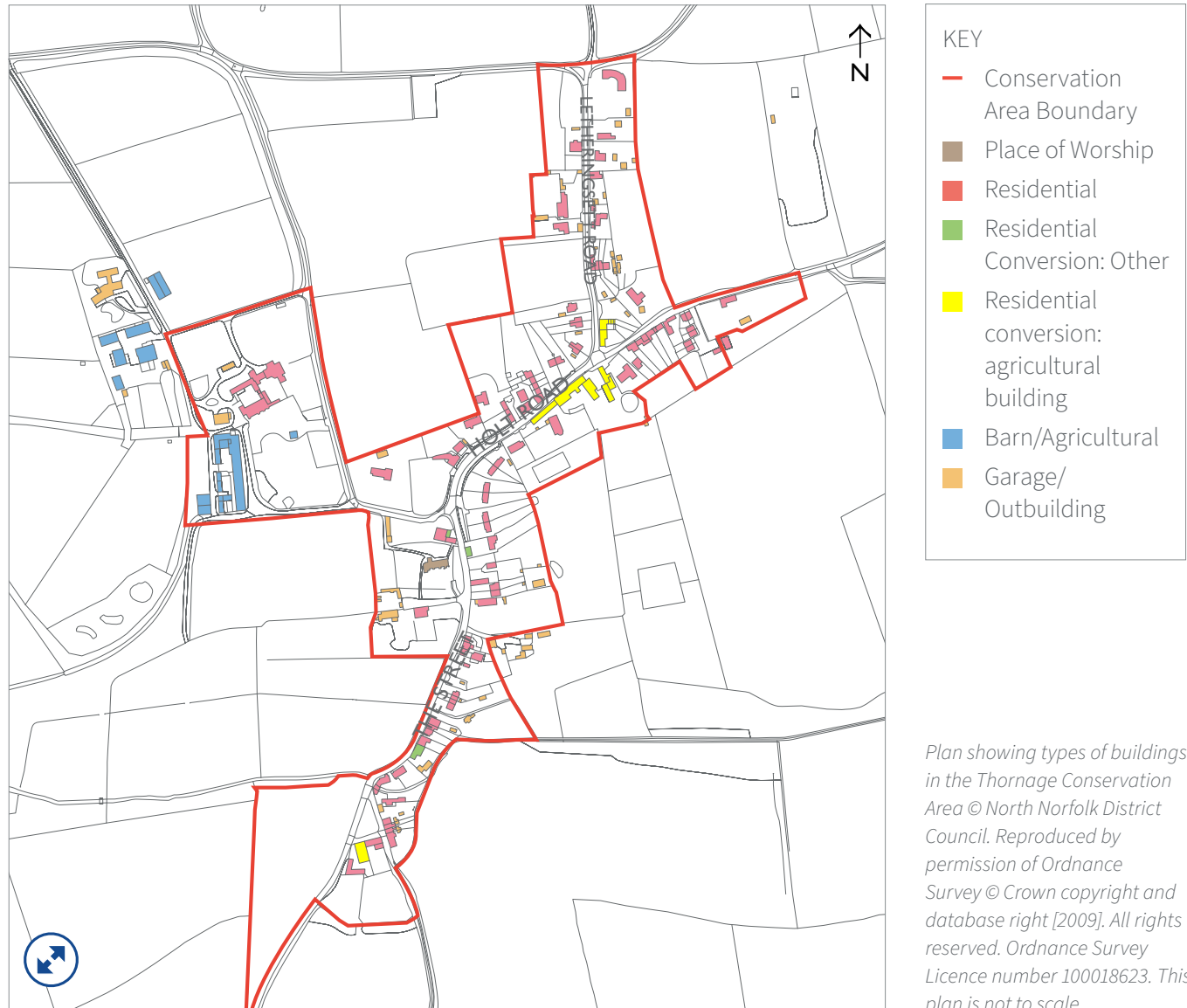
4.4.2 Building Types and Design

Most of the buildings within the Conservation Area are residential and were built for this purpose. Houses take the form of small cottages, medium sized houses, farmhouses, and large detached houses. Modern houses typically take the form of bungalows and medium sized houses. There are some conversions within the village; these are mostly farm buildings although on The Street there are two buildings that were residential buildings, served as a chapel and a shop in the nineteenth and early twentieth centuries and are now residential again.

The farmhouses are typically accompanied by a range of outbuildings and barns whilst the larger houses, such as Thornage Hall, The Old Rectory and The Grange, have historic outbuildings. The more recent infill houses generally have separate garages and a small number of other buildings have modern garages that have been built later. The mid-twentieth century semi-detached houses generally do not have substantial outbuildings.

The buildings broadly divide into those of a vernacular design with usually pitched roofs and gables and the buildings influenced by prevailing fashions, whether the polite, symmetrical Georgian frontages or the mid-twentieth century utilitarian semis. Some of these have hipped roofs. Chimneys are an important feature on residential buildings of all sizes.

Cottages and Small Houses



Cottages appear throughout the village and are one of the most common types of housing along Holt Road, The Street and Letheringsett Road. Cottages take the form of detached, semi-detached and terraced rows. They display a variety of materials including cobble flints with red bricks, purely red bricks, painted brick and rendered walling. The cottages are typically one and a half or two storeys though with generally quite low eaves heights.

Thornage has a large number of cottages in rows, which are mostly nineteenth century. They may have been for agricultural or industrial workers, such as Foundry Cottages, a row of four small dwellings west of The Street. The character of the rows varies depending on their date of construction. Providence Place, built in 1898, are of a harder red brick and pronounced lintels with each cottage having a typical Victorian terrace character. The arched lintels, softer brick and hipped roof lend Meadow Cottages a charming rural vernacular character. The fenestration of each cottage has been changed over time. Other rows of cottages have a more organic character. Rowan Cottage, Melbourne Cottage and Meadow View comprise two red brick cottages with terracotta detailing from 1900 and a third cottage that is rendered and appears to have been constructed separately. Similarly, Owl Cottage, Kendal House

and Mill Cottage comprise two cobble flint and brick cottages and one brick one whilst the incorporation of brick rubble into the flint of one of the four Key Cottages on Letheringsett Road suggests it may also have been a later addition.

There are a number of detached cottages in the village. Flintwall Cottage (previously two single cell dwellings) is of particular historic importance as the earliest surviving form of cottage built in the seventeenth century whilst most other houses from this period in the village are farmhouses or larger houses. It is two storeys with an attic lit by dormer windows. On Letheringsett Road, Phoenix Cottage and Stone Cottage have unusual and attractive moulded brick details in their boundary walls and Stone Cottage incorporates patterns in brick onto the street facing gable.



Key Buildings



Rowan Cottage, Melbourne View and Meadow View



Evergreen Cottage on The Street



Stone Cottage



Detail from Providence Place

Medium sized Houses:

Medium sized houses are similarly spread across the village with historic examples from the seventeenth century onwards. The houses are of a variety of materials: cobble flints, red bricks, render and flint with brick dressings. The northern end of The Street, an area of earlier settlement within the village, has a concentration of historic medium sized houses. On the west side of the road, Church House, Ambleside and The Old Foundry House amongst others, give the area a sense of grandeur and politeness to this small centre. Further south along The Street, Brookside House is an eighteenth century classically styled house that breaks the continuous rows of cottages and features five sash windows and a classical doorcase with square pilasters and a narrow canopy with reeded brackets.

Whilst some of the medium sized houses have a uniform style or have been given a polite front façade, others have a more vernacular character, such as Meadow Barn, or a conglomeration of buildings, such as Bridge House Cottage, both at the south end of the village.



Bridge House Cottage at the south end of The Street



Brookside House beside Meadow Barn



Church House seen from the graveyard



The Old Foundry House

Farmhouses

There are three farmhouses in Thornage and two of the three comprise seventeenth- and eighteenth-century buildings positioned alongside ranges of historic farm buildings (often converted to residential use). Town Farm at the north end of The Street is one of the oldest buildings in the village. It is a two storey building set back from the road and accompanied by a range of eighteenth century converted farm buildings. The White House at the far south end of The Street is contemporary with Town Farm. Whilst the house is largely screened from The Street by a boundary wall and vegetation, the dovecote and barn located north of the house are particularly attractive heritage assets located besides Thornage Common.

The Farmhouse halfway along The Street also has seventeenth century fabric. The associated farm buildings are not shown on the tithe map, which suggests that it lost its built context as a farmhouse nearly two hundred years ago.



Dovecote and barn adjoin The White House Farm



Farmhouse located 50m east of The Old Rectory

Large houses

There are three houses of a large scale and of importance within Thornage. Their scale, quality of materials and careful design indicate their position at the top of the village's architectural hierarchy.

Thornage Hall is the largest and most significant house historically in the village with medieval fabric and connections to the Bishops of Norwich and William Butts, physician to Henry VIII. The hall, which was formerly a Grange, is set on higher ground within the village accessed via a small road branching west of The Street which runs past the Church of All Saints. The building is formed of a rectangular plan of rendered flint with stone dressings and black glazed pantiles. Now two storeys, the medieval stone tracery windows that run through both storeys are particularly attractive historic features. The hall is set within a large park which in the medieval period would have been part of a deer park. The historic outbuildings which include a seventeenth century dovecote and long range barn and an eighteenth century cart shed signifies the high-status of the hall.

The Grange on Letheringsett Road is a seventeenth century red brick house of two storeys and a cellar. The house has a polite appearance with Flemish influence showing in the shaped gable ends and Flemish garden wall bond brickwork. Some of the historic farm buildings around it have been retained but others demolished and a modern house built close to the historic one.

The Old Rectory located on the west side of The Street is an eighteenth century three storey building set within a large garden with high walls and a long driveway. The building is largely screened from the road but is in the classical style with rusticated pilasters, a classical doorcase and rows of sash windows. The building also has a series of outbuildings including a red brick and timber long range building which can be seen from the south of the churchyard.



Thornage Hall



The Old Rectory viewed from The Street



Red brick outbuilding within the land of The Old Rectory



The Grange on Letheringsett Road

Modern houses

Thornage contains a number of modern houses within the Conservation Area. There are six pairs of semi-detached, mid-twentieth century houses, which are simple designs of red brick with red pantile roofs, either pitched or hipped. It is likely the houses originally had Crittal windows and the replacement with uPVC windows has had a detrimental impact on their character.

Another type of modern building in Thornage is a generic later twentieth century bungalow in red brick with brown modern pantiles that is not typical of the local vernacular. Alton House has a universal form but has incorporated cobble flint and red brick as a nod to the local vernacular. Phoenix Cottage is a more successful example of modern interpretation of the traditional North Norfolk vernacular style with its low massing and brick chimneys as well as flint and brick walls. Almost as successful are the three pairs of Glaven View cottages at the east end of the village, the best of which has flint walls with red brick dressings including tumbling to the gables.

A large contemporary house has recently been built at the north end of Letheringsett Road. With a concave, ribbed sheet metal roof, timber cladding and large windows, it is a striking contrast to the traditional local buildings.



Dragon House on Letheringsett Road



Modern semi-detached cottages on The Holt Road



Medium sized modern house on Holt Road



Modern semi-detached houses on The Street

Residential Conversion: Agricultural Buildings

The main group of converted agricultural buildings are at the north end of the village on The Street where the farm buildings of Town Farm have been converted on both sides of the road. Built of flint and red brick, the buildings mostly lie on the street and have been sensitively converted to minimise the number and size of windows so the buildings retain their agricultural character. Where additional lighting has been required, conservation rooflights have been used. The same approach has been adopted where the agricultural buildings of White House Farm have been converted although glass pantiles have been used in the roof to further reduce the impact of the apertures.

Residential Conversion: Other

There are four residential conversions within the village of buildings which previously had unique functions.

The late eighteenth century, Black Boys Inn has a red brick front and cobble flint gable ends. The Inn was closed in 1969 and converted to residential use. The pub signs have been removed and there are no obvious indicators of its former use.

The small former chapel may have been built as an outbuilding or even a very small cottage but was used as a chapel in the nineteenth century until 1976 when it became a Mission Hall. It was converted by 1980 and has no external indicators of its use as a place of worship beyond its name of Chapel Cottage.

Adjacent to Brook House is a contrastingly more vernacular building with a large window that indicates it may have been used as a shop or workshop in the past. The characteristic window has been preserved in the conversion to residential use.

The nineteenth century shop front on the east elevation of Church House was used as a Post Office until the late-twentieth century. It has been absorbed back into the residential part of Church House. The shop has retained large display windows and two pilasters framing the doorway.



Converted nineteenth century shop front



Converted public house west of The Street



Chapel Cottage, formerly a Primitive Methodist Chapel

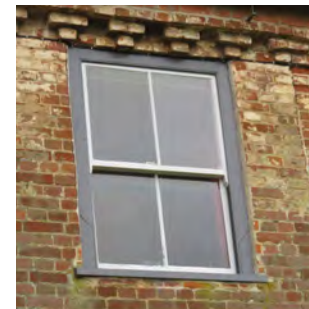
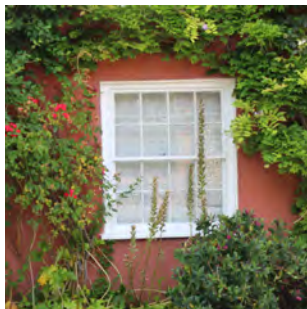
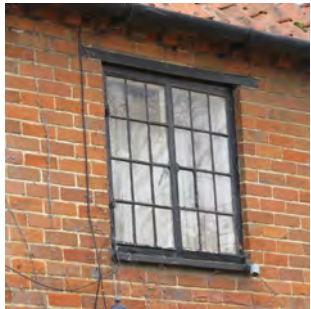
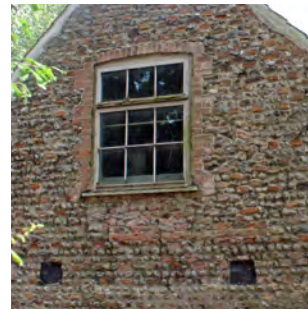
Church of All Saints

All Saints Church is located at the heart of the village and is set within a walled churchyard. The church has a simple character with relatively small north and south windows, including two Norman windows, whilst its square tower with crocketed pinnacles is elegant. The building has often been criticised for over-restoration in the late nineteenth century. Internally it is clear the building was once larger with a south aisle extending beyond the large arches. Built of knapped flint with stone dressings, it is a distinct contrast with other buildings in the village.






All Saints church

Doors and Windows Palette





KEY

-  Conservation Area Boundary
-  Major Landmark
-  Minor Landmark

Landmark Buildings plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

Contents

[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Thornage Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are 17 listed buildings in the Conservation Area. These include the medieval church and Thornage Hall, both Grade II* listed. Other buildings are all Grade II listed and include houses, cottages and barns mainly from the seventeenth to eighteenth centuries.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on [page 72](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.³⁸ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

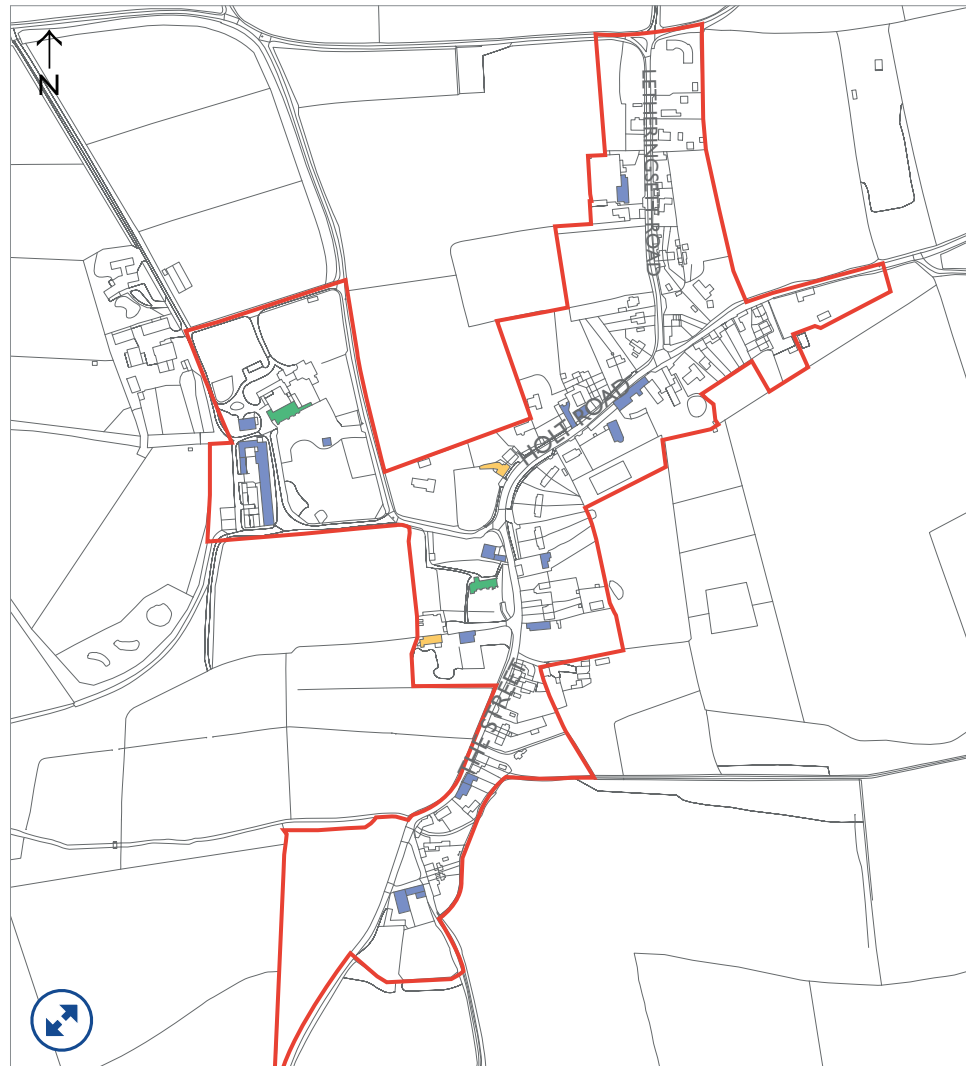
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in Local Heritage Listing (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website: <https://www.north-norfolk.gov.uk/media/4605/criteria-for-local-listing.pdf>

The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Thornage have been examined against these criteria and those which have been adopted for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



- KEY
- Conservation Area Boundary
 - Grade I
 - Grade II*
 - Grade II
 - Local Listing

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.³⁹

The parish of Thornage is located between Hunworth to the west and Brinton to the east. The name of the village comes from Old English for ‘pasture where thorns grow.’

The earliest evidence for human activity in the area comes in the form of a prehistoric pit containing pot boilers and worked flints from an excavation in 1996 (NHER 6490). The Neolithic Period is also represented in Brinton by four axeheads (NHER 28670, 31985 and 31986). A Neolithic plano-convex knife (NHER 6490) and a scraper (NHER 31496) were also found from this period. Bronze Age activity is evidenced in the form of an Early bronze Age spiral headed pin (NHER 22866) and a concentration of Late Bronze Age flint tools (NHER 32285).

There are no recorded Roman monuments in Thornage, however, a number of Roman finds have been unearthed including comprise coins (NHER 6491, 6492 and 17319), pottery sherds (NHER 31184 and 33563), and a mirror fragment (NHER 36998).

A number of Anglo-Saxon objects have been found in Thornage. Finds include pottery sherds and a strap fitting from the Middle to Late Saxon period (NHER 17319). Metal detecting has also recovered a Late Saxon box mount and a bead or censer attachment (NHER 36998). Additionally, it is likely that the west tower of All Saints church contains long-and-short Anglo-Saxon masonry (NHER 3172).

The medieval period is represented by Thornage Hall, a former grange belonging to the Bishops of Norwich (NHER 3173). The building, which was constructed by Bishop Goldwell in 1482 contains reused stone fragments from the twelfth and thirteenth centuries and was further altered in the seventeenth century. Medieval object recovered from the parish include pottery sherds (NHER 6493, 18288 and 31184), coins (NHER 31596), a harness pendant (NHER 17319) and a vessel fragment (NHER 36998).

A number of post medieval buildings survive in Thornage, this includes Town Farmhouse and barn (NHER 22428), a seventeenth century building including a large original fireplace (NHER 22428). Thornage has significant industrial heritage assets including a three-storey late eighteenth/ early nineteenth century water mill (NHER 6527) and gate piers from the nineteenth century former Thornage Brass and Iron Foundry Co site (NHER 23499).



Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Thornage.

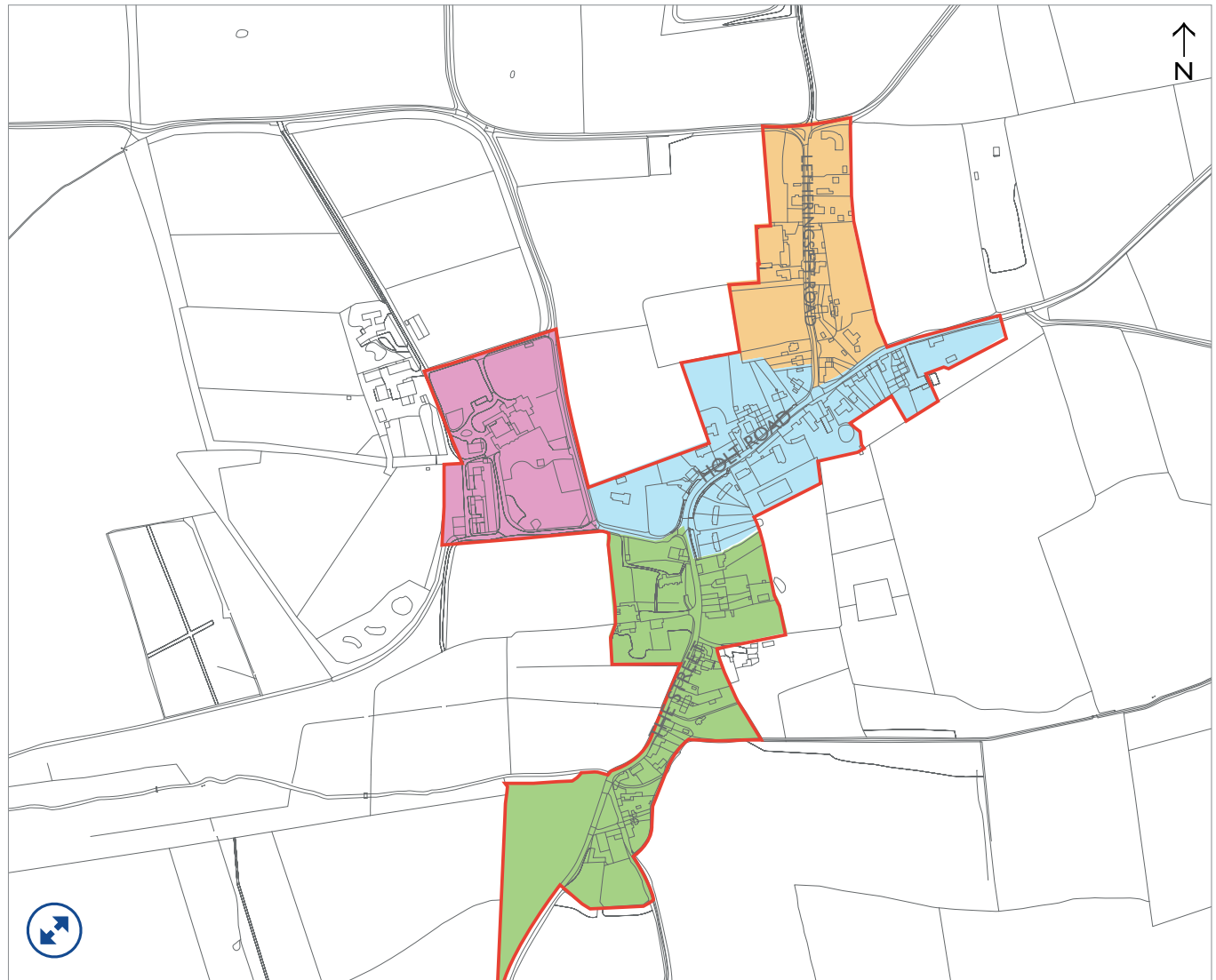
Contents

- 1 [The Street](#)
- 2 [Thornage Hall](#)
- 3 [Holt Road/The Street](#)
- 4 [Letheringsett Road](#)

6 Street-by-Street Assessment

Each of Thornage's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



KEY

- Conservation Area Boundary
- The Street
- Holt Road/The Street (East)
- Thornage Hall
- Letheringsett Road

Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

1. THE STREET

Encompassing much of the sinuous, sloping main thoroughfare, The Street varies in character from buildings on both sides of the road in the north giving way to meadow and then common on one side to the south.



Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

Defining Features

- Variety of buildings, mostly historic and of traditional materials.
- Cluster of substantial and landmark buildings (the Church, Rectory and Church House) near the northern end.
- Rows of cottages parallel to the road.
- Attractive group of medium sized houses on the bend in the road near the south end.
- Former farms at each end.
- Past specialised use buildings (public house, shops, chapel).
- Materials palette includes red bricks, flints, red and black clay pantiles, thatch, render, stone, and knapped flints.
- Open meadow and hedge-bounded common (outside the Conservation Area) create a sense of openness and enable views to Thornage Hall.
- Large stretches of flint and brick wall as boundary treatments for properties.

Key Issues

- Busy through road with large volumes of traffic passing close to, and sometimes damaging, historic structures.
- Large stretches of timber board fence.
- Vehicles parked along the road.
- Presence of uPVC windows and doors on some historic houses.
- Television aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Bins left at the front of properties or visible from the road.
- Prominent wall mounted cables on historic buildings.
- Vegetation growth to boundary walls.
- Overgrown vegetation in parts of the churchyard.
- Modern light fitting on church is incongruous.
- Metal utility panels located on the ground at Thornage Common are inappropriate in the green space.
- Blue recycling bins.

1. THE STREET (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Repairs to historic fabric caused by vehicular damage should be repaired at the earliest opportunity to minimise further damage.
- Cars should be kept on private driveways and hidden from view where possible.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Alternative ways of receiving media, such as underground cables, should be considered and aerials and satellites dishes should be hidden from street view where possible.
- Where it is essential to mount cables on walls, the diameter of these should be minimised and the colour selected to minimise its visual impact. The shortest compliant route should be used.
- Bins should be placed behind properties and hidden from view.
- Churchyard would benefit from maintenance of vegetation especially to the north which is inaccessible on foot.
- Carefully remove greenery from boundary walls. Where growth is well established, particular care
- Consider a replacement light fitting that is subtle and more in character with the church.

Listed Buildings

Grade II*

- Church of All Saints

Grade II

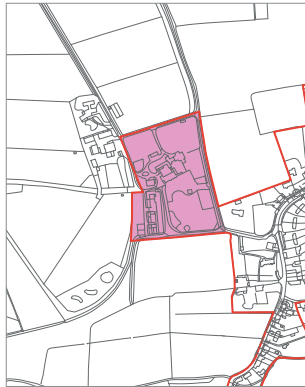
- The White House
- Barn with Dovecot attached to the west side of White House
- Brook House
- The Old Rectory
- House 50m east of Old Rectory
- Chapel Cottage
- Church House

Locally Listed Buildings

Outbuilding west of the Old Rectory

2. THORNAGE HALL

The late medieval manor house and its associated barns and outbuildings, which are prominently located on high land



Defining Features

- Thornage Hall is a regionally rare example of a late medieval house with fine stonework reflecting its status as the property of the medieval bishops of Norwich.
- Dovecote from 1728 stands east of Thornage Hall with a distinctive square plan and hipped roof. Prominent in short and long distance views.
- Converted eighteenth century cart shed stands west of the house.
- Long range of barns from seventeenth century with eighteenth century additions with cow shed, grain storage and silos.
- Attractive view from the south of the Hall downwards onto The Street where cottages can be seen lining the road.

Key Issues

- Unattractive plastic 'Parking' sign on the long barn range jars with the character of the building.
- Large timber barn door damaged on barn range.
- Vehicles parked in front of barn range detract from the heritage asset.
- Vegetation on the cobble flint and red brick wall and on the dovecote.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

2. THORNAGE HALL (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Parking sign would benefit from subtler colouring or removal.
- Condition and conservation of barn door would benefit from repairs.
- Consideration should be given to the creation of a concealed area of parking that does not detract from the principal facades and views of the listed buildings.
- Carefully remove greenery from the wall and dovecote. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used.

Listed Buildings

Grade II*

Thornage Hall

Grade II

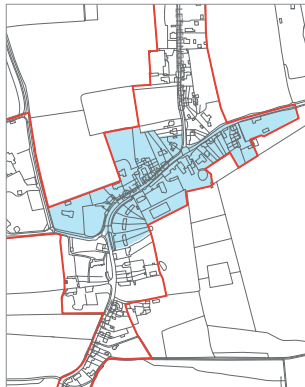
- Lofted cartshed at Thornage Hall c20m west of Thornage Hall
- Barn at Thornage Hall Farm c60m south west of Thornage Hall
- Dovecote, c30m south east of Thornage Hall

Locally Listed Buildings

N/A

3. HOLT ROAD/THE STREET (EAST)

A relatively dense built environment with twentieth and twenty first century infill houses and small developments amidst historic buildings.



Defining Features

- A variety of buildings including converted farm buildings, houses, cottages and a farmhouse.
- Buildings largely set against the edge of the road or within small front gardens creating dynamic views and channelling views along the contours of the road.
- Small centre along the south-east section of the road where an attractive village sign, notice board and bench are located.
- Nineteenth century gate piers (Grade II) relating to the brass and iron castings foundry.
- Twentieth century semi-detached houses set back from the road south of the area.
- Materials palette includes weatherboarding, flints, red brick, gaunt bricks, red and black clay pantiles.
- Large farm complex (now converted) in the middle of the area (Town Farm).

Key Issues

- Busy through road with large volumes of traffic passing close to historic structures. Associated road signage.
- Modern plastic posts to discourage parking on the grass verges are incongruous to the historic character of the area.
- Bins left at the front of properties and are visible from the road.
- Vehicles parked along the road or within the frame of properties detracting from their historic value.
- Presence of uPVC windows and doors on some historic houses.
- Television aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Condition of the village sign and base.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

3. HOLT ROAD/THE STREET (EAST) (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Smaller scale traffic and road signs would help retain the traditional character of the area.
- Bins should be placed behind properties and hidden from view.
- Cars should be kept on private driveways and hidden from view where possible.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellite dishes should be hidden from street view where possible.
- Repairs to the village sign and base should be undertaken.

Listed Buildings

Grade II

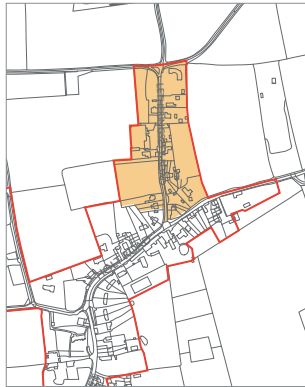
- Town Farm House
- Flintwall Cottage
- Old Foundry House and attached gate pier
- Gatepier c5m to right of Old Foundry House

Locally Listed Buildings

Former public house

4. LETHERINGSETT ROAD

A straight lane with a variety of historic and modern buildings, of which The Grange is the most significant.



Defining Features

- Mostly straight road with properties generally set on or close to the street.
- Variety of sizes, dates and styles of historic buildings ranging from a converted barn to the refined architecture of The Grange.
- Attractive decorative brickwork and terracotta mouldings.
- Long stretches of historic flint and red brick wall along the road.
- Large converted barn at the south end of Letheringsett Road.
- The Grange is an attractive seventeenth century red brick house with rows of sash window and shaped gables.
- Row of four cottages known as Key Buildings are set sideways to the street and provide an attractive view when seen from the south.

Key Issues

- Television aerials, satellite dishes and solar panels clutter the rooflines and upper parts of historic buildings in the area.
- Presence of uPVC windows and on some historic houses.
- Bins left at the front of properties and are visible from the road.
- Vehicles parked along the road.
- Small rendered garage with corrugated metal sheet roof incongruous to character of the area.
- Vegetation growth to historic walls.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

4. LETHERINGSETT ROAD (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Alternative ways of receiving media, such as underground cables, should be considered and aerials and satellites dishes should be hidden from street view where possible.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.
- Cars should be kept on private driveways and hidden from view where possible.
- Consider screening the garage with vegetation and removing or upgrading when the opportunity arises.
- Carefully remove greenery from the wall. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used.

Listed Buildings

Grade II
Thornage Grange

Locally Listed Buildings

N/A

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

Contents

- [7.1 Condition](#)
- [7.2 Negative Features, Materials and Techniques](#)
- [7.3 Pressures from Development](#)
- [7.4 Rural Character and Suburbanisation](#)
- [7.5 Second Home Owners and Holiday Cottages](#)
- [7.6 Dark Skies and Light Pollution](#)
- [7.7 Agricultural Uses](#)
- [7.8 River Location and Climate Change](#)

7.1 CONDITION

Generally, the condition of the conservation area is fair with reasonably well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

Generally across the conservation area many historic boundary walls have condition issues, including delaminating brickwork, flint walls that require repointing, over-pointed flint walls, inappropriate cementitious repointing, cracks in walls, leaning walls, vegetation growth on walls and makeshift terminations to walls where walls have been partially removed. These issues arise from a variety of reasons including spray from passing vehicles where the walls are adjacent to the road, ground movement as a result of tree growth and high humidity environments caused by overhanging trees and shrubs as well as general poor maintenance and ill-advised change. The walls, gatepiers and steps of the churchyard are in need of repairs.



Brick delamination



Damp and staining in a gable end fronting the main road



Cracks and cementitious repairs to a building



Ivy growth causes damages to historic fabric, as can its removal if not undertaken carefully



Inadequate termination to the wall with cement render; also ivy growth



Damage to a wall compounded by cementitious pointing

Some of the issues around pointing and brick delamination also apply to some buildings in the village. Other condition issues include peeling paint on joinery, such as windows, rotting timber such as the bases of door architraves, and vegetation growth on roofs. Proximity to the road also causes damage to the buildings if vehicles strike the building or part of it.

The village sign has peeling paint that is revealing the timber beneath, which increases the risk of the timber rotting. The brick base to the sign also has delaminating bricks.



Leaning boundary wall



Boundary wall brick decay resulting from proximity to the road



Vegetation growth causing damage to the brick and flint boundary wall



Vegetation growth to a boundary wall near overhanging trees



Cracked boundary wall due to tree growth



Damage to the capping of the gate pier to the churchyard



Cracking cementitious screed to steps



Tombs in the churchyard are in very poor condition



Broken gutters cause water to soak the walls, which leads to deterioration of the fabric



Missing drainpipe and evidence of building being struck by a vehicle on the main road



Example of external timber joinery requiring repainting



Rotting base to doorcase

7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as

the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. However, these need to be well maintained to avoid the loss of adhered glazing bars. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.

Inappropriate uPVC Windows/Doors/Conservatories



The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC rainwater goods (gutters and downpipes) and ventilation pipes
- modern garage doors
- satellite dishes
- solar panels
- television aerials
- letterboxes attached to walls or gates
- vents
- cables
- security alarms
- inappropriate light fittings
- plastic plant pots.

Wheelie bins are supplied by the Council for rubbish and recycling but these are bulky items that can detract from the character of the Conservation Area. Bins should be stored out of sight, rather than where they can be seen from the road or footpath.

Boundary markers are important to the character of the Conservation Area with traditional boundary markers such as brick and flint walls and hedges contributing positively. Very open access points or removal of boundary markers erodes the character of the Conservation Area.

The location of many of the dwellings on the main through road means that the demarcation of boundaries is important for safety. Some boundary markers may have been selected to minimise noise and maximise privacy but large areas of timber board fencing, especially between concrete posts, or leylandii hedges are not in keeping and detract from the character of the Conservation Area. Similarly breezeblock is not an appropriate material to be visible in a wall.

Poor surfacing of the road or driveways negatively impacts the character of the area.



Glazing bar that has come unstuck on a slimline double glazed replacement window



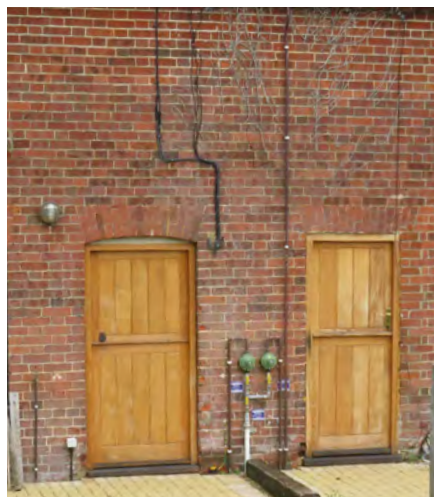
Television aerials and associated supports and cabling detract from the appearance of historic buildings and can cause damage to the historic fabric.



Satellite dish



Example of prominent solar panels



Prominent cables and inappropriate light fittings



Letterbox



Plastic plant pots



Timber board fencing



Example of a breezeblock wall



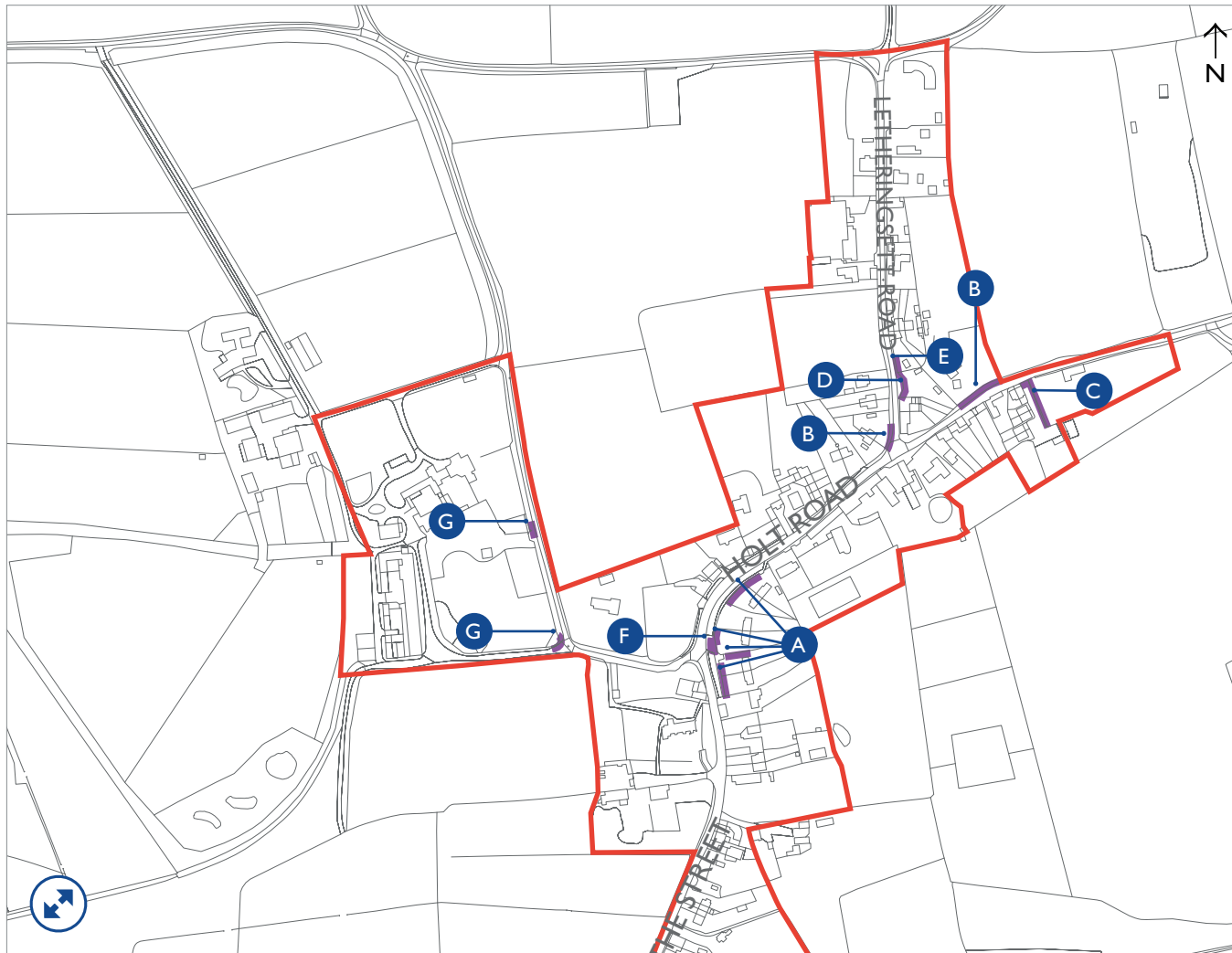
Leylandii hedge



Very open access point, large no parking signs and poor road surfacing all detract from the character of the Conservation Area



Poor surfacing to a large access splay



KEY

— Conservation Area Boundary

— Negative feature

A Prominent timber board fencing

B Leylandii hedge

C Wide opening with prominent timber fencing between concrete posts

D Wide open access with poor surfacing and prominent white signs

E Informal open access

F Poor surfacing

G Informal signage

Negative Features Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading of the settlement edges of Thornage into the landscape of the Glaven Valley. The meadow and common between Brinton and Thornage, which is an important contributor to the setting of the Conservation Area and views from it, and the surrounding fields, especially to the south-west, are an important part of the character of the Conservation Area which should not be eroded by excess development.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Thornage. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the

contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Thornage's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, coniferous hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.

7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Thornage's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Thornage, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Thornage at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, there are no working farms in Thornage village. The fields to the north of the village have an agricultural use and seem to be used for storage, which potentially detracts from the setting of the village.

7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

In Thornage, the low-lying valley location and the position of the river so close to buildings could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,⁴⁰ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mills, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)

8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Thornage Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Following the adoption of this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section have become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Thornage from the outset and that change makes a positive impact on the Conservation Area.



8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Thornage Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Thornage is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely brick, flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing pattern of development, with a linear development pattern along The Street, Holt Road and Letheringsett Road.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.

(continued overleaf)

- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The needs of maintaining a safe highway through the village should be balanced against the preservation of the historic character of the Conservation Area.
- The setting of the village contributes considerably to its special interest and will be maintained. The meadow, agricultural land and planted woodland surrounding the village will be preserved.

8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Thornage that is a fundamental part of its character, which includes predominately flint, complemented by brick, render and pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify any issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormers, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Thornage has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.



Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Thornage Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Thornage at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a features which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a “whole life building” approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to “fix” one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional “leaky” windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
 - Roofs
 - Walls
 - Windows and Doors
 - Floors.

New advice is constantly being published as the technologies develop.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preeminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road signs or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village whilst ensuring the safety of the main road.

Thornage is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges and trees



are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Thornage provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.

- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Parking on the narrow roads will be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.

8.3.6 Setting and Views

The setting of Thornage contributes considerably to its special interest. The physical setting encompasses agricultural fields, meadows and blocks of planted woodland. The meadows to the west are important in views and are crossed by a public footpath. The meadows should remain undeveloped both for aesthetic reasons and to minimise the risk of flooding in the village with the concomitant damage to the historic buildings that it would cause. The fields reflect the historic and current importance of agriculture to the Norfolk economy. The planted woodland blocks indicate management of the landscape as part of an estate.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Vegetation, particularly hedges and trees, can affect views by hiding or revealing buildings and other features. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church and the Hall, dovecote and barns of Thornage Hall, will be preserved.
- Excessive use of external lighting will be avoided.



8.3.7 Boundary Review

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and the adopted changes are detailed below. The major change is the separation of Brinton and Thornage into two separate character areas. Although there are historical links between the two villages, their historic built environments have different characters and separating them allows for better understanding and management of both. In addition areas of open space have been excluded so that the focus on the Conservation Area is the historic built environment. As part of the rationalisation of the boundary areas of garden or

grounds associated with properties in the Conservation Area have been included.

Public consultation on the changes was carried out prior to their adoption. The appraisal and the maps in it have been updated to reflect the adopted changes.

Recommendations

Adopted boundary changes are outlined below.

Excluded from the Conservation Area boundary:

- A Brinton and the meadow between Brinton and Thornage. The existing Conservation Area was split into two to allow the clearer definition of the special interest of each settlement and facilitate the future management of each.
- B Fields to the north of the village built environment. The boundary cut through a field and it was redrawn to align with the gardens and grounds of the built environment.
- C Field to the south of the village built environment. The boundary cut through a field and it was redrawn to align with the gardens and grounds of the built environment.

Included within the Conservation Area boundary:

- D North-east corner of Thornage Hall grounds. This was excluded along a seemingly arbitrary line.
- E Gardens south of Holt Road. The current boundary cut through existing gardens so the boundary was rationalised to include them.



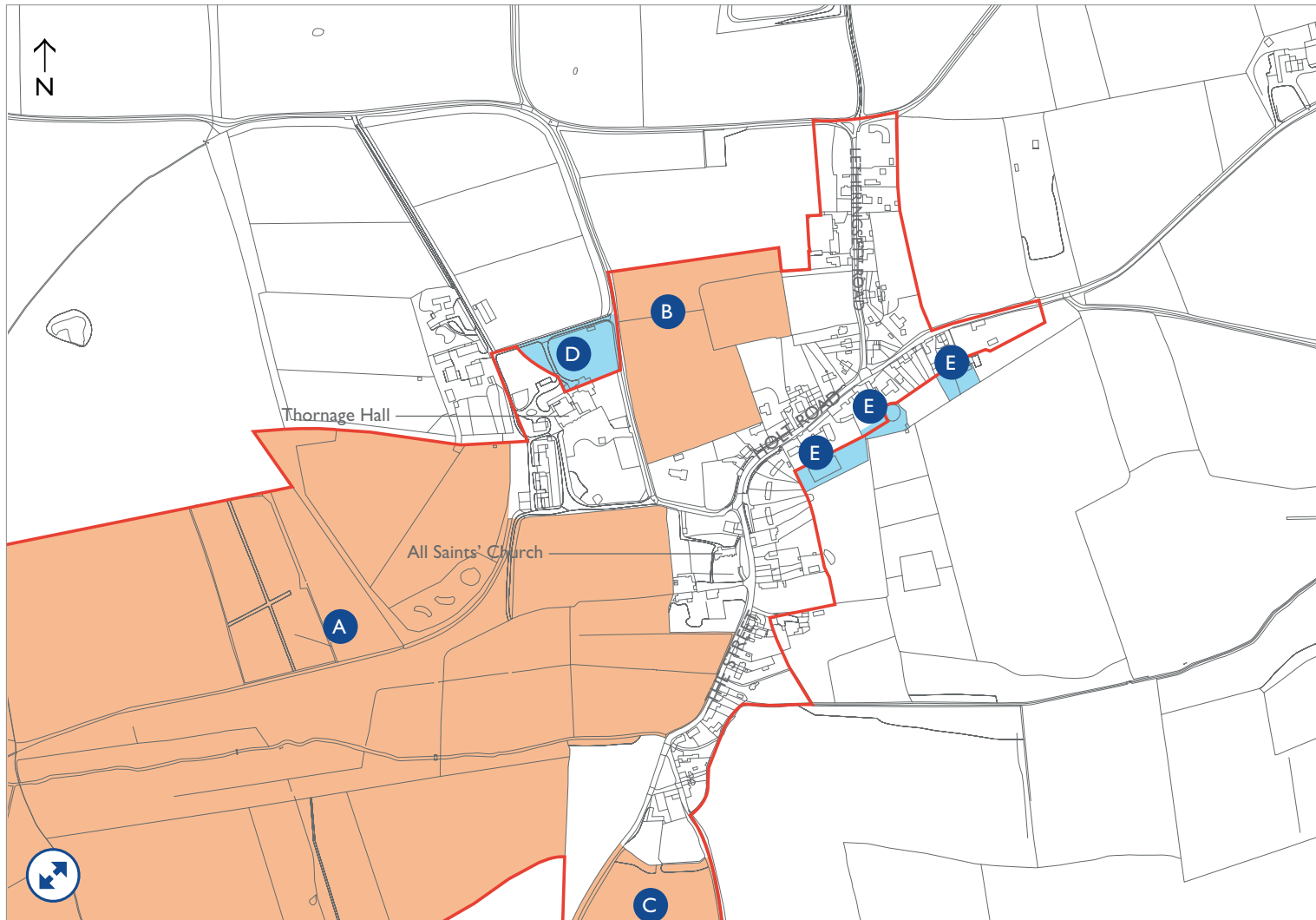
Brinton village centre



Fields north of the Conservation Area



Meadows west of the village



KEY

- Previous Conservation Area Boundary
- Areas Included following this Review
- Areas Excluded following this Review

Boundary Review Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

Details on researching your building, guidance documentation, next steps and contacts.

The preservation and enhancement of the character, appearance and special architectural interest of the Thornage Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northernorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as Conservation Principles: Policies and Guidance and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

Appendices

Contents

- [A Endnotes and Bibliography](#)
- [B Glossary of Terms](#)
- [C Audit of Heritage Assets](#)
- [D Full Size Plans](#)



ENDNOTES

- 01 Section 69 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*.
- 02 Section 71 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*.
- 03 Section 71 (2) and (3), *Planning (Listed Buildings & Conservation Areas) Act 1990*.
- 04 University of Nottingham Institute of Place Names, <http://kepn.nottingham.ac.uk/map/place/Norfolk/Thornage>
- 05 Historic England, "Thornage Water Mill," <https://historicengland.org.uk/listing/the-list/list-entry/1153034>
- 06 Historic England, "GATEPIER, C5M TO RIGHT OF OLD FOUNDRY HOUSE," <https://historicengland.org.uk/listing/the-list/list-entry/1049154>
- 07 Norfolk Heritage Explorer, "Multi-period finds," <http://www.heritage.norfolk.gov.uk/record-details?MNF38347>
- 08 Norfolk Heritage Explorer, "Prehistoric pit, pot boilers and worked flint," <http://www.heritage.norfolk.gov.uk/record-details?MNF13013>
- 09 Norfolk Heritage Explorer, "Possible Early Bronze Age spiral-headed pin," <http://www.heritage.norfolk.gov.uk/record-details?MNF22866>
- 10 Norfolk Heritage Explorer, "Roman pottery sherd concentration, Late Saxon and medieval pottery sherds," <http://www.heritage.norfolk.gov.uk/record-details?MNF31184>
- 11 'NORWICH: Bishops (originally of Elmham and Thetford)', in *Fasti Ecclesiae Anglicanae 1066-1300: Volume 2, Monastic Cathedrals (Northern and Southern Provinces)*, ed. Diana E Greenway (London, 1971), pp. 55-58. British History Online <http://www.british-history.ac.uk/fasti-ecclesiae/1066-1300/vol2/pp55-58> [accessed 19 November 2020].
- 12 Anna Powell-Smith, "Thornage," <https://opendomesday.org/place/TG0436/thornage/>
- 13 Thomas Hinde, *The Domesday Book England's Heritage Then and Now*. Norfolk: Colour Library Direct Ltd, 1996, pg. 194.
- 14 Norfolk Heritage Explorer, "Village Summary: Brinton," [http://www.heritage.norfolk.gov.uk/record-details?TNF1675-Parish-Summary-Thornage-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1675-Parish-Summary-Thornage-(Parish-Summary))
- 15 Basil Cozens-Hardy, *The Glaven Valley*, Norfolk Archaeology, pg. 500.
- 16 Ibid.
- 17 The Briningham Benefice, All Saints Church, Thornage, http://www.brininghambenefice.org.uk/c_thornage.php
- 18 Ibid.
- 19 Basil Cozens-Hardy, *The Glaven Valley*, Norfolk Archaeology, pg. 500.
- 20 Historic England, "Town Farm House," <https://historicengland.org.uk/listing/the-list/list-entry/1153065>
- 21 Historic England, "BARNs AT TOWN FARM WITH ATTACHED STABLE RANGE," <https://historicengland.org.uk/listing/the-list/list-entry/1373822>
- 22 Historic England, "Church House," <https://historicengland.org.uk/listing/the-list/list-entry/1153048>
- 23 Historic England, "HOUSE 50M EAST OF OLD RECTORY," <https://historicengland.org.uk/listing/the-list/list-entry/1153061>
- 24 Historic England, "Flintwall Cottage," <https://historicengland.org.uk/listing/the-list/list-entry/1049153>
- 25 Historic England, "BARN WITH DOVECOTE ATTACHED TO WEST SIDE OF WHITE HOUSE," <https://historicengland.org.uk/listing/the-list/list-entry/1049156>
- 26 Historic England, "The White House," <https://historicengland.org.uk/listing/the-list/list-entry/1304483>
- 27 Historic England, "Thornage Grange," <https://historicengland.org.uk/listing/the-list/list-entry/1049152>



- 28 Francis Blomefield. "Holt hundred: Thornage," in *An Essay Towards A Topographical History of the County of Norfolk: Volume 9*, (London: W Miller, 1808), 445-446. British History Online, accessed August 6, 2020, <http://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp>. 445-446.
- 29 Ibid.
- 30 Ibid.
- 31 John Marius Wilson, *Imperial Gazetteer of England and Wales*, 1870-2, <https://www.visionofbritain.org.uk/place/5458>, accessed 24 November 2020.
- 32 Historic England, "Thornage Water Mill," <https://historicengland.org.uk/listing/the-list/list-entry/1153034>
- 33 Norfolk Heritage Explorer, "Thornage Watermill," <http://www.heritage.norfolk.gov.uk/record-details?MNF6527>; Historic England, "Thornage Water Mill," <https://historicengland.org.uk/listing/the-list/list-entry/1153034>;
- 34 Pat Newby, transcription of "Thornage" in *William White's History, Gazetteer, and Directory of Norfolk 1883*, (2006), <https://www.genuki.org.uk/big/eng/NFK/Thornage/White1883>
- 35 Norfolk Public House, "Black Boys Inn, Thornage," <http://www.norfolkpubs.co.uk/norfolkt/thornage/thornbb.htm>

- 36 Ibid.
- 37 Thornage Hall, <https://www.thornagehall.co.uk/>
- 38 See Historic England *Local Heritage Listing* (2016) for more details
- 39 Thornage, Norfolk Heritage Explorer (<http://www.heritage.norfolk.gov.uk/record-details?TNF1675>), [accessed 20th November 2020].
- 40 Holt-Wilson, 2014, p.8

ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Bryant's 1826 Map of Norfolk, Norfolk Record Office

Faden Map 1797, reprint in 1975, Norfolk Record Office

TITHE MAP, Parish of Thornage, 1838, (Norfolk Record Office: DN/TA 370)

SECONDARY SOURCES

Blomefield, Francis. "Holt hundred: Thornage," in *An Essay Towards A Topographical History of the County of Norfolk: Volume 9*, (London: W Miller, 1808), 445-446. *British History Online*, accessed August 6, 2020, <http://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp445-446>.

Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII.

Hinde, Thomas. *The Domesday Book England's Heritage Then and Now*. (Norfolk: Colour Library Direct Ltd, 1996).

Newby, Pat. Transcription of "Thornage" in *William White's History, Gazetteer, and Directory of Norfolk 1883*, (2006), <https://www.genuki.org.uk/big/eng/NFK/Thornage/White1883>

Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002.



PAST REPORTS

Historic England, *Conservation Principles, Policies and Guidance*, 2008.

Historic England, *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019.

Historic England, *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017.

Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*, 2019.

Ministry of Housing, Communities and Local Government, *National Planning Practice Guide*, 2018.

North Norfolk District Council and LUC, *North Norfolk Landscape Character Assessment*, Nov 2018.

North Norfolk Coast Partnership, *North Norfolk Coast AONB Climate Change Adaptation Strategy*, March 2017.

WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

Faden’s Map of Norfolk, “William Faden,” <http://www.fadensmapofnorfolk.co.uk/williamfaden.asp>

Historic England, The National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Norfolk Public Houses, “Black Boys Inn, Thornage,” Natural England, Edgefield Little Wood SSSI Citation. <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002065.pdf>

Natural England, Holt Lowes SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>

Natural England, Swanton Novers Woods SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002494.pdf>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Powell-Smith, Anna. “Thornage,” Open Domesday, <https://opendomesday.org/place/TG0436/thornage/>

Thornage Hall, <https://www.thornagehall.co.uk/>

University of Nottingham Institute of Place Names, <http://kepn.nottingham.ac.uk/map/place/Norfolk/Thornage>

Vision of Britain, Imperial Gazetteer of England and Wales, 1870-2, <https://www.visionofbritain.org.uk/place/5458>, accessed 24 November 2020.

LEGISLATION

Section 69 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*.

Section 71 (1, 2, 3), *Planning (Listed Buildings & Conservation Areas) Act 1990*.

Appendix B

Glossary of Terms



Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).


Appendix C


Audit of Heritage Assets


Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.





THE STREET


Address / Building Name	The White House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304483
Brief History	c.1635, of two builds.
Brief Description	House. Red brick and flint, though once colourwashed. Black glazed pantiles. Two storeys and attic. Main south front has sash windows. Asymmetric arrangement of windows to north.
	

Address / Building Name	Barn with Dovecot attached to west side of White House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049156
Brief History	Seventeenth century, converted to house twentieth century.
Brief Description	Barn, now house. Coursed flint with brick dressings, pantile roof. Central large opening on east side, now with modern doors/window. Dove holes under eaves (some now blocked) on west side.
	

Address / Building Name	Brook House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373821
Brief History	Late eighteenth century
Brief Description	House. Red brick with black glazed pantiles. Timber sash windows, timber panelled door window Classical doorcase. One and a half height extension to south in flint brick and red tile; a converted outbuilding.
	


Address / Building Name	House 50m east of Old Rectory
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153061
Brief History	Seventeenth century with nineteenth century additions to right.
Brief Description	House. Two storeys. Brick and flint with red pantile roof. Zig-zag pattern in brick to west gable. Timber and iron casement windows. One on rear with Gothic head.
	

Address / Building Name	The Old Rectory
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153037
Brief History	c.1800.
Brief Description	House, former Rectory. Three storeys. Red brick under slate roof. Sash windows. Off-centre doorway enclosed by late-twentieth century semi-glazed porch of no architectural significance.
	


Address / Building Name	Chapel Cottage 50m east of Church House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049155
Brief History	Seventeenth century
Brief Description	House. Two storeys with attic. Flint with red brick dressings, pantiles. Late-nineteenth casements. Late-twentieth century porch.
	

THE STREET (CONT'D)


Address / Building Name	Church of All Saints
Street-by-Street Area	The Street
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373820
Brief History	Eleventh century and later. Restored 1898.
Brief Description	Church. Flint with brick dressings and slate or red tile roofs. Square tower with corner pinnacles. North porch.



Address / Building Name	Outbuilding west of The Old Rectory
Street-by-Street Area	The Street
Status	Local listing
List Entry Link	N/A
Brief History	Seventeenth to eighteenth century
Brief Description	Long range outbuilding west of the Old Rectory. Red brick with brick dentil cornice, steep red clay pantile roof with dormer window, timber lintels and varied openings including two sets of double timber board doors. Small window under a brick arch.



Address / Building Name	Church House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153048
Brief History	House and former shop. seventeenth century range to west, re-fronted late-eighteenth century. Early nineteenth century wings to east.
Brief Description	House to west, with shop front on east gable. West range, two storeys, red brick, pantile roof, sash windows, Classical doorcase. East wall and ranges flint with brick dressings. Shop front with central timber and glazed door and 3x4 timber framed windows either side, timber fascia above.



THORNAGE HALL

Address / Building Name	Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304519
Brief History	c.1482, altered seventeenth and nineteenth centuries. Former grange of the Bishops of Norwich. Built for Bishop Goldwell (1472-99).
Brief Description	Flint with stone dressings, black glazed pantile roof. Stepped buttresses. Two storeys. Large stone traceried windows and pointed arch stone doorway on south front.




Address / Building Name	Lofted cartshed at Thornage Hall Farm c20m west of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304503
Brief History	Early eighteenth century.
Brief Description	Flint and brick, pantiles. Open front to south with 5 posts. Vertical weatherboarding to loft above.


SEE LIST ENTRY FOR
IMAGE

Address / Building Name	North Gate to the Churchyard
Street-by-Street Area	Thornage Hall
Status	Local listing
List Entry Link	N/A
Brief History	August 1902
Brief Description	Gate comprising two brick gate piers, decorative iron gates and overthrow. Inscribed stone on north gate pier reads: 'Erected by the Thornage parishioners in honour of the coronation of King Edward VII and Queen Alexandra 9th August 1902.'





THORNAGE HALL (CONT'D)


Address / Building Name	Barn at Thornage Hall Farm c60m south-west of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373819
Brief History	Seventeenth century with eighteenth century additions dates 1718 and 1727.
Brief Description	Long barn range, c80m. Brick and flint under continuous pantile roof. North gable has stone plaque inscribed JA/1715 for Jacob Astley. Several internal spaces, including cow shed with flint pebble floor, storage, modern grain silos, barns, one with part loose boxes with wooden troughs. Southern barn with stone plaque inscribed JA 1727.
	


Address / Building Name	Dovecote, c30m south-east of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049195
Brief History	1728
Brief Description	Dovecote. Red brick. Square hipped roof in red and black glazed pantiles terminating in square wooden Glover. Moulded brick platbands and square wooden shuttered openings on each side. Stone plaque south side inscribed TA/1728. Small stone arched door to west. Internally 20 tiers of holes on all four sides.
	

HOLT ROAD

Address / Building Name	Town Farm House
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153065
Brief History	Seventeenth century with nineteenth century additions.
Brief Description	House. Two storeys with attic. Rendered walls, pantile roof. Sash windows to ground floor and varied windows to first floor. Single storey nineteenth century extensions, including dairy to north-west.
	


Address / Building Name	Flintwall Cottage
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049153
Brief History	Seventeenth century, with eighteenth century and twentieth century alterations. Formerly two cottages, converted into one house.
Brief Description	House. Two storeys. Flint and red brick, pantile roof. Casement windows, some timber some iron. Roundel window to south elevation to street.
	

Address / Building Name	Gatepier, c5m to right of Old Foundry House
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049154
Brief History	Nineteenth century gatepier. There was an iron and brass foundry on the site in the nineteenth century, which would explain the unusual gatepiers.
Brief Description	Gatepier in rusticated gault brick, cast iron double cap, 3 front panels with cast iron plaques showing decorative figurework and Latin inscriptions, cast iron cap to plinth.
	


Address / Building Name	Old Foundry House and attached gate pier
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153054
Brief History	Eighteenth century, with nineteenth century gatepier. There was an iron and brass foundry on the site in the nineteenth century, which would explain the unusual gatepiers.
Brief Description	House. Two storeys. Rendered and colourwashed. Red pantile roof. Sash windows, central panelled door. Gatepier in rusticated gault brick, cast iron double cap, 3 front panels with cast iron plaques showing decorative figurework, cast iron cap to plinth.
	

HOLT ROAD (CONT'D)

Address / Building Name	Barns at Town Farm with attached stable range
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373822
Brief History	Eighteenth century
Brief Description	Range of two barns and stables along roadside. Flint and red brick with red pantile roof. North-east gable of diamond and heart patterns in brick.



Address / Building Name	Former public house
Street-by-Street Area	Holt Road
Status	Local listing
List Entry Link	N/A
Brief History	Late eighteenth century
Brief Description	Former public house facing sideways to the road. Red brick front elevation with cobble flint gables. Casement windows set in cast iron frames serving as a reminder to the iron and brass foundry.



LEATHERINGSETT ROAD

Address / Building Name	Thornage Grange
Street-by-Street Area	Letheringsett Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049152
Brief History	Late seventeenth century.
Brief Description	House. Two storeys. Red brick, red pantiles. 6 bays. Shaped gables. Timber sash windows. Off-centre timber panelled door.




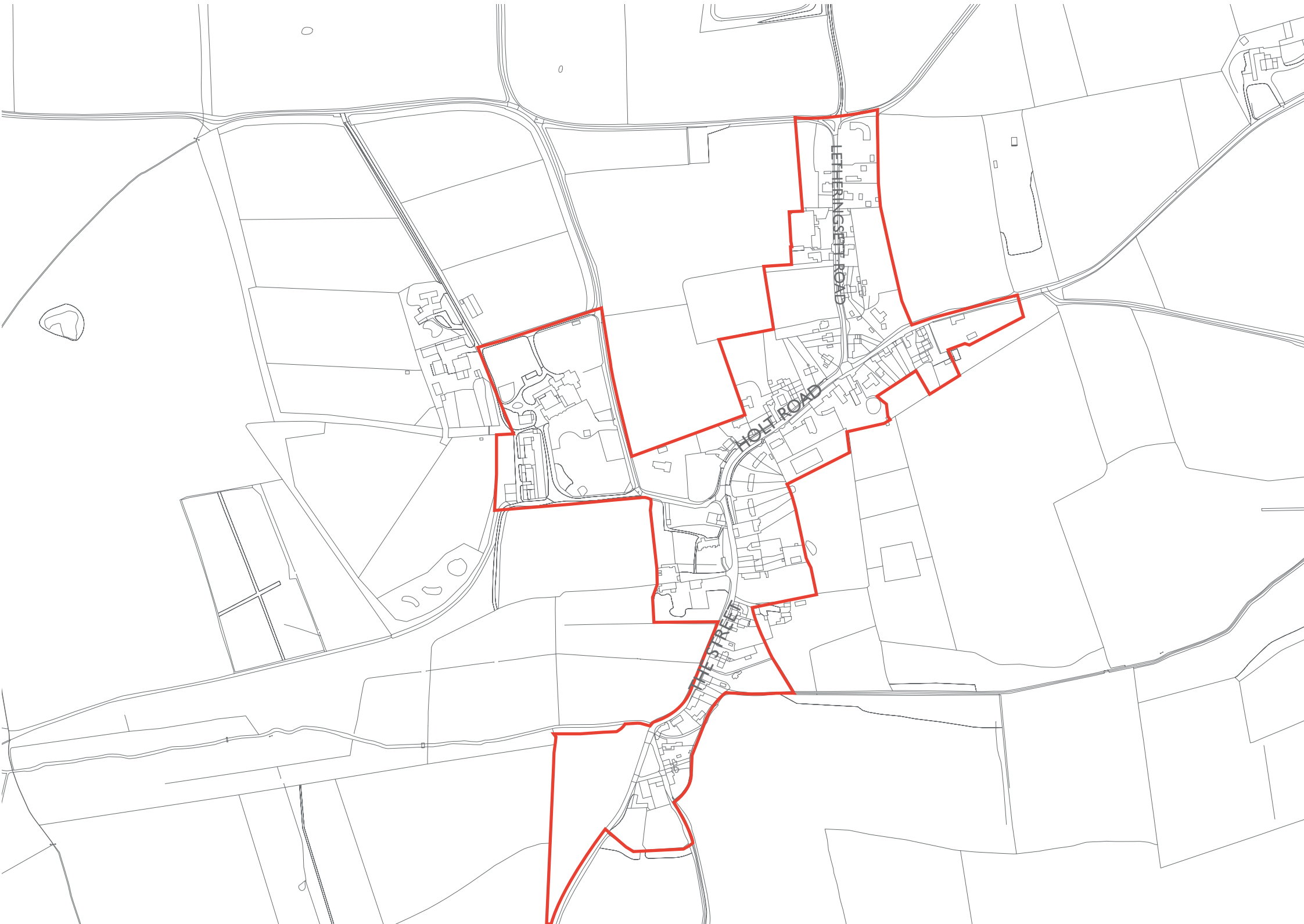
Appendix D

Full Size Plans




Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



KEY

CONTACT US

 North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN

 planning@north-norfolk.gov.uk

 01263 513811

