Salhouse Parish Plan

Conservation Area Enhancement Appraisal 2008
CONTENTS

SALHOUSE PROFILE 2
CURRENT CONSERVATION AREA 3
THE PARISH PLAN PROCESS 5
THE CONSULTATION PHASE 5
RESULTS OF CONSULTATION PHASE 6
CONCLUSION AND PROPOSALS 7
  Anomalies associated with the current Conservation boundary 7
  Proposed Extensions to the Conservation Area 7
  Retention of Historic Features, Landscapes, Trees and Woodland 8

ANNEXES
  Map showing the Location of Salhouse 11
  Listed Buildings in Conservation Area 11
  Current Conservation Area and Proposed Extensions 12

Disclaimer - Every effort has been made to ensure that the information contained within this document is accurate as at May 2008.

© Copyright 2008, Salhouse Parish Council
CONSERVATION AREA ENHANCEMENT APPRAISAL

SALHOUSE PROFILE

Salhouse is in the Norfolk District of Broadland (see map at page 11) and adjacent to the Broads National Park by virtue of Salhouse Broad. Lying south of the River Bure, the Parish covers some 8.96 sq km and has some 650 households and 1600 residents.

Situated in an agricultural area approximately 6 miles northeast of Norwich, Salhouse is a predominantly linear village in layout. In recent years infill development has created small clusters adjacent to the original linearity.

The village is comprised of two distinct parts, the larger of which is formed around Lower and Upper Streets where most of the oldest housing and the main amenities are situated; this also forms a significant part of the present Conservation Area.

The nearby C18th Salhouse Hall and its farm estate buildings influenced the early development and architecture within the village. The Hall, its outbuildings and a number of other buildings are ‘listed’ but the majority of the housing stock is post-war.

A major housing development, centred on Cheyney Avenue, dates back to the 1970’s and virtually doubled the number of households at that time.

Much of the village’s overall character centres on its mix of housing which encompasses traditional and modern property set in established gardens, tree lined roads and a generally open aspect revealing its rural setting.

This leafy quality predominates throughout this part of the village and, together with the linear development which allows glimpses of the rural surroundings, enhances the overall impression.

The nearby Salhouse Broad also lies within the Conservation Area and is owned by a local landowner; it is a popular tourist attraction and wildlife area. To the northeast is a large tract of Landscape of Quality while to the east is the Conservation Area of Woodbastwick.
The second, and smaller, part of Salhouse embodies Norwich Road and Station Road where the railway station is located. The housing stock here is of mixed age, from early 19th Century onwards, comprising Dakenham Hall and Cottage and a mix of houses and bungalows set in generous, verdant gardens.

Once again, the whole area is pleasantly tree lined with mature specimens and retains an open aspect. The newly built thatched house on Station Road preserves the traditional craft of thatching which was once prevalent across the Broads.

Originating in Station Road, it skirts the grounds of Salhouse Hall and emerges from Hall Drive onto Bell Lane; at this point a village sign characterises the history of the village and its Broad.

However, Salhouse is a widespread parish with farms in the outlying areas and a cluster of houses along Honeycombe Road, while the Grade I listed All Saints Church lies ¼ mile north of the main village.

Salhouse is a popular village because, within its structure and character, it combines elements of architectural heritage, an eclectic mix of housing, an open rural aspect with surrounding woodland and its own Broad. It is these very elements that villagers seek to protect and conserve for future generations.

**CURRENT CONSERVATION AREA**

**Background.** This village character and setting, surrounded as it is by fields, interspersed with woodlands and on the edge of the Broads National Park, produces a unique environment. Consequently, in December 2002, Broadland District Council embarked on the consultation process for parts of Salhouse Parish to receive Conservation Area status; this was ratified at a public meeting and enacted in December 2003.
**Existing Conservation Area Boundaries.** The Salhouse Conservation Area does not cover the whole village but, as can be seen by the map at page 12 comprises 3 distinct elements and embraces the following:

- All Saints Church, Salhouse Hall and Woods, Hall Drive, Bell Lane Corner, Lower Street, The Loke, Salhouse Broad, Upper Street, Vicarage Farm and The Lodge.

Within this Area there are 16 listed Buildings of Special Architectural or Historic Interest; one of these is Grade I and the remaining 15 are Grade II Listing. (See list at page 11)

**Limitations of a Selective Conservation Area.** The limitation of having a ‘selective’ and fragmented Conservation Area within the Parish is that the fringes of the Conservation Area itself could be weakened and may be at more risk of being diminished because of the very nature of this fragmentation. The protection which a Conservation Area should be given may not be as strongly implemented within this fringe; there are also difficulties in protecting the landscapes linking the 3 elements of the Conservation Area. Consequently views in and out of the Area itself may be endangered and the very setting of the Area subsequently weakened. Moreover, a further consequence of fragmentation is that it is difficult to publicise the Conservation Area on the village signs and notice boards; this translates into a general lack of awareness for villagers and visitors alike.

**Anomalies Associated with the Current Conservation Area Boundary.** Some extended gardens lie outside the Conservation Area namely in Hall Drive, as well as either side of Lower Street, including that of Streetwood, those of the former Equestrian Centre and those in the vicinity of Hillside Farm.

The recent development of the former Equestrian Centre resulted in the provision of new gardens and the following anomalies:

- The gardens of the 2 new build properties have been created as a result of an approved change of use from agricultural land, but lie outside the settlement limit. These gardens also, and more importantly, lie outside the Conservation Area boundary.

- The garden of the easterly barn, also created as a result of an approved change of use from agricultural land, is split in that it lies partly within and largely outside both the settlement limit and the Conservation Area.

- In addition, associated with these 3 properties are designated tracts of Amenity/Wildlife area governed by the conditions of planning application 20070340. This also lies outside the Conservation Area.

The previous Salhouse Garage site contains the old Mill Buildings. However, a current and approved planning application for development of this site will result in the demolition of these historic buildings. This raises the question as to whether the site should now remain within the Conservation Area.

It is also noted that Hall Wood is only partially protected by Conservation status.

**Recent Developments within the Conservation Area.** Since the granting of Conservation status there have been several barn conversions and some small developments within the Area which have endeavoured to compliment the essential character of the Area:

- A major rebuild of the listed former Equestrian Centre on Lower Street which, after much consultation, has converted 2 virtually derelict barns and added 2 architect designed new builds within a courtyard setting.

- The closure of the Methodist Church on Lower Street has resulted in three new homes being created. Their design has enabled them to be assimilated into the surroundings.
The C19th Reading Room, also on Lower Street, and one of the village’s older buildings, was for many years under-utilised and no feasible scheme for active use had been found. Its eventual sale and conversion to a small residential property has allowed it to survive whilst preserving its essential character, including the original inscribed plaques which are of historical interest but might benefit from refurbishing.

The Jubilee Hall on Lower Street, converted from the old Victorian school, represents another significant re-development. The Hall supports a diverse range of community interests and has also turned yet another near derelict, leaking building with rotting timbers into a light and airy community hall.

Proposed Major Development Within the Conservation Area. Currently there are plans for the following:

• Salhouse Hall, situated in its own historic parkland, had been unoccupied for many years and was in need of urgent restoration. The owner has undertaken key repairs to preserve the fabric of the building and is investigating the viability of converting the Hall and outbuildings for residential use.

• The Service Station and Garage which closed in 2006 was located on the site of an old Mill building off Mill Road. In February 2008 planning permission was granted for a mixed housing development of 20 properties; the site has since been sold. The old Mill buildings are not considered to be in a good enough condition to be retained.

Trees. Some edges of the Conservation Area have mature trees outside the boundary which contribute to the overall landscape quality. However, they are not afforded the same protection as those trees which lie within the Conservation Area and were they to be removed it could significantly affect the overall scenic value.

Currently there are only 4 Tree Preservation Orders in the Parish and, although the level of arboricultural work that can be undertaken within the Conservation Area is strictly laid down, this same level of protection is not extended to the rest of the village.

The village has 2 Tree Wardens, reporting to the Parish Council, with the potential to give greater consideration to preservation and to replacement planting in the future.

THE PARISH PLAN PROCESS

With regard to the Conservation Area, the main objective of undertaking the Salhouse Parish Plan process was to consult with all the residents of the village to identify their concerns about and views in relation to:

• Protection and enhancement of the Conservation Area.

• Future protection and enhancement of the character of Salhouse village, its safe and pleasant environment and its surrounding countryside.

THE CONSULTATION PHASE

The Parish Plan has taken over 2 years to compile in the form of research, setting up the Steering Group and 6 Working Groups, consultation with the village, analysis and report writing. The consultation phase also comprised an Awareness Day, 2 Open Days and a comprehensive household Questionnaire.
At the **Awareness Day**, which was attended by some 252 villagers from nearly every area of the village, comments were collected in relation to conservation aspects in the village.

Working Group meetings were held to formulate the content of the **Questionnaire**. The objective was to determine the extent of villagers’ knowledge about the Conservation Area, whether they wished it to be extended and what other buildings, landscapes or trees should be retained and protected. A map of the Conservation Area was included in the Questionnaire to assist respondents.

Several **village walkabouts** were undertaken to observe aspects of the Area and the village as a whole.

Further consultation took place with the Conservation Officers at Broadland District Council.

The first **Open Day** enabled the results of the Questionnaire to be displayed as well as a map showing a compilation of the suggested extensions to the Area. This allowed villagers a further opportunity to comment on the proposals.

**RESULTS OF CONSULTATION PHASE**

The overriding impression gained throughout the extensive consultation process, as well as from those who completed the Questionnaire (60% response, 378 households), is that villagers really appreciate the Conservation Area and value living in a rural setting with easy access to amenities, namely Norwich, Wroxham and the Broads.

The location is considered to be peaceful, relatively safe and still retaining the character and atmosphere of a village and this is the quality of life they wish to protect and conserve. However, in some cases there was a lack of knowledge about the Conservation Area, its boundaries and implications for residents.

### Suggested Extensions to the Conservation Area.

Throughout the consultation process villagers were asked whether there should be changes to the extent of the Conservation Area; there was a positive response with a range of suggestions put forward. Many villagers would like to see the whole of Salhouse become a conservation area, or certainly as much as possible, in order to preserve its character and maintain the qualities of a tranquil, rural village.

![Should the Conservation Area be extended?](https://via.placeholder.com/150)

There were 3 distinct areas which villagers considered should be added to the Conservation Area:

- **Bell Lane from Lower Street to Church, to Lodge along Vicarage Road to Shrublands Farm; along Upper Street to Lower Street and extend to Broad. Also to include fields between Lower Street, Bell Lane and Vicarage Road.**

- **Mill Belt including Thieves Lane playing field and adjacent fields to Mill Farm; Honeycombe Road, to and including Honeycombe Loke, and back to Norwich Road.**

- **Along Station Road to the Railway line and up to Stonehouse Road and the Lodge; along Norwich Road and back to Station Road.**

However, some of the areas suggested were already protected or, as in the case of Mill Belt, not in the Parish. Notwithstanding this, the impression conveyed was that more village features and surrounding landscapes should be acknowledged by inclusion.

### Retention and Protection of Historic Features, Landscapes and Trees

**Buildings** suggested were the Mill Building (Mill Road), The C17th Bell Inn, the Reading Room, the C17th flint cottage on Lower Street known as Shrublands, the cottages in Honeycombe Lane and the C19th Railway Station Ticket Office/
Waiting Room (particularly for its ornate fringed canopy, as stations with this feature are becoming increasingly rare).

**Thatched Cottages.** It was also suggested that all thatched roofed cottages in the village be identified in order to ensure that they can be retained as part of the village heritage.

**Landscapes** suggested were those across to and into Brakes Wood; Hagg Wood; from Thieves Lane across to Mill Belt; the open fields off Bell Lane from Bell Corner to Vicarage Road to Upper Street. In particular, this landscape from Lower Street across the fields to All Saints Church was regarded by the community to not only have visual importance but also special scenic quality which must be protected to retain the distinct character of this element of the Conservation Area which contains 5 of the listed buildings.

Are there landscapes and historical features around Salhouse that need protecting?

<table>
<thead>
<tr>
<th>Percent</th>
<th>Yes</th>
<th>Don’t know</th>
<th>No</th>
</tr>
</thead>
</table>

**Trees.** Those villagers who expressed an interest in trees were less in number than might have been anticipated given their deep appreciation of the surrounding countryside. Most villagers favoured the protection of all the trees in Salhouse, especially hardwoods, mature and specimen trees, as well as the retention of garden hedges and field hedgerows.

Support more tree planting and landscaping?

<table>
<thead>
<tr>
<th>%</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>62%</td>
<td></td>
<td>38%</td>
</tr>
</tbody>
</table>

### CONCLUSION AND PROPOSALS

**Anomalies Associated with the Current Conservation Area Boundary**

Since the Conservation Area status was conferred development has taken place and the boundary no longer reflects these additions. Added to which, there appear to be some extended gardens that are not within the Area, the old Mill buildings on the Service Station site are to be demolished and part of Hall Wood lies outside the boundary.

**Proposals:**

- The residential gardens and the associated Amenity/Wildlife land of the 3 northerly properties of the previous Equestrian Centre should be included inside a revised boundary.
- The situation whereby not all of some private gardens are included in the Conservation Area should be rationalised.
- In the event that the Mill buildings are demolished and subsequent development is not appropriate for the Conservation Area, consideration should be given to excluding this site.
- Hall Wood, in its entirety, should be included within the Area.

**Proposed Extensions to the Conservation Area.**

The current Conservation Area encompasses most of the older and more distinctive dwellings in the village along with their immediate grounds. As a result, it is fragmented and lies across one major area and 2 smaller sections. In terms of dwellings, approximately ¼ of the village lies within the Area.

While this undoubtedly represents the area of most conservation value in with regard to listed dwellings and historic buildings, the very nature of its fragmentation makes it extremely difficult to publicise and also to protect. It suffers from both a lack of cohesion and lack of inclusivity in that the ‘satellite’ elements of The Lodge, Vicarage Farm and All Saints Church appear as if unconnected with the village and the major portion of the Conservation Area.

This is not the case in that The Lodge and All Saints have an important community role and in the case of the Church, situated as it is on high ground, the ability to see it from the village is regarded by many to be of significant importance.
This view to the north reinforces the ties between the village, the Church and beyond; it also underlines the historic past of the Parish. The setting of these elements of the Area within agricultural fields, bounded by indigenous hedging interspersed with mature hardwoods, is part of their immense appeal. However, their isolation is such that in the future it could be difficult to protect or enhance the landscapes around, and the views in and out of, all the elements of the Conservation Area; the latter is a stated planning policy of Broadland District Council (ENV16 para 4.23).

Throughout the Parish Plan consultation process the attractiveness of Station Road resulted in proposals that it too should be considered for conservation area status. Its rural appearance, lack of pavements and street lights, mature trees, and the variety of dwellings set in generous gardens underlined this proposal.

After onsite visits, members of the Steering Group recognised that there are many qualities worthy of recognition and needing protection within this part of the village.

There has been significant development around existing barns on Howlett’s Loke and the surrounding land has been enhanced by planting and maintenance of ponds in the grounds. Some villagers considered the award winning barn and site worthy of protection.

Proposals:

The boundary of the Conservation Area should be reviewed and amended as follows (see map at page 12):

- **To extend** along Upper Street and Vicarage Road up to the Lodge. Then along Stonehouse Road to, but not including, Milestones. At this point south, to the west of Hagg Wood, down to Hall Wood. This extension would include the fields and associated Parish walks between all the ‘satellite’ Conservation Areas. The objectives would be to achieve a linkage between these Areas and to be able to protect the landscapes between them and the views into and out of them. It would also permit better publicity of the Conservation Area as well as providing the basis for future enhancement.

- **Station Road** should be accorded Conservation Area status to include the immediate roadside dwellings from the Norwich Road junction to Wood Green and including No 46 Station Road, Truman Close, Warren Green and 4 properties on the Norwich Road (west of the junction).

- **Dakenham Hall and Dakenham Cottage** on Muck Lane should be included in any new Station Road Conservation Area.

- **Salhouse Railway Station** and its Ticket Office/Waiting Room should be similarly included for its character, its charm and the fact that stations with a fringed canopy are an increasingly rare feature.

- In view of the recent development of the barns at **Old Hall Farm**, consideration should be given to including the buildings and their associated grounds (not included on Map).

Retention of Historic Features, Landscapes, Trees and Woodland

**HISTORIC FEATURES**

Many villagers when asked whether any historic features or landscapes within the village should be protected quoted the already listed buildings within the village, but there were a number of other suggestions which merit consideration.
The Station Ticket Office/Waiting Room, Shrublands flint cottage (Lower Street), The Reading Room, and the C17th Bell Inn drew specific comment and support for added protection.

Proposals:

Consideration should be given to seeking:

- **Listed status** for the C17th Bell Inn.
- **Protected status** for Salhouse Station Ticket Office/Waiting Room, Shrublands (Lower Street) and the Reading Room.
- **Article IV status** for all thatched cottages within the village.
- **Article IV status** for all extensions and alterations to highway fronting elevations of buildings within the Conservation Area.

**LANDSCAPES**

In the case of the retention of landscapes, once again villagers showed their strong appreciation of the rural setting.

The landscape between Vicarage Road, Hall Drive and Lower Street, is regarded as an integral part of the local distinctiveness of Salhouse Conservation Area. To the north and east it is bordered by an Area of Landscape Value and to the west is Salhouse Hall with its Historic Parkland.

The fields, hedgerows and mature trees in between all elements of the Conservation Area were regarded as important. Views in and out of this unspoilt area link the village with its rural heritage and give the land a unique sense of place.
The setting of the Church, the Hall and the wooded copse, some with bluebells in spring, which are so prevalent to the north of the village were all very much enjoyed. Moreover, many of the popular village rural footpaths are located in this area.

In addition, those landscapes across the playing field to Mill Belt and The Brakes, and from The Loke looking south east, also featured in comment. Villagers demonstrated a real awareness of the value of the rural area surrounding the village and the ability to enjoy and admire the openness.

**Proposals**

Consideration should be given to providing protection for:

- **Land which falls between Vicarage Road, Hall Drive and Lower Street.** In addition to being included in the Conservation Area, it should also be reclassified as Area of Landscape Value or similar. This is not only for its own unique undulating and wooded qualities but because of its relationship to the Salhouse and Woodbastwick Conservation Areas, the adjoining Area of Landscape Value and also the proximity to the Broads National Park.

- **Views east from Thieves Lane** over the Playing Field, across to Mill Belt and south to The Brakes.

- **Views from the Loke** both to the south east and north east.

**TREES AND WOODLAND**

The Parish is partly wooded with mixed farming, both arable and pasture, with well stocked hedgerows, liberally interspersed with mature indigenous trees. The well maintained hedgerows contribute to the more traditionally sized and patchwork effect of irregular shaped fields. In addition, there are copse, areas of managed deciduous woodland and expanses of bluebell woodland, for example Hagg Wood and Street Wood.

Other woods include Bears Grove, Larch Grove and Welidon Wood. There are also a number of plantations distributed throughout the Parish. To the south there are remnants of the ancient forest and of Mousehold Heath within The Brakes.

Within the residential areas of the Parish there are many well established gardens with mature character tree planting but there are some significant trees on the edge of the Area which are not protected. It is a matter of concern that one of the attributes that gives the village its pleasant verdant appearance is currently vulnerable; there are only 4 Tree Protection Orders in place. Those villagers who did express knowledge about the need to preserve trees suggested the traditional hardwoods mature and specimen trees, the woodlands and all significant indigenous trees visible from the highways. The retention of garden hedges and field hedgerows was supported by many villagers.

**Proposals**

Consideration should be given to providing a greater degree of protection for:

- **Hagg Wood, The Brakes, Bears Grove, Larch Grove and Welidon Wood** to ensure that proper woodland management is undertaken.

- A survey should be conducted to identify those mature trees on the edge of, but outside, the Conservation Area, whose loss would significantly detract from the scenic quality within the village. The trees should then be protected.

**Salhouse Parish Plan Steering Group**

**May 2008**

**Annexes:**

Map showing location of Salhouse.
Listed Buildings in Conservation Area.
Current Conservation Area Map and Proposed Extensions.
SALHOUSE CONSERVATION AREA LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORICAL INTERESTS

<table>
<thead>
<tr>
<th>Building Description</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALHOUSE HALL (including Schoolroom &amp; animal shelters in courtyard to North)</td>
<td>II</td>
</tr>
<tr>
<td>SALHOUSE HALL (Coach house at north-west corner of courtyard to Hall)</td>
<td>II</td>
</tr>
<tr>
<td>SALHOUSE HALL STABLES</td>
<td>II</td>
</tr>
<tr>
<td>SALHOUSE HALL BOUNDARY WALL GATEWAY &amp; BARN</td>
<td>II</td>
</tr>
<tr>
<td>SALHOUSE HALL BOUNDARY WALLS</td>
<td>II</td>
</tr>
<tr>
<td>CHURCH OF ALL SAINTS, BELL LANE</td>
<td>I</td>
</tr>
<tr>
<td>BAPTIST CHAPEL, CHAPEL LOKE</td>
<td>II</td>
</tr>
<tr>
<td>PROVIDENCE COTTAGE, LOWER STREET</td>
<td>II</td>
</tr>
<tr>
<td>BRAEMAR, (HARKSTONE MEEKS) LOWER STREET</td>
<td>II</td>
</tr>
<tr>
<td>THE GRANGE, LOWER STREET</td>
<td>II</td>
</tr>
<tr>
<td>BARNS AT EQUESTRIAN CENTRE, LOWER STREET (2 linked)</td>
<td>II</td>
</tr>
<tr>
<td>SHRUBLANDS FARM HOUSE, UPPER STREET</td>
<td>II</td>
</tr>
<tr>
<td>BROAD FARM HOUSE, VICARAGE ROAD</td>
<td>II</td>
</tr>
<tr>
<td>BARN WEST OF BROAD FARM HOUSE</td>
<td>II</td>
</tr>
<tr>
<td>BARNS SOUTH-EAST OF BROAD FARM HOUSE</td>
<td>II</td>
</tr>
</tbody>
</table>