

# THETFORD

## Conservation Area Appraisal

Issue 04

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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 different sections.

## CONTENTS

The contents page allows users to navigate directly to the required section by clicking on the section heading.

Thetford Conservation Area Appraisal		Contents	
Executive Summary	04	Section 7.0: Locally Important Buildings	137
Section 1.0: Introduction	06	7.1 Criteria for Designating Locally Important Buildings	137
11 What Is A Conservation Area?	06	7.2 Recommendations for the Local List	138
12 Overview of The Conservation Area	06	Section 8.0: Boundary Analysis	143
13 Purpose and Scope of the Conservation Area Appraisal	06	8.1 Introduction	143
14 Conservation Area Review Process	09	8.2 Proposed Boundary Changes	145
15 What Does Designation Mean For Me?	09	Section 9.0: Issues	151
16 Consultation	09	9.1 Quality of Design of New Buildings and Extensions	153
Section 2.0: Heritage Assets	10	9.2 Condition of Buildings and Sites	155
2.1 Heritage Assets	10	9.3 Inappropriate Materials	159
2.2 National Planning Policy	13	9.4 Other Inappropriate Alterations	161
2.3 Local Planning Policy	13	9.5 Shopfronts	162
Section 3.0: Summary of Special Interest	14	9.6 Public Realm	164
Section 4.0: Archaeology and History	15	9.7 Traffic and Pedestrian Safety	167
4.1 Timeline	15	Section 10: Management Plan	168
4.2 Archaeology	16	10.1 Introduction	168
4.3 History	17	10.2 Conservation Aims	168
4.4 Historical Development Plan	37	10.3 Advice and Recommendations	169
Section 5.0: Character Appraisal	39	APPENDICES	186
5.1 Location and Setting	39	A: Glossary	187
5.2 Views and Landmark Buildings	39	B: Bibliography	189
5.3 Atmosphere	52	C: Audit of Heritage Assets	190
5.4 Architectural Quality	52	D: Locally Listed Building Criteria	283
5.5 Open Spaces and Greenery	75	E: Full Size Plans	284
5.6 Townscape	82		
Section 6.0: Character Areas	95		
6.1 Introduction	95		
The Priory	97		
Minstergate	99		
Residential Areas	102		
Market Place	105		
Whitehart Street	108		
King's House and Gardens	111		
King Street	114		
Riverside Development	117		
Bridge Street (South of the River)	119		
Along the Rivers Thet and Little Ouse	122		
The Nunnery	124		
Old Market Street and Ford Street	126		
Nether Row, Raymond Street, Guildhall Street and Rampart Way	129		
Castle Park and Melford Common	132		
London Road	134		
St Mary's Crescent	136		

## NAVIGATION

In addition to the contents pages, you can navigate between sections by clicking on the headings in the top bar. Once you've clicked on a section, it will sit on a white background 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.





# Thetford Conservation Area Appraisal

## Contents

How to Use this Document	03	Section 7.0: Locally Important Buildings	147
Executive Summary	05	7.1 Criteria for Designating Locally Important Buildings	147
Section 1.0: Introduction	15	7.2 Recommendations for the Local List	148
1.1 What Is A Conservation Area?	15	Section 8.0: Boundary Analysis	157
1.2 Overview of Thetford Conservation Area	15	8.1 Introduction	157
1.3 Purpose and Scope of the Conservation Area Appraisal	15	8.2 Boundary Changes	159
1.4 Conservation Area Review Process	19	Section 9.0: Issues	167
1.5 What Does Designation Mean For Me?	19	9.1 Quality of Design of New Buildings and Extensions	169
1.6 Consultation	19	9.2 Condition of Buildings and Sites	171
Section 2.0: Heritage Assets	20	9.3 Inappropriate Materials	175
2.1 Heritage Assets	20	9.4 Other Inappropriate Alterations	177
2.2 National Planning Policy	23	9.5 Shopfronts	178
2.3 Local Planning Policy	23	9.6 Public Realm	180
Section 3.0: Summary of Special Interest	24	9.7 Traffic and Pedestrian Safety	183
Section 4.0: Archaeology and History	25	Section 10: Management Plan	184
4.1 Timeline	25	10.1 Introduction	184
4.2 Archaeology	26	10.2 Conservation Aims	184
4.3 History	27	10.3 Advice and Recommendations	185
4.4 Historical Development Plan	47	APPENDICES	202
Section 5.0: Character Appraisal	49	A: Glossary	203
5.1 Location and Setting	49	B: Bibliography	205
5.2 Views and Landmark Buildings	49	C: Audit of Heritage Assets	206
5.3 Atmosphere	62	D: Locally Listed Building Criteria	299
5.4 Architectural Quality	62	E: Full Size Plans	301
5.5 Open Spaces and Greenery	85		
5.6 Townscape	92		
Section 6.0: Character Areas	105		
6.1 Introduction	105		
The Priory	107		
Minstergate	109		
Residential Areas	112		
Market Place	115		
Whitehart Street	118		
King's House and Gardens	121		
King Street	124		
Riverside Development	127		
Bridge Street (South of the River)	129		
Along the Rivers Thet and Little Ouse	132		
The Nunnery	134		
Old Market Street and Ford Street	136		
Nether Row, Raymond Street, Guildhall Street and Rampart Way	139		
Castle Park and Melford Common	142		
London Road	144		
St Mary's Crescent	146		

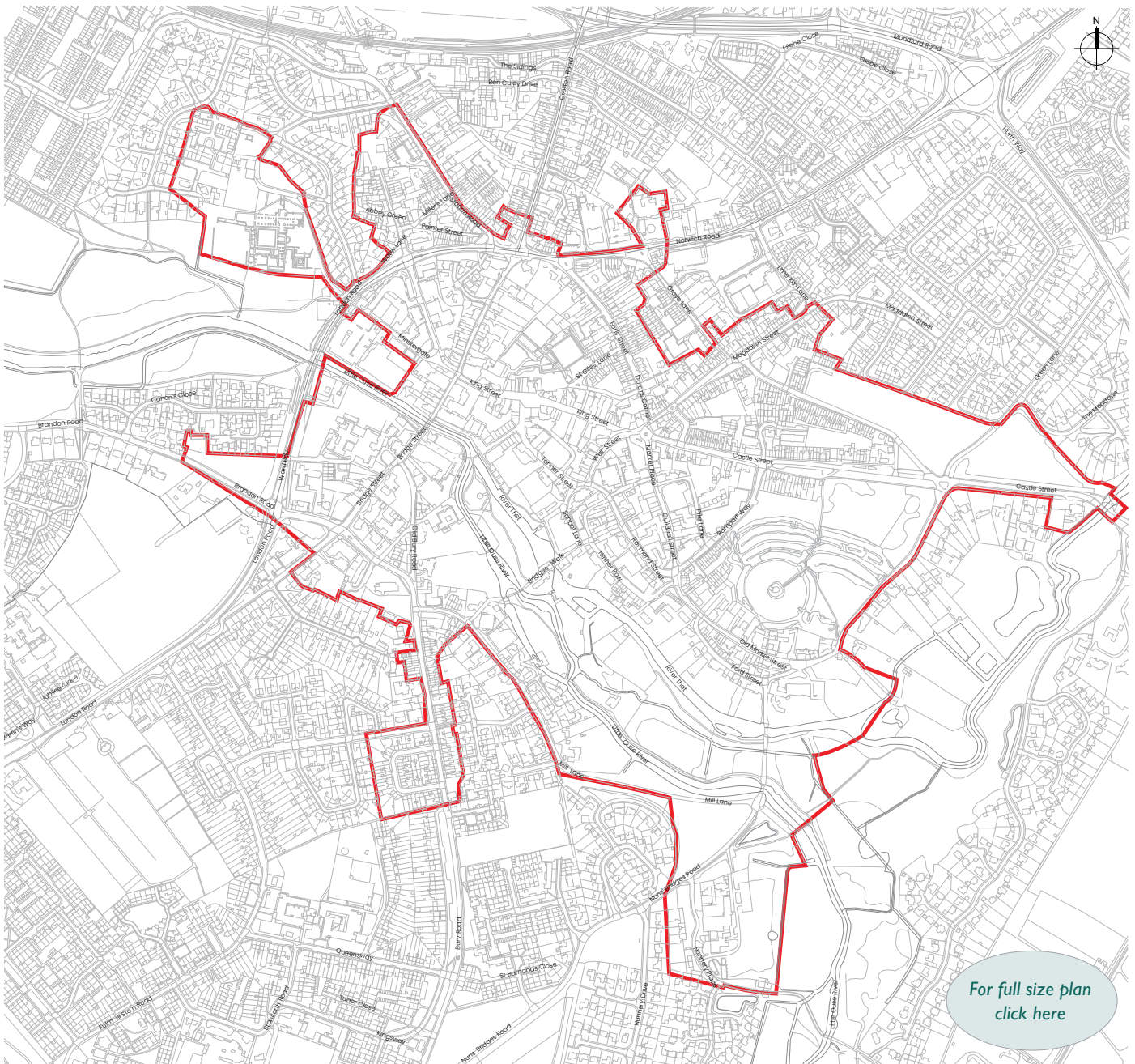




## Introduction

A conservation area is defined as an area 'of special architectural or historic interest the character of which it is desirable to preserve or enhance.'<sup>01</sup> The Thetford Conservation Area covers the historic town centre and the roads radiating out from it. Its northern boundary runs roughly along Norwich Road, the northwest corner encompasses Thetford Priory, the eastern boundary covers Castle Meadow and park and Upper and Lower

Melford Common. The southern boundary includes the Nunnery Lakes Nature Reserve and roughly follows the path of the river, including the area around the northern end of Bury Road and Brandon Road. This Conservation Area Appraisal sets out the defining features that make the Area special and provides a set of management recommendations for the Area's ongoing protection and enhancement.



Conservation Area Boundary Plan. Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

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



## Significance and Character

Thetford's historic and architectural interest comes from its buildings which span from the middle-ages to the present day. These buildings reflect the town's ecclesiastical prominence in the region during the tenth and eleventh centuries, its development as a market town from the twelfth century onwards, the industries which developed, the shifting of the Market Place to its current location in the eighteenth century and its redevelopment in the nineteenth century. The River Thet and River Little Ouse are significant to the character of Thetford, historically forming a focus for commercial activity in Thetford. The town is characterised by peaceful rows of vernacular flint and brick terraced cottages radiating out from the lively town centre and large areas of greenery. Today the rivers offer a combination of lively and tranquil areas within the town.

Buildings in Thetford span from the middle-ages to the present. and vary in their form and materiality. Some timber-framed buildings survive, although many have been re-fronted. Larger scale nineteenth century buildings of gault brick are found in the town centre, reflecting the prosperity during this time. However, the predominant building material was Norfolk flint with structural details of gault brick. Some houses have been built or re-fronted in red brick and are notable for their differing material palette. A distinctive feature of historic buildings in Thetford is the variety of materials used in their walls which often contain brick, chalk and medieval stone from former monastery buildings as well as flint.

Green spaces are important to the Conservation Area and two key spaces are sites of Scheduled Monuments; The Priory and Castle Hill. These open spaces are steeped in historic character and are highly valued by the local community. The local people and visitors appreciate Thetford as a place to live, work, shop and spend leisure and social time. The history which Thetford holds and connections with important local people are celebrated within the town.



View towards the Bell Inn and St Peter's Church from Bridge Street

## Locally Important Buildings

This Appraisal has identified eight buildings which are not nationally listed but which contribute significantly to local character and distinctiveness. They have been identified as Locally Important Buildings for the following reasons.

### Oddfellows Hall



#### Reasons for Identification

- Strong historical association with a popular national working-class movement successful in Thetford in the nineteenth century
- Architectural interest in its Dutch gable with stone coping, stone hoodmoulds on the windows and finial over the door contrasting with the red brick.
- Landmark status as a focal point on Earls Street
- Contribution to the character and appearance of the area

### The Conservative Club (Formerly the YMCA club)



#### Reasons for Identification

- Historical associations with the YMCA, local benefactor Josiah Vavasour and local architect Stanley Wearing
- Aesthetic interest as a large, symmetrical classical fronted building within a row of smaller vernacular terrace houses
- Contribution to the character of the Conservation Area through adding to the variety of historical architectural styles
- Group value with the adjacent Salvation Army building, funded by the same benefactor for the benefit of the town's inhabitants



## The Salvation Army Building



### Reasons for Identification

- Historical associations with Salvation Army movement and local benefactor Josiah Vavas seur.
- Aesthetic interest as a distinct early twentieth century building with contrasting yellow terracotta details
- Contribution to the character of the Conservation Area through adding to the variety of historical architectural styles
- Group value with the adjacent YMCA building, funded by the same benefactor for the benefit of the town's inhabitants.

## St Cuthberts, 22 Raymond Street



### Reasons for Identification

- Aesthetic interest for its early twentieth century Arts and Crafts design and high-quality architectural details
- Historical association with St Cuthbert's Church
- A positive contribution to the character and appearance of the Conservation Area

## Nos.61, 63 and 65 Castle Street



### Reasons for Identification

- For rarity of this use of materials and style on terrace houses within Thetford
- Aesthetic interest for the use of unusually detailed ornamentation for small early to mid-nineteenth century terrace houses
- Contribution to the character and appearance of the Conservation Area and row of listed terrace houses which it sits within. These higher quality examples of terraced housing in the nineteenth century have not been recognised by national designation. However, they are a good and unusual example of the variation in architectural styles which could occur in this period.

## The Planes, Old Bury Road



### Reasons for Identification

- For rarity of this use of materials and style within Thetford
- Aesthetic interest for the use of terracotta and brick ornamentation
- Contribution to the character and appearance of the Conservation Area as a prominent and attractive building in the streetscape. This building has not been recognised by national designation. However, it is a good and unusual example within Thetford of the varied architectural styles which could occur in this period.



## Post Office



### Reasons for Identification

- As a key building at the northern end of the Market Place.
- For its restrained Neo-Georgian style, with brickwork detailing, panelled double door and decorative metalwork fanlight that add interest.
- For its communal value as providing an important public service.

## Group of Estate Plaques



### Reasons for Identification

- At St. Mary's Estate, for its particularly distinctive and attractive design with geometrically striped tile patterning.
- For their association with the development of council housing in Thetford and with national Housing Acts.
- For their association with local dignitaries, architect (S.J. Wearing) and builder.
- For group value.





## Boundary Analysis

In order to ensure that the boundary of the Thetford Conservation Area remains relevant, this Appraisal has reviewed the extent of the designation and the following alterations to the boundary were made, as summarised below:

### A: St Mary's Crescent and Bury Road

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#### Reasons for Proposed Inclusion within the Boundary

- The terraced houses, almshouses and St Mary's Crescent all reflect the development of Thetford to the south along Bury Road in the later nineteenth and early twentieth century when industrial Thetford was at the peak of its success
- The St Mary's Crescent houses are a rare and well-designed example of council housing before the First World War, designed by the local architect S J Wearing
- Carley's Almshouses are an attractive set of later nineteenth century almshouses which contribute to the character and appearance the street

### B: Nunnery Cottages

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#### Reasons for Proposed Inclusion within the Boundary

- The Nunnery Cottages and Granary are partly within the current boundary but merit full inclusion for their historic association with the Nunnery and aesthetic detailing which contribute to the character and appearance of the area.

### C: Melford Bridge

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#### Reasons for Proposed Inclusion within the Boundary

- Melford Bridge contributes to the character and appearance of the Conservation Area

### D: Norwich Road Academy

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#### Reasons for Proposed Inclusion in the Boundary

- The School was constructed as an 1870 Education Act School, reflecting a national push for improved education
- It is an attractive later nineteenth century red brick building with an unaltered form from the street elevation. This and the historic railings fronting onto Norwich Road contribute to the character and appearance of the street.

### E: Brandon Road

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#### Reasons for Proposed Exclusion from the Boundary

- Housing development constructed after the Area's designation which has no historic value and detracts from the setting of the Scheduled Monument and Grade I Listed Building for which this area was originally included.

### F: Grove Lane

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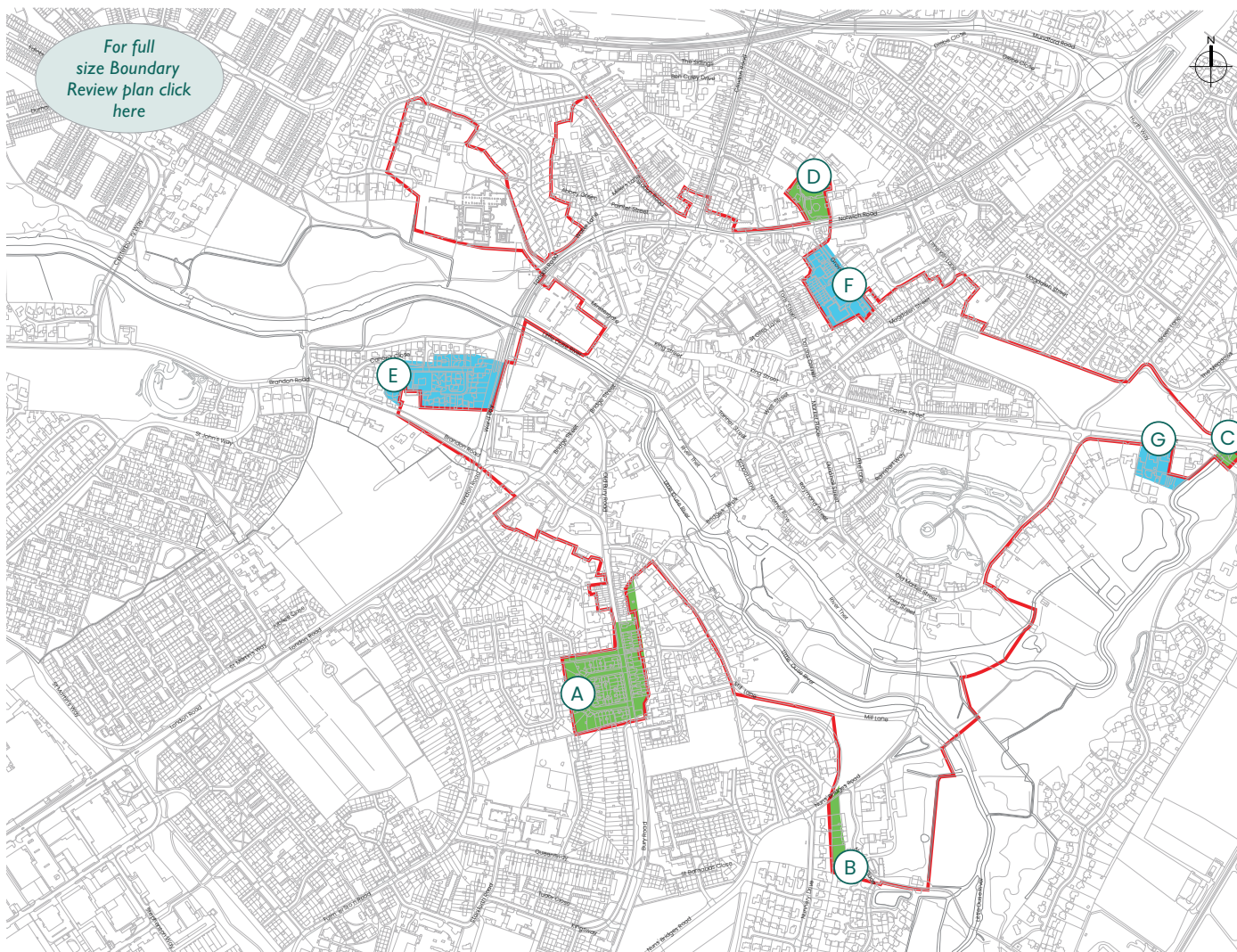
#### Reasons for Proposed Exclusion from the Boundary

- Housing development and doctors surgery constructed after the Area's designation and have no historic value

## G: Castle Street

### Reasons for Proposed Exclusion from the Boundary

- Two houses constructed after the Area's designation which have no historic value



#### BOUNDARY CHANGES PLAN

- Revised Conservation Area Boundary
- Included in the updated Conservation Area Boundary
- Excluded from the updated Conservation Area Boundary

- A St Mary's Crescent and Bury Road Terraces
- B Nunnery Cottages
- C Melford Bridge
- D Norwich Road Academy
- E Brandon Road
- F Grove Lane
- G Castle Street

*This plan is not to scale*



## Key Issues

The issues which threaten the special historic and architectural interest of Thetford Conservation area are summarised below.

### Quality of Design of New Buildings and Extensions

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- Unsympathetic mid-late twentieth century replacement buildings which lack architectural interest
- Some uninspiring modern housing developments
- Some poorly designed extensions or buildings in the setting of the
- Conservation Area which impact negatively

### Condition of Buildings and Sites

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

### Inappropriate Materials

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

### Other Inappropriate Alterations

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- Ad-hoc additions or alterations which spoil the characterful appearance of historic buildings such as:
  - solar panels
  - satellite dishes
  - garage doors
  - gardens turned into driveways

## Shopfronts

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- Some poorly designed shopfronts with overly large sheet glazing and fascias
- Use of overly bright colours, signage, glossy materials and multiple window stickers which are cluttered and garish
- Temporary banners which clutter the appearance of buildings

## Public Realm

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

## Traffic and Pedestrian Safety

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





## Conservation Aims

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

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

## Key Recommendations

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



### 1.1 What Is A Conservation Area?

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

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

### 1.2 Overview of Thetford Conservation Area

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

- The historic town centre and Market Place, with its distinctive Guildhall as a landmark;
- The main roads radiating out of the town centre including King Street, Earl Street, Magdalen Street, Castle Street and Guildhall Street;
- Smaller street, lanes and closes off of the main roads such as Minstergate, Saint Nicholas Street and Old Market Street; and
- Several green open spaces, including those around the Scheduled Monuments of Castle Hill, Thetford Priory and the Church of the Holy Sepulchre.

### 1.3 Purpose and Scope of the Conservation Area Appraisal

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

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

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

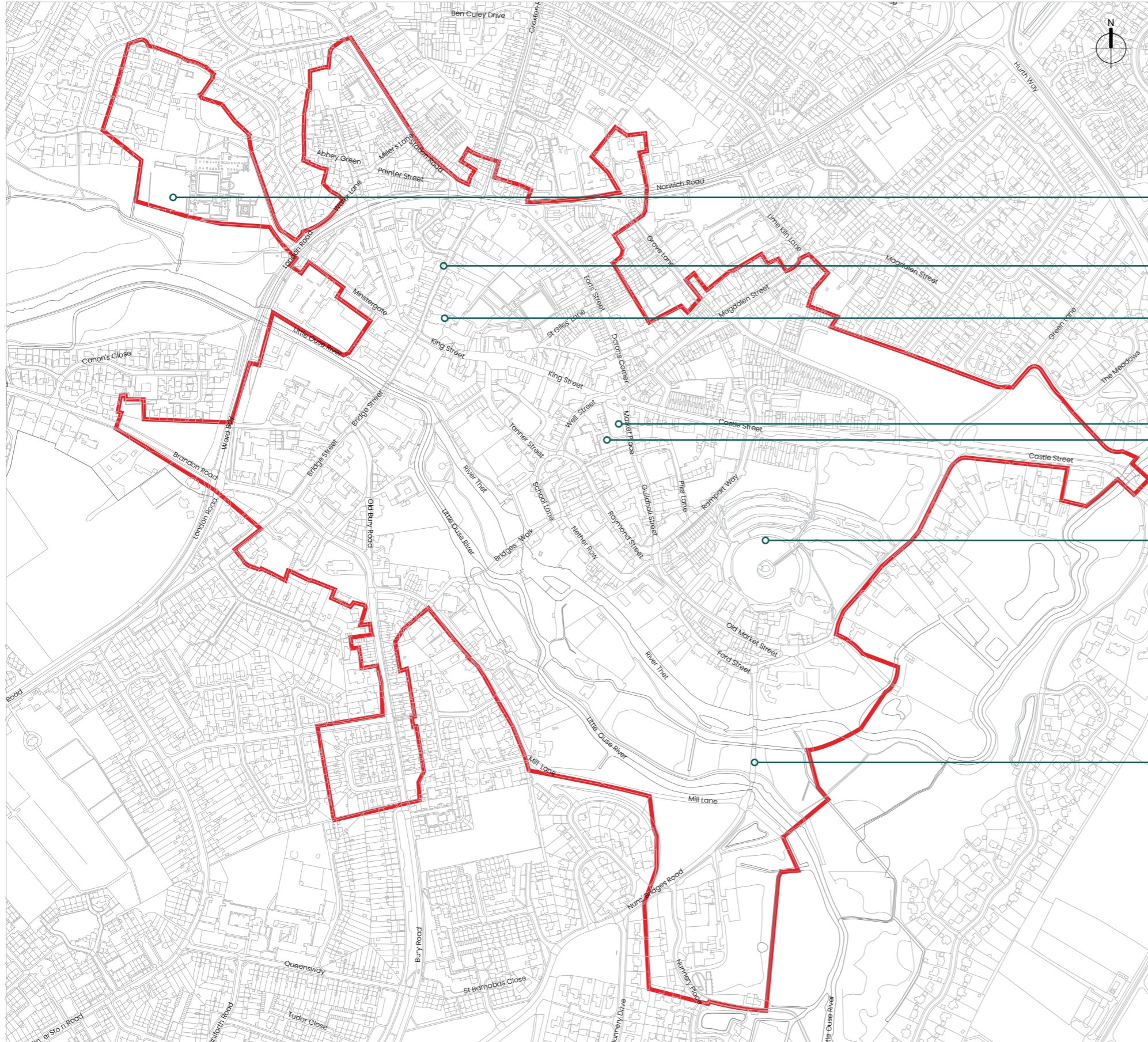
The assessments which provide the baseline information for this Conservation Area Appraisal have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

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









*Thetford Priory*

*Ancient House Museum*

*St Peter's Church*

*Market Place*

*Guildhall*

*Castle Park*

*Nuns' Bridge*









#### 1.4 Conservation Area Review Process

The Conservation Area Appraisal has been prepared by Purcell, a firm of specialist heritage consultants. The document has been informed by several site surveys to Thetford, during which a photographic survey was carried out and plans of the town were marked up with relevant architectural and townscape features. Documentary research was carried out at the Ancient House Museum and through desk-based sources. Local organisations and residents were also consulted to gather information about the Conservation Area (see [Section 1.5](#) for more details). All historic photographs are dated as closely as possible. Modern photographs were taken on site visits during 2023 unless otherwise stated.

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

The Thetford Conservation Area was designated several decades ago in 1973 by Breckland District Council and has not been reviewed or updated, with no Appraisal carried out until now. A key aim of this Conservation Area Appraisal is to ensure that the boundary of the area is still relevant. Over time areas evolve, such as through new development or incremental change. Alternatively, parts of a place that are not designated may have become more valued or better understood in terms of their significance. Therefore, this Appraisal has reviewed whether the boundary needs to be redrawn to include or exclude buildings or spaces which do or do not meet conservation area designation criteria of having special architectural or historic interest. This discussion is contained within [Section 8.0](#). All the maps within this Appraisal document now show the revised boundary as of 2024.

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

#### 1.5 What Does Designation Mean For Me?

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

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

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

#### 1.6 Consultation

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

- Site visits and communication with Andrew Gayton, Historic Buildings Officer, and Emma Crampton, Thetford Projects and Partnership manager, both of Breckland District Council.
- Visits to the Ancient House Museum to view their archives;
- Email communication with John Boughton and Barbara Linsley regarding Grove Lane; and
- Consultation with Stuart Wright, Mayor of Thetford, Ancient House Museum and Friends of the Ancient House Museum.



Introduction	<b>Heritage Assets</b>	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## 2.1 Heritage Assets

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

Thetford Conservation Area contains several scheduled monuments. Which include the Thetford Cluniac priory and Castle Hill. Scheduled Monuments are nationally important archaeological sites, designated under the Ancient Monuments and Archaeological Areas Act of 1979. Whilst some changes may be possible, there is a presumption that they will be handed on to future generations in much the same state that we have found them.

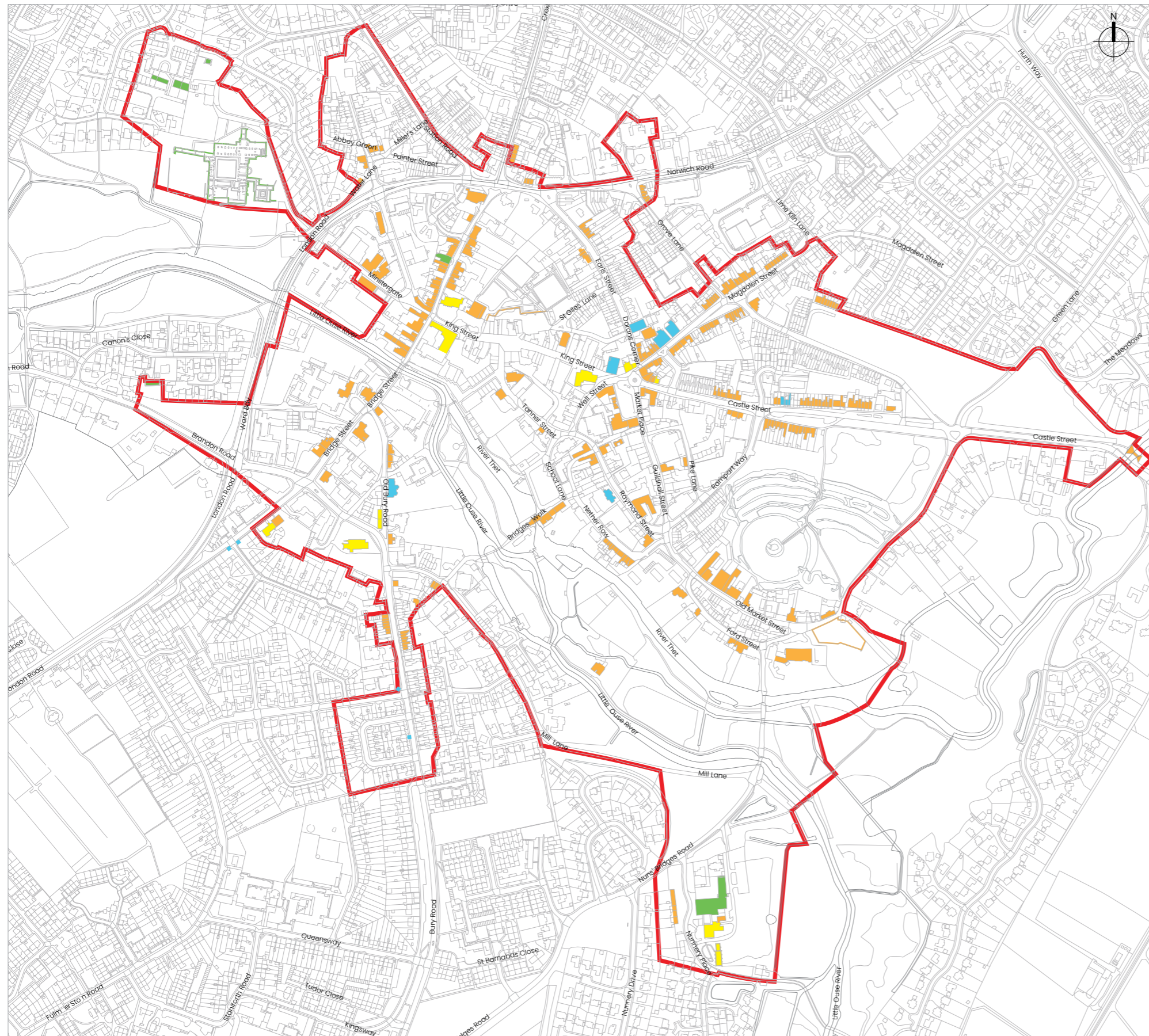
Within Thetford there are many listed buildings. These range from Grade I designated (those with exceptional special interest), such as the Ancient House Museum, to Grade II\* (those with more than special interest), such as the Church of St Peter, and Grade II (those with special interest), which applies to most listed buildings nationally and in Thetford. Grade II is the category which is most likely to apply to most home and business owners of listed buildings in Thetford. All the listed buildings in Thetford Conservation Area are catalogues in the Heritage Asset Audit in [Appendix C](#).

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

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

01 The National Planning Policy Framework, July 2021, p67



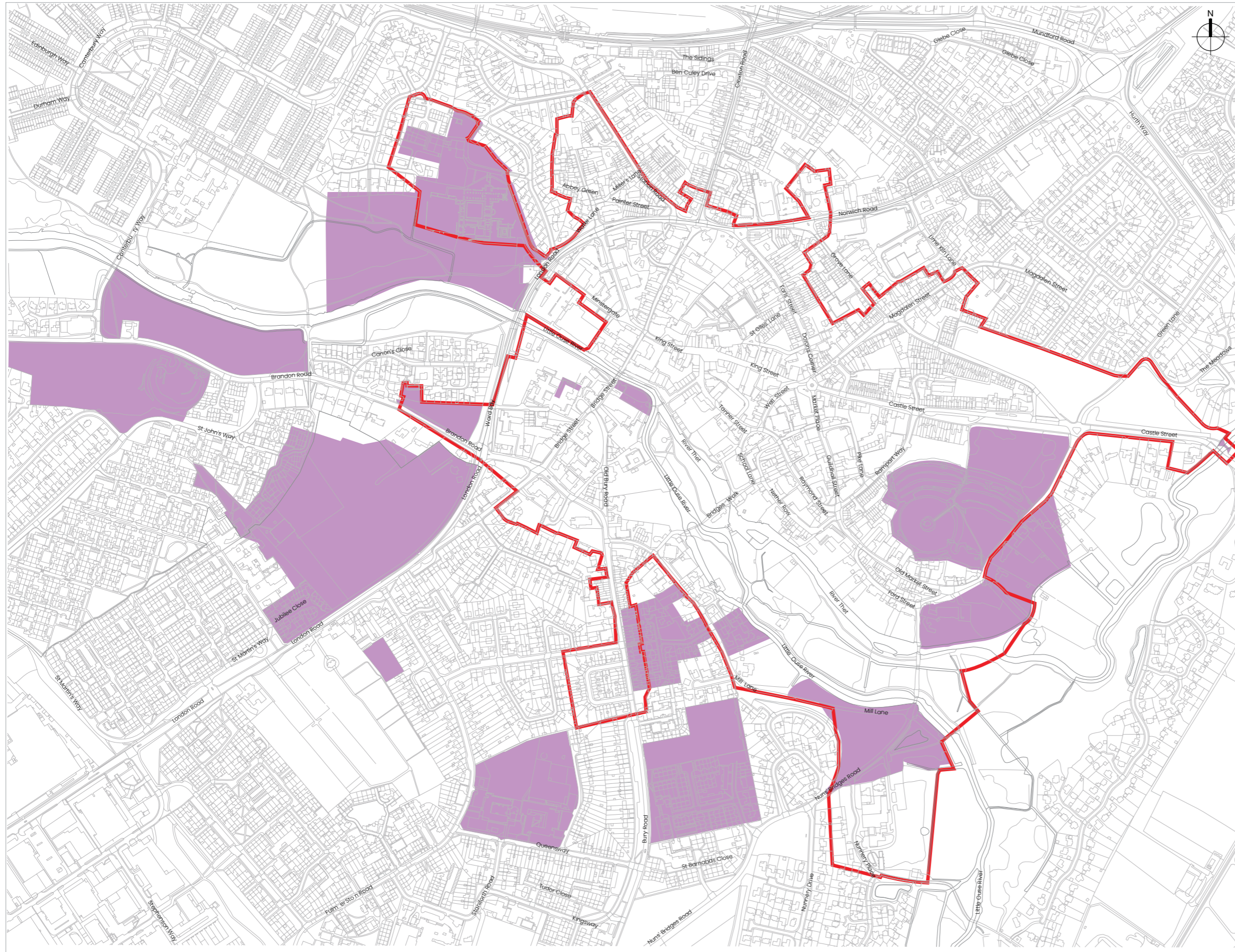


**HERITAGE ASSETS**

- Conservation Area Boundary
- Grade I
- Grade II\*
- Grade II
- Locally Important Buildings

*This plan is not to scale*





**SCHEDULED MONUMENTS PLAN**  
— Conservation Area Boundary  
■ Scheduled Monuments

*This plan is not to scale*





## 2.2 National Planning Policy

Conservation areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which requires that local planning authorities designate areas of special architectural and historic interest as conservation areas. The National Planning Policy Framework (December 2023) sets out the overarching requirement for local planning authorities to protect these areas of special interest (Paragraph 189).

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

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

## 2.3 Local Planning Policy

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

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

The full text of the policies can be viewed on Breckland District Council's planning policy pages on their website [www.breckland.gov.uk](http://www.breckland.gov.uk).

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



Thetford is a historic town with evidence of human occupation since the earliest days of human history. Remains of grand churches and priories dating from tenth and eleventh centuries when the town had high ecclesiastical prominence in the region are combined with streets and buildings which grew up as Thetford developed as a market town from the twelfth century onwards, reliant on the River Thet and River Little Ouse running north-west to south-east through the Conservation Area. The shifting of the Market Place north to its current location in the eighteenth century and its redevelopment in the nineteenth century reflects the high level of commercial activity experienced by Thetford during these periods. Today, peaceful rows of vernacular flint and brick terraced cottages radiate out from the lively town centre and large areas of greenery and the rivers offer a combination of lively and tranquil areas within the town.

There are multiple focal buildings within the town centre, several of which are focussed on the key junction within the centre of Whitehart Street and Bridge Street with King Street. St Peter's Church, The King's House and the Bell Inn are all situated on this junction and are distinctive buildings in views along these key roads. St Cuthberts Church and the Guildhall form focal points for the community around the Market Place. Thetford has historical associations with the writer and activist Thomas Paine, who lived in Thetford during the eighteenth century and is celebrated in a prominent gold statue outside the King's House.

The architecture of Thetford's buildings span from the middle-ages to the present. A moderate number of timber-framed buildings survive, although many have been rendered or re-fronted. The Market Place experienced a high level of development in the early

nineteenth century and buildings are distinctive in their larger scale and use of gault brick. Though the town experienced some prosperity in the nineteenth century and was a successful market town, it experienced little sustained economic success and the predominant building material for small cottage terraced houses is local Norfolk flint with structural details of gault brick. Houses built in or re-fronted in red brick are notable where they occur. A distinctive feature of historic buildings in Thetford is the variety of materials used in their walls which often contain brick, chalk and medieval stone from the former monastery buildings as well as flint.

Many buildings within the town centre reflect the historic industries of Thetford which have included Breweries and Maltings around Old Market Street, and a Tannery and the Burrell's Engineering Works on Minstergate to name a few. All remaining buildings from these industries have now been repurposed into museums or housing. The predominant building uses in Thetford today are commercial and residential buildings. There are many commercial buildings centred around the heart of the town with historic shopfronts remaining although large later twentieth century redevelopment of the town centre has resulted in some loss of historic character.

Two of the key greens spaces in the Conservation Area are sites of Scheduled Monuments; The Priory and Castle Hill. The ancient remains leave these open spaces steeped in historic character and are highly valued by the local community. The local people and visitors appreciate Thetford as a place to live, work, shop and spend leisure and social time. The history which Thetford holds and connections with important local people are celebrated within the town.







## 4.1 Timeline





## 4.2 Archaeology

There is evidence of human occupation in and around Thetford since the earliest days of human history. The earliest archaeological finds are prehistoric and include flint implements, tools, pot boiler scatters and sherds.<sup>01</sup> There are no remaining structures from the pre-historic times, although the Icknield Way dating from around 2000–2500BC, now no longer extant in its original form is said to have approached Thetford on the same course as the London Road. It was known as Lackford Way in the fourteenth century and Salter’s Way in the sixteenth century. The eastern track passed by Castle Hill, an Iron Age hill fort strategically located on the Icknield Way and crossing the rivers Thet and Little Ouse. A motte and bailey castle is believed to have been constructed on this site shortly after the Norman Conquest, either by Ralph Guader, Earl of East Anglia, until his rebellion 11076, or by Roger Bigod, his successor as earl.<sup>02</sup> The castle was sited in a position to control important crossings of the rivers Thet and Ouse, as well as to dominate the town of Thetford, which at the time of the Domesday Survey was amongst the largest and most populous towns in the country. There are remains of this castle at Castle Hill today alongside the remains of an earlier earthwork enclosure identified as an Iron Age fort.



Castle Hill

There is also evidence of Iron Age activity at Gallows Hill, north-west of Thetford in Fison Way industrial area.<sup>03</sup> This area rose to prominence by the end of the Iron Age and the Fison Way site was thought to be an important religious centre. A significant proportion of Iron Age artefacts from Thetford take the form of coins, many minted by the Iceni tribe leading many to assume the area was a significant power centre for the Iceni, their most significant leader being Boudica (d.60 or 61 AD). There was significant Roman activity within the town and surrounding rural area. Within the town core evidence of Roman activity was found on modern St Nicholas’ Street in the form of a possible hypocaust.<sup>04</sup>

The Bronze Age is well represented by a series of round barrows on Thetford Warren and Gallows Hill and a couple of metalwork hoards have been found.<sup>05</sup> The Iron Age was a significant period in Thetford’s history with an Iron Age to Roman period of settlement being identified within the scheduled Anglo-Saxon town.<sup>06</sup>

The Anglo-Saxon period is also well represented within Thetford, with ‘Theodford’ being recorded in the Anglo-Saxon Chronicle in 870, meaning the ‘people’s ford’, ‘chief ford’ or ‘public ford’.<sup>07</sup> The early settlement was concentrated to the west of the current town centre, between Brandon Road and Red Castle. Thetford’s access to the North Sea via the Ouse and the Walsh was of considerable importance by the late Saxon period and trading with the continent would have made a large contribution to the town’s wealth.<sup>08</sup> In addition, Late Saxon Thetford was a major industrial centre with a number of kilns producing late Saxon/early Medieval pottery known as Thetford ware. The town had numerous religious buildings pre-conquest, of which only three Anglican churches remain including St Peter’s and St Mary the Less, both now vacant.<sup>09</sup> By the time of the Norman Conquest, the migration of settlement from south of the river to the north had commenced. The existence of St Peter’s Church and its reference within the Domesday survey is one example suggesting pre-conquest settlement in this area.<sup>10</sup>

01 Breckland District Council, *Thetford Historic Environment Assessment, Part 1* (2002), 16.

02 Castle Hill, <https://historicengland.org.uk/listing/the-list/list-entry/1017670?section=official-list-entry> [Accessed 21/08/23]

03 Breckland District Council, *Thetford Historic Environment Assessment, Part 1* (2002), 17.

04 Parish Summary: Thetford, <https://www.heritage.norfolk.gov.uk/record-details?TNF1565> [Accessed 21/08/23].

05 Ibid.

06 Ibid.

07 Breckland District Council, *Thetford Historic Environment Assessment, Part 1* (2002), 16.

08 Ibid., 18.

09 Ibid., 19.

10 Ibid.



## 4.3 History

### 4.3.1 Medieval Period

In 1071 Bishop Herfast moved the See of East Anglia to Thetford on the site of the present Thetford Grammar School, elevating it to cathedral status and highlighting the town's prominence in the region at this time. In 1094 Herbert de Losinga, moved the cathedral to Norwich.<sup>11</sup>

One of the three principal priories of the Cluniac order, which had origins in the monastic reformations in the tenth century, established in Norfolk was located to the north-west of the town centre. Most Cluniac monasteries were established near major towns and were characterised by highly decorated and elaborate buildings.<sup>12</sup> The priory was established in 1104 by Roger Bigod. Dedicated to St Mary and colonised by a prior and 12 monks from Lewes priory. The original site was located to the south of the river but proved to be too confined and building began on the present site of the Priory of our Lady of Thetford in 1107. The standing remains of the priory record the layout of conventual buildings, provide information on its structural history and it is believed that the monument retains evidence of the domestic, social and economic organisation below ground. In 1291 the

annual income of the priory was assessed at 123 pound, 12 shillings and 5 pence and it had a community of 24 monks making it one of the larger and wealthier religious foundations in Norfolk.<sup>13</sup> The priory was associated with the Howard Dukes of Norfolk and one of the monastic buildings was converted into a high-status dwelling for the Dukes of Norfolk following the dissolution.<sup>14</sup>



Twentieth century photograph of the Priory Ruins (Ancient House Museum)



Twentieth century overhead photo of the Priory Ruins (Ancient House Museum)

<sup>11</sup> Breckland District Council, *Thetford Historic Environment Assessment*, Part 1 (2002), 19.

<sup>12</sup> Thetford Cluniac Priory, <https://historicengland.org.uk/listing/the-list/list-entry/1017669?section=official-list-entry> [Accessed 21/08/23].

<sup>13</sup> Thetford Cluniac Priory, <https://historicengland.org.uk/listing/the-list/list-entry/1017669?section=official-list-entry> [Accessed 21/08/23].

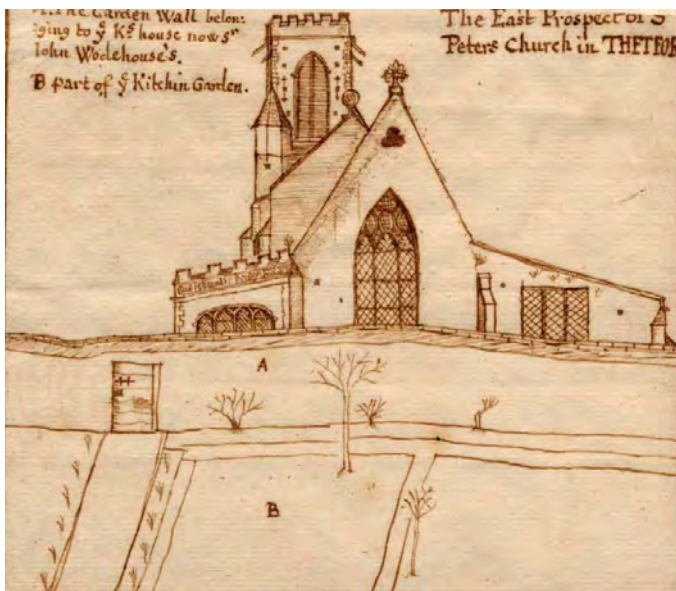
<sup>14</sup> Ibid.





Other activity during the medieval period included the construction of a motte and bailey castle on the site of the Iron Age hillfort by the Normans and the strengthening of defences around the Red Castle, a short-lived defensive work dating between 1135-54 and located to the west of the Conservation Area boundary along Brandon Road. By the later twelfth century the majority of the town had moved north of the river Thet and Little Ouse and a market developed north of the river near the Nun's Bridges.<sup>15</sup> The Old Market Street was laid out at this time within the defences of the castle. By the sixteenth century stalls fronted Old Market Street and Ford Street.

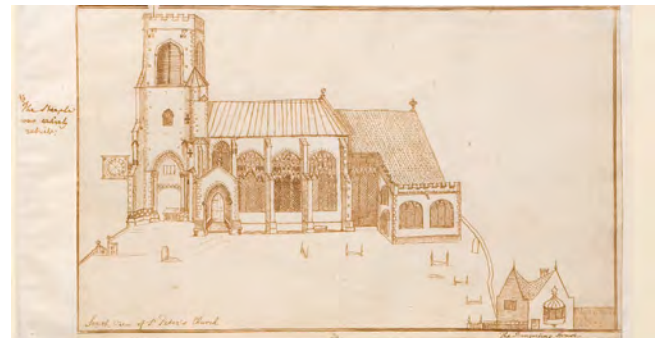
The town had seen diminishing prosperity from the Norman conquest to the sixteenth century. As a consequence of the town's diminishing wealth, caused by increased trade competition from other towns and ecclesiastical competition from Norwich and Bury St Edmunds, both the fourteenth and fifteenth centuries saw the abandonment of many churches. Of approximately 19 parish churches in the Medieval period, only three remain; St Mary the Less, St Cuthbert's and St Peter.<sup>16</sup> St Peter's was substantially restored in the eighteenth century.



Thomas Martin Drawing of St Peter's c.1750 east elevation c.1750 (Ancient House Museum)

<sup>15</sup> N. Pevsner and B. Wilson, *The Buildings of England: Norfolk 2 North West and South*, (Yale University Press, 2002), 701.

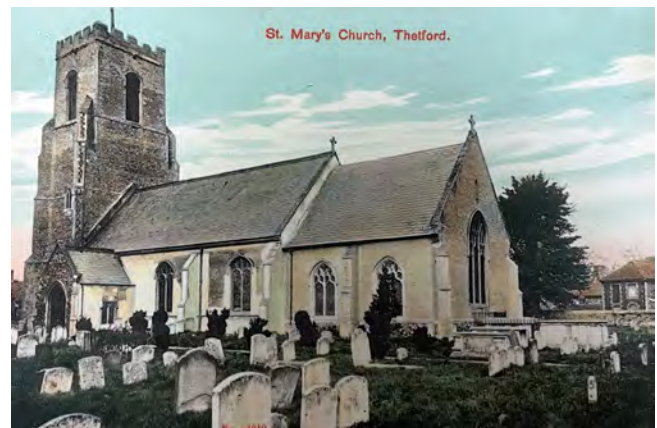
<sup>16</sup> Breckland District Council, *Thetford Historic Environment Assessment, Part 1* (2002), 21.



Thomas Martin Drawing of St Peter's south elevation c.1750 (Ancient House Museum)



Undated postcard of a historic view up Whitehart Street towards the Bell Inn and St Peter's Church (Ancient House Museum)



Undated postcard of St Mary the Less (Ancient House Museum)



Undated photograph of St Cuthbert's Church c.1900 (Ancient House Museum)

The street pattern within the core of the town is documented to have existed from the medieval period and many of the streets may be based on the earlier Saxon trackways. Thetford contains a number of medieval buildings within the core of town, the late-fifteenth century Ancient House Museum being of particular note. Though no documents have been discovered detailing who built the house, the house was certainly the home of a prosperous merchant which suggests that the town was experiencing a level of prosperity during the later fifteenth and early sixteenth century. However, there is now a limited number of elaborately fronted timber-framed buildings on this street, possibly due to later re-fronting of timber-framed houses. Another building constructed at this time was The Bell Inn, a coaching inn at the junction of Bridge Street, King Street and Whitehart Street which suggests that Thetford was experiencing a relatively high level of trade passing through the town at this time.<sup>17</sup>

### 4.3.2 Early Modern Period

The Dissolution of the monasteries resulted in the decline of the town's economic importance and monastic and ecclesiastic building stone was used within the external fabric of new buildings. Despite the town's decline in economic importance, it was still considered an important local market town. The eighteenth and nineteenth centuries saw a revival in the town's industrial prowess and subsequent economic prosperity with a great deal of rebuilding or re-fronting of existing houses.<sup>18</sup> Nos.3 and 5 Castle Street is an example of a building re-fronted during this time which has since had its later frontage removed, returning it to timber-framing, as is the Ancient House Museum. Many other timber-framed buildings still have their eighteenth and nineteenth century re-fronted façades such as 1 King Street, built in the early eighteenth century and re-fronted in gault brick in the early nineteenth century to reflect the current fashions in architecture. The line between the old and new façade is clearly visible on its south elevation.



Monastic and ecclesiastic building stone incorporated into flint walls



View of the side of 1, King Street (Kingdom Hall)

<sup>17</sup> Breckland District Council, *Thetford Historic Environment Assessment, Part 1 (2002)*, 21.

<sup>18</sup> N. Pevsner and B. Wilson, *The Buildings of England: Norfolk 2 North West and South*, (Yale University Press, 2002), 702.





Thetford's eighteenth century history is linked to Thomas Paine, who was born in 1737 in Thetford. His writings had a key influence on the American and French Revolutions. He lived in a house on Whitehart Street, in one of the four eighteenth century houses which stood on the site now occupied by the Thomas Paine Hotel. Paine published *Common Sense* in 1776 which made the case for American Independence, amongst other notable publications. He is believed to have been the first person to have used the term 'the United States of America'. He is commemorated in a statue erected in 1964 outside the King's House.

Various industries emerged in the seventeenth and eighteenth centuries, many of which have faded from view almost entirely with their buildings either converted or demolished. Many made use of the Little River Ouse for their manufacturing processes and transporting goods. Industries which contributed to the town's economic prosperity during this period included milling, brewing, malting and lime quarrying. By the later seventeenth century, leather tanning had become an important industry situated on the north bank of the river Thet. This continued into the early twentieth century, based on Tanner Street which is now a car park.

Old Market Street was a hub for Breweries and Maltings during the eighteenth century through to the early twentieth century. Malting was one of the Thetford's main industries at this time and Thetford had several breweries, one of which was owned by the Bidwell family which was founded c.1710 and operated on Old Market Street until the 1920s. Another Brewery, Wicks Brewery, was located near Nether Row. Alongside the Maltings and Breweries retailers in town sold the finished product such as the firm Moss and Potter originally located on Whitehart Street. Old Market Street was the centre for the market from the thirteenth century until 1786, when that market place became virtually redundant and relocated to its present location. The relocation of the market to the current Market Place increased the commercial importance of the town in of the eighteenth and nineteenth centuries.<sup>19</sup>

### 4.3.3 The Nineteenth Century

Several thriving industries were based in Thetford during the nineteenth century. These included a fertiliser company, pulp ware, a steam engine factory and a business importing and distributing coal. The fertilizer company producing fertilisers from minerals found in chalk, founded by James Fison in the 1789, was situated in the centre of Thetford until the company moved to a remote riverside factory further from the town centre in the early 1800s. This site was in use as storage until 1973 and is now occupied by a power station. Lime quarrying continued into the nineteenth century and lime kilns are marked on historic maps close to the present day Lime Kiln Lane.

Thetford has a long history of milling and during the nineteenth century it had at least six windmills and watermills, including the watermill still present across the river today. The mill milled grain into bread flour and also produced animal feed. In 1936 the IbeX Coffee Company repurposed the water mill for processing coffee. Twinings bought the company during the Second World War, with the intent of avoiding being bombed, and ran the mill until 1956.



Thetford Mill in the late nineteenth or early twentieth century (Ancient House Museum)

<sup>19</sup> Breckland District Council, *Thetford Historic Environment Assessment, Part 1* (2002), 22.





In the later nineteenth and early twentieth century pulp ware became a prominent industry in Thetford making a range of items including delicate cosmetic containers, nursery ware, homewares and safety goods such a helmets and fire buckets. In 1879 Thetford Patent Pulp Manufacturing Company took over the former Thetford paper and felting mill near Mill Lane. It ran a successful pulp ware business until the 1950s when it changed to producing laminated paper, fibreglass and plastics. The Patent Pulp Manufactory is clearly marked on the 1885 Ordnance Survey Map spanning across the Little Ouse River.

In the nineteenth century one of the most prominent industries in the town was the Burrell's engineering works, which employed a significant number of local people.<sup>20</sup> The success of the company throughout the nineteenth century is evident in the expansion of the factory buildings along Minstergate Street and St Nicholas Street recorded on the 1882 Ordnance Survey map. Compared to the 1807 map by Burrell, the triangular plot of land between Minstergate and St Nicholas Street was now densely packed with buildings, including a church, and the area between the river and Minstergate Street was occupied by factory buildings. The area is labelled St Nicholas Works (Iron) and a timber yard is also labelled. In the later twentieth century, following the decline of the industry, a canning factory briefly took over the site.



Plan of Thetford by G.B. Burrell, 1807. Ancient House Museum Archives.

<sup>20</sup> Ibid.



Introduction

Heritage Assets

Summary of Special Interest

Archaeology and History

Character Appraisal

Character Areas

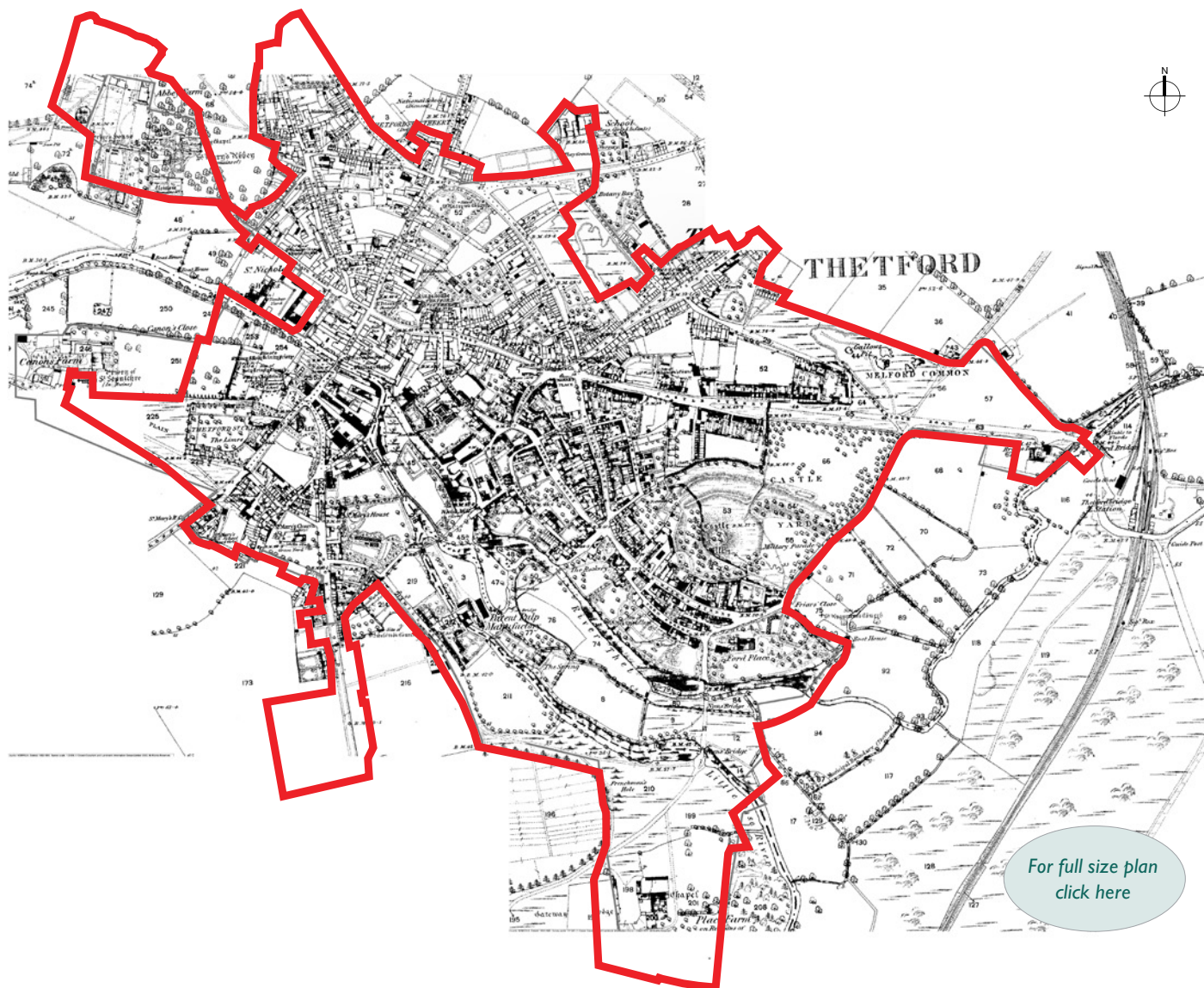
Locally Important Buildings

Boundary Analysis

Issues

Management Plan

Appendices



1882 Ordnance Survey Map.





Following the Reformation there was a reduction in the Catholic population across the country. It wasn't until the nineteenth century that the Catholic population had a centre for worship. St Mary's Catholic Church was constructed following the appeal of a local banker, Geroge Gardiner, and his Cahplin, John Holden, in 1826 for a place of worship. The present church was constructed within a year, three years before the Act of Emancipation.<sup>21</sup> As well as an increase in Catholic worship Thetford, like many towns in the nineteenth century, saw a rise in the number of non-conformists or Methodists and this was reflected in the construction of the Wesleyan Chapel on Tanners Street (1839). Other smaller religious groups such also built places of worship during this time which included the United Reform Church on Earls Street (1817) and the Baptist Chapel on King Street (1859).



Late nineteenth or early twentieth century photograph of St Mary's Church (Ancient House Museum)



Late nineteenth century photograph of the Wesleyan Chapel on Tanner Street (Ancient House Museum)

<sup>21</sup> St Mary's Church, <https://historicengland.org.uk/listing/the-list/list-entry/1207963?section=official-list-entry>, [Accessed 21/08/23].

The current marketplace took shape in 1837, when the Guildhall yard was cleared and the Red Lion public house and shambles were rebuilt. The Shambles shopping arcade was rebuilt in 1900, replacing an 1837 structure. It took the form of a small covered market which was converted into shops by the Town Council in 1986. The Market Place also holds a water trough installed by senior member of the local merchants Cornell Henry Fison in 1880. The Market Place is still a focal point for commerce and town events, with a twice-weekly market taking place on Tuesdays and Saturdays.

The present Guildhall was built in 1901 by H J Green. A historic photograph of the Old Town Hall compared to the New Town Hall records that the old Guildhall was incorporated into the new hall. It was constructed in gault brick with stone dressings and a slate roof to an L-shaped plan.<sup>22</sup> It occupies a central location overlooking the Market Place. The Guildhall was the meeting place of the Council and the Corporation Charter of 1574 ratified it as the meeting place for the town.



Late nineteenth century postcard photograph of the town hall prior to being rebuilt (Ancient House Museum Archives)



The new town hall in the nineteenth century (Ancient House Museum Archives)

<sup>22</sup> N. Pevsner and B. Wilson, *The Buildings of England: Norfolk 2 North West and South*, (Yale University Press, 2002), 711.



The arrival of the railway in 1845 was a significant development which increased employment opportunities within this period. Thetford had become a small industrial town whose population had approximately doubled between 1801 and 1891.<sup>23</sup> However, only the latter half of the nineteenth century saw new development outside the town's existing limits. This development is visible on the 1882-1884 Ordnance Survey map which records the densely built town centre and rows of housing fanning out to the north, northwest and southwest.

#### 4.3.4 Images of Thetford c.1900

Various photographs dating from the late-nineteenth and early-twentieth century show Thetford c120 years ago and illustrate which buildings have remained and which have been lost or altered. They demonstrate some of the businesses that were operating during this time and how the streetscape has evolved.

The high street experienced a high level of change during the twentieth century. The street was already a centre for commercial activity alongside Whitehart Street in the nineteenth century and twentieth century and experienced a moderate level of change at this time. A photograph dating from 1911 records the high street as a hive of activity with many shop signs and notices as well as the King's Arms pub, now replaced with twentieth century shops. The Dairy building pictured in the lefthand foreground survives, now a café. However, the King's Arms was demolished and replaced with a large shop, likely fairly soon after this photo was taken. The new shop is photographed in the early twentieth century occupied by the Savage Brothers Limited and the British Light Company Limited, now The Works and Entertainment Exchange. Whilst the first floor is still distinctive, the ground floor shopfronts have lost their uniform window panes and entrance doors.

A historic photograph of the east end of King Street records the nineteenth century shops before their replacement with twentieth century buildings. The historic shopfront of the Savage Brothers who offered a broad range of wares including boots, shoes, clothes, hats, and groceries. Though the shops in the right foreground were demolished, it is evident in that many of the predominantly nineteenth century buildings survive in some form along the northern side of the high street, although some have lost their historic shopfronts.



Photograph of King Street, looking east, 1911 (Ancient House Museum Archives)



King Street today with later twentieth century landscaping

<sup>23</sup> Breckland District Council, *Thetford Historic Environment Assessment*, Part 1 (2002), 23.



Nineteenth century photograph of King Street, looking west (Ancient House Museum)



King Street today



Early twentieth century photograph of King Street, looking east



King Street today



Historic photos record that the buildings along Whitehart Street remain relatively untouched by later twentieth century development. Many shop fronts are historic, although often their current shop signage is not sympathetic to the historic shops. A historic photograph looking south records that the buildings along the east and west side of the street have retained their historic doorcases, although the building with a YMCA sign above the doorcase now has a shopfront to the left of the door, rather than two sash windows.

Many historic shopfronts have experienced alteration, such as the shopfront of the current Cheers Restaurant once T. R. Pett. Although the glazed brick columns either side of the window remain the historic shopfront with a canted window entrance has been replaced with a flat window.



Nineteenth century photograph looking north along Whitehart Street



Whitehart Street today, looking south with the Ancient House Museum to the right of photograph, 2023



Nineteenth century photograph looking south along Whitehart Street



Photograph of T.R. Pett, a clothes and shoe shop along Whitehart Street (Ancient House Museum)



Photograph of Cheers Restaurant, once T.R. Pett





An early twentieth century photograph records the Market Place, including the Shambles prior to its infilling with twentieth century shopping units. It records the floorscape before it was formalised with pavements and tarmac in the later twentieth century and larger pollarded trees, now removed, alongside younger trees which are still in place today. Railings along the east side of the Market Place have since been removed and

planters now line that side. The bollards around the War Memorial have been reduced from ten concrete bollards to four Victorian style bollards. Other buildings around the Market Place have experienced little change since the early twentieth century such as the Guildhall and the Green Dragon pub, although its windows and signage have been updated.



Twentieth century photograph of the Market Place (Ancient House Museum)



The Market Place today



Late nineteenth or early twentieth century photograph of The Green Dragon (Ancient House Museum)



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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Another area which experienced a high level of development in the later twentieth century was the area to the east of Town Bridge. Historic photographs record a large industrial building associated with the malting industry abutting the river bank on both sides. These were demolished, alongside a historic Inn, in the later twentieth century to make way for new developments within the town, including the Light Cinema and Travelodge pictured below. The foreground of both images illustrates how the path along the river has been formalised from an earth track to a wider tarmac path with benches.

Guildhall Street has experienced a high level of change with some historic buildings remaining amongst later twentieth century infills. A historic photograph records the variety of buildings along the east side of the street, of which several remain, although few retain their historic windows or shopfronts. The building in the foreground of the image retains its historic shopfront. A large late nineteenth or early twentieth century building just visible on the right of the image has been replaced with a large later twentieth century building containing shops.



Twentieth century photograph of the Maltings to the east of Town Bridge (Ancient House Museum)



Early twentieth century photograph of Guildhall Street, looking south (Ancient House Museum)



Photograph of the area to the north-east of Town Bridge



Guildhall Street today

Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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Earl Street has experienced a higher level of change than other streets branching off the Market Place to the east. The terrace houses on the right remain, although all have lost their decorative metal railings bordering their gardens, most likely during the First World War when metal was in high demand. On the right there are several terraced houses still in situ. However, twentieth century houses have been built in a plot to the right of the image. On the left of the image The Globe, the adjacent building to the north and terrace housing to the south have been replaced by later twentieth century housing and a new road, St Giles Lane. The street went right up to the gardens of the terraced houses and has now been formalised with a clear pavement and road on this side.

A historic photograph looking north down Bury Road records a Co-operative Society building on Bury Road in the early twentieth century. This reflects the expansion of the town south along Bury Road in the later nineteenth and early twentieth centuries, meriting a new food shop in this area of town. The building is now vacant with a large empty fascia and the original recessed entrance infilled. On the opposite side of the road another shop, now demolished, is visible. Terraced housing along the left hand side of the photograph remains today, many with historic windows and doors.



Early twentieth century photograph of Earls Street looking north (Ancient House Museum)



Early twentieth century photograph of Bury Road looking south (Ancient House Museum)



Castle Street is recorded in a historic photograph looking towards the town centre. It is fairly recognisable today with only a few alterations. A row of Victorian houses on the right has been replaced by a twentieth century building and one building on the right has been rebuilt to a similar scale. The timber framed 3 and 5 Castle Street is just visible on the right of the photograph by the two small boys and appears to have been re-fronted in brick at this date.

A photograph dating to the mid nineteenth century records the eastern end of Castle Street prior to the construction of the terraces on the south side of the road. The terrace houses on the left remain virtually unchanged. On the right of the photograph is a green with a row of mature trees and row of saplings which connected to Castle Park. These saplings are now mature trees and a row of terraced houses was constructed in the place of the mature trees soon after this photograph was taken. A photograph of the road today, looking in the opposite direction, records how the green turned into a strip of trees with terrace houses accessed via a separate road in the mid nineteenth century.



Early to mid-nineteenth century photograph of Castle Street looking east (Ancient House Museum)



Castle Street looking west



Early twentieth century photograph of Castle Street looking west (Ancient House Museum)



Castle Street looking west

Nether Row is recorded in a historic photograph which shows the small terraces still in situ, many still with their historic doors and windows, on the right and a large Malthouse building on the left, demolished and replaced with the telephone exchange in the later twentieth century.



Late nineteenth or early twentieth century photograph of Nether Row looking south (Ancient House Museum)



### 4.3.5 The Twentieth and Twenty-First Centuries

By the early twentieth century Thetford was once again experiencing a decline in economic prosperity and living conditions were poor with outdated sewerage systems which led to a series of epidemics.<sup>24</sup> Despite the fact the Council felt a sewerage scheme was too expensive, refusing to provide a full sewer system until 1952, the Council were amongst the few councils to build council housing before the First World War.<sup>25</sup> They engaged S J Wearing to build 72 houses in an estate in Newtown in 1920-2 and another 40 at St Mary's Estate in 1938-9. The housing scheme in St Mary's Estate in particular has been singled out as one of the most remarkable schemes, described by Nikolaus Pevsner as an exception to the 'uniform ranks of brick semi-detached houses' provided by local authorities.<sup>26</sup> The houses were attractive yet economic in design, rendering them affordable to rent. Historic photographs record Bury Road prior to their construction and photograph the buildings soon after their construction.



Historic late nineteenth century photograph of Bury Road prior to the St Mary's Estate development (Ancient House Museum)



Early twentieth century photograph of the St Mary's Estate (Ancient House Museum)



Early twentieth century photograph of the St Mary's Estate (Ancient House Museum)

<sup>24</sup> Municipal Dreams, 'Council Housing in Thetford before 1939: No 'borough as small had done more' in *Housing, Norfolk*, (October 2018). Council Housing in Thetford before 1939: No 'borough as small had done more' | Municipal Dreams ([wordpress.com](http://wordpress.com)) [Accessed 21/08/23].

<sup>25</sup> Ibid.

<sup>26</sup> N. Pevsner and B. Wilson, *The Buildings of England: Norfolk 2 North West and South*, (Yale University Press, 2002), 62.

In 1921 a War Memorial was erected in the Market Place. It was unveiled on Sunday 4th December by Major General Sir Charles V F Townshend as a permanent testament to the sacrifice made by the 117 members of the local community who lost their lives in the First World War. Following the Second World War a dedication was added to commemorate 43 men who fell in conflict.<sup>27</sup>

The interwar depression, combined with the inability of Burrell's to adapt to the production of the internal combustion engine, resulted in its closure in 1929. High unemployment resulted in the outward migration of the workforce and an overall decline in the population. This is evident in the lack of new development recorded between the 1905 Ordnance Survey Map and the 1928 Ordnance Survey Map. A small development had been built to the south of the town centre by this date.

Thetford entered into an agreement under the Town Development Act in 1957 to attract industry, employment and population from other congested areas of the country. Up until the remodelling of the town between 1958 and 1971, the town was still largely subject to its former medieval street arrangement.<sup>28</sup> The 1972 Ordnance Survey map records that many of the historic street patterns remained with key changes being the introduction of London Road around the north-west side of the town centre and the introduction of infill developments and new estates. Some house had been cleared to create space for car parks, such as those on Tanner Street. Barnham Cross and Red Castle Furze were the first estates of approximately 1500 houses, constructed between 1958-9 and Abbey Farm was the third estate consisting of 978 houses started between 1967-72. This scheme of 1,000 houses was located to the west of the Priory and included public open spaces and footpaths.

Between 1951 and 1981 Thetford's population increased by 44%, resulting in an extensive town centre redevelopment scheme, undertaken between 1965-74. This resulted in the loss of town centre heritage assets to make way for larger shops along King Street and Guildhall Street and the provision of a modern library. It also resulted in the partial truncation of the town's medieval street arrangement due to the construction of the inner relief road in 1967.<sup>29</sup>



Nineteenth century photograph of the war memorial (Ancient House Museum Archives)

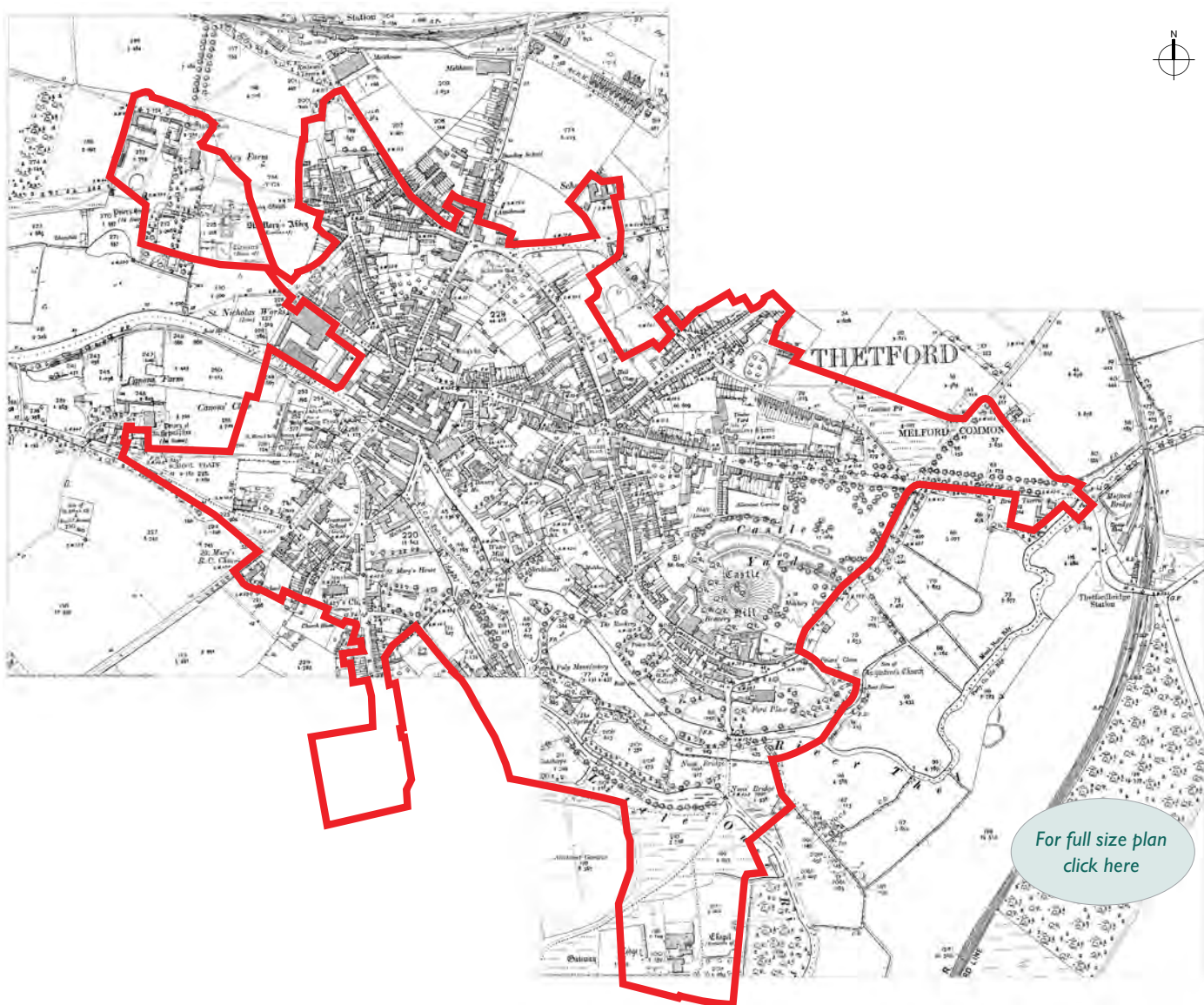
The town has experienced a slower rate of development in the twenty-first century, with the most notable development being the development of the riverside, on the site of the old Bus Station and Anchor Hotel in 2016 to include a Travelodge, The Light Cinema, a gym and restaurants. Another smaller development within the centre of town consists of a small row of terrace houses, sympathetic to the historic character of the street, on Earls Street to the north of Oddfellows Hall.

<sup>27</sup> Historic England, Thetford War Memorial, <https://historicengland.org.uk/listing/the-list/list-entry/1464827?section=official-list-entry>.

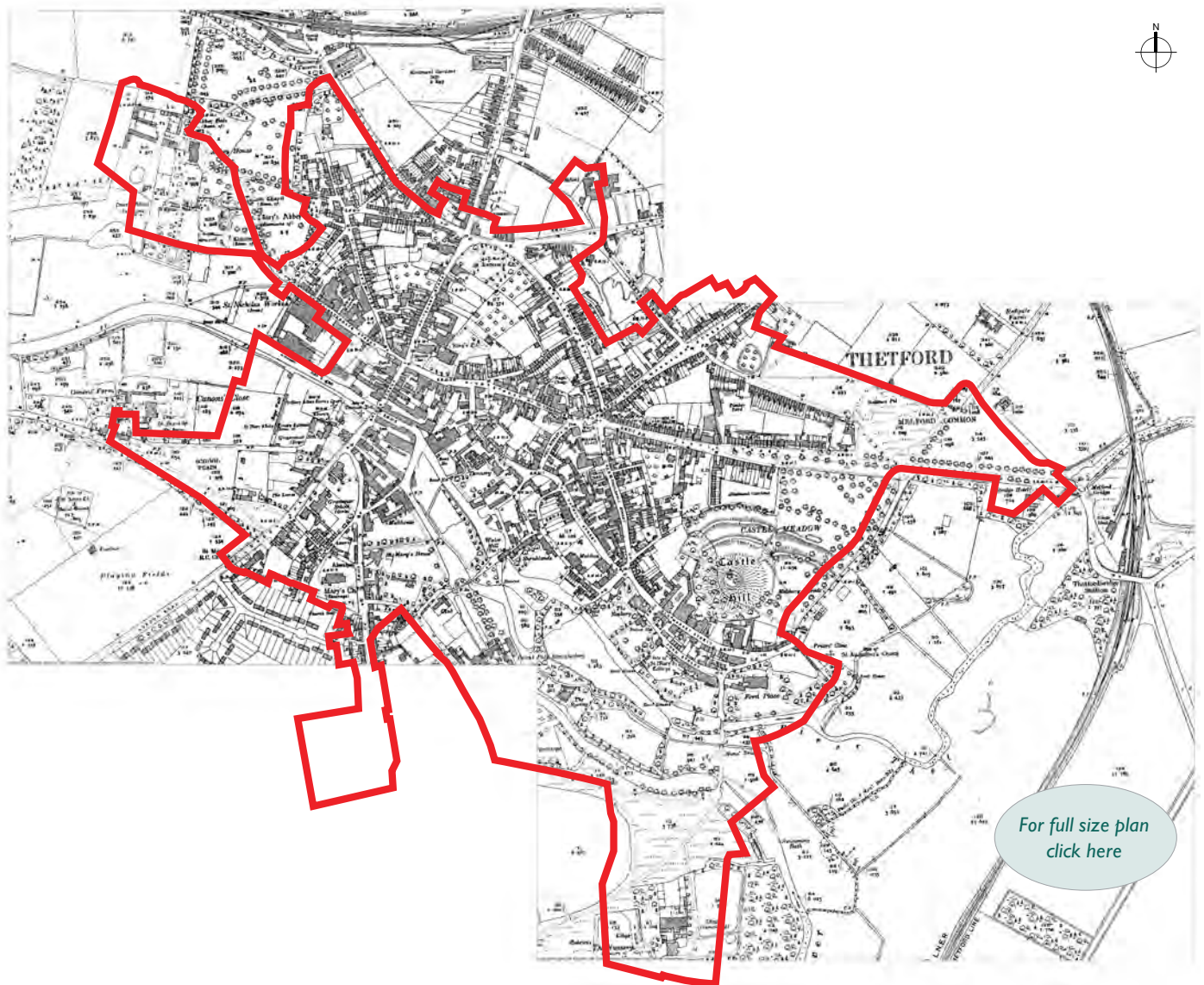
<sup>28</sup> Breckland District Council, *Thetford Historic Environment Assessment*, Part 1 (2002), 23.

<sup>29</sup> *Ibid.*





1905 Ordnance Survey Map showing little development since 1882



1928 Ordnance Survey Map showing a small new development to the south of the town centre





Introduction

Heritage Assets

Summary of Special Interest

Archaeology and History

Character Appraisal

Character Areas

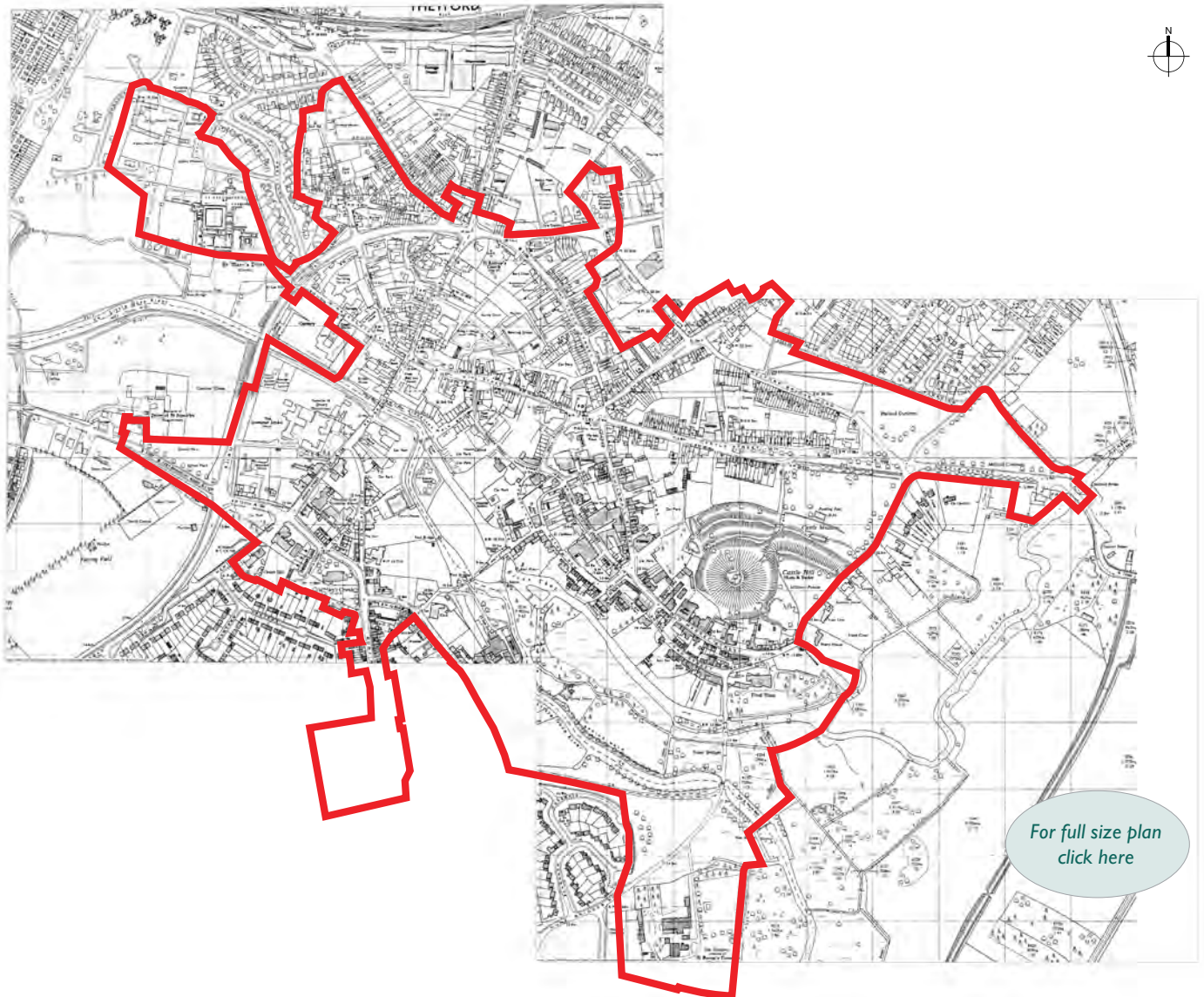
Locally Important Buildings

Boundary Analysis

Issues

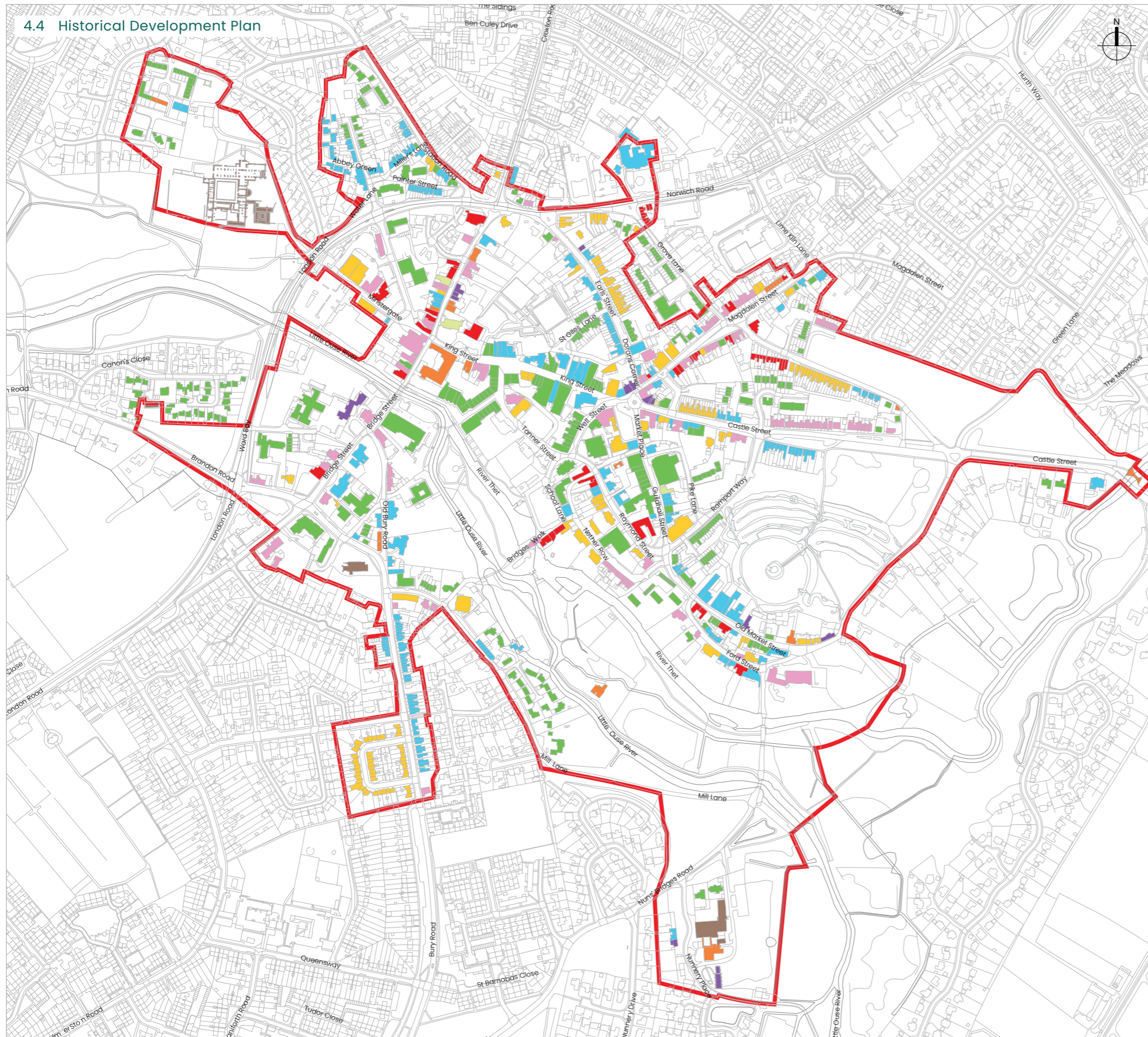
Management Plan

Appendices



1972 Ordnance Survey Map showing the newly developed town





**HISTORIC DEVELOPMENT PLAN**

- Conservation Area Boundary
- 1100-1200s
- 1300s-1400s
- 1500s
- 1600s
- 1700s
- Early 1800s
- Mid to Late 1800s
- Early 1900s
- Mid to Late 1900s / early 2000

Note: Where buildings have been altered over time their earliest date is recorded.

*This plan is not to scale*





9641 Earles Street, Thetford





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	<b>Character Appraisal</b>	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## 5.1 LOCATION AND SETTING

Thetford is a market town situated centrally within East Anglia on the Norfolk/Suffolk border, which has grown up around the confluence of the River Thet and the River Little Ouse. These rivers run north-west to south-east through the Conservation Area and have influenced the development of the historic market town, as has the historic presence of the Icknield Way, believed to roughly follow the course of the London Road.

The Conservation Area boundary covers the Market Place and surrounding parts of the town centre as well as the historic sites of the Priory to the north-west and Castle Hill to the south-east, rural paths between the rivers Thet and Ouse and the green open space of Upper Melford Common. To the north the boundary stretches up Station Road, terminating before the station buildings, and encircles the Priory grounds. To the south the boundary encompasses the churches of Saint Mary’s Catholic Church and Saint Mary the Less to the south of Bury Road and roughly follows the River Little Ouse to include Nunnery Place and Nun’s Bridges to the south-east. The eastern boundary is defined by the Castle Hill site and Lower Melford Common and the western boundary by the Church of the Holy Sepulchre and its scheduled monument.

Thetford town centre is a rectangular arrangement with the main municipal building, the Guildhall in the south-west corner. The Shambles runs along the west side of the Market Place and a war memorial is situated on the southwest corner. Guildhall Street and Well Street flank the Market Place to the north and east. The area to the west of the Market Place, to the rear of the Guildhall, is characterised by postwar development and there are several postwar infill shops along King Street and Market Place. Flint terrace houses populate the roads radiating out from the Market Place to the east.

Thetford Conservation Area covers just the central historic core of Thetford. There has been a high level of development in the twentieth century to the north, south and west. These principally comprise of housing developments, although a large business park is located to the south-west. To the immediate east of the Conservation Area is a rural landscape which encircles the wider town of Thetford, with Thetford Forest stretching out to the north-west. Due to the flat topography of East Anglia there are no long distance views of the town across the countryside. However, there are panoramic views of the town from the top of Castle Hill.

## 5.2 VIEWS AND LANDMARK BUILDINGS

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

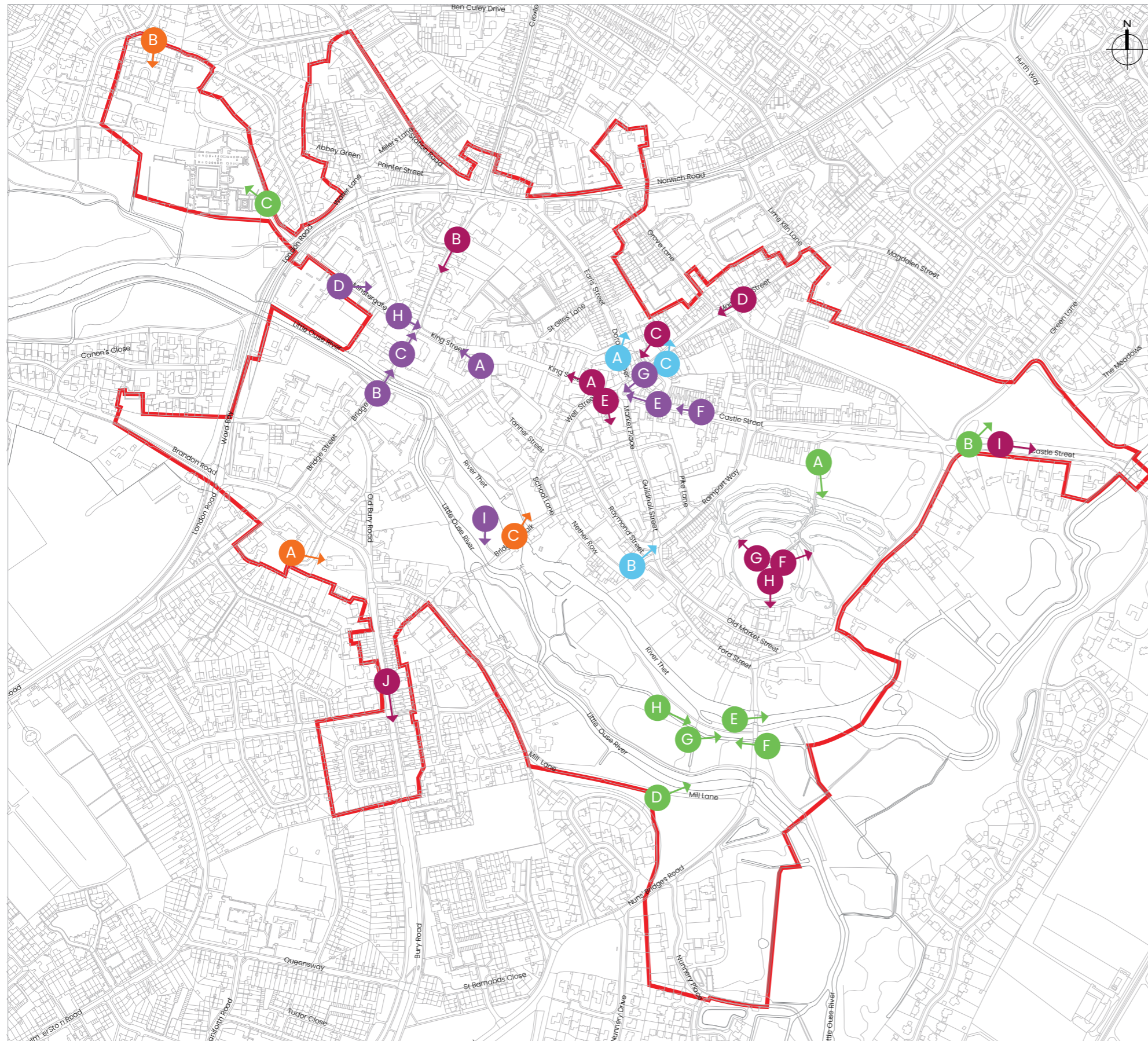
Views of the site have been identified on the plan adjacent and are discussed on the following pages. A selection of representative views is given, which are mapped on the Views Plan. There are several views of St Peter’s Church tower from around the town centre. The omission of any view or imagery or arrows on this plan does not mean it has no value.

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







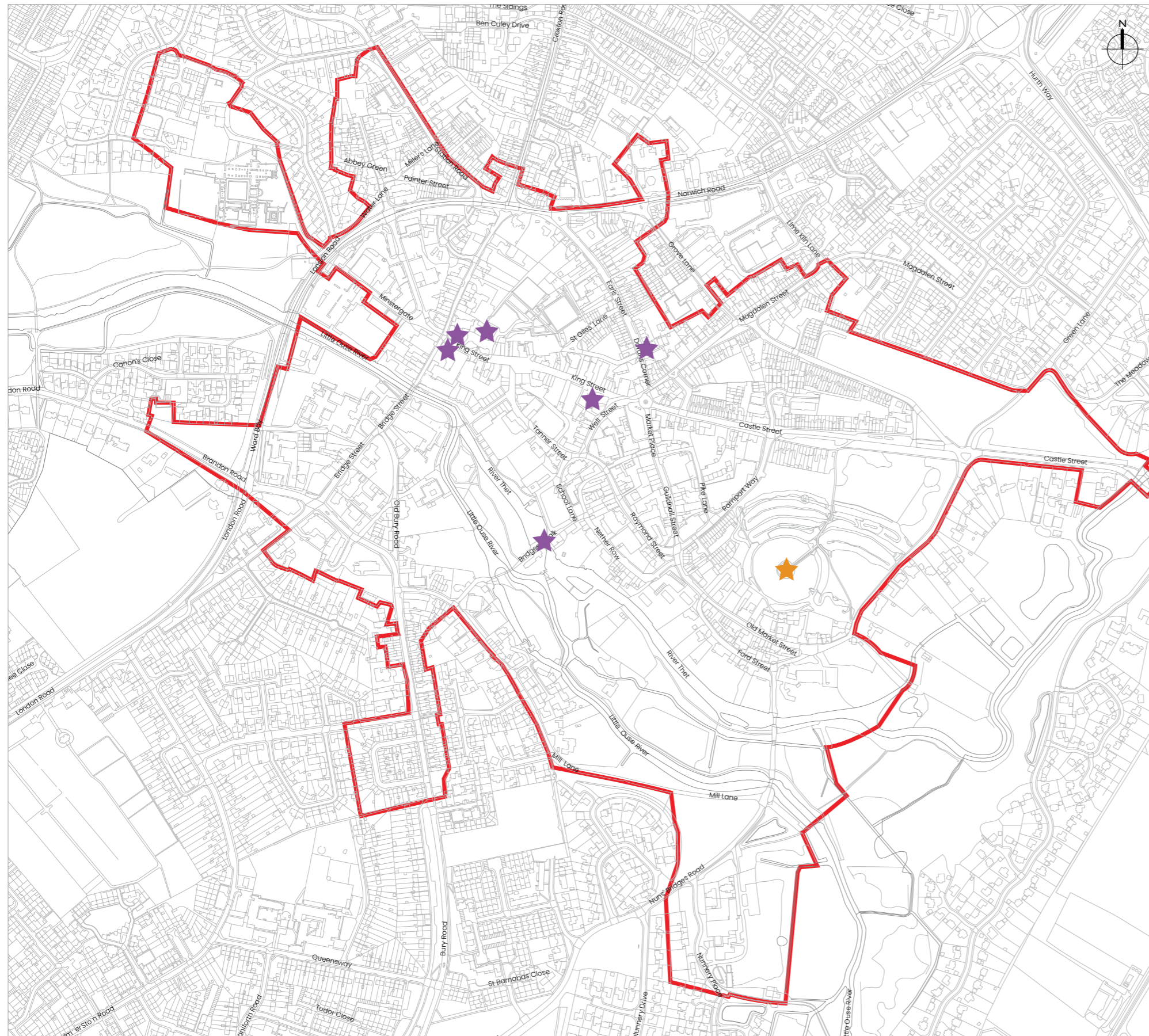


**VIEWS PLAN**

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

*This plan is not to scale*





**LANDMARK BUILDINGS PLAN**

- Conservation Area Boundary
- ★ Landmark Buildings
- ★ Local Landmark Buildings

*This plan is not to scale*





## 5.2.1 Views of Key Buildings within the Conservation Area

Local landmark buildings tend to be larger buildings positioned at key junctions, which form the focal point of views. These include St Peter's church, The King's House, The Bell Inn, St Cuthbert's, the Guildhall and the Old Mill. St Peter's church is prominent in views approaching the town centre down Whitehart Street, from the opposite direction along Bridge Street and when leaving the high street on King Street. Views of St Peter's Church from King Street also include the distinctive King's House and statue of Thomas Paine. Despite the height of the church tower there are few glimpsed views of it within the town, with the most prominent view of the tower being from Minstergate. Views approaching the junction of Whitehart Street, Bridge Street and King Street also include the The Bell Inn which is particularly prominent in views from Minstergate and approaching the junction from Whitehart Street.

St Cuthbert's Church is prominent in views from where Castle Street meets the Market Place. Views across the roundabout to the east of the Market Place encompass the distinctive War Memorial in the foreground with St Cuthbert's as a prominent presence in the background. Longer range views of St Cuthbert's are also possible when looking west down Castle Street from further up the street. The Guildhall is a prominent building in views across the market square, although at the time of writing it was obscured by scaffolding.

To the south of the Town Centre there are clear views of the Old Mill building from across the Mill Pond. The water, leafy trees and greenery frame the Mill Pond and contribute to this view.



## Views of Key Buildings



**A** View of Thomas Paine Statue, King's House and St Peter's Church from King Street



**B** View across the Town Bridge towards the Bell Inn and St Peter's Church



**C** View of St Peter's Church from Bridge Street



**D** View of St Peter's Church tower from Minstergate



**E** View of St Cuthbert's Church and the War Memorial from Castle Street



## Views of Key Buildings (cont'd)



F View of St Cuthbert's Church from Castle Street



G View of the Guildhall from across the Market Square



H View of the Bell Inn from Minstergate



I View across the Mill Pond towards the Mill



## 5.2.2 Views of Other Buildings

There are views of distinctive buildings located slightly further from the town centre. These include views of Oddfellow's Hall, viewed when leaving the Market Place along Earl's Street. A similar view of the distinctive Salvation Army building is achieved when leaving the Market Place along Magdalene Street. In both instances the narrow streets only allow long views of their façades

from an angle, with their form taking more prominence as the viewer approaches. The Old Cinema, now the Bingo Hall is a distinctive building set at an angle on the junction of Guildhall Street and Rampart Way. It is prominent in views for those approaching the Town Centre from Old Market Street or Raymond Street.

### Views of Other Buildings



A View of Oddfellow's Hall from the south



B View of the Old Cinema from the junction of Old Market Street and Raymond Street



C View of the Salvation Army Building from Magdalene Street



### 5.2.3 Views Along Streets or Across Spaces

Other view types in Thetford include views up and down streets, funnelled or channelled by rows of houses on one or both sides of the street, such as on Whitehart Street, King Street, Castle Street and Magdalene Street. In the open spaces of the Market Place and across Town Bridge are more open vistas of the rows of buildings

surrounding the Market Place and buildings along the river. A rare panoramic vista opportunity is offered by Castle Hill which allows long views over the town. At the eastern end of Castle Street there are tree lined vistas which create a pleasant leafy character to the road.

#### Views Along Streets or Across Spaces



A View along King Street



B View along Whitehart Street



C View down Magdalen Street towards the Market Place



D View along Magdalen Street looking south-west



## Views Along Streets or Across Spaces (cont'd)



**E** View Across the Market Place to the south



**F** View out of Thetford from Castle Hill to the east



**G** View across Thetford towards St Peter's Church to the west



**H** View across Thetford to the south



**I** View down the eastern end of Castle Street



**J** View looking south down Bury Road towards St Mary's Crescent



## 5.2.4 Glimpsed Views

Some historic buildings are now in deeply leafy and overgrown sites which prevent long views of them. These have glimpsed views when walking close to them and include St Mary the Less Church and the Priory Gate House. There is also a glimpse of the Guildhall cupola from School Lane car park.

### Glimpsed Views



**A** Glimpsed view of St Mary the Less through a break in the trees on St Mary's Crescent.



**B** Glimpsed view of the Priory Gatehouse from Abbeygate



**C** Glimpsed view of the Guildhall cupola from School Lane car park



## 5.2.5 Views of Green Spaces

There are several large open green spaces within the Conservation Area. These include Castle Park and Melford Common to the east, the site of the Priory to the north-west and the area to the south of Nun's Bridges to the south. There are pleasant vistas across the open land. In addition to this there are views along and across the river, channelled by the water and the trees lining the banks.

### Views of Green Spaces



A Views across Castle Park



B View across Melford Common



C View of the Priory to the west



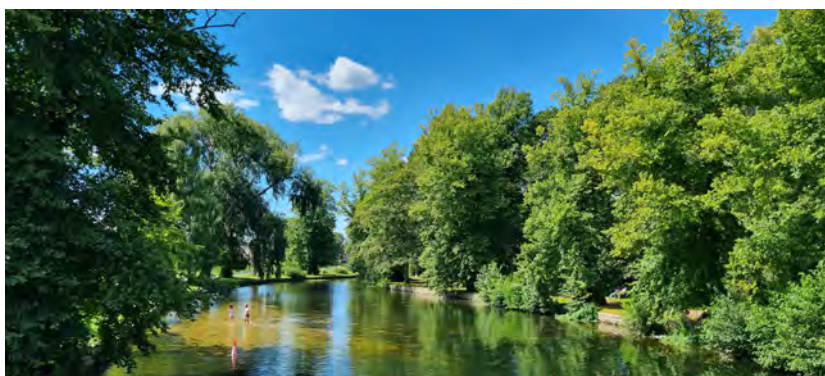
D View across greenspace by Nun's Bridges



## Views of Green Spaces (cont'd)



**E** View looking east down the River Thet from Nun's Bridges



**F** View looking west down the River Thet from Nun's Bridges



**G** View looking east towards Nun's Bridges from the riverbank



**H** View looking east from the riverbank of the River Thet





### 5.3 ATMOSPHERE

The centre of Thetford is a lively place, with many people using King Street for shopping or socialising even on an average weekday. The Market Place is also a centre for activity with people sitting outside the Red Lion in nice weather. Events and markets are often held in the Market Place during which it is bustling. At other times, the removal of parking from the Market Place has created a tranquil space lined with attractive buildings as a centre for the community.

On roads on the outskirts of Thetford town centre including Bury Road and London Road the atmosphere is marred by busy traffic passing through and along London Road. However, this is limited to the outskirts of the main town centre. The residential streets and narrower lanes leading off the Market Place, such as Castle Street and Magdalen Street have a peaceful character.

The green spaces of the Priory and Castle Park and Melford Common are a combination of peaceful areas and more lively areas, such as the play area to the north-east of Castle Mound, with people enjoying the open space. The area around the river by Nuns Bridges has a tranquil atmosphere with the natural sounds of the river, leaves and birds.

### 5.4 ARCHITECTURAL QUALITY

#### 5.4.1 Materials

Thetford's buildings span from the middle-ages to the present day. There are a moderate number of timber framed buildings surviving in the Conservation Area, although many have been rendered or re-fronted. Clear exceptions include the Ancient House Museum, The Bell Inn and Nos.3 and 5 Castle Street. The Market Place and core of the town experienced a higher level of development in the early nineteenth century and buildings of this date are distinctive in their use of gault brick and larger scale. Though the town experienced some prosperity in the nineteenth century, through the success of the Charles Burrell Works, the town had experienced little economic success in the preceding centuries due to trade and ecclesiastical competition from other towns. As such, the predominant building material is local Norfolk flint, either knapped and coursed or rubble cobbles. Quoins of gault brick were commonly used on corners and for structural details such as windows and door surrounds. Red brick detailing on flint buildings was used more sparingly. There are few instances of houses built or re-fronted in red brick and they are distinctive where they occur. There are some examples of decorative use of flint and brick on gable ends. However, this is very rare. Chimneys are mostly of brick. The Church of St Peter's is unusual in the town with its use of knapped flint with stone dressings, and distinctive chequerboard buttresses of knapped flint and stone.

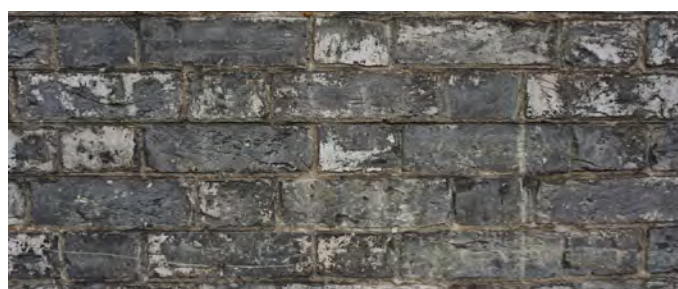
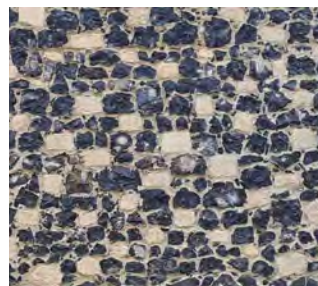
Many buildings in Thetford are constructed of a variety of materials, with some of the older buildings having a combination of flint, brick, chalk and medieval stone from the monasteries in their walls. This is principally visible on side elevations of grander and more public buildings as many buildings have been rendered or re-fronted in brick during the nineteenth century but also in boundary walls and some smaller terraced houses. Traditionally buildings in Thetford were constructed of chalk in the interior with the harder wearing flint on the exterior, although there are now instances where the chalk has been exposed. In some instances, the seemingly less logical combination of chalk on the lower part of the wall and brick/flint above is found.

Red clay pantiles are the most frequent roofing material in Thetford. In some cases these are glazed black pantiles which give the tiles a little shine. There are occurrences where slate or red clay tiles are used, but these tend to occur on later or re-fronted buildings. One roof has unusual glazed green pantiles.



## Wall Materials Palette

Examples of knapped and cobble flint, timber framing, incorporated medieval stones, chalk, gault brick, painted brick and render.





## Roof Materials Palette

Examples of red clay pantiles, black glazed pantiles and slate







#### 5.4.2 Building Scale and Massing

The majority of buildings in Thetford Conservation Areas are small two storey houses in the form of terraces, with individual houses two bays wide. These populate the streets radiating out from the Market Place to the north and east as well as on Station Road, Bury Road and scattered along the network of roads between the Market Place and the river. There are several rows of terrace houses of slightly larger proportions set back further from the street with a small front garden on Earl Street. Grander two to three storey houses of three bays are located to the north end of Magdalen Street, the north end of King Street and along Old Market Street. Those at the northern end of Magdalen Street are set within slightly larger plots of land. Very few houses are detached and tend to be located on the outskirts, away from the densely packed town centre.

Interspersed amongst the residential streets of smaller scale terraces there is the occasional larger scale public use building of two or three storeys and three to seven bays such as the Conservative Club of two storeys and seven bays on Magdalen Street and the two storey five bay Oddfellows Hall on Earl Street.

Buildings in the Market Place are on a grander scale to the surrounding streets ranging from two to three storeys with three to five bays, with the exception on the distinctive single storey Shambles. There are smaller scale two storey shops on the east side of the Market Place. On the north, west and south sides of the Market Place, larger and more polite structures occupy dominant and more spacious positions, set around the market square.

Buildings along King Street, the main high street which is wider than surrounding streets, range in scale from two to three storeys. They can be as narrow as two bays and reach up to nine bays, although at ground floor level shop fronts tend to be divided into three bays, disguising the larger scale of the buildings. Buildings on Whitehart Street are narrow and predominantly three storeys on the east side. On the west they two storeys but wider than the buildings opposite.

Other larger scale buildings within the town centre include the King's House and the Bell Inn. The King's House is particularly notable for its large plot of land. St Peter's Church, St Mary the Less, St Cuthberts, the Priory remains and the Guildhall cupola are exceptions to the small two to three storey height within the Conservation Area with their tall towers and larger massing to the naves within larger plots of land. Some public houses of larger scales on prominent corners such as The Dolphin on Old Market Street, The Red Lion on the Market Place and the Black Horse on the junction of Magdalen Street and Melford Bridge Road.

There are some historic warehouse buildings of a larger scale located within the Conservation Area. These are found along Minstergate and St Nicholas Street, relating to the St Nicholas Works, on Old Market Street and at the junction of Raymond Street and Guildhall Street.

Further from the town centre, especially to the south, buildings are slightly larger in scale within larger plots of land. These include the school buildings along Bridge Street and on the south side of Ford Street The Paddock and Ford Place are both large scale buildings within a large plot of land.

There are some post-war and modern buildings of a far larger scale and massing such as the telephone exchange, the Library and the Light Cinema. Modern buildings on Guildhall Street are large and wide but maintain the appearance of smaller scale buildings through the use of narrower bays and two storeys scale.

#### 5.4.3 Building Types and Uses

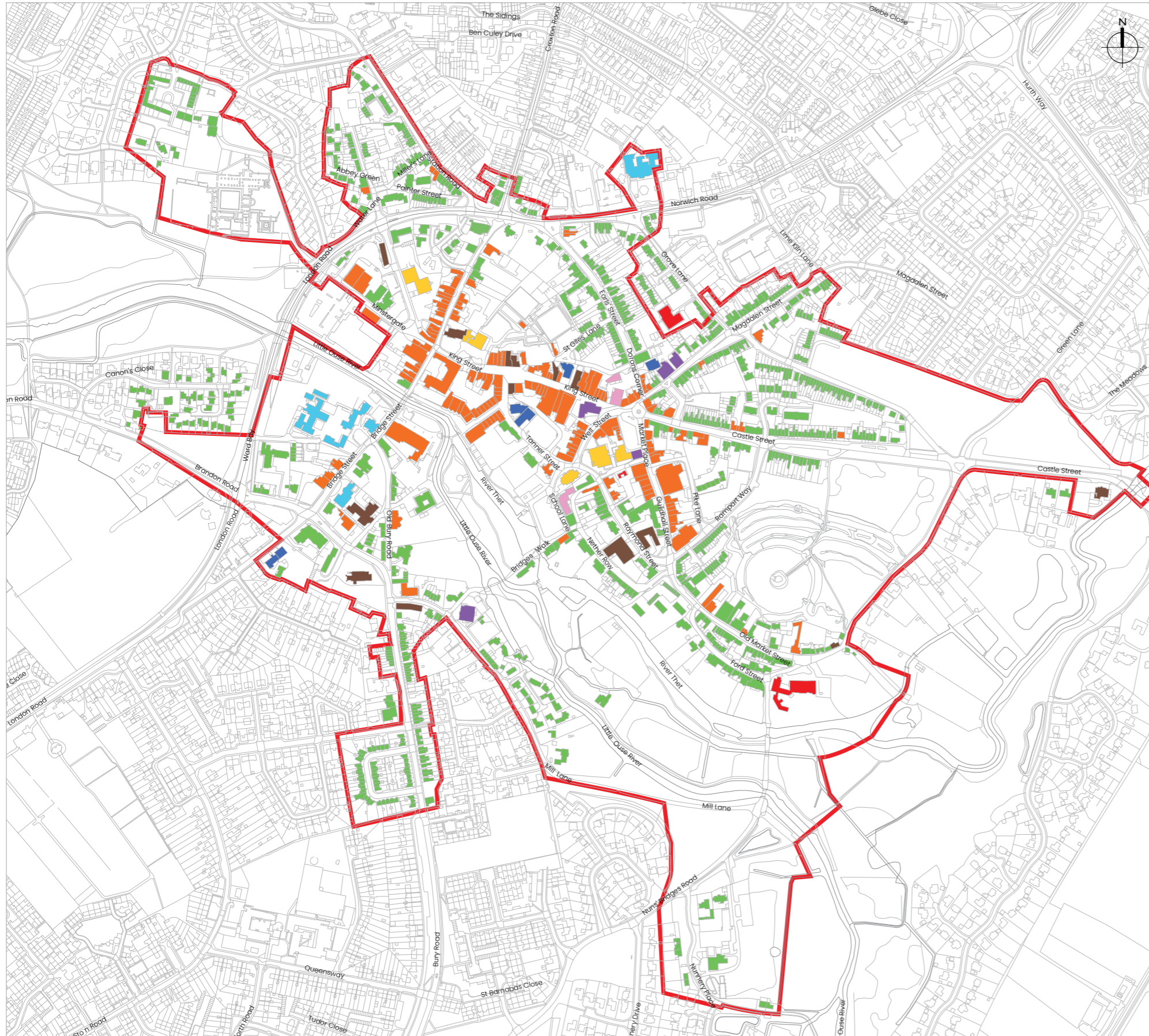
There are two main types of building in Thetford, commercial buildings and residential buildings. The heart of the town is comprised of the latter, which include shops, cafés, public houses and estate agents. In addition to this are the various places of worship, civic or community buildings and educational buildings such as schools.

Residential buildings are located on the surrounding streets off the Market Place to the north, east and south, to the north by the Market Place and to the south of the river. The majority of houses are small terrace houses although there are a few semi-detached and grander detached houses. Some industrial buildings on Old Market Street and Oddfellow's Hall have been converted into housing. Some houses in the centre have been repurposed into shops whilst some historic shops have been repurposed into houses.









**BUILDING USES PLAN**

- Conservation Area Boundary
- Commercial
- Residential
- Civic
- Places of Worship
- Post Office
- Medical Centre or Care Home
- Vacant
- Club
- Educational

*This plan is not to scale*









### Commercial

Most of the commercial premises in the Conservation Area are shops, cafés and restaurants with a few public houses and banks. They are mainly located around the Market Place, along King Street and along Whitehart street, though there are a few on Castle Street, Magdalen Street and Earl Street at the Market Place end. A cluster of modern commercial buildings including a Cinema and Hotel is located on Bridge Street to the south of the river. The commercial use of these buildings in the centre of town contributes to a busy and lively atmosphere (although there are many vacant shops, discussed in more detail in [Section 9.5](#)). Most of the commercial premises are set within two or three storey brick or flint buildings. Many flint buildings were re-fronted in brick with nineteenth century shop fronts. The upper floors are used for ancillary purposes to the shops or retain accommodation.

Many are in buildings which either date from or were re-fronted in the eighteenth or nineteenth century and there is a mixture of eighteenth and nineteenth century shopfronts along Whitehart Street. Along King Street there is a higher level of twentieth century buildings and shopfronts, and some twentieth century shopfronts inserted into earlier buildings. Some eighteenth and nineteenth century shopfronts remain towards the western end of King Street. The majority of shopfronts fronting onto the Market Place date to the nineteenth century. Shops which are more historic in character contribute positively to the Conservation Area.

On the ground floor the shop fronts generally have large windows, fascia signage above, and doors located centrally or to one side (for more details of the features which make up a traditional shopfront see [page 71](#)). There are some examples of poor shopfronts which are discussed in more detail in [Section 9.5](#)). Hanging signs are frequently used along King Street and Whitehart Street. On the eighteenth and nineteenth century shopfronts these tend to be attractive and attached by decorative brackets to the first floor wall, whereas on the modern shopfronts they are fixed to the fascia signage above the windows.

There are a handful of replacement buildings from the twentieth century amongst the historic rows of shops and a row of twentieth century shops along Well Street and along Guildhall Street where there are some larger commercial buildings containing a department store, opticians and solicitors. These larger buildings are atypical of the scale of commercial buildings in the Conservation Area, with a larger massing and footprint, though they are also two storeys. These feature more modern materials such as elements of rendered concrete, large modern glazing or newer stretcher bond brickwork which are out of keeping with the character of the Conservation Area.

Public houses do not have shopfronts but instead have typical doors and windows similar to residential properties, though with the addition of signage affixed to the exterior wall. These tend to be a positive contribution to the streetscape, adding variety and a focal point. There are a number of instances in the Market Place where businesses have utilised existing buildings without the insertion of shopfronts, such as No.4 Market Place, in use as a restaurant where signage has been affixed between the ground and first floor windows and the ground floor window used for advertising the menu. Where the signage is overly large it detracts from the appearance of the historic building. On Minstergate a large nineteenth century industrial building has been repurposed as shops, with large glass shopfronts inserted into its large arched openings which detract from the industrial character of the building.



## Examples of Commercial Buildings in the Conservation Area





## Shopfront Terminology

Shop fronts are an integral part of the character of the town centre in Thetford. They help define the character of commercial buildings and create a sense of place, particularly at a pedestrian scale. The design of individual shop fronts may vary from

building to building depending on age, architectural style, scale and type of commercial premises. Typically, though, they are composed of the elements outlined on this diagram. Further guidance on changes to shop fronts or design of new shop fronts is given in [Section 10.3.8](#).



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

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

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

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

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

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

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

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





## Examples of good shop fronts





## Residential (including hotels and care homes)

Residential properties are mostly located away from the main town centre down roads radiating out from the Market Place and down adjoining roads.

On Castle Street and Magdalen Street, at the ends closest to the Market Place, there is a mix of residential and commercial.

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

Terraced housing is located on Castle Street, Magdalen Street, Earl Street, Station Road, Croxton Road, Vicarage Road, Rampart Way and along Bury Road. These are usually in flint with gault brick quoins and structural detailing and red clay pantile roofs and contribute positively to the character and appearance of the Conservation Area. Some terraces nearer the centre are of gault brick and some historic flint buildings have been re-fronted in brick. Originally, they would have had painted timber sash windows and timber panelled front doors and many terrace houses in Thetford retain these historic features. A good example of this is the row of terraces on the east end of Castle Street on the north side of the road. However, many of these have been replaced with uPVC or modern timber doors. Some buildings differ in having slate roofs. Later nineteenth century terrace houses tend to be of slightly larger proportions, often constructed in gault brick with slate roofs and a small front garden. These are found on Earl Street and Bury Road.



Terrace housing on Castle Street



Terrace housing on Bury Road



Attractive, medium sized historic houses are located further from the centre of Thetford, though some are located further from the centre such as Castle House on Castle Street, at the northern end of Magdalen Street, to the north of Whitehart Street and on Old Bury Road. These are larger in scale and proportion, utilising

Classical detailing such as pilasters, rustication, string courses, quoins and cornices, intended to elevate this in status above the local vernacular terraces. They are mainly in brick with slate roofs. Painted timber sash windows are typical and large scale painted timber doors set in Classical; doorcases are common.



Medium sized detached house on Castle Street



Medium sized semi-detached house on Castle Street



Medium sized house on Magdalen Street



Medium Sized house on Old Bury Road





Larger detached houses are rare in Thetford. They tend to be of some historical importance and are almost all no longer in use as private residences. The King's House on King Street is an exception for former housing in the town centre, due to its scale and setting within large grounds. However, it has been in civic use for many years. Forde Place is an early nineteenth century house, now a residential home for the elderly. It is a large classical building of gault brick set within a large plot of land. The Paddock, a late nineteenth century house, Magna Lodge and Spring House are large detached

houses in large plots of land, located to the south of Ford Street. However, these are situated behind tall walls which prevent views from the street.

Some historic buildings have been converted into flats, though this has generally been done sensitively in terms of the exterior, with the retention of the external appearance as a single building. These include industrial buildings along Old Market Street and Oddfellow's Hall on Earl's Street and the Old Rectory on Raymond Street.



The King's House



Ford Place (now a care home)



Oddfellow's Hall (now residential)





Spaces in between historic buildings have often been filled in with twentieth century housing and some larger late twentieth century developments exist. Early twentieth century houses of note include the Old Vicarage on Raymond Street and the local authority housing development along Bury Road by architect Stanley Wearing. Later twentieth century buildings generally lack the architectural richness as the historic buildings. There are several later twentieth century developments which tend to be in red and yellow brick,

some with tiled panels below the windows, with little reference to vernacular materials of flint. This includes Alexander Court housing on Raymond Street and blocks of low-rise flats on Nether Row and the Abbey Estate to the north-west of the town centre.

The Thomas Paine Hotel was once four houses dating to the eighteenth century. They were unified in the mid twentieth century and again in 1974 and now form a small family run hotel.



The Old Vicarage, Raymond Street



Late twentieth century housing on Alexander Court



Early twentieth century housing development by Joseph Wearing



## Places of Worship

### St Cuthbert's Church

St Cuthbert's is a Parish church with early thirteenth century origins and fifteenth century and later phases of construction. It is constructed of flint and dressed stone as is typical of East Anglia. The West tower was rebuilt following collapse in 1851 and the north aisle was added in 1902. The church holds a prominent position between the Market Place and the main shopping street with its east elevation being particularly prominent in the streetscape when approaching King Street from the Market Place.



### Thetford United Reform Church

Built as a congregational chapel in 1817 in vernacular materials of flint but with a gault brick façade. It has a refined Classical Style and is set back from the street behind tall flint walls with gault brick piers and coping.



### King Street Baptist Chapel

The King Street Baptist Chapel dates to 1859, set back from the main high street within a secluded garden with its gable end as the main façade. The design is distinctive, all in gault brick with the three bays being divided by pilasters and the two central pilasters rising up to an arch within the gable.



### Thetford Methodist Church

Thetford Methodist Church was first built as a Wesleyan Chapel in 1830. It is constructed of gault brick and slate, materials which became more frequently used in Thetford across the course of the nineteenth century. It is built in the Classical style with four giant pilasters rising to the parapet with a central pediment. It is located down a side street in a less prominent location than other chapels in the town centre.





## St Mary's Catholic Church

The Roman Catholic church of St Mary was constructed in 1826 following the appeal of a local banker, George Gardiner and his chaplain, John Holden, for a new Catholic chapel and school. It was built within the year of knapped flint with gault brick dressings and a roof of slate. The adjacent presbytery was added in 1829. The parish hall to the rear, originally constructed as a new school building, was constructed in 1879. It is noted as the oldest free-standing Catholic place of worship in the Diocese of East Anglia that is still in use.



## St Peters Church

St Peter's Church is a parish church dating to the fourteenth and fifteenth century with the west tower rebuilt in 1789. It is thought to have been built on the site of an earlier church and is constructed of flint and flushwork with ashlar dressings. The church was substantially restored and altered in the eighteenth century. The church is now vacant having been used as a community space up until 2008.





## Education

Thetford Grammar School is the only school within the Conservation Area, located on Bridge Street. The buildings are located either side of Bridge Street. Buildings to the north of the road include an early nineteenth century flint house with brick dressings, refaced in the mid nineteenth century and the purpose-built schoolhouse dating to 1881, now in use as the school library. Further to the north of these, screened from the road by the historic buildings, are modern school buildings. On the south side of the road is a large Victorian schoolhouse built in 1880 with a façade of cut flint and brick dressings. This is a prominent and attractive building in views along on Bridge Street. Boundaries for these school buildings are characterised by low flint and brick walls with well-kept box hedges on top.

It is proposed to include Norwich Road Academy in the Conservation Area boundary. This is located on Norwich Road, set back from the road within a large plot of land with an attractive historic gault brick and iron railing boundary. The building is an attractive later nineteenth century school building characterised by its red brick construction with gault brick dressings and decorative details. There are three prominent gables facing the street with engraved stone plaques marking its use as a school for boys and girls. Its mid-height boundary allows views towards this distinctive building from Norwich Road.



Thetford Grammar Schoolhouse



Thetford Grammar School Library



Norwich Road Academy





## Civic

There has been a guildhall occupying the site of the present Guildhall since 1337. Thetford may be the oldest mayoralty in the country dating from 1199. The present Guildhall was built in 1901 by H J Green. It was constructed in gault brick with stone dressings and a slate roof to an L-shaped plan. It occupies a central location overlooking the Market Place and provides a positive focal point in the area. The Guildhall was the meetings place of the Council, and the Corporation Charter of 1574 ratified it as the meeting place of the town. It was the offices of the Borough of Thetford Council until 1952 where Council meetings were held, as well as being an important setting for civic functions. The building was reopened in the summer of 2021 after a major NHLF funded restoration and remodelling project to transform the historic buildings into a hub for heritage and learning.

The YMCA building was constructed following the death of Josiah Vavas seur, a well-known local benefactor, he left a legacy to the Association to erect a handsome hall and building on a piece of his freehold land. The new YMCA building was designed by S J Wearing and erected in Magdalen Street next door to the Salvation

Army Citadel, which Vavas seur had also provided for the community. The Salvation Army building retains its original use whereas the YMCA building is now the home of the Thetford Conservative Club. Both are positive buildings within the Conservation Area.

Oddfellow's Hall was erected in 1891 and is a monument to the nineteenth century endeavours of Thetford's working classes. It forms one of at least six benefit societies formed in Thetford about in the mid nineteenth century. The Oddfellow's were a national institution with lodge branches in most cities, towns and villages. The members were formed of a broad spectrum of the male working class who paid a weekly subscription for financial and medical help in times of sickness, unemployment or death.<sup>01</sup>

Thetford Library was built by the County Architects Department by architect G. C. Hayden during a period of large scale expansion in Thetford from 1958-1971. It is formed of a series of offset red brick rectangular shapes with tall steel windows in red brick walls. The Library is a distinctive focal point when walking south down Well Street.



The Salvation Army Building, Magdalen Street



Thetford Library, Guildhall Street



The Guildhall, Market Place



Conservative Club, Former YMCA building, Magdalen Street

<sup>01</sup> David Osborne, *Thetford Gleanings*, (Wymondham, 2003) P.40.





## Other

The Winner's Bingo Hall on the junction of Guildhall Street and Rampart Way is of a distinctive 1930s design and in a prominent location with its façade diagonally across the junction which allows views from Old Market Street, Nether Row and Raymond Street. It was likely built as a cinema, replacing an older cinema on the site. It is now in use as Bingo Hall and modern signage has resulted in its character being eroded to an extent.



Winner's Bingo Hall, former Cinema, Guildhall Street

Two historic buildings are now in use as museums and are positive buildings in the streetscape as well as intended centers for the community. The Charles Burrell Museum, part of the nineteenth century St Nicholas Works, is now open as a steam engine museum displaying working steam engines and information on the history of the Works in Thetford and the Ancient House Museum is used as a space to display information both about the history of the fifteenth century merchants house and the general history of Thetford.



Charles Burrell Museum, Minstergate



The Ancient House Museum, Whitehart Street



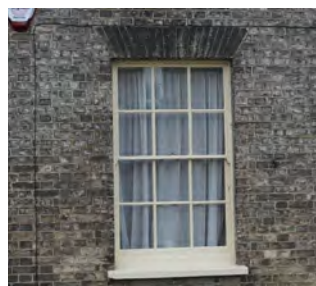


## Windows Palette

### Non-Domestic Buildings



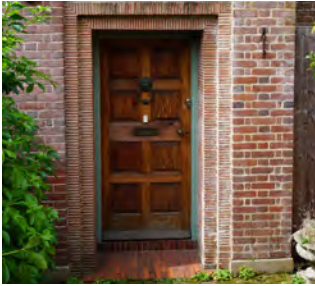
### Domestic Buildings







## Doors Palette



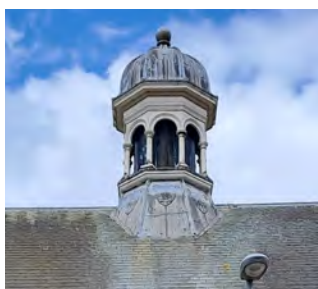




### 5.4.3 Architectural Details

The majority of buildings in Thetford are built in the vernacular style and architectural detailing is limited to the use of brick for structural details such as quoins and window and door architraves and some blind windows to maintain the rhythm of the windows on smaller cottage façades. Nineteenth century brick terraces houses often have brick dentilled cornices. Red brick buildings and detailing is rare although there are instances of its decorative use such as the moulded

brick or terracotta detailing on the doorcases and cornices of No.7, The Planes and on the cornice of No.22 Raymond Street. Larger houses in the Georgian style have typical details from that style, such as cornices, string courses, pediments and quoins. Some buildings have extra flourishes, either on key public buildings such as the carved entrance archway to the Guildhall and ornate cupola, or on more modest buildings in the form of plaques, decorative chimneys or the decorative use of flint and medieval stone to form a pattern.







## 5.5 OPEN SPACES AND GREENERY

### 5.5.1 Green and Open Spaces

There are several large green spaces spread out within the Conservation Area. Excluding the King’s House gardens, all are on the outskirts of the historic town. They include the Priory to the north-west, Castle Hill and Melford Common to the east and the greenery surrounding the River Little Ouse and River Thet to the south.

Two of the key green spaces in the Conservation Area are sites of Scheduled Monuments: The Priory and Castle Hill. In both these open spaces the ancient remains, in the form of the priory ruins at the Priory and the groundworks of the ancient hill fort at Castle Park, greatly contribute to the character of these green spaces. The grass which grows between the ruins of the priory is well maintained and the site is surrounded by mature trees. The fields at Castle Park are attractive places for the community to relax and the historic ringworks and mounds are a favoured spot for walks. There are mature trees within the park and around the edges and wildflowers and greenery growing on the sides of the ringworks and mound. Both these green spaces are highly valued by the local community. Melford Common is located to the north of Castle Park and forms another attractive, though less secluded, greenspace. It has mature trees surrounding the eastern triangle of the green which partly shield the twentieth century housing which faces onto its northern border. Green Lane passes through the common. However, it is not a major through road and its use does not disrupt the calm atmosphere created by the large number of mature trees and green space in this area.

The Kings House Gardens are a tranquil public space tucked away from the bustling King Street. Its entrance, tucked to the east of King’s House behind a tall wall and gates has resulted in it being underused by the community. This open space notably differs from the other green spaces in the Conservation Area with its cultivated flowerbeds and winding paths which create

a sense of discovery. There are several structures within the garden including an old stable, Netball and tennis courts and a bowls green. Mature trees and established planting contribute to the secluded and tranquil character of this green space.

A more rural green space is found in the area around and between the River Thet and River Little Ouse. These are characterised by pathways through meadows at the side of the river along Spring Walk and larger green open spaces between the rivers. The sound of the rivers running alongside, the densely packed large mature trees lining the river and wildlife drawn to the river creates a calm and peaceful place for the community.

Larger green spaces are also found around Nun’s Bridges to the south. These three gault brick bridges date to the eighteenth and early nineteenth centuries and are attractive additions to the rural river area with semi-circular arches and splayed brick parapets. The bridges allow long views down the river and contribute to the character of the otherwise rural area. There triangular green and pond to the south of the bridges and river add to the overall green and tranquil character of this area.

There are small pockets of public green space throughout the Conservation Area, such as the graveyard of St Peter’s Church on Whitehart Street with regularly spaced and well maintained gravestones, the modern landscaped green space to the north of The Light theatre and the small triangular green on Minstergate and St Nicholas Street.

Though it is not a green space, the Market Place is an important open space within the otherwise densely packed town centre used for events and a small local market. There are trees around the edge of the open space and some benches with planters between them. The plain tarmac of the former car park is not an attractive surface for the open space.



The Priory



View of Castle mound



BOROUGH OF THETFORD

ST. MARY'S ESTATE

ERECTED 1938 - 39

G. E. LAMBERT      MAYOR

S. G. BROWN      CHAIRMAN

G. R. BLAYDON      TOWN CLERK

S. J. WEARING      ARCHITECT

R. J. GODDARD      BUILDER













Introduction

Heritage Assets

Summary of Special Interest

Archaeology and History

Character Appraisal

Character Areas

Locally Important Buildings

Boundary Analysis

Issues

Management Plan

Appendices



View of earthworks and field to the north of Castle mound



Melford Common, looking north



King's House Gardens



King's House Gardens



Trees lining the River Little Ouse viewed from Nun's Bridge South looking east



Wildlife along the River Little Ouse



Green space and mature trees to the south of Nun's Bridges.



The Market Place



## 5.5.1 Trees

The most substantial tree planting is found to the south of the Conservation Area around the rivers. However, there are also mature trees to the north-west by the Priory and to the west by Castle Park and Melford Common. In addition to these areas of trees there are also many trees along the street and in gardens which contribute positively to the appearance of the area.

The Market Place has seven trees in a neat row around its north and west side which softens the urban appearance of the space. There are several mature

trees in the churchyards of St Cuthbert's, the King Street Baptist Church and the United Reform Church. King Street Gardens has many mature trees throughout the garden. Aside from this there are few trees in the town centre.

Mature trees are visible above tall garden walls and contribute to the character of the Conservation Area. The derelict church of St Mary the Less has many large mature trees in its churchyard. Their size obscures much of the church and contributes to the overgrown and abandoned feel of this churchyard.



Mature trees around the Mill Pond



Mature trees and younger trees in School Lane Car Park



View of mature trees in the surrounding area from Castle mound



Trees in King Street Baptist Church garden





Trees around the Market Place



Trees lining the river by Nuns Bridges



Large mature trees in the overgrown churchyard of St Mary the Less



Trees on street corners



Trees lining the road on Castle Street





## 5.5.2 Gardens

Private gardens visible from the street are rare in Thetford. Many terrace houses front directly onto the street. There are some instances where rows of terrace houses are set back from the street and have a small front garden further from the town centre which contribute to the character of the Conservation Area through adding pockets of greenery. These occur on Magdalen Street, Castle Street, Earl Street and Bury Road. The gardens on Magdalen Street are particularly large. The public King's House gardens are large with formal flowerbeds and planting.



Small terraced gardens



Larger front gardens on Magdalen Street

## 5.6 TOWNSCAPE

### 5.6.1 Street Layout and Inter-relationship of Spaces

The street layout of Thetford is formed of key roads radiating out from the Market Place, a historic high street running from north to south in the western half of the Conservation Area and the modern ring road of London Road arching around the north and west of the Conservation Area. The principal route over the river is now to the west of the Conservation Area on Bridge Street, whilst the historic and narrower Nun's Bridge's Crossing is less of a through route.

Key junctions in the Conservation Area include the small roundabout to the east of the Market Place and where King Street meets Whitehart Street and Bridge Street, also continuing through the Minstergate through a narrow lane. Larger buildings which act as local landmarks are located at these junctions. Modern larger junctions are located on the outskirts of the Conservation Area and tend to coincide with the boundary of the Conservation Area such as the London Road and Bury Road junction to the south-west and the Castle Lane and Castle Street junction to the east.

A smaller network of secondary roads exists off these key routes which includes the narrower roads to the south-east of the town centre such as Old Market Street and Nether Row and Minstergate and St Nicholas Street the west of the centre.

### 5.6.2 Plot Pattern

In the town centre building plots vary between the densely packed historic rows of terraced cottages and shops and larger plots relating to industrialisation and development in the nineteenth and twentieth centuries. Narrow plots of terrace houses which extend back from the road are found on Earl Street, Magdalen Street and Castle Street. Within these rows there are some wider plots of slightly later Victorian terrace houses or grander houses further from the town centre. A similar narrow plot arrangement is found on Whitehart Street where historic shops line the street. The larger plots in the town centre and along King Street relate to nineteenth and twentieth century redevelopment of the Market Place and high street which amalgamated several of the older, narrower plots. There are a small number of much larger plots relating to historic churches and grander houses.



### 5.6.3 Surfaces

All the road surfaces in the Conservation Area are tarmac with typical road markings. Pavements are generally tarmac around the outskirts of the town centre but the pavement around the Market Square, King Street, Whitehart Street and Bridge Street are all paved in pale paving slabs. The pavements which run around the Market Place and surrounding roads are generally high in quality. However, the tarmac surface of the Market Place itself is of lower quality. Some tarmac pavements are patchy from replacement. There are some areas,

especially in areas by the river such as the Mill House and Nuns Bridges where tarmac and concrete paving has experienced a higher level of disturbance and resulted in cracked and uneven surfaces.

There are some instances where triangular meeting points in the pavement have been cobbled resulting in a variety of paving finishes in these areas. Most kerbs are concrete although a small number of the town centre streets are lined with granite.

### Surfaces

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





## 5.6.4 Street Furniture

Bollards are used to demarcate spaces within the Conservation Area and mark the boundary between pavement and road on areas of high pedestrian usage. Bollards are found in School Lane car park between spaces, along the pavement outside the Light Cinema, along the pavement outside Thetford Grammar School and around the War Memorial in the Market Place. Almost all bollards are Victorian style black iron, some with fluted columns, which contribute positively to the character of the Conservation Area. Earlier bollards,

such as those in the Market Place, have more decorative pointed tops whilst more modern bollards, such as those found in School Lane car park, have flat tops. The bollards outside Thetford Grammar School have a white or red painted strip at the top of the bollard to increase visibility from passing cars. There are some instances of simple wooden bollards on the boundary of green spaces such as along Melford Common. There are a few unattractive modern concrete bollards though these are rarely used.

### Bollards





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	<b>Character Appraisal</b>	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Benches

There are many benches throughout the Conservation Area. Those in the Market Place date to the later twentieth century and have decorative iron frames with black painted wooden slats. These are also found in the green adjacent to School Lane car park and outside the King's House. Older cast iron benches with wooden slats are found looking out over the Little Ouse River adjacent to the Bridge Street bridge. Although not all historic, these benches have a uniform and fairly attractive appearance which does not impact the appearance of the streetscape. There are some fully timber benches, such as those found in the King's House gardens and a variety of metal and timber benches dotted around the green spaces and paths along the river. Modern benches without backs and timber or concrete bases with timber slats are present on the green outside the Light Cinema and on King Street. These are relatively unobtrusive and neither contribute nor detract from the Conservation Area. Some benches, such as one in King's House gardens, have a commemorative plaques for individuals.



## Bins

Public bins around the Market Place and along the pedestrianised King Street are fairly uniform and modern, taking the form of square black bins with angled corners and the word 'Litter' embossed in gold which neither contribute nor detract from the streetscape. There are various older bins in the Conservation Area including a bin on a metal posts and an older square bin in the St Peter's Churchyard facing onto Whitehart Street. In some cases private wheely bins are visible in the public realm down alleyways, in yards or in front of terrace houses. These generally detract from the appearance of the areas they are located.



## Planters

There are several planters in the Conservation Area. These are centred around the Market Place and include a large planter in the centre of the small roundabout to the east of the market square, long oval planters and small half barrel planters around the Market Place and square timber planters and planters on railings around the Carnegie. The planting within the planters is very attractive and contributes colour and greenery to the Conservation Area. However, the planters themselves are generally well made but fairly plain timber.



## Post Boxes and Telephone Box

Post boxes tend to take the form of small wall mounted boxes and are positive additions to these areas. One wall mounted box is found in the boundary wall of Ford Place and two are set into a wall on King Street. There are no historic or twentieth century telephone boxes in the town centre.



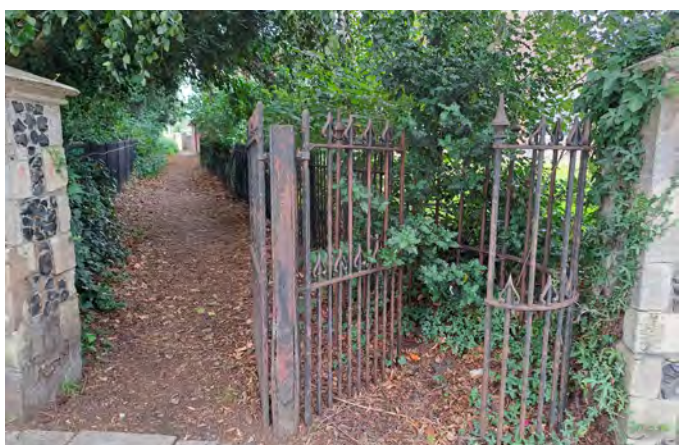
## Bus Shelters

There are few Bus Shelters within the Conservation Area. Those that exist are modern and centred in the Bus Interchange to the north-west of the Conservation Area on St Nicholas Street and are formed of metal frames and glass sides with curved roofs. These are utilitarian in character and do not contribute to the character of the Conservation Area.



## Railings

There are fences or metal railings along pavements for pedestrian safety around the town centre and along pedestrian crossings on busier roads on the outskirts of the town centre. Some attractive later nineteenth century metal spike railings are located along Castle Street demarcating the edge of the park and on Bridge Street by Thetford Grammar School, the latter accompanied by an ornate cast iron kissing gate. There are plain square railings around the paved area outside the Carnegie which do not contribute to the character of the Conservation Area. Attractive Victorian style railings with moulded columns painted black are found in areas along the path adjacent to the Little Ouse River.





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## 5.6.5 Boundary Treatments

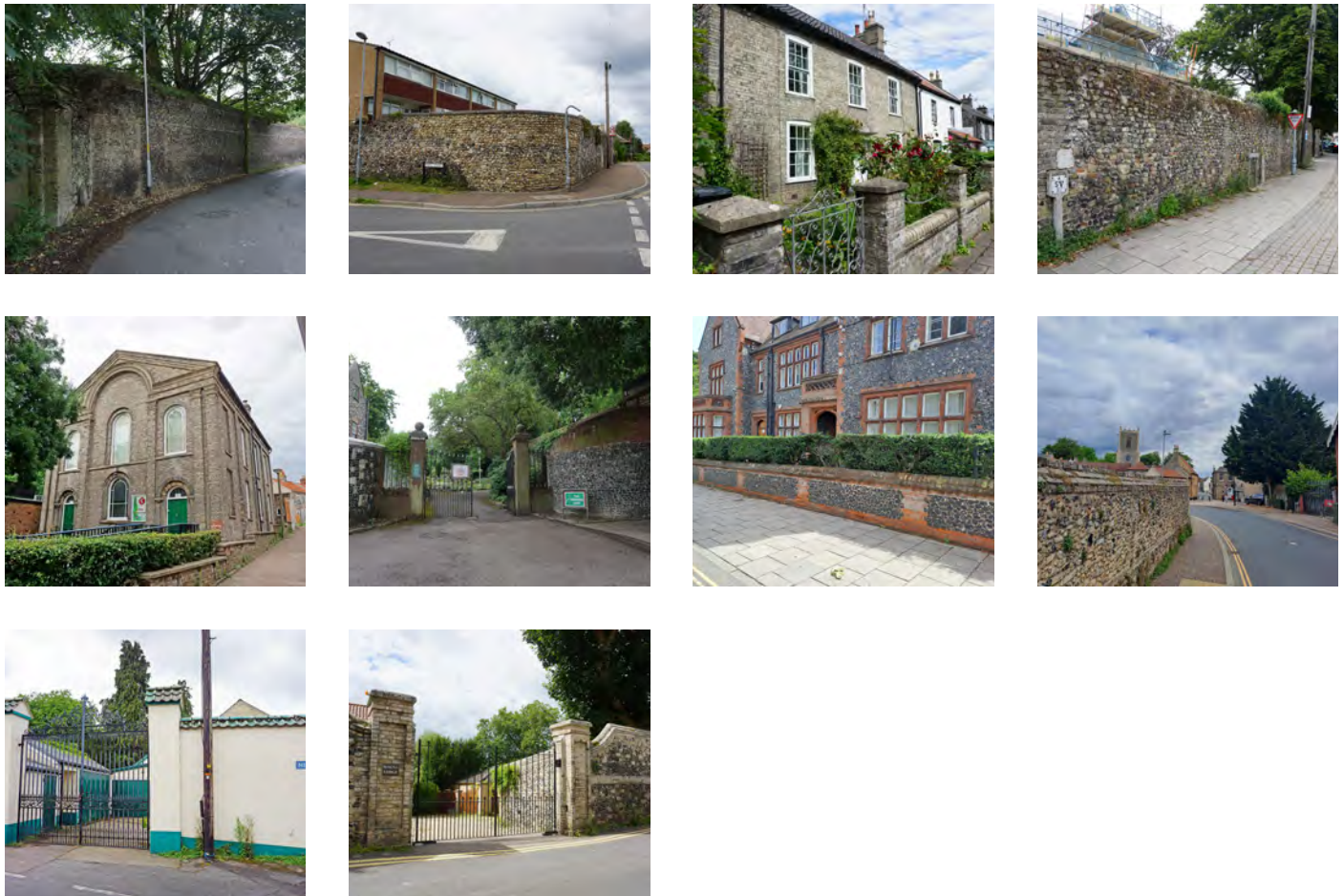
As buildings are positioned close together and up against the pavements in the town centre, there are few boundary treatments present. On the roads branching out from the centre with larger gaps between them there are boundary walls, some hedges and fences. In some cases, there are low boundary walls with box hedges on top such as along Bridge Street where the boundaries are a positive contribution to the street.

Where terraced houses have front gardens they have low to mid height walls. There are several very tall walls in the Conservation Area such as by Ford Place, around the King's House Gardens and on Norwich Road at the junction with Earls Street. The Methodist chapel on King Street and United Reform Church on Earl's Street are both

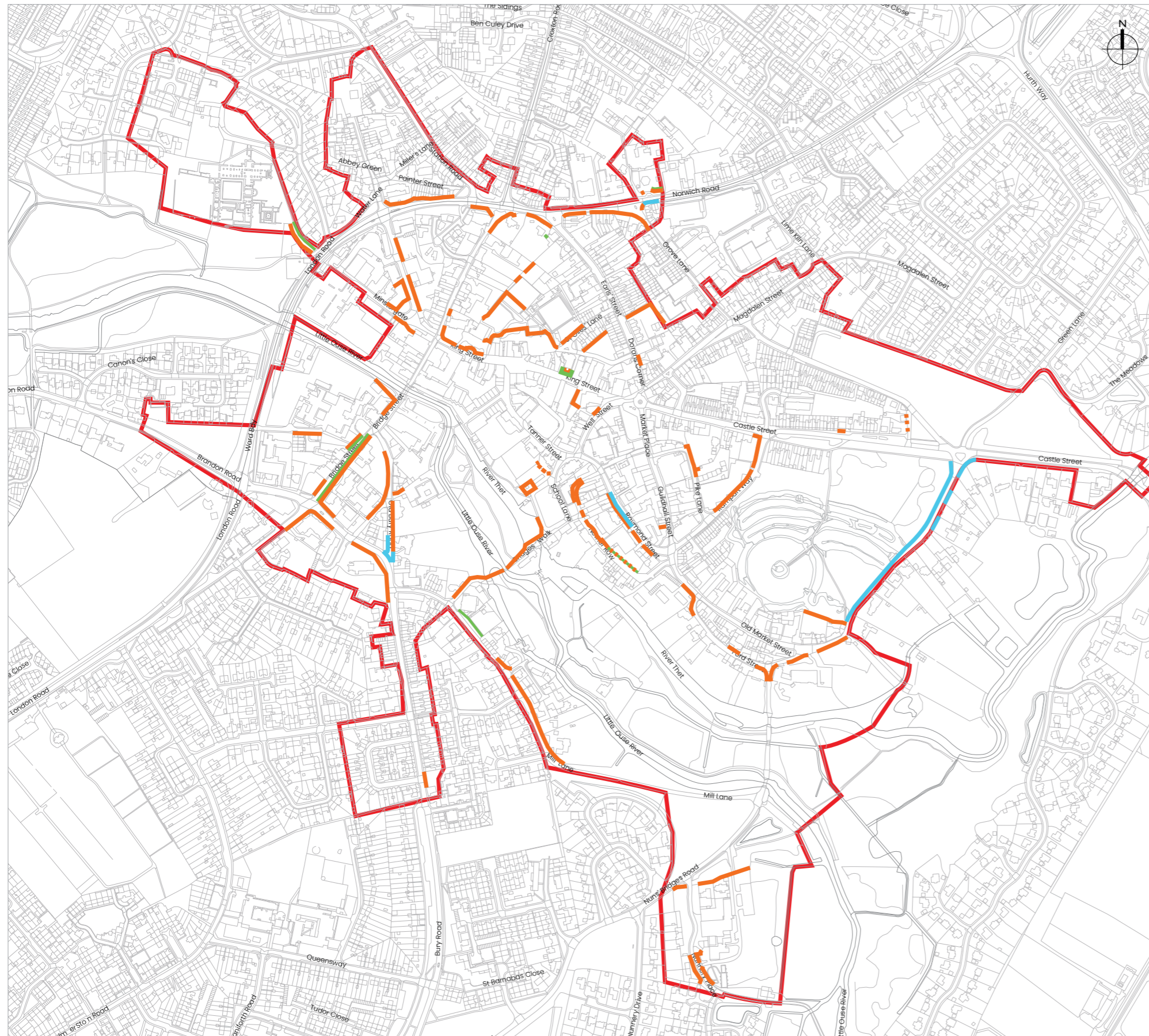
defined by walls although the United Reform Church has a much taller wall enclosing its garden. Almost all historic walls are in flint or a combination of stone, flint and chalk although some low later nineteenth century terrace house walls are of brick. Flint walls often have brick coping. There is a metal railing fence with spikes around the eastern boundary of Castle Park. These historic boundaries are positive in appearance and contribute to the character of the Conservation Area.

There are some instances of large metal gates in the Conservation Area. These are found along Nether Row and Ford Street. These are attractive and ornate with those on Nether Row dating to the mid twentieth century whereas those on Ford Street may be slightly earlier in date.

## Boundary Treatments







**BOUNDARY TREATMENTS PLAN**

- Conservation Area Boundary
- Hedges
- Fences
- Walls
- Hedges on top of Wall

Note: This focuses on the main boundary walls within the Conservation Area and excludes low boundary walls to residential terrace houses.

*This plan is not to scale*







### 5.6.6 Signage

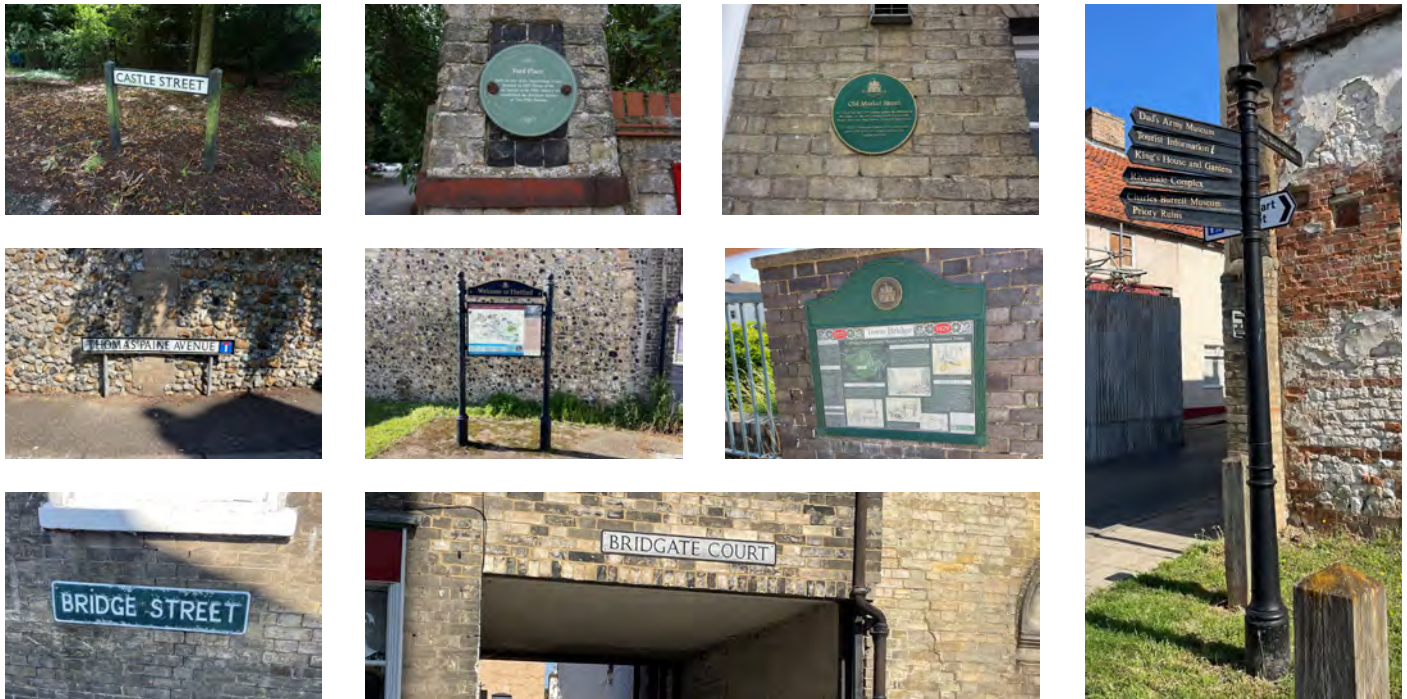
There are many road signs providing directional information within the Conservation Area, as well as give way, speed limit or parking signs. There are utilitarian in design and generally mounted on grey metal poles or lampposts. There are occasional road signs with traditional black lettering on a white background, sometimes mounted on two poles and sometimes set on walls of buildings. The latter are generally older, though still twentieth century, and very few are found within the Conservation Area.

There are several attractive traditional style fingerpost signs directing to various sites and shops. These are found on the junction of London Road and Whitehart Street, outside Whitehart Street car park and at other key points within the town. These date to the later twentieth century and tend to be located in areas developed during this time.

### Signage

Small circular information plaques are set into walls giving information on the history of specific sites. They tend to be dark green and can be found on Old Market Street, the Old Gaol and Ford place. There are some larger metal information boards offering more detailed information about historical sites such as the one set into the Town Bridge and on Castle Hill. There are more modern plastic information boards such as by Nuns Bridges or on the green outside the Light Theatre. The metal information boards contribute more positively to the streetscape than the plastic boards.

There is a 'Welcome to Thetford' sign in with gold metal lettering between two metal posts with ball finials on Whitehart Street which provides information about the history of the town and picks out key sites.





### 5.6.7 Parking

There is ample car parking in Thetford town centre in the form of small car parks, several of which are the result of clearance during the later twentieth century development of the town such as at Tanner Street car park. Small car parks are also located on School Lane, Cage Lane, Pike Lane and St Giles Lane. Of these car parks School Lane is well designed with good brick paving.. Others car parks are more utilitarian in nature such as Pike Lane, St Giles Lane and Tanner Street which are less attractive with tarmac surfacing. Trees softens

the appearance of the large area of hard landscaping in School Lane and Pike Lane which minimises the impact of cars. Overall, car parks within the Conservation Area are fairly sensitively sized and therefore discreet. Disabled parking is available along Well Street as well as some general kerbside parking. On street parking is common to the east of the conservation area outside terraced houses and along Bury Road. Although necessary, houses parked outside terrace houses tend to obstruct views of the attractive houses and detract from the character of the areas.





## 5.6.8 Lighting

The Market Place has many historic streetlights, in some cases relocated from less prominent locations within the Conservation Area. These have black metal posts with decorative detailing around the base and glass lanterns. Historic streetlamps are also found on King Street and some traditional style street lights are found on the river walk by the Town Bridge. There are a few traditional wall mounted streetlamps around the Market Place. In amongst these historic streetlamps, and elsewhere in the Conservation Area, streetlights are utilitarian in design which do not contribute to the character of the area.





## 5.6.9 Public Art and Memorials

There are many memorials or gravestones in the churchyards of St Peter's and St Mary the Less. These consist of mainly stone carved slabs engraved with details of the person(s) memorialised. In many cases the lettering is now too worn to be legible.

The War Memorial in the Market Place is an elegant Balmoral granite column with an octagonal shaft with collar and ring decorations surmounted by a foliate cross commemorating the names of 117 men who died in the First World War and, as a later addition the names of 43 men who died during the Second World War. The memorial is surrounded by bollards joined with a chain fence.

A distinctive statue in the town centre is the gilded statue of Thomas Paine, erected in 1964, to commemorate Thetford's association with the influential writer who was born in Thetford in 1737. The statue holds a book an quill and stands on a marble plinth with a quote from his influential publication 'Common Sense' which made the case for American Independence. Also outside the King's House is a memorial plaque honouring fighter pilots in the Second World War.

A statue of Captain Manwaring is located seated on a bench outside the Light Cinema which adds visual interest to the area. The statue commemorates the long association the BBC TV's Dad's Army had with Thetford. On King Street is located an attractive tall archway through to St Giles Street with three large bells hanging below a gold etched scene of St Cuthbert's church and historic buildings of Thetford.

## Public Art and Memorials



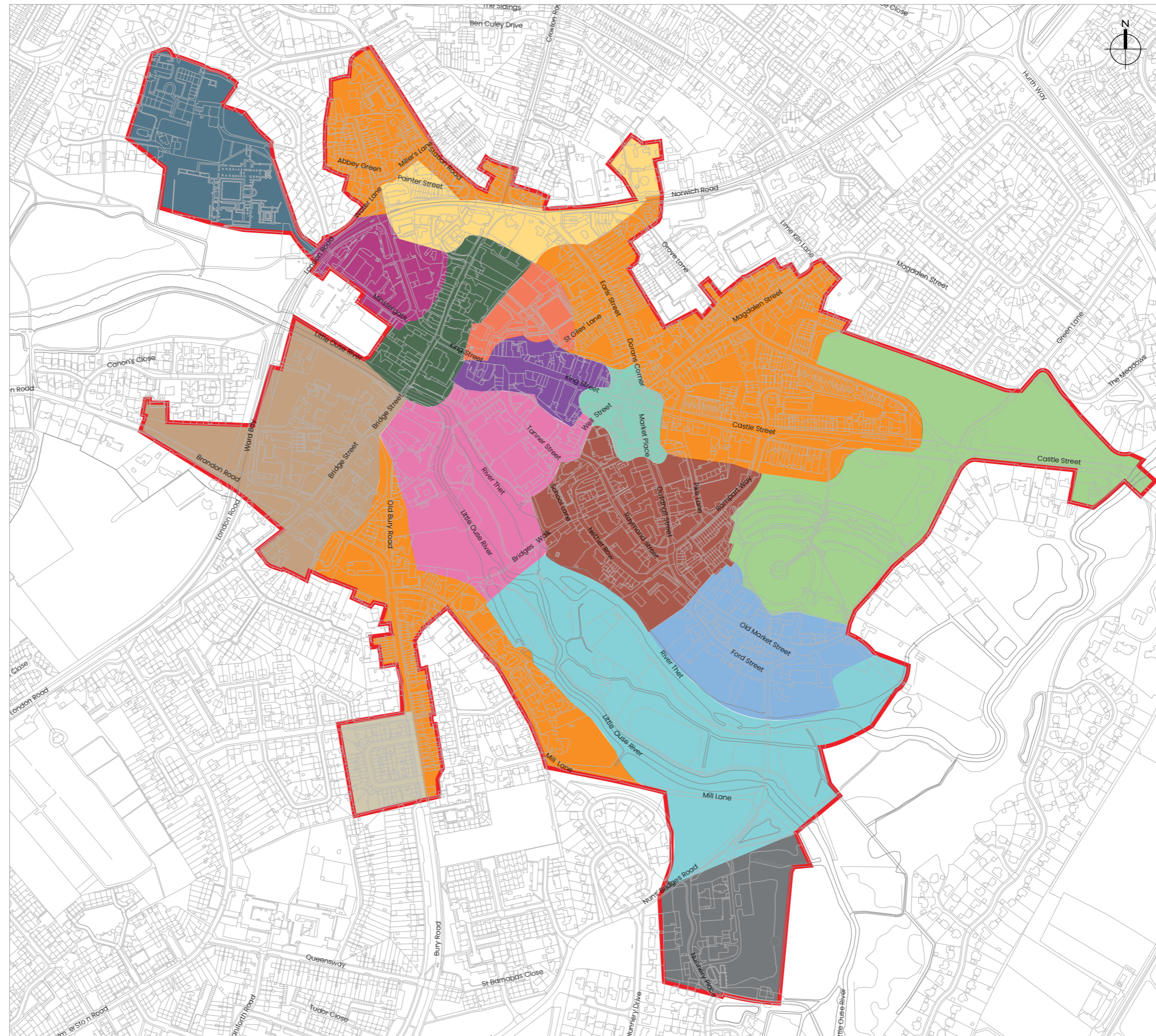




## 6.1 INTRODUCTION

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

There are Listed and proposed Locally Important Buildings located in all character areas. For more information see the heritage assets section and plan in [Section 2](#).



### CHARACTER AREAS PLAN

- Conservation Area Boundary
- The Priory
- Minstergate
- Residential Area
- Market Place
- Whitehart Street
- King's House and Gardens
- King Street
- Riverside Development
- Bridge Street South of the River
- Along the Rivers Thet and Little Ouse
- The Nunnery
- Old Market Street and Ford Street
- Nether Row, Raymond Street, Guildhall Street and Rampart Way
- Castle Park and Melford Common
- London Road
- St Mary's Crescent

Note that the character areas shown reflect the proposed boundary changes which are outlined in [Section 8.0](#) and therefore there are some differences between the current red line Conservation Area boundary and the shaded areas on this plan.

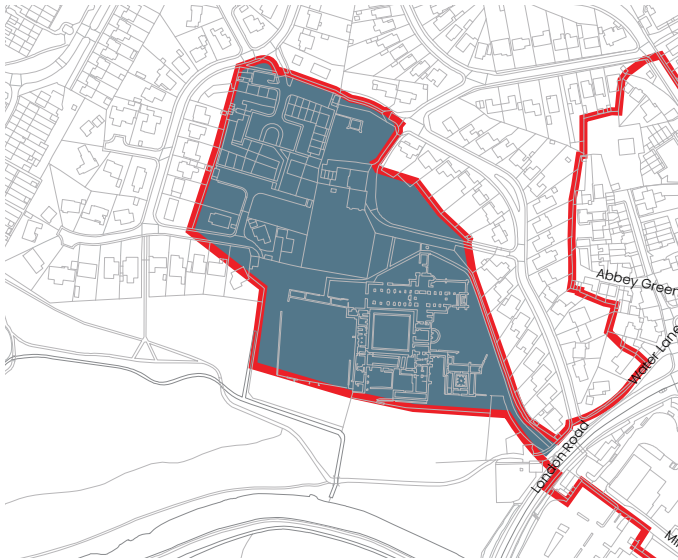
*This plan is not to scale*







## The Priory



### Summary of Character and Significance

- A large, roughly square in plan, green space characterised by the remains of the Priory of Our Lady of Thetford and the recent residential development including historic outbuildings to the Priory.
- Grass and paths between the predominantly low to mid height ruin walls of the Priory create a tranquil and inviting character steeped in history and tall trees surrounding the large open space contribute to the tranquil and secluded character.
- An area frequently used by dogwalkers and families which has a relaxed and occasionally lively atmosphere.
- The gated residential development to the north of the Priory retains its historic character. The priory outbuildings have an agricultural character which is only partly interrupted by the introduction of windows. Modern development within the Conservation Area boundary is sympathetic to the character of the area.

### Uses

- Recreation and leisure
- Occasional organised events such as theatre productions in the Priory grounds
- Residential

### Key Buildings

- The remains of the Priory
- Priory Gatehouse and outbuildings

### Key Issues

- This area is well maintained and has no obvious issues

### Recommendations and Opportunities

- N/A

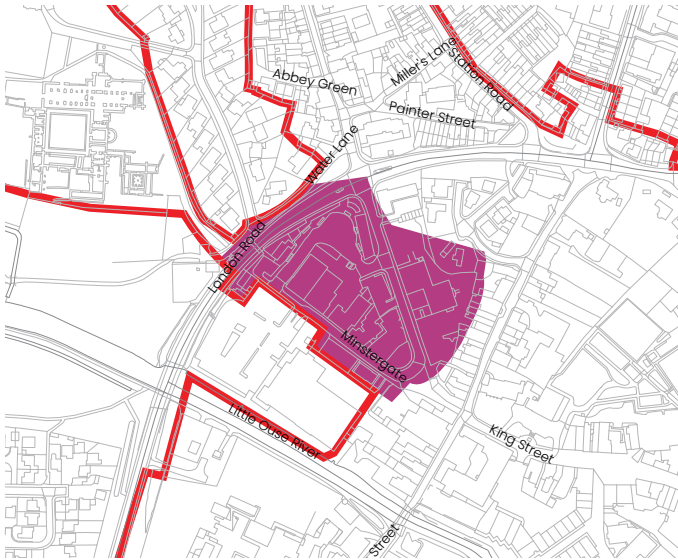


## The Priory





## Minstergate



### Summary of Character

- Minstergate and St Nicholas Street create a triangular street pattern to the west of Whitehart Street and are characterised by the buildings of the former nineteenth and early twentieth century factory buildings of the St Nicholas Works, giving it an industrial character.
- Large warehouse buildings line Minstergate including the distinctive Charles Burrell Museum. At the curved junction between Minstergate and St Nicholas Street is St Nicholas House, the former home of the Burrells who owned the works, which forms a focal point of the street.
- Some smaller residential houses dating to the eighteenth and twentieth century are located at the south-east end of Minstergate.
- A large modern block of offices is located on the north side of St Nicholas Street. However, it is sympathetic to the industrial character of the area in scale and design.
- Small area of greenspace on the junction of Minstergate and St Nicholas Street with a bench adds some greenery to an otherwise hard landscaped area.
- St Peter's Church tower is distinctive in views towards Whitehart Street.

### Uses

- Museum
- Residential
- Offices
- Retail

### Key Buildings

- Charles Burrell Museum
- St Nicholas House

### Key Issues

- Bland area to the north-west of the Charles Burrell Museum (just outside the Conservation Area boundary) used for parking and detracts from museum entrance.
- Poorly designed shop fronts with window stickers and too large fascia on the shops within the warehouses on Minstergate.
- The warehouse on St Nicholas Street has recently been restored and converted but is vacant.

### Recommendations and Opportunities

- The area to the north-west of the Charles Burrell Museum could be improved by removing car parking and improving the hard landscaping to make a more inviting entrance to the museum.
- Make an improvement to shop signage and window displays to create more sympathetic shopfronts (See guidance in [Section 10.3.8](#)).
- Find a suitable use for the warehouse on St Nicholas Street.



## Minstergate (cont'd)



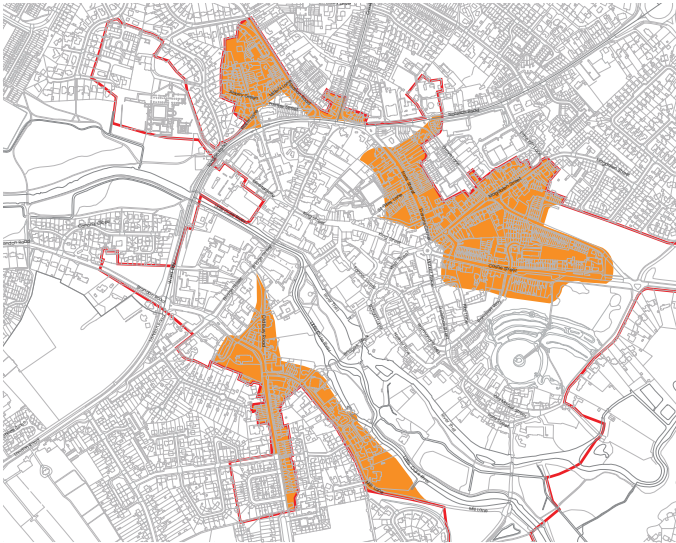


## Minstergate (cont'd)





## RESIDENTIAL AREAS



### Summary of Character

- This character area covers historic residential areas within the Conservation Area characterised by tightly packed eighteenth and nineteenth century two storey and two bay terraced houses. There are a few exceptions scattered amongst the terrace houses including larger houses, a church, civic buildings, a small car park between Castle Street and Magdalen Street, shopfronts in the terraced rows and twentieth century infill buildings.
- The three main residential character areas are identified as on Station Road, the south end of Croxton Road and St Nicholas Street, Magdalen Street, Castle Street and Earl Street and on Bury Road. Castle Street is long and narrow, whilst Magdalen Street, Earls Street and Bury Road are slightly wider and more open. St Nicholas Street and the surrounding streets are shorter and narrower.
- The rows of tightly packed historic terrace houses draw the eye along the road with only a few interruptions which are often local landmark buildings such as the former YMCA building and Salvation Army building on Magdalen Street, Oddfellow's Hall on Earls Street. St Mary the Less churchyard has its own distinct character but relates most to the residential Bury Road visually.

- Greenery is present in these areas such as in the large strip of grass with mature trees between Castle Street and Fryers Walk, in the larger front gardens of larger houses at the north-east end of Magdalen Street and in the overgrown churchyard of St Mary the Less.
- The buildings are mostly vernacular terrace houses in flint or brick with red clay pantile roofs. There are some polite Georgian and more elaborately detailed Victorian terrace houses further from the centre. St Mary the Less built in stone.

### Uses

- Residential
- Worship
- Conservative Club
- Retail
- Public house

### Key Buildings

- Oddfellow's Hall
- Former YMCA building
- Salvation Army building

### Key Issues

- Replacement of timber windows and doors with uPVC on historic buildings. This is particularly noticeable on St Nicholas Street and Abbey Green in the north of the Conservation Area, although all residential areas are affected to a moderate extent.
- Occasional rendering or painting of original brickwork, particularly problematic with cement render.
- Poor condition of some terrace houses on the east side of Bury Road including overgrown front gardens and peeling paint on historic doors and windows creating a poor visual appearance.
- One unsympathetic extension on Bury Road interrupting the uniform character of the row.
- St Mary the Less in poor repair and overgrown.



## RESIDENTIAL AREAS (cont'd)

### Recommendations and Opportunities

- When windows and doors come to the end of their life, replace with timber sash windows and timber doors (See guidance in [Section 10.3.4](#))
- Use lime mortar for pointing and repairs on historic buildings (see guidance in [Section 10.3.2](#))
- Do not paint or render original historic brickwork or flint
- Undertake general repair and maintenance works on a regular basis to maintain the condition and appearance of buildings (see [Sections 10.3.1](#) and [10.3.2](#))
- Repair and find a sympathetic use for St Mary the Less to prevent further decay of the listed building





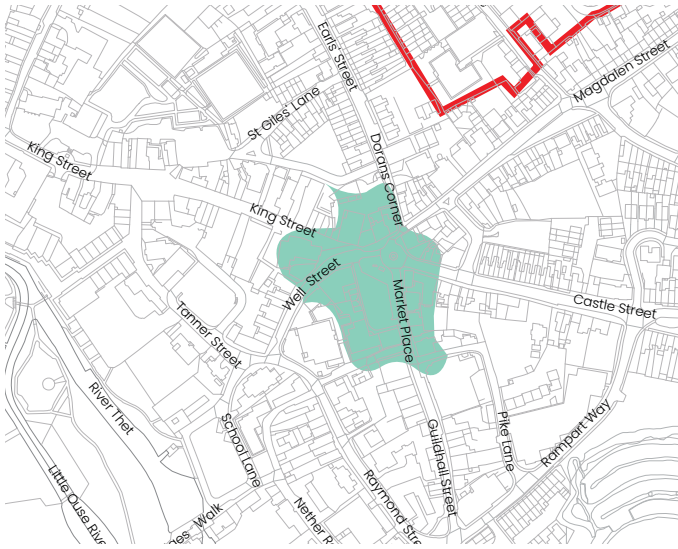


## RESIDENTIAL AREAS (cont'd)





## MARKET PLACE



### Summary of Character

- A large, open rectangular area with a small roundabout to the north-east and buildings lining the outer edges including shops, restaurants, services, public houses and a church. Streets radiate outwards of the Market Place from the roundabout. The area has a bustling and vibrant character as the centre of the town.
- The Market Place dates predominantly to the nineteenth century with most buildings in gault brick with polite symmetrical façades fashionable in the early nineteenth century, distinguishing it from the more vernacular and older buildings within other areas of the Conservation Area. The early twentieth century post office is in red brick as is one other building.
- The Guildhall is a focal point in the Market Place. It is large in scale and forms a right angle along the south-west corner of the open area. The War Memorial and St Cuthberts church are other focal points.
- Positive townscape features include the planters and benches around the edge and historic streetlamps.
- There is some greenery in the form of six mature trees on the north-east boundary of the Market Place itself.

### Uses

- Commercial
- Post Office
- Place of worship
- Royal British Legion
- Restaurants

### Key Buildings

- The Guildhall
- The Shambles
- The Red Lion
- St Cuthbert's Church

### Key Issues

- Hard tarmac landscaping of the Market Place is unwelcoming and detracts from the area.
- Vacant shops in the Shambles reduces the vibrant character of the Market Place.
- Some poorly designed fascia and shopfront windows.

### Recommendations and Opportunities

- If possible, resurface the Market Place tarmac area in a more high quality material sympathetic to the character and use of the Market Place.
- Find uses for unoccupied shops in the Shambles.
- Make improvements to shop signage and window displays to create more sympathetic shopfronts (See guidance in [Section 10.3.8](#)).



## MARKET PLACE (cont'd)





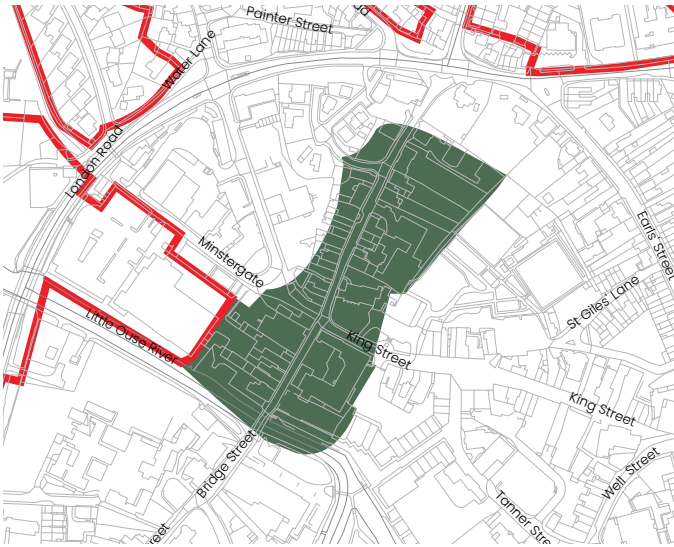


## MARKET PLACE (cont'd)





## Whitehart Street



### Summary of Character

- Whitehart Street is a historic commercial street which has primarily eighteenth and nineteenth century shopfronts but with buildings dating back to the sixteenth century in some instances.
- The street has a strong historic commercial character through the high survival of historic buildings and shopfronts in a variety of materials, including timber framing, red brick, painted brick and render with the flint and stone St Peter's Church at the end of the street, which highlight the street's evolution over the centuries.
- At the northern end of the street there are a few larger houses with polite façades suggesting this was once a high-status street. There is some greenery in the form of the churchyard of St Peter's at the south end of the street.
- Although on Bridge Street, the Bell Inn contributes to the character of this historic row, as do the row of shops before the river on the west side of Bridge Street.
- The survival of historic buildings and shopfronts enhances the character of the street.

### Uses

- Commercial
- Residential
- Place of worship

### Key Buildings

- Ancient House Museum
- St Peter's Church

### Key Issues

- Some poorly designed shopfronts with garish fascias, colours and window stickers detract from the surviving historic shopfronts, particularly where they are in use as restaurants.
- Buildings in poor condition along Bridge Street with some rotten timber windows and buildings appearing vacant on the upper floors.

### Recommendations and Opportunities

- Make improvements to shop signage and window displays to create more sympathetic shopfronts (See guidance in [Section 10.3.8](#)).
- Undertake general repair and maintenance works on a regular bases to maintain the condition and appearance of buildings (see [Sections 10.3.1](#) and [10.3.2](#)).
- Find a use for vacant buildings.





## Whitehart Street (cont'd)



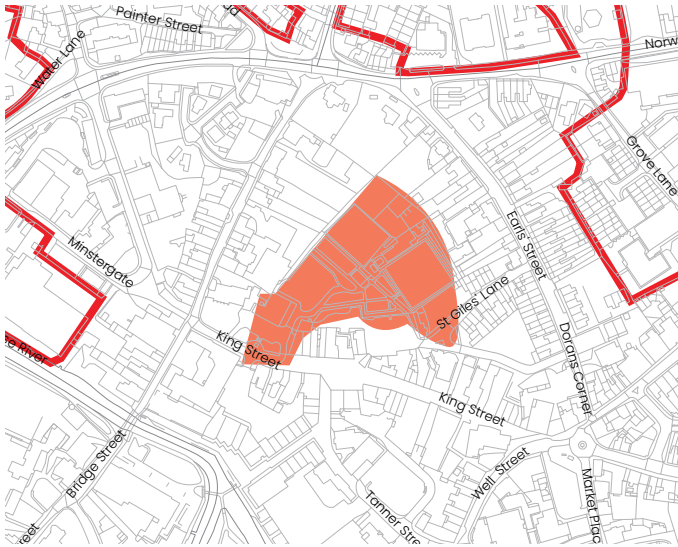


## Whitehart Street (cont'd)





## King's House and Gardens



### Summary of Character

- King's House and Gardens are distinct for the grand scale of Kings House and the large gardens within the otherwise densely packed town centre. The character area includes the Thomas Paine statue which is viewed in the context of the large sweeping driveway and polite façade of the house.
- The King's House has a symmetrical brick façade and is built of flint and stone from the Priory. The house is a prominent and positive contribution to the streetscape in this area, as is the Thomas Paine Statue and the greenery in the driveway and in flowerboxes on the windowsills.
- The gardens are secluded with various different spaces within them including an open lawn close to the house and a winding path which entices you further into the garden towards more formal gardens and an old stable. Mature trees and planting throughout create a pleasant and tranquil environment.
- Within the character area are modern netball courts and a modern bowls court. These neither contribute nor detract from the character area.

### Uses

- Council offices
- Recreation and leisure

### Key Buildings

- The King's House

### Key Issues

- The use of the King's House gardens by the public could be better promoted. The parking area outside King's House, tall walls and metal entrance gate may appear imposing and unapproachable.

### Recommendations and Opportunities

- The metal gates into the garden contribute to the character of the area. However, clearer signage sympathetic to the character of the area or re-landscaping the area to the front of King's House may encourage the community to use the garden.



## King's House and Garden's (cont'd)



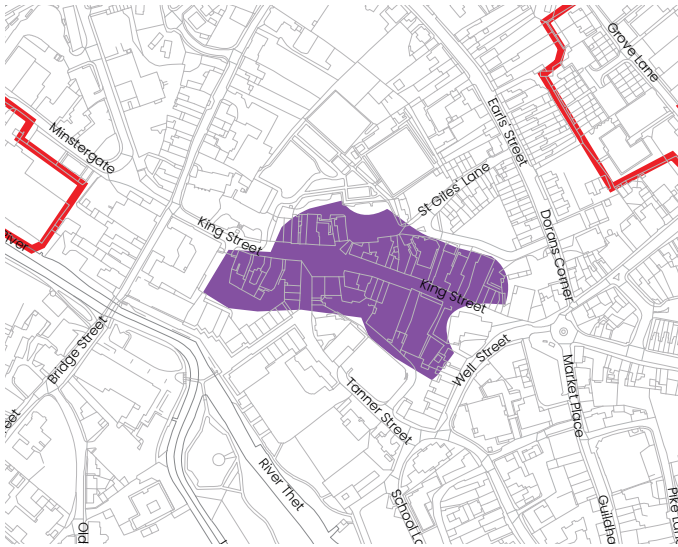


## King's House and Gardens (cont'd)





## King Street



### Summary of Character

- King Street is the main high street in the Conservation Area, pedestrianised and lined with shops on either side.
- Historic eighteenth and nineteenth century buildings and shops are mixed in with the later twentieth century development of the street which include larger shops which are unsympathetic to the otherwise historic character of the street.
- The street is paved in brown brick with pale stone slab paving. The street is wide and has areas of seating towards the middle of the road. This, combined with the lack of cars, makes it a pleasant street to walk down.
- The buildings are mostly fronted in brick, often covering up more historic façades, and are two or three storeys tall with a shopfront at ground floor level and sash windows above.
- The King Street Baptist Church is an exception to the commercial character of the street and set back within a walled garden.

### Uses

- Commercial
- Place of worship

### Key Buildings

- King Street Baptist Church

### Key Issues

- Vacant buildings.
- Some poorly designed shopfronts with garish fascias, colours and window stickers.
- Poor modern infill buildings not in keeping with the character of the Conservation Area.

### Recommendations and Opportunities

- Find uses for vacant buildings to improve the vibrant character of the area.
- Make improvements to shop signage and window displays to create more sympathetic shopfronts (See guidance in [Section 10.3.8](#)).
- If modern buildings are proposed for redevelopment, their replacements should respond better to the character of the area.





## King Street (cont'd)



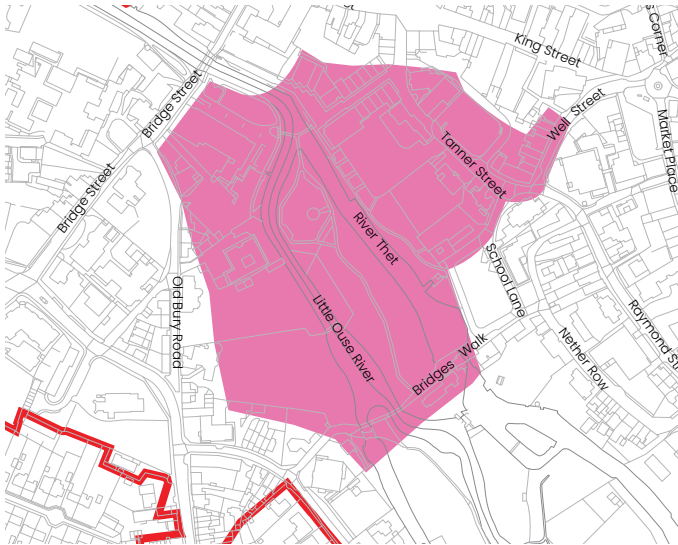


## King Street (cont'd)





## Riverside Development



### Summary of Character

- The area to the east of Town Bridge on either side of the river is characterised by a high level of change in the later twentieth and early twenty-first century.
- The buildings on the north side of the river consist of later twentieth century commercial buildings and on the south side is the 2013 development of the Cinema and Travelodge with landscaping in front.
- The three-way bridge spans across the junction between the Little Ouse River and River Thet. It is distinctive and a point of interest which provides a pedestrian link between the town and the new development.
- The river and greenspace in front of the Cinema are positive contributions to the character of the area and are pleasant places to walk and rest.
- The modern buildings tend to be unsympathetic to the historic character of the Conservation Area. There is a new residential development on the north side of the river between Town Bridge and the three-way bridge which is a positive contribution for its distinctive in design.

### Uses

- Commercial
- Residential

### Key Buildings

- The Light Cinema and Travelodge

### Key Issues

- Unsympathetic later twentieth century developments not in keeping with the character of the Conservation Area.

### Recommendations and Opportunities

- If modern buildings are proposed for redevelopment, their replacements should respond better to the character of the area.

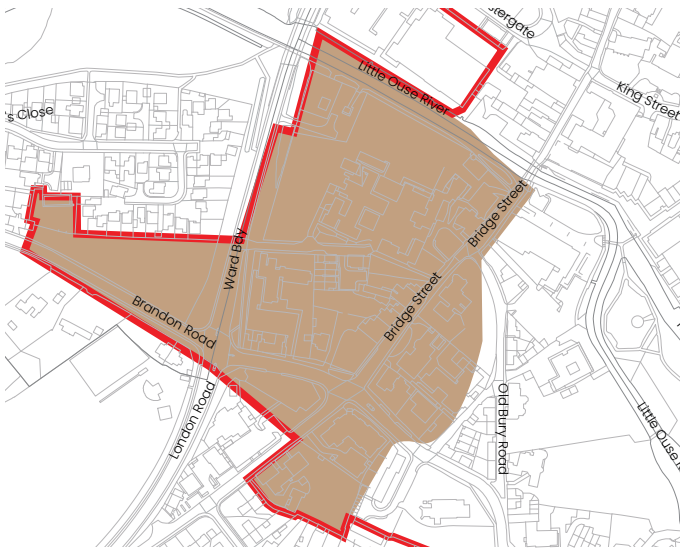


## Riverside Development (cont'd)





## Bridge Street (South Of The River)



### Summary of Character

- Bridge Street south of the river is characterised by larger and more polite buildings. They include the Thetford Grammar School buildings and a row of larger terrace houses on the north-west side of the road.
- This area is characterised by green boundaries such as the hedges on top of the low walls of Thetford Grammar school and hedges of the houses on the south-east side of the road. These give the street an overall green and leafy character which contrasts with the harder landscaping within the town centre.
- This character is more diluted towards the southern end of the area at the junction with Bury Road. The noise of the fast traffic on Bury Road itself is in contrast to the peaceful character within the town centre and a large modern residential building and car park opposite neither contributes nor detracts from the character.
- The Catholic Church of St Mary's defines the southern border of this character area. The green boundary to the attractive church and the tall trees on the boundary of the car park create a pleasant atmosphere in the otherwise fairly suburban residential area.
- Buildings on this road primarily date to the nineteenth century and are built of red brick. The School is built of flint with red brick dressings.
- The area stretches out to the west to include the green space of School Plain, which is enhanced by tree planting, and the characterful remains of the Priory of St. Sepulchre.

### Uses

- School
- Worship
- Residential

### Key Buildings

- Thetford Grammar School
- St Mary's Catholic Church
- Remains of Priory of St. Sepulchre

### Key Issues

- Issues with the condition of the Priory remains

### Recommendations and Opportunities

- Maintain buildings in good condition through regularly undertaking routine maintenance tasks



### Bridge Street (South Of The River) (cont'd)



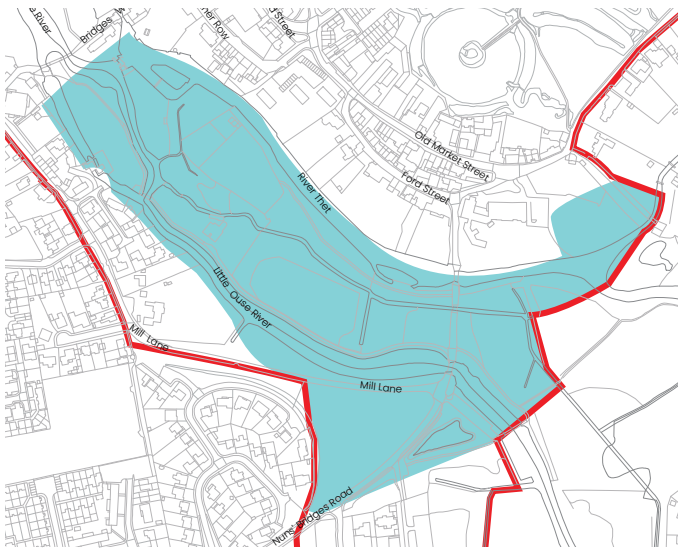


### Bridge Street (South Of The River) (cont'd)





## Along The Rivers Thet and Little Ouse



### Summary of Character

- The area around the river is natural and tranquil surrounded by lush greenery in the form of mature trees overhanging the river, grassy banks and reeds within the river itself. Spring House is the only building within the area, a nineteenth century pump room now converted to a private residence with tall walls separating it from the river path.
- The river path along the south bank of the Little Ouse River is more open on the south side whereas the north river path is more overgrown with mature leafy trees surrounding the path.
- There are several bridges within the area including the historic Nuns' Bridges and several more recent bridges across the river.
- To the north-west of the character area is the Old Water Mill which spans across the river and contributes to the character of the area, acting as a reminder of the central role the river has played for Thetford's industries over the centuries.

### Uses

- Recreation and Leisure
- Residential

### Key Buildings

- The Old Water Mill
- Nuns' Bridges

### Key Issues

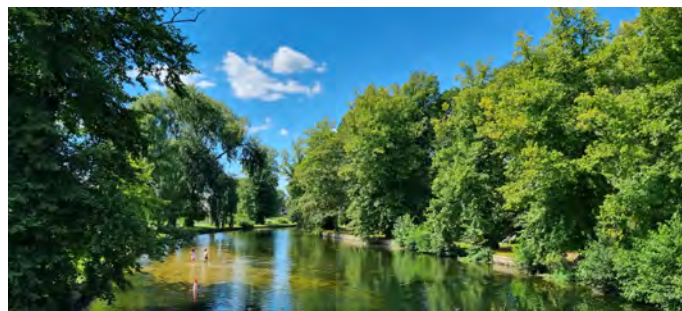
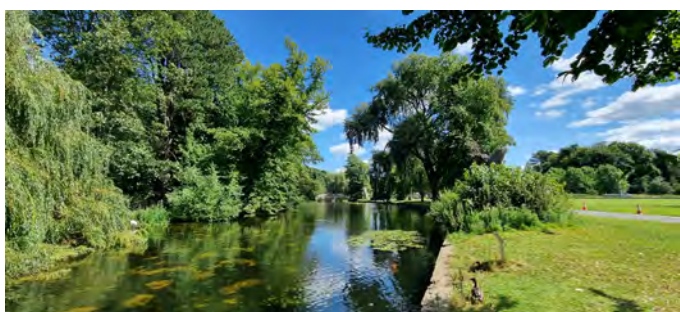
- The concrete path to the east end of the river on the south side of the River Little Ouse is cracked and in poor repair.

### Recommendations and Opportunities

- Replace area of concrete with a more suitable material.



## Along The Rivers Thet and Little Ouse (cont'd)





## The Nunnery



### Summary of Character

- This area is characterised by the remains of the medieval St George's Nunnery and sixteenth and seventeenth century buildings historically associated with the nunnery.
- The area is tranquil and secluded, accessed off the main road via a separate drive marked by historic gate posts, with many mature trees and some areas of grass.

### Uses

- Residential
- British Trust for Ornithology

### Key Buildings

- The Nunnery
- Nunnery Cottages
- Nunnery Barn

### Key Issues

- There are no obvious issues in this area

### Recommendations and Opportunities

- N/A

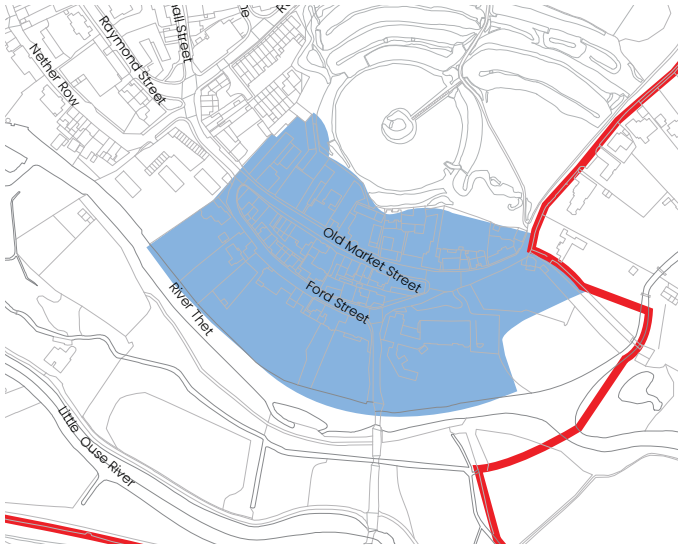


## The Nunnery (cont'd)





## Old Market Street and Ford Street



### Summary of Character

- Old Market Street is characterised by large industrial buildings relating to the brewing and malting industries. The Old Gaol is a distinctive building on the north-west corner of Old Market Street and the Dolphin Inn is a distinctive building on the south-east end of the street.
- Larger terrace houses with symmetrical façades, many dating to the late nineteenth and early twentieth centuries, are found on both streets which suggests they were occupied by wealthier people than residential areas elsewhere in the town.
- There are some rows of smaller traditional terraced houses and several larger nineteenth century houses set within large grounds behind tall walls such as Ford Place and The Paddock.
- Buildings on these streets are built in a variety of materials including flint, gault and red brick, stone and decorative timber doorcases.

### Uses

- Residential
- Commercial
- Care Home

### Key Buildings

- The Old Gaol
- The Dolphin Inn

### Key Issues

- Replacement of timber windows and doors with uPVC on historic buildings.
- Unsympathetic twentieth century infill buildings.

### Recommendations and Opportunities

- When windows and doors come to the end of their life, replace with timber sash windows and timber doors (See guidance in [Section 10.3.4](#)).
- If modern buildings are proposed for redevelopment, their replacements should respond better to the character of the area.



Old Market Street and Ford Street (cont'd)



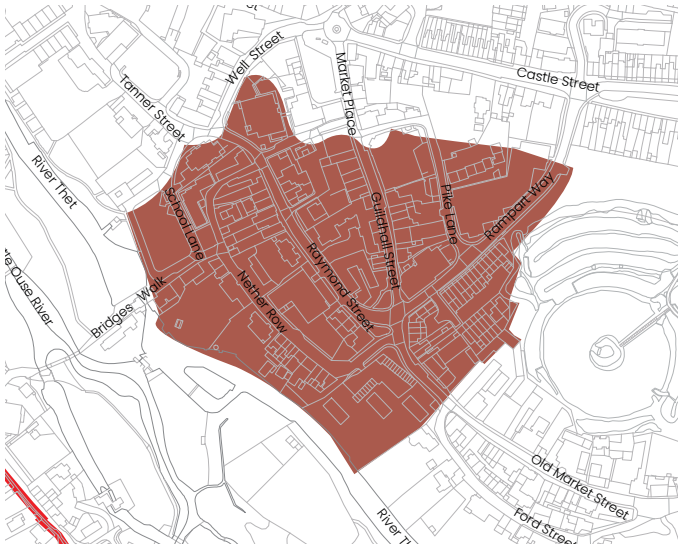


### Old Market Street and Ford Street (cont'd)





## Nether Row, Raymond Street, Guildhall Street and Rampart Way



- There is some greenery in the area in the form of mature trees such as those bordering the Pike Lane car park and in the gardens of houses on Nether Row.
- Materials range from flint, gault and red brick to pebbledash render and concrete and steel.

### Uses

- Commercial
- Residential
- Civic
- Doctors surgery
- Vacant buildings

### Key Buildings

- The Old Rectory
- The Winners Bingo Hall
- The Maltings

### Key Issues

- Vacant nature and poor condition of buildings such as the Telephone exchange and Maltings.
- Tall fence panels on brick wall are unattractive and hide the attractive old Vicarage.
- Poor rendering of the flint and unsympathetic blocking up of opening in the old Maltings.
- Large modern twentieth century buildings which are unsympathetic in scale and design on Guildhall Street.
- Poorly designed shop fronts with garish fascias, colours and window stickers, including the Winners Bingo Hall.
- Run down yards to the rear of buildings on Guildhall Street, accessed via Pike Lane used as car parking with piles of litter and poorly built twentieth century walls detract from the character of the Conservation Area.

### Summary of Character

- This area has a varied character with both civic, residential and commercial uses. Smaller scale and attractive eighteenth, nineteenth and early twentieth century buildings are mixed in with large scale and unsympathetic later twentieth century buildings and car parks.
- Eighteenth and nineteenth century buildings include the Old Rectory and Maltings, continuing the historic and residential and industrial character of Old Market Street. Several houses, including those along the north end of Nether Row, 22 Raymond Street and the Winners Bingo Hall, add a distinct and positive early twentieth century character to the earlier. Guildhall Street partly retains its historic commercial character with some smaller scale shops retained amongst the larger twentieth century buildings.
- This area experienced a high level of development in the later twentieth century and larger buildings such as the telephone exchange, the Carnegie and Roy's department store generally detract from the character of the Conservation Area. Of these later twentieth century buildings, the Library neither adds to or detracts from the character of the area. There are smaller flats dating to the later twentieth century along Nether Row and Rampart Way which do not contribute to the character of the area.



## Nether Row, Raymond Street, Guildhall Street and Rampart Way (cont'd)

### Recommendations and Opportunities

- Telephone exchange, in the process of being decommissioned, could be a site for positive redevelopment
- Find and establish a sensitive new use for the Maltings
- Undertaking general repair and maintenance works on a regular basis to maintain the condition and appearance of buildings and yards in materials sympathetic to historic buildings (see [Sections 10.3.1](#) and [10.3.2](#) for guidance)
- If modern buildings are proposed for redevelopment, their replacements should respond better to the characteristics of the area
- Make improvements to shop signage and window displays to create more sympathetic shopfronts (See guidance in [Section 10.3.8](#))
- Consider more sympathetic boundary treatment on the old Vicarage





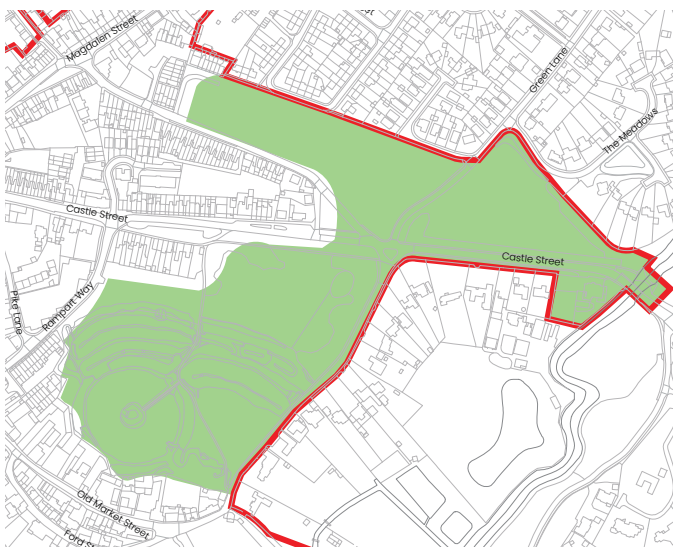


## Nether Row, Raymond Street, Guildhall Street and Rampart Way (cont'd)





## Castle Park and Melford Common



### Key Issues

- The former Bridge Tavern is now vacant after a series of uses. Its poor condition and lack of use detracts from the Conservation Area.

### Recommendations and Opportunities

- Find and establish a viable new use for the former Bridge Tavern.

### Summary of Character

- Castle Park is a historic green open space originally part of the Iron Age enclosure and Norman motte and bailey castle earthworks. The park is characterised by the Castle Mound and the whole area is characterised by green open space with mature trees.
- There are many tarmac footpaths within Castle Park and a small road passes through Melford Common.
- Melford Common has a more open character, only interrupted by trees, whereas the area around the Castle Mound is a warren of paths and earthworks with longer grass and wildflowers growing over them which creates a wilder and relaxed feel to this area.
- Castle Street has an avenue of mature trees along the road which continues the green and leafy character of the Park and Common east towards the river and into the countryside beyond the boundary of the Conservation Area.
- At the east end of the Conservation Area is a large Victorian building, once a tavern which is vacant.

### Uses

- Leisure and Recreation

### Key Buildings

- N/A



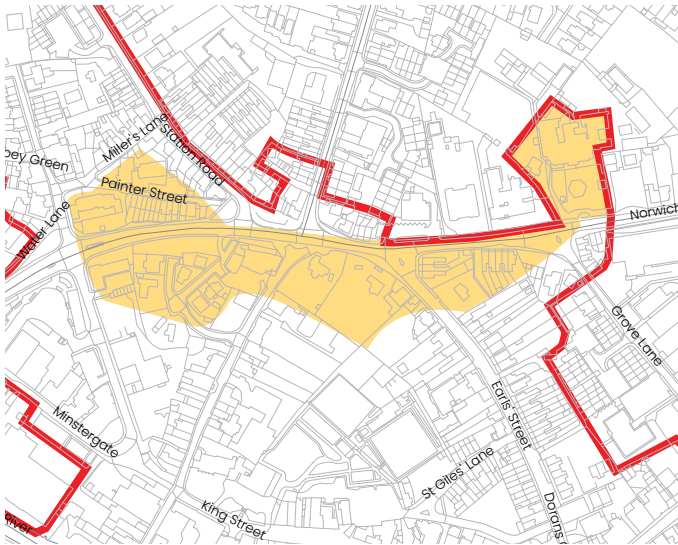


## Castle Park and Melford Common (cont'd)





## London Road



### Summary of Character

- London Road is a main road around the outskirts of Thetford and the noise from the road itself, street furniture including modern railings, road signs and traffic lights are key characteristics of the area which detract from the historic and quieter character of the town centre.
- Buildings fronting onto London Road are set back from the pavement within larger plots of land and predominantly date to the nineteenth or twentieth centuries. The Thomas Paine Hotel is an exception to this, dating to the eighteenth century.
- There are some rows of smaller historic terrace houses amongst the larger building plots.
- Mature trees are found in places along this road which soften the built up and hard landscaped character of the area.

### Uses

- Residential
- Commercial

### Key Buildings

- The Thomas Paine Hotel

### Key Issues

- Poor condition of historic flint, brick and chalk boundary walls, in some places completely collapsed.

### Recommendations and Opportunities

- Undertaking general repair and maintenance works on a regular basis to maintain the condition and appearance of historic boundary walls in sympathetic materials (see [Sections 10.3.1](#) and [10.3.2](#) for guidance).

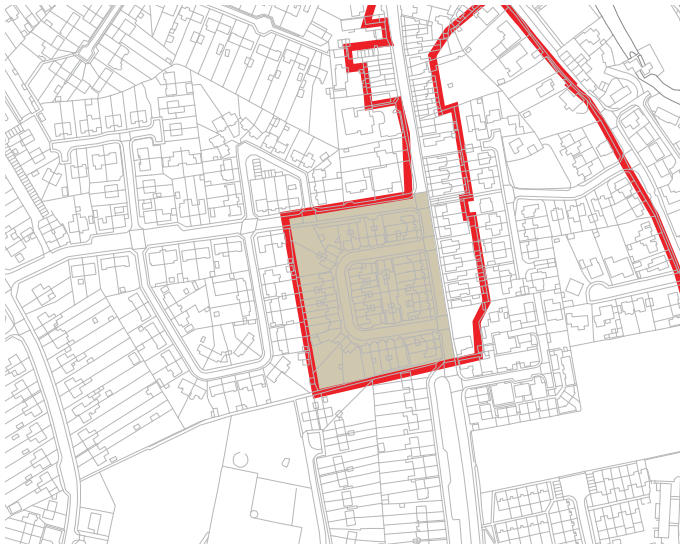


## London Road (cont'd)





## St Mary's Crescent



### Uses

- Residential

### Key Buildings

- Plaques to St. Mary's Estate and St. Mary's Crescent

### Key Issues

- Replacement of timber windows and doors with uPVC on historic buildings.

### Recommendations and Opportunities

- When windows and doors come to the end of their life, replace with timber sash windows and timber doors (see guidance in [Section 10.3.4](#)).

### Summary of Character

- St Mary's Crescent is characterised by early twentieth century Council housing, a very early example of council housing.
- The buildings are uniform of two bays with a small projecting porch to each house in an 'L' plan with a gabled end facing the street for each building.
- There is greenery in this area in the form of hedgerows in front of the small front gardens.
- The houses are pebbledash and almost all painted white with one exception which earned it the name the 'white city'.
- Two plaques within this character area commemorate the construction of both the St. Mary's Crescent and St. Mary's Estate (the latter estate falls just outside the Conservation Area boundary to the west).



Photograph courtesy of Stewart Wright





## 7.1 Criteria for Designating Locally Important Buildings

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

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

Criteria includes:

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

The full wording of the criteria is reproduced in [Appendix D](#). The eight proposed Locally Important Buildings identified are shown on the Heritage Assets plan on [page 21](#).

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





## 7.2 Recommendations For The Local List

### 7.2.1 Oddfellows Hall

Oddfellows Hall dates from 1891 and was built as a centre for Lodge meetings for members of Thetford's friendly societies. The Oddfellows was one of at least six benefit or friendly societies formed in Thetford in the middle of the nineteenth century which were established to provide financial and sometimes medical help to subscribers from the working classes. The society was formed in 1859, known as the Pheonix Lodge of Oddfellows Manchester Unity, and was very successful. The construction of a purpose-built hall for their meetings reflects this success as it was common for societies to hold meetings in local inns and public-houses.<sup>02</sup>

The Hall is larger in scale than the surrounding buildings and its façade fronts directly onto the road, rendering it a prominent building in the streetscape when approaching or leaving the town centre along Earls Street. Its decorative architectural features differ from the predominantly vernacular style of buildings within the Conservation Area with a distinctive Dutch gable and stone dressings which

contrast with the red brick. These features contribute to the prominence of the building in the streetscape and render it a local landmark building. The date and original use of the building are displayed on an attractive stone plaque on the façade which contributes to the visual and historic interest of the building. Oddfellows Hall is now converted into flats, though it has preserved the outward appearance of the Hall.

### Reasons for Identification

- Strong historical association with a popular national working-class movement successful in Thetford in the nineteenth century
- Architectural interest in its Dutch gable with stone coping, stone hoodmoulds on the windows and finial over the door contrasting with the red brick.
- Landmark status as a focal point on Earls Street
- Contribution to the character and appearance of the area



<sup>02</sup> David Osborne, *Thetford's Gleanings*, (Wymondham, 2003), 40.





**7.2.2 The Conservative Club (formerly the YMCA club)**  
 The building was commissioned in 1908 and opened in 1912 as the Young Men’s Christian Association. The association was formed in the first half of the nineteenth century to provide a meeting place for the young men of Thetford and to prevent them from entering places considered to be ‘dens of vice’. The building was commissioned following the death of Mr Josiah Vavas seur, a well-known local benefactor who left a legacy to the Association to erect a handsome building on a piece of his freehold land. He had also funded the adjacent Salvation Army three years earlier with which this building has group interest.

The building is believed to have been designed by the local architect Stanley Wearing and its large scale and polite classical façade, with the central of seven bays stepped forward and topped by a segmental arch, render it a distinctive building in the streetscape. However, its location on the narrow Magdalen Street prevents long views of the façade.

### Reasons for Identification

- Historical associations with the YMCA, local benefactor Josiah Vavas seur and local architect Stanley Wearing
- Aesthetic interest as a large, symmetrical classical fronted building within a row of smaller vernacular terrace houses
- Contribution to the character of the Conservation Area through adding to the variety of historical architectural styles
- Group value with the adjacent Salvation Army building, funded by the same benefactor for the benefit of the town’s inhabitants.





## 7.2.3 Salvation Army Building

The Salvation Army was begun in London by Methodists William and Catherine Booth in 1865 who encouraged social and spiritual transformation amongst society's most vulnerable and marginalised people. They became known as the Salvation Army in 1878 and the movement spread rapidly across Britain. The Salvation Army building in Thetford was built between 1905 and 1908 through funding from Josiah Vavasour. Historic mapping suggests that it always had an asymmetric form with a larger south elevation labelled as the main Salvation Army building, and smaller north elevation labelled as for 'Young People'. These distinctive terracotta signs contribute to the historic and aesthetic interest of the building. The stepped design of the gables with terracotta dressings on the gables, windows and doors is distinctive. The building appears to retain its original tall arched windows and timber double doors. It is a distinctive building in the streetscape and has group value with the adjacent YMCA club also founded by Josiah Vavasour.

## Reasons for Identification

- Historical associations with Salvation Army movement and local benefactor Josiah Vavasour.
- Aesthetic interest as a distinct early twentieth century building with contrasting terracotta details
- Contribution to the character of the Conservation Area through adding to the variety of historical architectural styles
- Group value with the adjacent YMCA building, funded by the same benefactor for the benefit of the town's inhabitants





## 7.2.4 St Cuthberts, 22 Raymond Street

An attractive Arts and Crafts style building built in 1939 for the Church as a Vicarage. Its style is unusual for Thetford and it is understood to have been used as a Vicarage until the 1950s after which it became a family residence. It has historical associations with St Cuthbert's Church, located further to the north by the Market Place. As the former Vicarage this would have been a notable building within the Christian community of Thetford as the home of the Vicar whose role was often central in the community. There are many attractive features to the building including Flemish bond red brick, a stepped stacked tile entrance porch, timber stained-glass windows and tiled details to the cornice. The building is currently blocked from view along the street by a tall fence. However, its presence provides an attractive contribution to the streetscape in an otherwise highly altered area of the Conservation Area.

### Reasons for Identification

- Aesthetic interest for its early twentieth century Arts and Crafts design and high-quality architectural details
- Historical association with St Cuthbert's Church
- A positive contribution to the character and appearance of the Conservation Area





## 7.2.5 Nos.61, 63 and 65 Castle Street

This row of terrace houses date to the early to mid-nineteenth century and are notable for their architectural materials and overall style which are distinctly different both from the mid nineteenth century listed terrace houses either side of them and from the general vernacular flint and plainer brick terraced houses elsewhere in the Conservation Area. The houses have unusually grand features for their scale which include giant pilasters at each end of the block, gault brick pilasters with pediments of unusual depth created by stepped brick bands on each door and a gault brick string course between ground and first floor which supports a floating pilaster in an odd attempt to create a symmetrical first floor.

Historic features of the terraced houses have a relatively high rate of survival with Nos.61 and 65 retaining their original sash windows and doors. Unfortunately, these have been replaced with uPVC windows and doors in the central house, although the windows are sympathetic in their sliding sash style. The low brick

boundary walls have also been retained. These buildings contribute to the varied historic architectural styles within the Conservation Area and to the immediate streetscape through their unusual and attractive design.

### Reasons for Identification

- For rarity of this use of materials and style on terrace houses within Thetford
- Aesthetic interest for the use of unusually detailed ornamentation for small early to mid-nineteenth century terrace houses
- Contribution to the character and appearance of the Conservation Area and row of listed terrace houses which it sits within. These higher quality examples of terraced housing in the nineteenth century have not been recognised by national designation. However, they are a good and unusual example of the variation in architectural styles which could occur in this period.







## 7.2.6 The Planes, Old Bury Road

The Planes dates to the mid to late nineteenth century and is notable for its decorative use of red brick and terracotta and its overall form which is different from both the smaller scale vernacular flint cottages in the Conservation Area and the larger scale gault brick buildings in the Market Place. Architectural features of note include a grand double entrance doorway with brick pilasters topped with decorative terracotta mouldings. A decorative dentil arched brick and terracotta band frames the porch. This detail is repeated in the eaves and between the first floor window arches. The building has attractive sash windows and cast iron downpipes which contribute to its pleasing appearance.

Historic mapping records that The Planes historically shared the same plot of land as the malthouse to the east, which suggests it may once have been the grand house of the Malthouse owner. The large seven bay building has a historic boundary of metal railings and is

distinctive in the streetscape, contributing to the varied historic and architectural styles within the Conservation Area and to the immediate streetscape through its unusual and attractive design.

### Reasons for Identification

- For rarity of this use of materials and style within Thetford
- Aesthetic interest for the use of terracotta and brick ornamentation
- Contribution to the character and appearance of the Conservation Area as a prominent and attractive building in the streetscape. This building has not been recognised by national designation. However, it is a good and unusual example within Thetford of the varied architectural styles which could occur in this period.





## 7.2.7 Post Office

The post office building at the northern end of the Market Place in Thetford was construction c.1950 by the Ministry of Works, though the specific job architect is not known. The building is a typically Neo-Georgian style characteristic of the mid-twentieth century. Its roof line is rather stark but brickwork details, such as the cornice, lintels and stepped door surround, add interest. The large double door with decorative ironwork to the fanlight also adds distinction. As a post office, the building has communal value for the important public service it provides to local residents.

### Reasons for Identification

- As a key building at the northern end of the Market Place.
- For its restrained Neo-Georgian style, with brickwork detailing, panelled double door and decorative metalwork fanlight that add interest.
- For its communal value as providing an important public service.







Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## 7.2.8 Group of Estate Plaques

### St. Mary's Crescent Plaque

St. Mary's Crescent was constructed in 1912-13 and was the first example of municipal housing in Thetford, and believed to be the first within Norfolk. The design of the housing is notable as more imaginative compared to other council housing schemes around the same time (the estate has been included within the revised boundary of the Conservation Area). The housing and plaque were designed by local architect S.J. Wearing. The stone plaque is set within a stepped brick surround with stone capping. The lettering is faded in places but reads:

St. Mary's Estate  
 Erected 1912-13  
 G. Brown, Mayor  
 \_ Oldman, Chairman  
 Brouchen(?), Town Clerk  
 S. J. Wearing, Architect  
 \_\_\_\_\_ & modernized by  
 Bridge(?) Way Housing Assoc.  
 1996

### Newtown Estate Plaques

The Newtown Estate was built in 1924 in response to the 1919 Housing Act, which required local authorities to build houses to address housing shortage needs following the First World War. The estate was again designed by local architect S. J. Wearing and marked by two plaques at the north entrance to the estate. These plaques are outside the Conservation Area boundary but are included as Locally Important Buildings for their group value with those at St. Mary's Crescent and St. Mary's Estate.

The two plaques are a simple red brick plinth design with stone capping and fronted with carved stone plaques. The carving is somewhat faded but refers to the date of construction, names of those involved and the name of the estate.

### St. Mary's Estate Plaque

This plaque commemorates the construction of the St. Mary's Estate on Icknield Way in 1938-39. This estate was also designed by architect S. J. Wearing, who had also previously designed housing on the Newtown Estate and St. Mary's Crescent nearby. The estate consists of 22 houses, which were built in response to the 1930 and 1935 Housing Acts which aimed to eliminate slums and overcrowding and address housing needs for the poorest in society (which is was felt the 1919 and a later 1924 Act had not addressed adequately).<sup>03</sup>

The plaque, situated on the corner of Bury Road and Icknield Way, is a distinctive marker to the estate. It is built of tile with stone dressings, producing a distinctive striped appearance. The lettering on the plaque commemorates the completion of the estate in 1938-39 and lists key local people who were involved in the planning and construction of the estate:

- G.L. Lambert, Mayor
- S.G. Brown, Chairman
- G.R. Blaydon, Town Clerk
- S.J. Wearing, Architect
- R.J. Goddard, Builder

### Reasons for Identification

- At St. Mary's Estate, for its particularly distinctive and attractive design with geometrically striped tile patterning.
- For their association with the development of council housing in Thetford and with national Housing Acts.
- For their association with local dignitaries, architect (S.J. Wearing) and builder.
- For group value.

<sup>03</sup> Municipal Dreams, 'Council Housing in Thetford before 1939', [https://municipaldreams.wordpress.com/2018/10/09/council\\_housing\\_thetford\\_before\\_1939/](https://municipaldreams.wordpress.com/2018/10/09/council_housing_thetford_before_1939/)





Courtesy of Stewart Wright



Courtesy of Stewart Wright



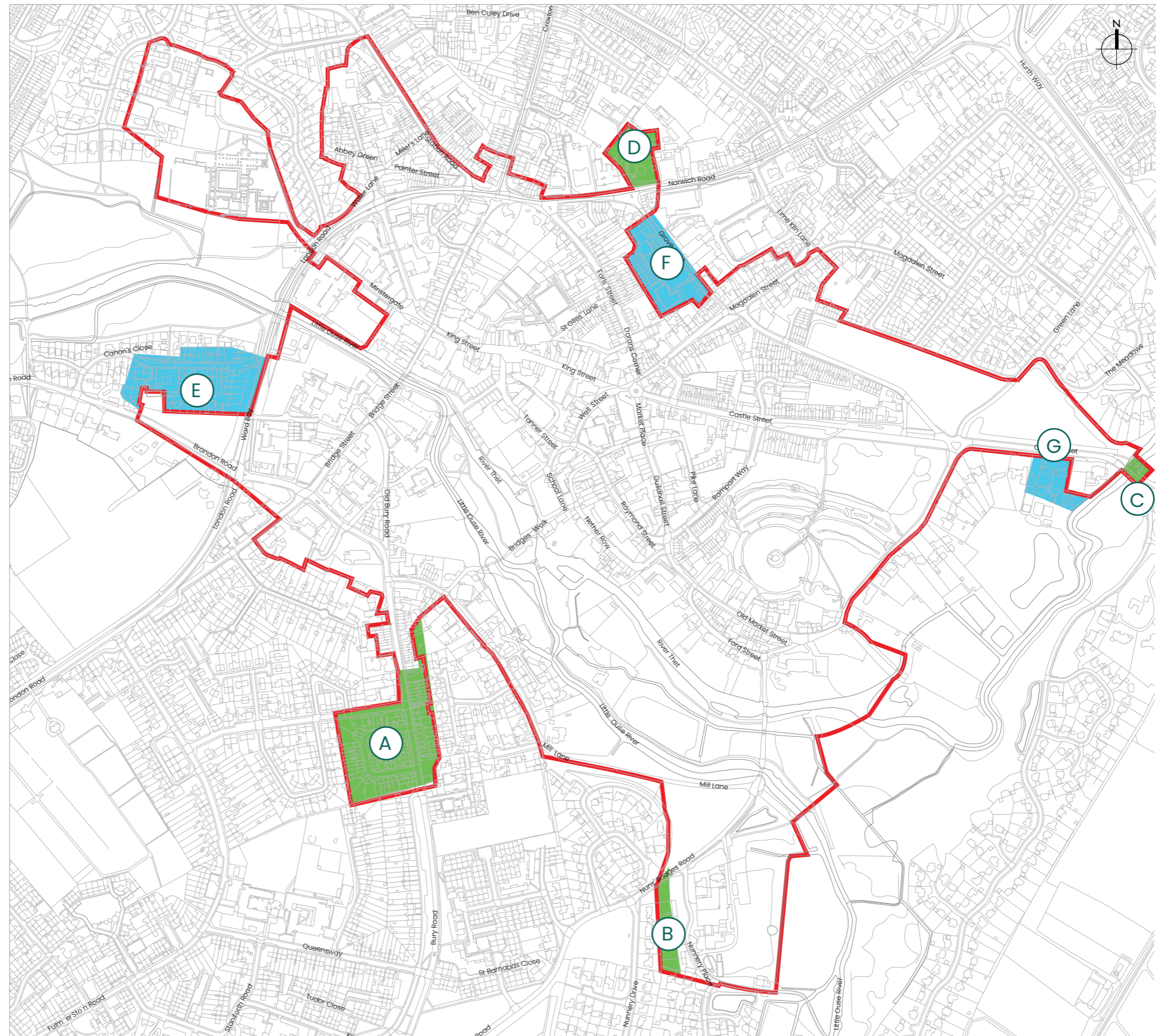
Courtesy of Stewart Wright



## 8.1 INTRODUCTION

In order to ensure that the boundary of the Thetford Conservation Area remains relevant, this Appraisal has reviewed the extent of the designation and has recommended alterations to the boundary below. The process is in accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the NPPF (paragraph 191) which require that the review should take place periodically to ensure Conservation Areas or parts of Areas still justify their status for designation.

Areas excluded from the boundary are those which have been developed since the original designation and are therefore populated with modern buildings of no historic interest. Areas included consist of parts of the town that have interesting historic buildings not originally included within the boundary. Other boundary changes have been made which rationalise the boundary so that it follows property boundaries rather than cuts through them. See [Section 1.5](#) for details of what designation means for those areas now included within the boundary.



### BOUNDARY CHANGES PLAN

- Conservation Area Boundary
- Included in the Conservation Area Boundary
- Excluded from the Conservation Area Boundary

- A St Mary's Crescent and Bury Road Terraces
- B Nunnery Cottages
- C Melford Bridge
- D Norwich Road Academy
- E Brandon Road
- F Grove Lane
- G Castle Street

*This plan is not to scale*

Proposed Boundary Changes Plan. Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432



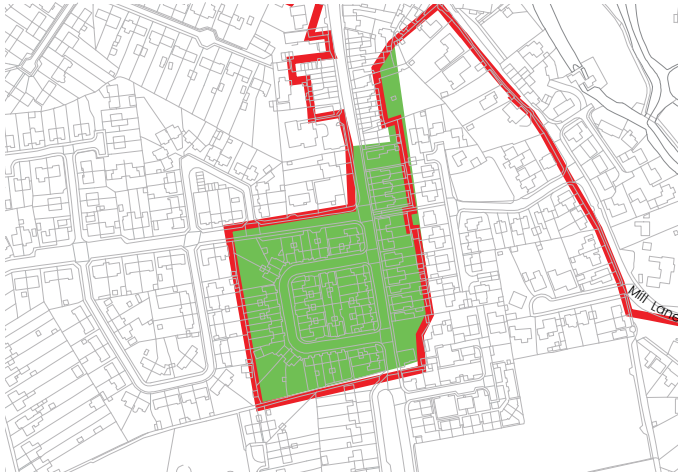




## 8.2 BOUNDARY CHANGES

### 8.2.1 Areas Included within the Boundary

#### A: St Mary's Crescent and Bury Road



Terrace houses on the east side of Bury Road, opposite St Mary's Estate houses.



View of St Mary's Estate houses



Carley's Almshouses



View south down Bury Road towards St Mary's Estate houses



View looking north down Bury Road with Carley's Almshouses and early twentieth century terrace houses



Plaque commemorating St Mary's Estate





### Reasons for Inclusion

- The terraced houses, almshouses and St Mary's Crescent all reflect the development of Thetford to the south along Bury Road in the later nineteenth and early twentieth century when industrial Thetford was at the peak of its success
- The St Mary's Crescent houses are a rare and well-designed example of council housing before the First World War, designed by the local architect S J Wearing
- Carley's Almshouses are an attractive set of later nineteenth century almshouses which contribute to the character and appearance the street

On Bury Road the current boundary stops after the rows of nineteenth century terrace houses on each side, before the larger building plots on the west side of the road and the late nineteenth and early twentieth century terrace houses on the east side of the road. It is proposed to include the nineteenth and early twentieth century terrace houses on the east side, including Carley's Almshouses, up to house No.111, and the former gasworks building. On the west side it is proposed to include the St Mary's Estate buildings, including the plaque on the junction of Bury Road and Icknield Way which commemorates the building of the later St Mary's Estate on Ickneild way in 1938-9 after which St Mary's Crescent is now named.

Carley's Almshouses are set within the row of houses on the east side of Bury Road. They were charity almshouses and a form of 'out-door' relief for the aged poor. The plaque on the central house records that they were the gift of Matilda Carley in 1895. These have an attractive appearance, built in red brick with terracotta tile details above the windows and red stone window surrounds. The ridge tiles are distinctive in their stepped formation. The buildings contribute to the character and appearance of the area. This area reflects the social endeavours of the late nineteenth and early twentieth century with the almshouses for the poor and elderly opposite St Mary's Crescent, an early example of council houses for Thetford's working classes.

The Corporation Dwellings, now known as St Mary's Crescent or the 'White City' as it was colloquially known in Thetford, were constructed around 1914. They are Thetford's first municipal housing and believed to be Norfolk's oldest surviving council houses. They were built to help relieve the severe shortage of good quality housing for Thetford's working classes. The 50 houses

were constructed by architect S J Wearing who devised an attractive yet economic scheme which comprised of a good sized garden and three bedrooms.<sup>01</sup> Their design is considered to be notable compared to the generic and unimaginative council housing schemes which followed in later decades. Each house mirrors its neighbour and has an L-shaped plan with each house having a projecting gable end facing the street, full height projecting central bays, single storey projecting porches and vents arranged in a diamond pattern on the gables. These features all create texture and rhythm whilst the cream painted pebbledash walls, casement windows and pantile roofs create a uniform appearance. The houses were refurbished and modernised in 1995.<sup>02</sup> These distinctive houses contribute to the street of Bury Road and demonstrate a key period in Thetford's social history.

The terrace houses proposed for inclusion on the east side of the road are less historic than those already inside the Conservation Area, dating to the later nineteenth and early twentieth centuries. However, they reflect the expansion of the town south during this period and have several features of merit. Nos.72-89 have repetitive features such as dogtooth brick eaves and stone arches with simple keystones over the windows and doors. Similarly, Nos.97-111 are a row of slightly larger semi-detached and detached houses which maintain the residential character of Bury Road with canted bay windows on the ground floor, red brick detailing and stone plaques in the centre of each house. Whilst these have experienced an unfortunate level of alteration such as the removal of historic windows and doors and replacement with uPVC, the terraces maintain the small-scale residential character of the area.

The boundary also includes the former gasworks which is an attractive flint and red brick building with its gable end fronting the street dating to c.1845. There is an attractive boundary wall of flint and red brick between No.111 and the gasworks, now No.113. This building records technological developments in Thetford during the nineteenth century and the opening of the Thetford Gasworks in 1845. The architecture of the building reflects the pride which was clearly felt in the technological developments of the time which would have brought gas lighting to Thetford houses for the first time. Originally located at a distance from residential properties, development of Bury Road to the south during the mid nineteenth and early twentieth century later surrounded it.

<sup>01</sup> Ibid

<sup>02</sup> David Osborne, *Thetford, A Century Remembered (Part One)*, (1996), 92



## B: Nunnery Cottages



### Reasons for Inclusion

- The Nunnery Cottages and Granary are partly within the current boundary but merit full inclusion for their historic association with the Nunnery and aesthetic detailing which contribute to the character and appearance of the area.

The current boundary on Nunnery Place cuts through Nunnery Cottages and the Granary. It is proposed to move the boundary slightly to the west to fully include the Cottages and Granary, including their gardens within the boundary.



Nos.1-3, Nunnery Cottages

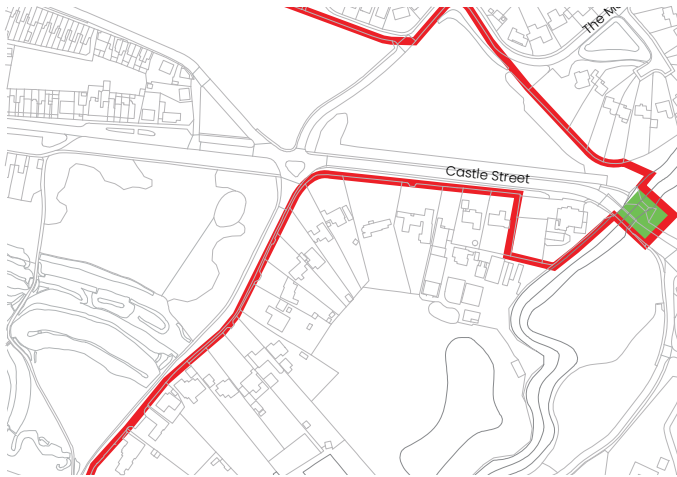


The Granary

The most historic of the three cottages is No.3 which dates to the late sixteenth century. Nos.1 and 2 date to 1857 when No.3 was also remodelled. They are attractive cottages built of rendered flint, chalk and brick with a slate roof. They have lozenge label hoodmoulds on the windows and a floral plaque with the date of the later cottages' construction and No.1s remodelling. To the north of the Cottages is the Granary, a larger scale stone and brick barn which is likely to have been an outbuilding to the Nunnery. These buildings are strongly associated with the Nunnery complex within the boundary to the east and are therefore appropriate for inclusion within the Conservation Area boundary.



## C: Melford Bridge



### Reasons for Inclusion

- Melford Bridge contributes to the character and appearance of the Conservation Area

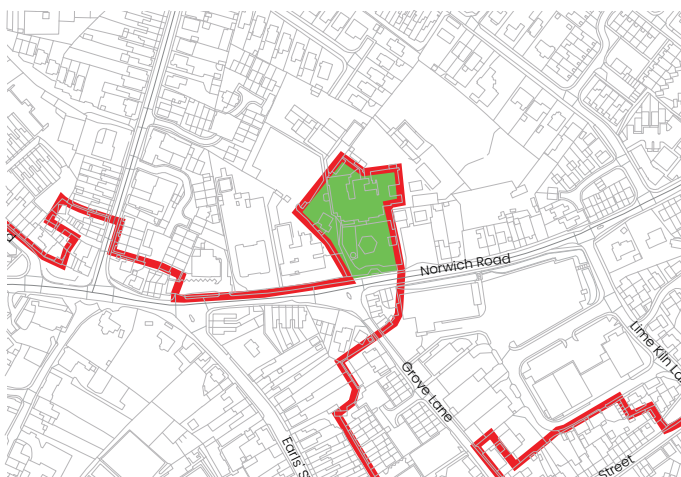
The Conservation Area currently stops just to the west of Melford Bridge and excludes the attractive late seventeenth century bridge with ashlar dressings. The bridge, and the river which it spans across, contributes to the historic character of this part of the Conservation Area and it is therefore appropriate for inclusion within the boundary.



Melford Bridge



## D: Norwich Road Academy



The current north boundary runs along Norwich Road, including a select few buildings which contribute to the character and appearance of the Conservation Area. At present Norwich Road Academy lies just outside of the boundary to the north of Norwich Road. It is proposed to include the school gates, the historic nineteenth century school building and the smaller building in the same style to the west, presumably once the schoolmaster's house, in the boundary.

The 1870 Education Act was the impetus for the school's construction, which was originally constructed as an infant school for boys and girls. This division between education for girls and boys is clearly reflected in its architectural form with a wing for the girls to the east and a wing for the boys to the west clearly labeled in their gables. The building therefore reflects a significant development both nationally and more locally in Thetford with the provision of purpose-built schools following a specific framework.

### Reasons for Inclusion

- The school was constructed as an 1870 Education Act School, reflecting a national push for improved education
- It is an attractive later nineteenth century red brick building with an unaltered form from the street elevation. This and the historic railings fronting onto Norwich Road contribute to the character and appearance of the street.

Although now visually separated from the historic core of Thetford by the busy Norwich Road, the school and its entrance contribute to the historic character and appearance of the Conservation Area. The school is distinctive when viewed from Norwich Road with its red brick gabled façade with gault and stone dressings including engraved titles in the gables and a slate roof. The attractive boundary wall and railings, believed to be one of two boundary railings to survive the war, contribute to the character and appearance of the streetscape. This building and its entrance are associated with a significant part of Thetford's historical development and is therefore considered appropriate for inclusion within the Conservation Area Boundary.

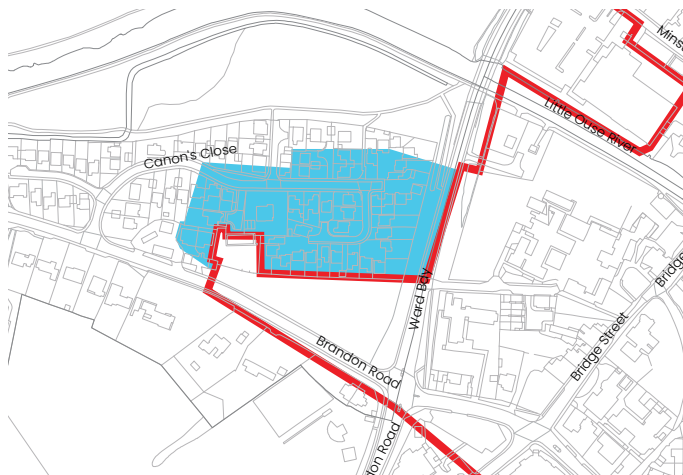


Norwich Road Academy



## 8.2.2 Areas Excluded from the Boundary

### E: Brandon Road



Remains of the Priory of the Canons of the Holy Sepulchre viewed from within the housing development

#### Reasons for Exclusion

- Housing development constructed after the Area's designation which has no historic value and detracts from the setting of the Scheduled Monument and Grade I Listed building for which this area was originally included.



Modern housing development

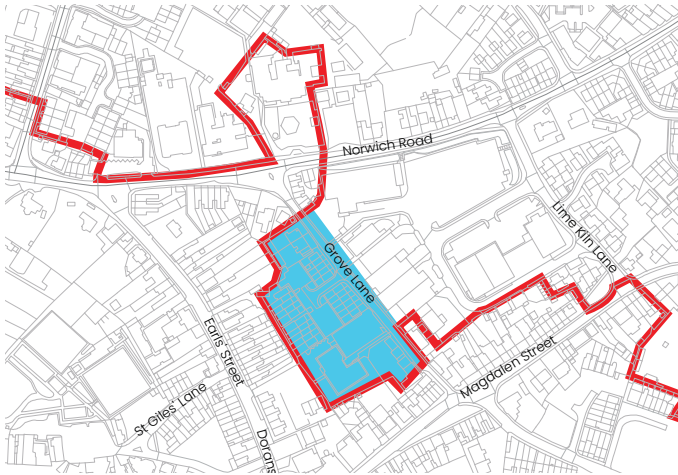
The Conservation Area currently includes part of a small modern housing development off Brandon Road around Canon's Close which surrounds the Grade I listed Remains of the Priory of St Sepulchre and the Scheduled Monument of the Priory of the Canons of the Holy Sepulchre and part of the Saxon town. When this area was designated the boundary followed the boundary of Canon's Farm which included various farm buildings around the Priory. Since this time a small housing development has replaced the farm buildings and expanded beyond the original farm boundary to the north. None of the new buildings have historic interest because of their recent age. They are fairly ordinary suburban houses that are not of the same architectural quality and typical characteristics of the historic centre. The modern development detracts from their setting and does not contribute to the character and appearance of the Conservation Area. Therefore the modern housing is proposed for removal from the Conservation Area boundary, while the Scheduled and Listed Priory remains, plus the green space of School Plain to the south-east, will remain within the boundary.



Remains of the Priory of the Holy Sepulchre from Brandon Road



## F: Grove Lane

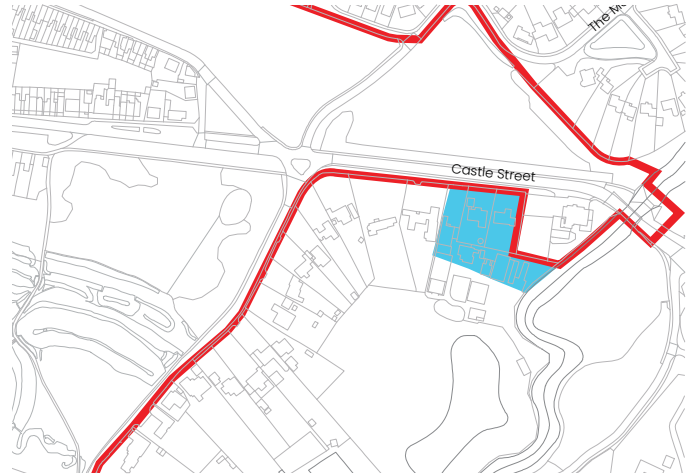


### Reasons for Exclusion

- Housing development and doctors surgery constructed after the Area's designation which has no historic value

The Conservation Area boundary currently includes a group of modern buildings on the east side of Grove Lane. When the area was designated this was an undeveloped area of land. Since this time the small housing development and a doctors surgery has been built on the land. None of the new buildings have historic interest because of their recent age and they are fairly ordinary suburban houses that are not of the same architectural quality and typical characteristics of the historic centre. As they do not contribute to the special interest of the Conservation Area, they are proposed for removal.

## G: Castle Street



### Reasons for Exclusion

- Two houses constructed after the Area's designation which has no historic value

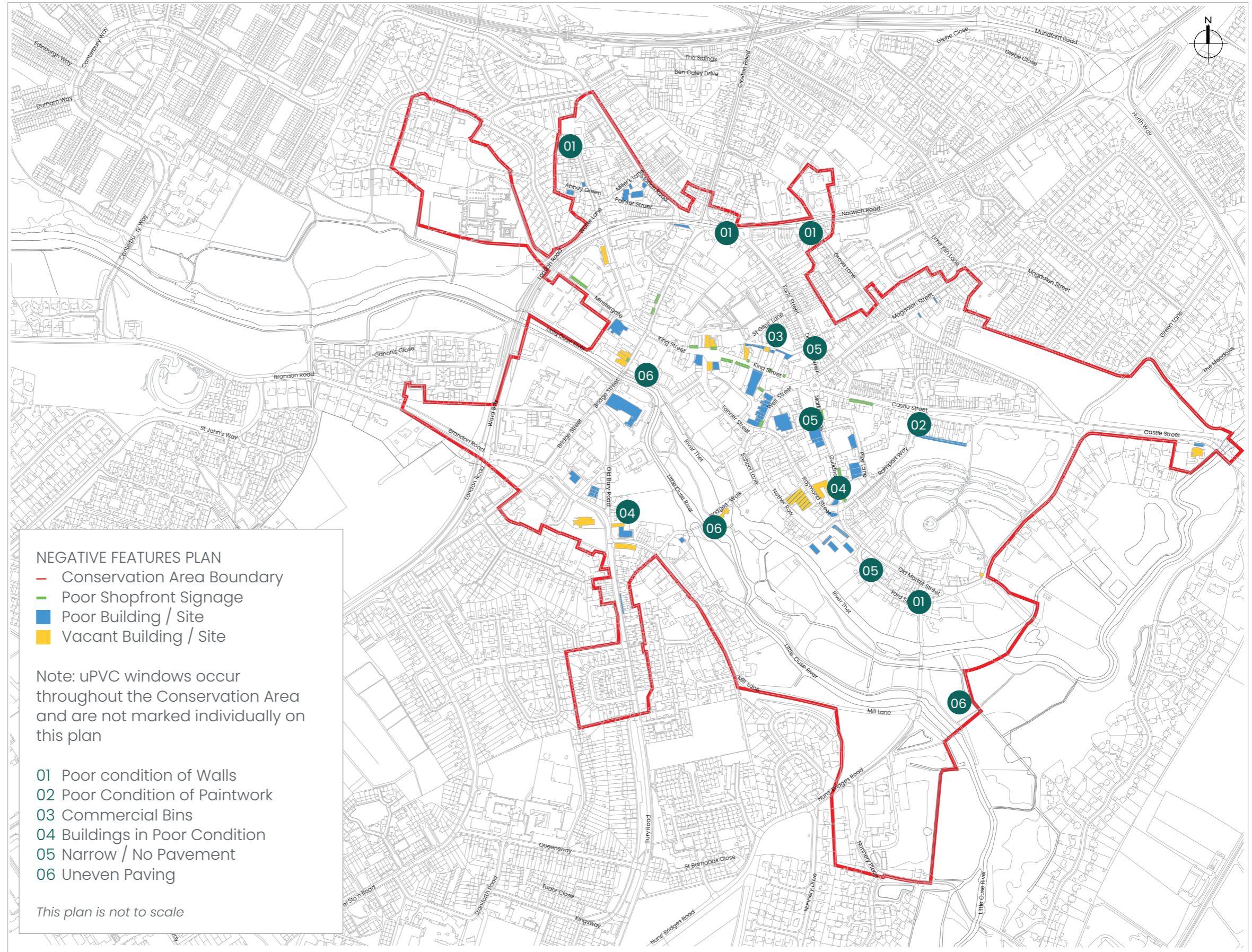
The boundary currently includes two modern houses at the east end of Castle Street on the south side, adjacent to the former Bridge Tavern. At the time of designation these plots of land were included in the plot of land associated with the tavern. The two large houses to the west of the Tavern have no historic interest because of their recent age and they are fairly ordinary suburban houses that are not of the same architectural quality and typical characteristics of the historic centre. As they do not contribute to the special interest of the Conservation Area, they are proposed for removal.







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



Negative Features Plan. Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432





Lime Cottage

79

PLEASE SHUT THE GATE





## 9.1 Quality of Design of New Buildings and Extensions

### Key Issues

- Unsympathetic mid-late twentieth century replacement buildings which lack architectural interest
- Some uninspiring modern housing developments
- Some poorly designed extensions or buildings in the setting of the Conservation Area which impact negatively

Within the Conservation Area there are several buildings constructed in the mid-late twentieth century which have been poorly designed and do not contribute to the character of the area. On King Street, Guildhall Street and Riverside Walk these are shops, typically quite boxy in design, with long façades that span several historic plots and with a lack of interesting architectural detailing. They therefore have a more monotonous appearance than the more characterful variations of scale and detail of older buildings. Similarly, the Carnegie behind the Guildhall has a boxy and uninspiring design which is out of character with the typical scale and building materials within the Conservation Area.

The design of some other modern buildings has made an attempt at blending in with the surrounding character through the use of red brick and clay pantiles such as houses on Old Market Street and Rampart Way,



Subway and Halifax have a long façade which spans across several smaller historic buildings plots, lacking the variety of scale and detailing of historic buildings along King Street

as well as using vernacular detailing, such as the use of flint panels on buildings on Grove Lane and on the boundary walls to Alexander Court on Raymond Street. However, they are generally quite uninspiring in design and contribute little to the Conservation Area.

There is not generally a problem in Thetford with inappropriate extensions to buildings, which can, if poorly designed or infilling spaces to the side of buildings, erode the character of buildings and the spaces between them. However, on Bridge Street No.4 has a particularly poorly designed extension on the front which blocks the historic symmetrical nineteenth century façade and is unsympathetic to the character of the street with grey brick, a single storey flat roof and long metal windows. It has unfortunately had a detrimental impact on the historic building and the surrounding setting. The extension to the south of the Bell Inn is also inappropriately large and out of scale with the other historic buildings on Bridge Street which detracts from the historic character of the street.

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

In the immediate setting of the Conservation Area there are several buildings that are out of scale and character. These include the warehouses on the north-east side of Grove Lane which are poor quality and unattractive. The large timber clad block of flats is also of a scale which is out of character with the Conservation Area. Similarly, buildings to the north of the Conservation Area boundary on Norwich Road are far larger than those within the Conservation Area. Whilst the Tesco has made use of vernacular materials with a flint panelled gable front, the Police Station’s panelled façade is not in character with the Conservation Area.



Long façade across several historic building plots with roller shutters unsympathetic to the Conservation Area





Poundland has a long façade across several historic buildings plots, lacking the variety of scale and detailing of the historic buildings along King Street



Uninspiring modern development along Grove Lane



Large modern block of shops and offices on Guildhall Street out of keeping with scale and character of historic town centre



Large modern block of shops and offices on Guildhall Street out of keeping with scale and character of historic town centre



Boxy and uninspiring modern development in the town centre



Uninspiring modern housing on Old Market Street



Large telephone exchange out of character in scale and style



## 9.2 Condition of Buildings and Sites

### Key Issues

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

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

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

- Walls with vegetation growth causing erosion of mortar;
- Paintwork that is worn and flaking, meaning the underlying materials is vulnerable to decay and creating a poor visual appearance;
- Historic flint walls falling into poor repair, at times resulting in partial collapse and the insertion of a fence in the opening which creates a poor visual appearance. This has occurred on Star Lane and the north end of St Nicholas Street; and
- Decaying timberwork and joinery on historic shopfronts and windows.



Flaking paintwork on the bargeboards of a building on Old Market Street



Flaking paintwork on timber shopfront in the Market Place



Flaking paint on 17 Castle Street





Flint wall in poor repair outside Ford Place



House front in poor condition on Magdalen Street



Vegetation growing on wall opposite the Old Mill



Wall in poor repair with fence inserted in opening on Star Lane



Vegetation growing on wall on Earls Street, with some evidence of it having been removed.



Vacancy is a threat to historic buildings as maintenance issues tend not to be noticed or addressed as quickly as is needed. This leads to irreversible damage and costly repairs. They also contribute to a neglected atmosphere. There were a few vacant shops on King Street, Whitehart Street and the Market Place at the time of survey in 2023

There are areas of historic ruins within the Conservation Area which are currently in poor condition and closed to visitors. These include the Church of the Holy Sepulchre, the Priory Gatehouse and the northwest range of the Priory which is surrounded by metal gates. There is the opportunity to bring them back into good condition and open them to the public.

Several other sites with the Conservation Area appear vacant and run down in appearance. These include the Telephone Exchange which is in the process of being decommissioned, St Mary's Church, the Maltings on Raymond Street which has suffered vandalism in the form of graffiti, 29a Bury Road (a derelict outbuilding), the first floors of 12, 14 and 16 Bridge Street and the east range of 51 Old Market Street. There are also some areas to the rear of houses such as the yard to the rear of the Old Bank on Bridge Street and the rear areas of buildings fronting onto Guildhall Street, accessed via Rampart Way, which appear abandoned and in poor condition which detract from the appearance of the Conservation Area.



Telephone exchange no longer in full occupancy



Vacant Maltings building with the northern range in poor repair with graffiti. The southern range has been refurbished and converted into offices.



29a Bury Road with loose slates, vegetation growing within, missing brickwork and boarded up windows and doors





Bland and apparently disused area to the rear of the Bank House on Bridge Street



12-16 Bridge Street with rotten and blocked in sash windows giving the building a vacant appearance on the upper floors



Run down areas to the rear of buildings fronting onto Guildhall Street



Vacant shop on King Street



### 9.3 Inappropriate Materials

#### Key Issues

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

Historic buildings were traditionally built with materials such as brick and lime mortar that are more 'breathable' than modern day versions, such as cement render. This breathability is an important trait in historic buildings, where the permeability of the materials means that moisture does not get trapped within walls, causing issues with damp. The introduction of harder, impermeable modern materials, such as cement render or mortar and plastic paints, causes an imbalance, trapping moisture behind them which leads to decay of the softer historic materials. There are a few examples around the Conservation Area where hard cement mortar has been used on historic brick or flintwork instead of traditional lime mortar, leading to decay of the surrounding walls.

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

As well as being visually out of keeping with the historic buildings, uPVC windows and doors also limit the permeability of historic buildings, again contributing to potential water ingress and damp. See [page 73](#) for photographs of good quality historic timber windows.



Inappropriate cement repointing of flint



Inappropriate uPVC windows



Inappropriate uPVC window





Inappropriate cement render on houses on Magdalen Street



Poor repairs to brickwork including the insertion of inappropriate bricks



## 9.4 Other Inappropriate Alterations

### Key Issues

- Ad-hoc additions or alterations which spoil the characterful appearance of historic buildings such as:
  - solar panels
  - satellite dishes
  - garage doors
  - gardens turned into driveways

Other ad-hoc additions or alterations to historic buildings can spoil their characterful historic appearance and obscure attractive historic materials and details, especially when there are several additions to one house. Solar panels are an example which are unattractive on roofs. However, there are no examples of inappropriate solar panels within the town centre. The only solar panels observed within the Conservation Area are on a barn in Nunnery Place where they are not in a prominent location. They usually require planning permission in conservation areas and always require permission if proposed for Listed Buildings. (See [Section 10.3.5](#) for more details).

There are a couple of cases where roller shutter garage doors have been inserted fronting onto the street in the Conservation Area. These are utilitarian in appearance and disrupt the historic character of the street. In one or two instances small front gardens to historic houses have been turned into a driveways, such as on Magdalen Street. This is a rare occurrence in Thetford but where it has occurred it detracts from the historic character and appearance of the houses.

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



Roller shutter garage door on Bury Road



Roller shutter gate on Ford Street



Satellite dishes on houses on terrace houses on Castle Street



## 9.5 Shopfronts

### Key Issues

- Some poorly designed shopfronts with overly large sheet glazing and fascias
- Use of overly bright colours, signage, glossy materials and multiple window stickers which are cluttered and garish
- Temporary banners which clutter the appearance of buildings

There are several good surviving historic shopfronts in Thetford. However, there are many shopfronts in Thetford that are poorly designed, such as through having large areas of sheet glazing and overly long fascias. Other shopfronts are unappealing because of poor signage which uses garish colours, glossy plastic fascias or multiple window stickers obscuring the interior of the shop. However, often the shopfronts which have poor signage have good windows and doorways, as well as surviving stall risers, pilasters and fascias in good proportion with the rest of the shopfront, meaning a change in signage, window display and improvement of maintenance and paintwork would greatly help improve their appearance. Further guidance on shopfronts and photographs of good examples are provided in [Section 10.3.8](#) and [page 72](#).



Garish signage out of proportion to historic shopfront on the left. Large signs blocking windows on the right.



Overly large fascia with large stickers creating a cluttered appearance



Garish signage with stickers covering windows. Good historic shopfront below in proportion





Shop windows covered with signs preventing views in but with a good quality historic shopfront which could be revived with better maintenance and signage



Example of how multiple poor shop fronts cluttered with stickers, and signs blocking the view in can negatively impact the historic streetscape



Poor modern shop front with garish signage, windows cluttered with stickers and an overly long fascia



## 9.6 Public Realm

### Key Issues

- Some areas of paving or cobbles in poor repair or patchy outside the town centre
- Unattractive commercial bins
- Poorly designed hard landscaping in public area
- Inconsistent street lighting and signage cluttering the street

Paving around the Market Place is good, having been relandscaped in recent years. However, the tarmac in the Market Place itself is expansive and uninspiring. Pavements and road surfaces on the outlying streets are generally utilitarian but with no real issues of condition apart from a few areas that have patchy tarmac and a lack of consistency with repairs. There are some areas where tarmac is cracked along paths by the river such as to the south of the old mill and on the south side of the river by the eastern boundary of the Conservation Area. Some courtyards and areas to the rear of buildings such as the Bell Inn also have surfacing in poor repair. See examples of good surfacing in [Section 5.6.3](#).



Cracked and uneven concrete slab by the river at the east boundary of the Conservation Area



A combination of poorly maintained surfacing by the Bell Inn on Bridge Street



Cracked and uneven surface by the Old Mill



The storage of commercial and domestic bins can be an issue as they are large and visually intrusive. Generally, on outlying streets this does not seem to be a problem. Commercial bins are visible to the rear of buildings along St Giles Street. These are a necessity but some form of well-designed enclosure to screen them would be advantageous.



Bins along St Giles Lane unattractive



Bins along St Giles Lane



Bins to the rear of properties on St Giles Lane



Commercial bins on St Giles Lane



The parking in front of the King's House is unattractive and the landscaping behind the boundary wall and flowerbeds is bland. In addition, the landscaping creates the feeling of it being a private space, rather than welcoming the public into the publicly accessible King's House gardens. Another area where the hard landscaping proves an issue is around the Carnegie where the hard landscaping is poorly designed and bland. Steps face the main junction between Well Street, Raymond Street and Tanner Street and utilitarian metal railings run along Raymond Street where there is a more logical place to cross. This discourages pedestrian use of the area.

Street lighting in the town centre is inconsistent with some modern street lamps of varying designs alongside historic streetlamps. Similarly, there is a lack of consistency with street signage and street furniture which creates a cluttered appearance. A coordinated strategy, especially within historic town centre, would be beneficial.



King's House viewed from King Street



Poor landscaping around the Carnegie



## 9.7 Traffic and Pedestrian Safety

### Key Issues

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

Traffic is an issue along London Road to the north of the Conservation Area and Bury Road in the south. Roads are busy with cars and large lorries disrupting the atmosphere of the area. The traffic also causes safety issues for pedestrians attempting to cross the road in these areas. Whilst there is a formalised pedestrian crossing on London Road, well aligned with the Station, there are no safe pedestrian crossings on Bury Road which make it very hard to cross the road amongst the fast oncoming traffic.

Another area where traffic is an issue is within the town centre where the combination of vehicular movement, narrow pavements and poor pedestrian crossing points. This is an issue on the roads leading to and from the Market Place, particularly the link between King Street and the Market Place but in all roads radiating out from the Market Place which have a heavy footfall of people. Similarly, there are poor pedestrian links between the School Lane car park and the Market Place along Raymond Street. Whilst there is a zebra crossing across Tanner Street, there is no clear crossing point across Well Street and Raymond Street. The poorly designed hard landscaping around the Carnegie contributes to the poor pedestrian links in this area. Another pedestrian link which could be improved is the underpass under London Road towards the Priory. Whilst this keeps pedestrians out of proximity of the traffic on London Road it is an area which could be improved. The lighting and secluded nature of this underpass means it feels unsafe, particularly for those walking alone at night. It could also be improved visually as the pebbledash walls to the underpass entrance and run down path with overgrown plants and weeds is not attractive.

Narrow pavements are an issue in some areas of the Conservation Area. Combined with high levels of traffic this is particularly unsafe for pedestrians. Key areas where this is an issue is the narrow pavement from Dad's Army Museum to Guildhall Street on Cage Lane, along Ford Street and outside Oddfellows Hall when walking towards the Market Place.



Traffic along London Road



Lack of paving around Ford Street





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	<b>Management Plan</b>	Appendices
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## 10.1 Introduction

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

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

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

## 10.2 Conservation Aims

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



### 10.3 Advice and Recommendations

#### 10.3.1 Regular Maintenance and Condition

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

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

- Regularly clearing gutters and drain grilles of debris, particularly leaves and plants that have taken root;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building;
- Repainting or treating timber windows and other external timberwork with paint suitable for traditional materials, such as linseed oil paints or 100% acrylic resin paints;<sup>02</sup>
- Cleaning and/or repainting render;
- Servicing of boilers and gas and electrical systems; and
- Repointing. Periodic renewal of pointing will extend the lifetime of building fabric. Cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. On historic buildings repointing should always be carried out using a lime-based mortar and after raking out any cementitious material (see also [Section 10.3.2](#)).

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

<sup>01</sup> Historic England, 'Conservation Principles, Policies and Guidance' (April 2008)

<sup>02</sup> Historic England, 'Traditional Windows: Their Care, Repair and Upgrading', (February 2007), p30

### Recommendations

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

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



An example of a well-maintained historic timber sash window





### 10.3.2 Repair, Materials and Techniques

Repair is 'work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration'<sup>03</sup> Examples include roof repairs, replacing damaged brickwork, or repairing rotted sections of timber window frames. Firstly, the cause of damage should be identified and remedied. For example, repairs to the brickwork of a damp wall will become damaged again if the source of water ingress, such as a leaking roof, is not identified and repaired as well.

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

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

### Recommendations

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

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

<sup>03</sup> Ibid



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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### 10.3.3 Original Features

The original architectural features, materials, design and form of building, as outlined in Section 4, are important for defining their character and contributing to the street scene. The loss of these features therefore causes incremental diminishment of appearance and character. Some later additions may also be historic and/or of good quality, as well as illustrating changes to buildings over time or recording past uses of a building. Care should therefore be taken to not remove important features which, while not original to the building, are key contributors to its value. For example, there are a number of buildings on streets radiating off the Market Place which were originally houses and have had shopfronts added in the late-nineteenth or early twentieth century, which are good quality and tell us of the changing commercial requirements of the town at that time.

### Recommendations

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

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

### Examples of features to be preserved



Nineteenth century shop front inserted into a house on Whitehart Street



Historic bargeboards and ridge tiles on Old Market Street



Decorative chimneys on Ford Street





### 10.3.4 Windows and Doors

Windows and doors are key features of historic buildings which define their character and appearance. On historic buildings, windows are typically made of timber and in the case of Thetford, where most buildings are in the Georgian style, the traditional form of window would be a sash opening, though sidehung casements are found on the sides of buildings and on some smaller cottages. Metal windows are rare in Thetford, although they do occur on some later nineteenth century buildings such as the Old Goal and Salvation Army building. On smaller terraced cottages the doors are often smaller than standard modern doors and of plank construction rather than panelled. Original doors on grander historic houses are often solid timber with moulded panels, often larger than standard modern doors, painted, and sometimes with fanlights and pediments above.

It is important to retain the historic window or door type on a building. The replacement of doors and windows with units made from uPVC or other materials, in designs that do not match the architectural style or period, or with different opening forms in the case of windows, can greatly change the look of a building. The use of plastic windows and doors also reduces the breathability of traditionally constructed buildings by preventing the egress of moisture. Wherever possible, originals should be retained and maintained/repared to ensure their long life. If they have come to the end of their useful life, replacements should match the original as far as possible and a bespoke approach is required to ensure they are suitable for the character of the building they are within. The reinstatement of windows in the original style, where later examples that differ in style or opening type have been inserted, can be informed by research using historic photographs or plans of the building in question or of similar buildings from the same time period. Examples of good historic windows and doors in Thetford can be seen on [page 82](#) (windows) and [page 83](#).

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

### Recommendations

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

reviewing planning applications for change to ensure appropriate designs for replacement windows and doors.

- It is very important to retain and maintain in good condition original front doors and windows.
- The replacement of inappropriate modern windows and doors with those of traditional design and materials is encouraged.
- Doors should generally be solid timber, painted not stained.
- Timber sash windows can be upgraded sensitively through the installation of draught-proofing brushes in the sash-rebates.
- Secondary glazing may be acceptable if it is unobtrusive.
- Where the historic window has already been lost, slim section double glazing within timber or metal frames that have the appropriate traditional pattern of glazing bars may be acceptable. If modern uPVC windows are already situated within a property and require replacement, a uPVC replacement may be acceptable but only if it is of high quality, replicates the original window opening and is an improvement on the design of the existing windows. However, timber or metal frames would be the preferred option.
- If new windows are required to historic buildings they should:
  - (For timber windows) be made of good quality softwood, such as Scots Pine or Douglas Fir;
  - (For timber windows) be painted (not stained);
  - (For metal windows) be made of steel;
  - (For metal windows) be galvanised to prevent corrosion. Polyester powder coating can also be used to provide a decorative finish which lasts longer than coats of paint;
  - Use the original form of opening and copy the original pattern of glazing bars and horns (if applicable);
  - Have glazing bars built into the window and not stuck on;
  - Retain the size/shape of the original window opening and position of the frame within the opening;
  - Not have visible ventilation, such as trickle vents; and
  - Retain any decorative surrounds.





### 10.3.5 Other Inappropriate Additions

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

### Recommendations

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

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





### 10.3.6 Demolition, Alteration, Extension and New Development

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

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

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

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

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

Given that archaeological remains have been discovered in the area, particularly in and around those sites marked as Scheduled Monuments, there is potential for below-ground archaeology to be discovered if a new building is constructed or if excavation works take place for new services. There may be a requirement for archaeological assessment in advance of development to assess the potential for below-ground remains and for excavation or monitoring work to be carried out before or during construction in order that important archaeological remains are identified, recorded and preserved wherever possible.

### Recommendations

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

- The heritage impact of proposed alterations, extensions, demolition or new development on the Conservation Area, Listed or Locally Important Buildings and their settings will be assessed prior to the approval of works.
- It may be a requirement of works to assess the impact of development on archaeology in advance of works and for excavation work or monitoring work to be carried out before and/or during construction works.





- Proposed alterations, extensions, demolitions or new development should preserve or enhance the character of the Conservation Area.
- Demolitions of buildings, either whole or in part, which contribute positively to the Conservation Area will not be acceptable.
- Demolitions of buildings, either whole or in part, which have a negative impact on the character of the Conservation Area will be supported. This includes the removal of smaller negative features, such as uPVC windows, exposed wiring, visible satellite dishes, etc.
- Demolitions of detracting buildings or structures within the Conservation Area will only be permitted where a suitable new development is proposed, as gap and vacant sites detract from the Conservation Area.
- Alterations, extensions or new development should use appropriate and high-quality materials, whether these are the same as those typically found in the Conservation Area or whether they are new materials that are complementary and thoughtfully used.
- Extensions, alterations and new development will be of a high-quality design, construction and detailing that is valued now and in the future. There is no presumption favour of either traditional or contemporary design.
- Extensions will be subsidiary to the existing buildings in their massing and design.
- New development should be the same or lesser scale and massing to buildings around it and should be subservient to existing historic buildings. It should not compete with or overshadow existing historic buildings.
- Historic plot or field boundaries should be preserved when extensions, alterations or new development occurs.
- Important green spaces within the Conservation Area should not be developed.



## Examples of Good New Buildings or Extensions



Good new building on Melford Bridge Road



Good quality new design at Thetford Grammar School marrying both traditional and modern materials



Positive development on St Audrey's



Good quality new house on Nether Row



Positive redevelopment on Riverside Walk





### 10.3.7 Green Spaces and Trees

The green spaces in Thetford provide an important contrast to the areas of built development. They make an important contribution to the character of the Conservation Area, as well as being community assets, used for walking and leisure, and therefore should be preserved. The Market Place is also an important open space within the town and this openness should be preserved with no additional buildings infilling the space. Trees make a significant contribution, particularly to the east of the town but also in the Market Place itself. They should also be preserved and planting enhanced where possible. Small front gardens on the roads leading out of town also provide enhancements to the streetscape. Wherever possible they should not be lost to parking.

#### Recommendations

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

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



### 10.3.8 Shopfronts

Retail and hospitality (shops, public houses, cafés and restaurants) are the primary uses within Thetford town centre and therefore the appearance of shopfronts is a key part of the character of the town centre (see [page 72](#) and [page 195](#) for good examples). There are many good quality historic shopfronts remaining in Thetford with some good modern ones, but poor signage, window stickers and large, unbroken areas of glazing detract on some shops. The improvement of these shopfronts would greatly benefit the appearance of the Conservation Area. Historic shopfronts should be retained. Regular maintenance and repair is also vitally important to maintaining the condition and visual appearance of shopfronts.

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

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

It is highly desirable to reinstate historic features, such as corbels and pilasters, where these have been lost and the placement of them, or vestiges of their original design, remain. Historic photography could also be used to identify the appearance of historic features which have been lost. There are many historic photographs of shopfronts in Thetford held at the Ancient House Museum.

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

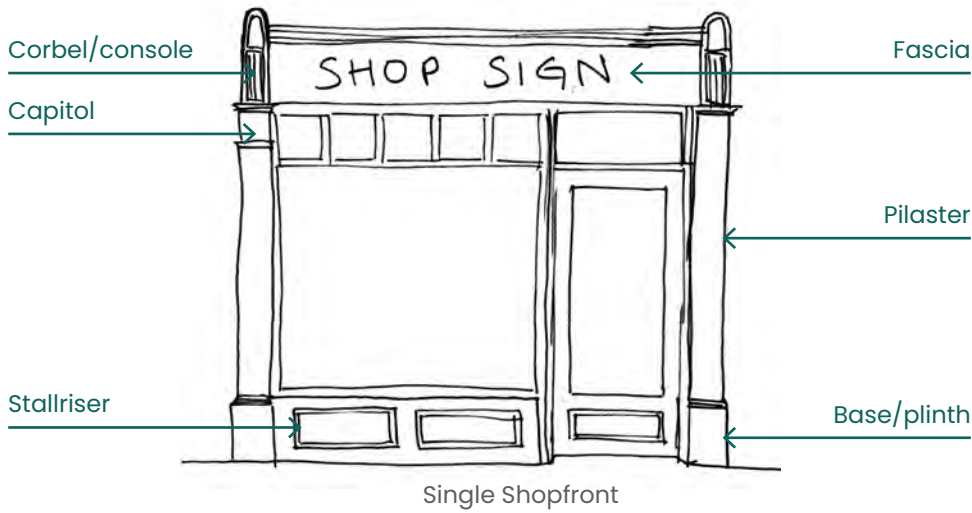
The components of a traditional shopfront are identified on the drawings on the following page. Pilasters, corbels, cornice, fascia and stallrisers are all important elements in traditional shopfronts which create its visual proportions. Fascias are of notable importance and should be in proportion to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



Thetford Co-operative Society, early twentieth century (Ancient House Museum)



## Components of a Traditional Shopfront







Thetford Co-operative Society, early twentieth century (Ancient House Museum)



Savage Bros, King Street, early twentieth century (Ancient House Museum)





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

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

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

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

Some shops in the town centre were originally houses and have had shopfronts added on the ground floor. Good quality historic shopfronts demonstrate the history of a building and therefore should not be removed.

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

### Recommendations

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

- Carry out regular maintenance to ensure the long-term condition and appearance of shopfronts.
- Surviving historic shopfronts should be retained.
- Reinstatement of lost features on historic shopfronts is desirable.
- Where a unit extends across more than one building, the vertical division between the buildings should be retained or reinstated.
- The design of a shopfront should be considered as part of the whole building, rather than as a separate entity.
- Replacement shopfronts (either in whole or in part) should take account of the period and style of the building they are within.
- Traditional shopfront components (pilasters, corbels, fascias, etc.) are encouraged where appropriate. However, this does not exclude contemporary design where it is very high-quality and designed to be in keeping with the building in which it sits.



- Fascias should not extend up above cornice level, down over the window or across corbels at either end.
- Windows should be divided up into smaller areas of glazing using timber transoms and mullions.
- Painted timber and glazing are the most appropriate materials for shopfronts, including signage.
- Illumination should be external rather than internal.
- Window stickers or features which obscure the view into the shop should be avoided.
- Canopies and awnings should be retractable and in canvas.
- Any security features required should be sympathetic to the historic appearance of the area.
- External roller shutters will not be acceptable.
- Buildings that were originally residences and have poor-quality modern shopfronts could be converted back to their original residential appearance if redundant as a commercial use and if well researched to establish the original form of the building.
- Conversion of good quality historic shopfronts to residential use may be acceptable if the shopfront is retained.



Shops on King Street, early twentieth century (Ancient House Museum)





### 10.3.9 Traffic and the Public Realm

There are several busy traffic routes through and around the town centre which are key issues within the Thetford Conservation Area and any opportunities to reduce the level of traffic and road noise should be taken. It is understood that Bury Road and London Road are necessary key routes around the town. However, a balance should be struck by ensuring that pedestrian crossings are located in places where they are needed so that people have safe crossing points and that pedestrian crossings have street furniture appropriate to the character of the Conservation Area.

Developing and linking public footpaths within the town centre would also aid pedestrian links through town. Key areas for improvement include the links between King Street and the Market Place and the roads around Tanner Street, Well Street and Guildhall Street. There is the opportunity to make the Market Place and surrounding streets more of a 'shared space' with pedestrians through improved landscaping. The widening of some footpaths would also improve pedestrian links.

Improving the appearance of the underpass under London Road towards the Priory would encourage pedestrians to walk towards the Priory and enhance the user experience of the Priory.

A coordinated strategy of high quality street lighting, furniture and signage would enhance the appearance of the town centre through preventing the introduction of mismatched and appropriate street lights and signage. This would also enhance the user experience of the town centre.

### Recommendations

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

- Any new or reworked hard landscaping within and around the town centre should be high-quality. It should match the same high-quality standard of public realm schemes carried out in recent years.
- Improve hard landscaping around the Carnegie.
- Improve pedestrian links from the Market Place to surrounding roads and from School Lane car park to the centre. Including added pedestrian crossings and widening pavements so they are accessible for those with limited mobility or with pushchairs.
- Review the location of pedestrian crossings within the town centre and revise as necessary.
- Consider the addition of a pavement along the south side of Ford Street or widening existing pavements on the north side.
- Consider improvements to the underpass under London Road.
- Consider the addition of pavement outside Oddfellows Hall and widening of pavement along Earls' Street to create accessible route into town.
- Consider introducing a coordinated strategy for both street lighting, furniture and signage within the town centre.





### 10.3.10 Controls and Enforcement

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

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

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

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

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal (<https://www.planningportal.co.uk/permission>), the Council's own website (<https://www.breckland.gov.uk/planningbuildingcontrol>), contact the Planning and Building Control department or use the Council's preapplication advice service to gain valuable early feedback on proposals (contact [planning@breckland.gov.uk](mailto:planning@breckland.gov.uk)) and see [Section 2.3](#) for more details.

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

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

<sup>04</sup> For further information see: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11491/319798.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11491/319798.pdf)





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

- Requiring a retrospective planning application for works carried out without permission;
- Serving a planning contravention notice in order to find to more information about works that have been carried out to conclude whether enforcement is required;
- Issuing an enforcement notice or planning enforcement order setting out what constitutes a breach of planning control and the actions required to remedy the breach;
- Issuing a stop or temporary stop notice on any activities which it suspects constitutes a breach in planning control;
- Issuing a breach of condition notice if planning conditions are not complied with; and
- Listed building enforcement where listed building consents are not obtained or listed building consent conditions are not complied with.

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

- Section 215 of the Town and Country Planning Act 1990 gives local planning authorities powers to require land to be cleaned up when its condition adversely affects the amenity of the area, such a vacant sites or derelict buildings;<sup>06</sup>
- Urgent Works Notices which give the local authority powers to directly carry out works required to urgently make an unoccupied listed building weather tight to prevent further decay;

- Repairs Notices allow a local authority to specify the works the owner should carry out to secure the condition of a building; and
- Compulsory Purchase Orders are a last resort where local authorities can compulsorily purchase a listed building to repair it or sell it to an organisation, such as a preservation trust, to be restored.

## Recommendations

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

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

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

<sup>06</sup> For further information see: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11491/319798.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11491/319798.pdf)



A: Glossary	203	D: Locally Listed Building Criteria	299
B: Bibliography	205	E: Full Size Plans	301
C: Audit of Heritage Assets	206		







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

**Ashlar** Masonry of smooth squared stones in regular courses.

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

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

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

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

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

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

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

**Glazing Bars** Bars dividing window sashes into smaller parts.

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

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

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

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

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

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

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

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

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

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





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

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

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

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

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

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



### Planning Policy Documents

Breckland District Council, Thetford Historic Environment Assessment, Part 1 (2002).

Historic England, Conservation Principles Policies and Guidance, 2008

Ministry of Housing, Communities & Local Government, The National Planning Policy Framework, December 2023

### Books and Reports

D. Osborne, Thetford: A Century Remembered, From 1900 to the Present Day (Part 1), (Wymondham; 1996)

D. Osborne, Thetford: A Century Remembered, From 1900 to the Present Day (Part 2), (Wymondham; 2000)

D. Osborne, Thetford Gleanings, (Wymondham; 1996)

H. Richmond, Repair Grants for Heritage at Risk: The Redundant Church of St. Peter King Stret and White Hart Lane Thetford, 2019. 3.

N. Pevsner and B. Wilson, The Buildings of England: Norfolk 2 North West and South, (Yale University Press, 2002), 701.

### Archives

Historic photographs, postcards and maps from the Ancient House Museum Archive

### Websites and articles

British Post Office Buildings and Their Architects: an Illustrated Guide, 'Thetford Post Office (c.1950)', <http://britishpostofficearchitects.weebly.com/c1950---market-place.html>

### Historic England Listing Descriptions

Municipal Dreams, 'Council Housing in Thetford before 1939: No 'borough as small had done more' in Housing, Norfolk', (October 2018). Municipal Dreams ([wordpress.com](http://wordpress.com)) [Accessed 21/08/23].



## Abbeygate

Heritage Asset Name Thetford Cluniac Priory

Photograph



Designation Scheduled Monument

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1017669>

Brief History One of three principal priories of the Cluniac order established in Norfolk. Established 1104. Dissolved 1540.

Description Situated on the west side of the medieval town, on ground adjacent to the Little Ouse River which flows along the southern boundary of the monastic precinct. The monument includes the central part of the precinct containing the standing and buried remains of the monastic church and conventual buildings and the remains of water control features to the south and west of these.

Heritage Asset Name Priory Gatehouse, Abbeygate

Photograph



Designation I

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195946>

Brief History 14th-century gatehouse.


Description Three-storeys, no roof. Cut flint with ashlar dressings. North and south faces similar, except north has diagonal corner buttresses while south has polygonal towers. Central segmental arch with chamfers north and south. First floor with one three-light cusped window and second floor with one, two-light cusped window, both under square heads. Repeated to north.





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Abbeygate (cont'd)

Heritage Asset Name	Remains of Priory of Our Lady of Thetford Including Prior's Lodging, Abbeygate
Photograph	
Designation	I
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1297875">https://historicengland.org.uk/listing/the-list/list-entry/1297875</a>
Brief History	Occupation of east end, transepts and north parts of east arm of cloister by 1114, remainder mostly by 1150. Lady chapel added early C13 and presbytery extended late C13.
Description	Flint with ashlar facing. No roofs.



## Brandon Road

Heritage Asset Name      Priory of the Canons of the Holy Sepulchre and part of Saxon Town

Photograph



Designation      Scheduled Monument

Link to Listing Entry      <https://historicengland.org.uk/listing/the-list/list-entry/1014861>

Brief History      Monument includes remains of the Priory of the Canons of the Holy Sepulchre. The priory was founded circa 1139 and was extant until the Dissolution. In the 19th century the ruins were adapted as an ornamental garden feature.

Description      Site of the Priory of the Canons of the Holy Sepulchre, north side of the Brandon Road and 162m south of the Little Ouse River.

Heritage Asset Name      Remains of Priory of St Sepulchre, Brandon Road

Photograph



Designation      I

Link to Listing Entry      <https://historicengland.org.uk/listing/the-list/list-entry/1195947>

Brief History      The priory was founded circa 1139 and was extant until the Dissolution. The remains constitute the nave of the church, later used as a barn, and in the 19th century the ruins were adapted as an ornamental garden feature. The north wall of the easternmost bay has been rebuilt and is post-monastic, as is the adjoining wall across the east end of the nave, which is presumed to date from the original conversion of the building to a barn.

Description      The nave of the priory church is rectangular, without aisles, and measures c.24m east-west by c.10m. Surviving buried remains of the west side of the crossing and south transept are included within the area of protection. The nave of the church is of five bays, with external buttresses, and the walls, which are constructed of mortared flint rubble with ashlar dressings, stand to a height of c.6m, displaying the remains of various blocked and altered openings of medieval and post-medieval date. Both internal and external faces of the medieval walls are decorated with a string course.



## Bridge Street

Heritage Asset Name 6 and 8 Bridge Street, 1-7 Bridgate Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195949>

Brief History Early 19th-century, converted to flats late 20th century with addition of 2no. late 20th-century shop fronts at ground floor level.

Description Two shops and flats above. Three-storeys with six bays. Flint, brick and chalk, faced with gault brick. Gabled roof with slate and pantiles. 6/6 sashes to first floor, 3/6 sashes to second floor. Two-storey wing to rear with dentil eaves cornice and casement windows.

Heritage Asset Name 12 and 14 Bridge Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195950>

Brief History Early 19th century with mid 19th-century shop front to No.14 and late 20th-century shop front to No.12.

Description Shops with accommodation above. 3 storeys, 5 bays. Cut flint dressed with gault brick, brick returns. Gabled pantiled roof. 19th century shop front to south, 20th century shop front to north. 6/6 sashes to first floor, 3/3 sashes to second floor.



## Bridge Street (cont'd)

Heritage Asset Name      Bridge House Including Attached Outbuildings at Rear and Gate Pier

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1207462>

Brief History                    Early-18th century house, altered early 19th-century.

Description                      Two-storey house with dormer attic in five bays. Flint, faced with gault brick with red brick dressings. Gabled pantiled roof over modillion cornice. Central 6-panelled door under overlight. 6/6 sash windows to first and second floor with casement windows to attic dormers. Two-storey flint and brick dressed outbuildings running north-east.

Heritage Asset Name          Southern Gate Pier at Number 16 Bridge Street

Photograph



Designation                      II


Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1297878>


Brief History                    Early 19th-century.

Description                      White washed brick, square section with ball finial.



## Bridge Street (cont'd)


Heritage Asset Name	Town Bridge
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195954">https://historicengland.org.uk/listing/the-list/list-entry/1195954</a>
Brief History	Dated 1829.
Description	Road bridge over Little Ouse River. Rusticated stone revetments. Single elliptical span with traceried spandrel decoration. Decorative cast-iron balustrade.


Heritage Asset Name	Losinga, 22, Bridge Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1207476">https://historicengland.org.uk/listing/the-list/list-entry/1207476</a>
Brief History	Early 19th-century house. Red brick façade added mid-19th century and house extended one bay south-west in later 19th century.
Description	2 storeys, 4 bays. Flint with red brick façade and brick dressings. Hipped roof over modillion eaves cornice. Central 6-panelled door to 3-bay portion under a plain fanlight set within a plain doorcase supporting an open pediment. Sash windows to ground and first floors.





## Bridge Street (cont'd)

Heritage Asset Name	Gates and Boundary Wall at Grammar School and Attached 'Kissing' Gate
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1279699">https://historicengland.org.uk/listing/the-list/list-entry/1279699</a>
Brief History	19th century.
Description	Flint with ashlar dressings and cast-iron. Low boundary wall with piers with pyramidal caps and cast-iron gates. Attached to left end a C19 cast-iron 'kissing' gate.

Heritage Asset Name	School House, Thetford Grammar School, 19 Bridge Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195951">https://historicengland.org.uk/listing/the-list/list-entry/1195951</a>
Brief History	1880.
Description	School. 2 storeys with attics. Cut flint with red brick dressings. Machine tile gabled roofs. 5 uneven bays, the outer bays projecting under gables. Left-hand (north) gable with a bay window to ground floor. Fenestration of ovolo-moulded cross casements. 3 hipped dormers. Triple polygonal stacks with star tops at picturesque intervals.



## Bridge Street (cont'd)

Heritage Asset Name 28 Bridge Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207483>

Brief History Early 19th-century house.

Description House. 2 storeys, 2 bays (entrance door in No.30.) Flint with brick dressings and red brick façade. Gabled slate roof. Central ground-floor tripartite sash without lower glazing bars under gauged skewback arch. Two 6/6 sashes light first floor, also with gauged skewback arches and with scalloped hoods.

Heritage Asset Name 30 Bridge Street

Photograph



Designation II



Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195952>

Brief History Early 19th-century house, now offices.

Description 2-storey building in flint with brick dressings and red brick façade. Gabled slate roof, in 2 pitches as the south portion rebuilt and raised with No.32. Door with 6 flush panels under overlight containing a glazed lamp holder. One tripartite sash right and left. Gauged skewback arch. To right of elevation is a door with 6 flush panels and an overlight which serve No.28. Three 6/6 first-floor sashes. Eaves cornice with paired modillions.



## Bridge Street (cont'd)

Heritage Asset Name	The Limes, 32 Bridge Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1207488">https://historicengland.org.uk/listing/the-list/list-entry/1207488</a>
Brief History	House, circa 1760, converted to offices and extended from north-west return 1989. Roof heightened circa 1900 at same time as adjacent No.30.
Description	2 storeys, red brick with gabled slate roofs with paired modillion eaves cornice to majority of principal façade. Parapet to south. Doorcase set to left with panelled reveals, block entablatures and missing a pediment. Late 18th-century sashes to both floors of principal façade with blind windows to south below parapet.
Heritage Asset Name	Ivy Lodge, 23 Bridge Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1297879">https://historicengland.org.uk/listing/the-list/list-entry/1297879</a>
Brief History	Early 19th-century house, raised and re-roofed mid-19th century. Various 19th-century additions to rear.
Description	House. 2 storeys in 4 bays. Coursed chalk, flint and gault brick dressings. Façade all gault brick. Pantiled gabled roof, black-glazed to front. Half-glazed door left of centre under simple hood. One 8/8 sash left and two 6/6 similar sashes right. 3 similar 6/6 sashes to first floor and a fourth, now blocked, to left.




Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Bridge Street (cont'd)


Heritage Asset Name	Blackfriars
Photograph	Not accessible from the public realm
Designation	Scheduled Monument
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1004006">https://historicengland.org.uk/listing/the-list/list-entry/1004006</a>
Brief History	Not available.
Description	Not available.

Heritage Asset Name	Remains of Dominican Church at Thetford Grammar School
Photograph	Not accessible from the public realm
Designation	I
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1207496">https://historicengland.org.uk/listing/the-list/list-entry/1207496</a>
Brief History	Remains of 2 walls of Dominican church. Founded 1335.
Description	West wall and north wall of north aisle survive, both with tall 2-centred wall arches. Flint and brick with chalk and ashlar dressings. Usual Blackfriars' plan with the mid C14 south central tower arch remaining inside the library.

Heritage Asset Name	Site of Saxon Town: Car Park to North of Anchor Hotel
Photograph	
Designation	Scheduled Monument
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1003943">https://historicengland.org.uk/listing/the-list/list-entry/1003943</a>
Brief History	Not available.
Description	Not available.




## Bridges Walk

Heritage Asset Name	Old Water Mill
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1279706">https://historicengland.org.uk/listing/the-list/list-entry/1279706</a>
Brief History	Early 19th-century water mill.
Description	3 storeys in 5 bays. Gault brick under gabled pantiled roof with large gabled weatherboarded lucam. 4.no 20th-century ground-floor windows and 2 blocked doors, all under segmental heads. Mixture of casement and blind windows. Gabled roof with large gabled weatherboarded lucam. Tail race emerges through 2 rounded arches under a Flemish bond gault brick platform bridge. Flint splays.




## Bury Road


Heritage Asset Name	Church of St Mary the Less
Photograph	
Designation	II*
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1297899">https://historicengland.org.uk/listing/the-list/list-entry/1297899</a>
Brief History	Parish church of 11th-century foundation, fabric mainly late-14th century. West tower rebuilt 15th century and chancel rebuilt 19th century.
Description	Nave, north aisle and chancel. Flint, re-used ashlar and chalk with ashlar dressings. Chancel in gault brick. Slate roofs. 3-stage west tower with flushwork plinth and stepped diagonal buttresses. 4-centred west doorway, the arches moulded. Above is a nineteenth-century Perpendicular window. 2-light cusped belfry windows north and south below crenellated parapet. Gabled south porch with multiple roll-moulded arch. South nave with stepped side buttresses and three 2-light nineteenth-century windows. North nave aisle lit through two Y-tracery windows, also 19th-century. Gabled nave and chancel roofs. Chancel south with two 2-light 19th-century windows.
Heritage Asset Name	Table Tomb 15 Metres North of the Nave of Church of St Mary the Less
Photograph	No Image
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195920">https://historicengland.org.uk/listing/the-list/list-entry/1195920</a>
Brief History	Dated 1778.
Description	Stone. Rectangular with baluster corners. Inscription panels north and south illegible except for date.
Heritage Asset Name	Coffin Cover Immediately North East of Chancel of Church of St Mary the Less
Photograph	No Image
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195919">https://historicengland.org.uk/listing/the-list/list-entry/1195919</a>
Brief History	13th-century.
Description	Stone. Rectangular and tapering. Indent of applied Celtic cross in upper face.



### Bury Road (cont'd)

Heritage Asset Name	Group of 5 Table Tombs Immediately South East of Chancel of Church of St Mary the Less
Photograph	No Image
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1297900">https://historicengland.org.uk/listing/the-list/list-entry/1297900</a>
Brief History	1771-1860.
Description	Stone slabs laid over brick core. Rectangular with baluster or fluted corners and slab tops. Mainly to Bidwell and Sterne families.

Heritage Asset Name	27 and 29 Bury Road
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195955">https://historicengland.org.uk/listing/the-list/list-entry/1195955</a>
Brief History	Mid-19th century houses.
Description	2 houses, each of 2 storeys. Flint and brick with gault brick quoins and dressings. Hipped and pitched slate roof. Each has a central four-panelled door under a fanlight flanked by a 6/6 sash. Two similar sashes to first floor. Saw-toothed eaves cornice.

Heritage Asset Name	37 Bury Road
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1279709">https://historicengland.org.uk/listing/the-list/list-entry/1279709</a>
Brief History	1830-40.
Description	2 storey house in 3 bays. Galleted flint with gault brick dressings. Gabled slate roof over dentil eaves cornice. Central C20 door under fanlight. One 6/6 sash right and left and 2 similar first-floor sashes separated by a blind window. Very deep contemporary rear outshut under continuous roof slope.



## Bury Road (cont'd)

Heritage Asset Name 50-62 Bury Road

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195956>

Brief History Mid-19th century terrace. North gable wall rebuilt 20th century and outshut added to rear.

Description Terrace of 2-storey houses in 3 groups. Cut flint with gault brick dressings. Gabled pantile roof over dentiled eaves cornice. All openings under segmental heads. Door to No.62 is 19th-century with 2 glazed upper panels. Remainder of doors 20th century. Fenestration of 2/2 sashes originally, of which only that to left of door to No.54 remains; all others are replacements. Blind windows over doors.

Heritage Asset Name 59-71 Bury Road

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195918>

Brief History Mid-19th century. Ground floor of No.67 converted to shop front 20th-century, now house.

Description Terrace of 2-storey, 2-bay houses. Cut flint with gault brick dressings. Gabled pantiled roof over dentil eaves cornice. All openings under segmental arches. 20th century doors, that to No.59 with a 20th century porch. Nos.65-71 retain 1 or 2 original 6/6 unhorned sashes, remainder replacements of various dates and types.



## Cage Lane

Heritage Asset Name Cage Lane

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195921>

Brief History 1581, rebuilt 17th century. Dismantled and re-erected on new site in 1968 in reduced form.

Description Lock up. Dressed stone jambs support round arch with iron grille above dado level. Built into side of public convenience.



## Castle Street

Heritage Asset Name Castle Hill: Motte and Bailie Castle, Iron Age Earthwork Enclosure and site of Augustinian Friary.

Photograph



Designation Scheduled Monument

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1017670>

Brief History 11th century.

Description The motte is a large, circular mound of chalk, approximately 25m in height and 90m in diameter at the base. At the summit is a sub-rectangular platform about 25m in diameter surrounded by a bank of chalk rubble approximately 2m in height with an opening on the north west side. The platform would originally have supported a timber tower. The base of the motte is encircled by a ditch. Immediately east of the motte and its encircling ditch is an area of level, open ground.

Heritage Asset Name Central Hotel (Part), 2 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297902>

Brief History Early 19th-century, extended east late-19th century altered 1991.

Description 2 storeys in 4 bays. Gault brick with some red brick and flint. Gabled slate roofs. Central 6-panelled door flanked by unfluted engaged columns supporting segmental hood. Sash windows. Large 3-storey extension to east over square carriage arch. First-floor oriel. 2-storey cross wings to rear.



## Castle Street (cont'd)

Heritage Asset Name      Number 6 Market Place and Number 1A Castle Street

Photograph



Designation      II

Link to Listing Entry      <https://historicengland.org.uk/listing/the-list/list-entry/1195905>

Brief History      Mid 16th century with 19th century canted bay and late 19th century shopfront.

Description      2 shops. Timber-framed, plastered and colourwashed with a pantile roof. 2 storeys with upper storey jettied. 6-panelled door flanked right and left by late 19th century canted bay. Late 19th century shop front on the right. Gabled roof.

Heritage Asset Name      1 Castle Street

Photograph



Designation      II

Link to Listing Entry      <https://historicengland.org.uk/listing/the-list/list-entry/1195922>

Brief History      16th century house with 19th century details

Description      Timber-framed and plastered house with a pantile roof of two storeys. 6-panelled and fielded door set to the right with a sloping hood. 2 sashes with 6/6 glazing bars. Deep coved jetty to first floor. Originally formed the 2-storey service end to Nos 3&5.

## Castle Street (cont'd)

Heritage Asset Name 3 and 5 Castle Street

Photograph



Designation II\*

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207558>

Brief History Pair of late 15th century houses with later details renovated 1983.

Description Pair of houses, now one shop. Plastered and colourwashed timber-frame under a pantile roof. Original one house with No.1 Castle Street. Plinth course. 2 Storeys. Exposed frame of heavy scantling, mostly re-used. Two 6-panelled and fielded doors and to the left of each a 6/6 sash. To the extreme left is a plank door leading to the rear passage under a 4-centered head.

Heritage Asset Name 57 and 59 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297904>

Brief History Mid-19th century.

Description Pair of houses. 2 storeys. Flint with gault brick dressings and roof of black-glazed pantiles with brick end stacks. 3-window range of 4-pane sashes under segmental arches. Pair of 20th century doors to centre in round-arched openings.



## Castle Street (cont'd)

Heritage Asset Name 38-48 Castle Street

Photograph



NB: Sample of long row of terraces

Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297903>

Brief History Mid-19th century terraces.

Description Terrace of 2-storey houses. Coursed chalk, flint and gault brick dressings. Gabled pantiled roof over dentil eaves cornice. 2 storeys. Nos 38 & 40 rendered and whitewashed. Nos 42 & 48 each have a segmental carriage arch fitted with double timber doors. Houses of one or 2 bays alternating. All openings under segmental heads. Unhorned 6/6 sashes remain to Nos 40, 42 & 44 and No.42 has a 6-panelled door. Details otherwise of various late C20 types.

Heritage Asset Name 30 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195923>

Brief History Early-19th century, re-skinned in brown brick.

Description 2 storey house in 2 bays. Flint, brick and coursed chalk blocks. Gabled pantile roof. 6-panelled door set to right under a plain fanlight. Doorcase with fluted pilasters rising to block entablatures with roundels. Curved hood pretending to be an open segmental pediment. Sashes to both floors of main façade. West return with 2 roundels, the upper one with date 1888, which may be date of re-skinning.



## Castle Street (cont'd)

Heritage Asset Name 32, 34 and 36 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207589>

Brief History Circa 1830, with late 19th-century plate-glass shop display window to west and 20th-century shop window to east.

Description Terrace of 3 houses. Flint with gault brick dressings. Gabled slate roof over eaves cornice. Sash windows of different proportions to first floor, smaller 6-paned windows above, some boarded. Porticos to Nos.32 and 34.

Heritage Asset Name 43 and 45 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1279668>

Brief History Mid-19th century.

Description 2 houses. 2 storeys. Flint with gault brick dressings under a gabled slate roof over dentiled eaves cornice. 2 storeys. 20th-century panelled doors. Sash windows to first floor.



## Castle Street (cont'd)

Heritage Asset Name 47 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195924>

Brief History Mid-19th century.

Description House. 2 storeys in 2 bays. Flint with gault brick dressings. Gabled late roof over dentil eaves cornice. 6-panelled door to east under fanlight. Doorcase composed of engaged columns supporting entablatures and open pediment. Sash windows.

Heritage Asset Name 49 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207604>

Brief History Mid-19th century with late 19th-century shop display window.

Description 2 storey building in 3 bays. Flint with gault brick dressings. Gabled slate roof over dentiled eaves cornice. Panelled door with fanlight and broken pediment to east. Historic display window to ground floor, sash windows to first floor.

## Castle Street (cont'd)

Heritage Asset Name 51 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207605>

Brief History Mid-19th century with late 19th-century shop front.

Description House and shop. 2 storeys. Flint with gault brick dressings. Gabled slate roof. A brick pilaster runs up centre of façade. To left is a 4-centred carriage arch. Late C19 shop front to right. 2no. panelled doors and sash windows to first floor.

Heritage Asset Name 50-60 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195925>

Brief History Mid-19th century terraces.

Description Terrace of 2 storey houses. Chalk and flint with gault brick dressings. Gabled pantiled roof over dentiled eaves cornice. All openings have segmental heads. Nos 50-56 have paired doors, each pair of houses sharing 3 bays. Doors of various periods. No.52 with unhorned C19 6/6 sashes, remainder of windows of various dates and types. Nos 58 & 60 are each of 3 bays with the upper central window blind. They have tall carriage arches with double timber doors in addition to panelled pedestrian doors. No.58 with pedestrian passage door also.



## Castle Street (cont'd)

Heritage Asset Name 71-87 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207608>

Brief History Mid-19th century terraces.

Description Terrace of 2-storey houses. Cut flint with gault brick dressings. Gabled roof of black-glazed pantiles and slate. Houses generally of one window bay. All openings under segmental arches. Carriage arch to left of No.71. 20th-century doors. Fenestration a mixture of sashes with various glazing bar arrangements or top-hung late 20th-century casements. Nos 79-83 retain 6/6 sashes, Nos 85 & 87 with replica sashes. No.79 with pedimented doorway.

Heritage Asset Name 89 and 91 Castle Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207613>

Brief History Mid-19th century.

Description Houses. 2 storeys. Flint with gault brick façade, No.91 rendered and colourwashed with timber porch. Both with gabled pantiled roofs, sash windows and 20th-century doors.

## Castle Street (cont'd)

Heritage Asset Name      The Albion Public House

Photograph



Designation                      II

Link to Listing Entry        <https://historicengland.org.uk/listing/the-list/list-entry/1195926>

Brief History                      Dated 1820.

Description                      Public house. 2 storeys in 3 bays. Flint with gault brick dressings and roof of black-glazed pantiles. Central 6-panelled door under segmental arch flanked by replacement sashes. Sashes to first floor. Dentil eaves cornice below gabled roof.

Heritage Asset Name        97-103, Castle Street

Photograph



Designation                      II

Link to Listing Entry        <https://historicengland.org.uk/listing/the-list/list-entry/1207619>

Brief History                      Circa 1820.

Description                      Terrace of 2-storey houses. Flint with gault brick dressings. Gabled roof with black-glazed pantiles over dentil eaves cornice. 2 storeys. Arrangement is of 2 central doors flanked by a 6/6 sash either side and 3 to first floor, all under segmental arches. All doors now C20, No.97 with 2/2 sashes.



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Castle Street (cont'd)

Heritage Asset Name      Castle House, Castle Street

Photograph



Designation                      II


Link to Listing Entry            <https://historicengland.org.uk/listing/the-list/list-entry/1297905>

Brief History                      1820 with 20th century single-storey extension to east gable.

Description                      House. 2 storeys, 3 bays, defined by brick pilasters. Flint over chalk; red brick façade. Gabled roof over brick eaves cornice under plain, rebuilt parapet. Central 6-panelled door under a moulded hood with a sash right and left without glazing bars, but under gauged skewback arches. Three 6/6 sashes to first floor also under gauged skewback arches. Rear is of 3 storeys owing to fall in ground.

Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Croxton Road

Heritage Asset Name	Almshouses Including Surrounding Wall and Outbuildings, 2-8 Croxton Road
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195927">https://historicengland.org.uk/listing/the-list/list-entry/1195927</a>
Brief History	Built 1885.
Description	Single storey red brick buildings with gabled clay tile roof. Enclosed by a boundary wall on all sides.



## Earls' Street

Heritage Asset Name 2, 4, and 6 Earl's Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207634>

Brief History Early 19th century, altered late 20th century.

Description 2 storeys. Gault brick skin over flint and brick core. Gabled pantiled roof. Plate-glass shop front to corner. Sash windows.

Heritage Asset Name United Reform Church, Earls' Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207646>

Brief History United Reform church, built as congregational chapel. 1817.

Description Flint with gault brick dressings and gault brick façade. Hipped roof of black-glazed pantiles. 2 storeys in 3 bays. Central stained-glass window flanked by panelled doors under fanlights. 3 sashes to first floor with 6/6 glazing bars.

## Earls' Street

Heritage Asset Name Forecourt Walls and Gates to United Reform Church

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1366062>

Brief History 1817.

Description Flint with gault brick piers and coping. Pair of wrought-iron gates with square-section verticals and renewed swept top rails. Overthrow between piers.

Heritage Asset Name 40 and 42 Earls' Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297906>

Brief History Circa 1820.

Description Pair of 2-storey houses. Gabled 2 pantile roof over dentil eaves cornice. 20th-century doors, sash windows.



## Earls' Street

Heritage Asset Name 43 Earls' Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1279646>

Brief History Mid-19th century with 20th century rear extension.

Description 2 storey house. Pebbles and flint with gault brick dressings and gabled pantile roof. Mid C19 plate-glass shop front and half-glazed door. First floor with a canted bay above. Sash windows to front with 20th century fenestration to rear.

Heritage Asset Name 44 Earls' Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195928>

Brief History Early 19th-century.

Description 2-storey house. White brick with pantiled roof and left end stack. 3-window range, all sash bar the central which is a modern replacement. Central door and carriage archway.

## Earls' Street

Heritage Asset Name Vine House, 45 Earls' Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207642>

Brief History Mid-19th century.

Description 2 storey house in 3 bays. Whole pebbles and flint with gault brick dressings and gabled black-glazed pantile roof over dentil eaves cornice. Central 4-panelled door under overlight. Wrought-iron trellis porch. Sash windows.

Heritage Asset Name 46 Earls' Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195929>

Brief History Circa 1835.

Description 2 storey house of coursed chalk, flint and gault brick. Gabled slate roof over modillion eaves cornice. 4-centred carriage arch to right with very fine gauged brickwork. 20th-century 6-panelled door under a plain fanlight. Sash windows. Running north-east are former stable outbuildings.



## Ford Street

Heritage Asset Name      The Paddock Including Front Walls and Stables

Photograph



Designation                      II

Link to Listing Entry        <https://historicengland.org.uk/listing/the-list/list-entry/1366073>

Brief History                    Early 19th-century house.

Description                    House. 2 storey façade in 3 bays with 4 pilasters rising to flat cushion capitals. Gault brick with painted brick façade and yellow brick rear extensions. Gabled roof with black-glazed pantiles to front range and concrete corrugated tiles to rear. Central square porch. Sash windows. Rear with 2 full-height canted bays. Front wall: flint, re-used ashlar and brick wall runs south-east down Ford Street. Gault brick band and coping. Stables incorporated into wall. 2 storeys.

Heritage Asset Name        3-9 Ford Street

Photograph



Designation                      II

Link to Listing Entry        <https://historicengland.org.uk/listing/the-list/list-entry/1207662>

Brief History                    Mid-19th century terrace. South-east gable end rebuilt late 20th century in breeze blocks.

Description                    2 storey dwellings. Cut flint with gault brick dressings and gabled pantiled roof over dentil eaves cornice. Late 20th-century sashes/doors to ground floor. First floor with one 6/6 sash and one blind window to each house, all with segmental heads.

## Ford Street

Heritage Asset Name Doorway in Garden Wall South East of Number 9

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195930>

Brief History 15th century door set within later wall.

Description Ashlar, pointed arch with finial. Continuous casement and filleted roll mouldings on tall polygonal bases.

Heritage Asset Name Boscombe House and Twyford, 2 Ford Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297867>

Brief History Mid-18th century.

Description 2-storey terrace in 8 irregular bays. Cut flint with gault and red brick dressings. Gabled roof of black-glazed pantiles over dentil eaves cornice. No.2 (Boscombe House) with a carriage entrance at south-east end fitted with double timber doors. Sash windows to principal façade. Central 20th-century door to Twyford.





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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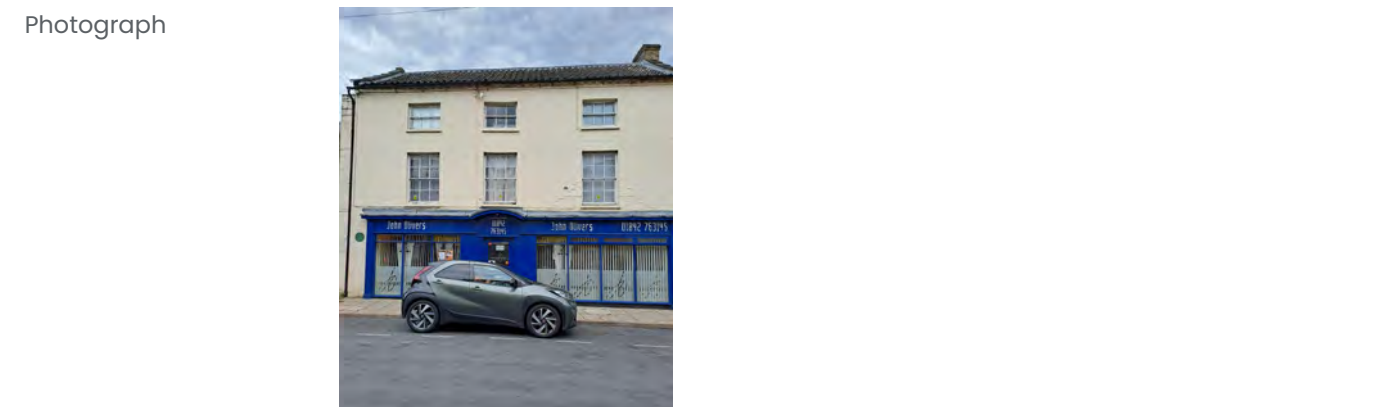
## Grove Lane

Heritage Asset Name	6, 8 and 10 Grove Lane
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1207686">https://historicengland.org.uk/listing/the-list/list-entry/1207686</a>
Brief History	Late-18th century with late 20th century brick extensions to rear.
Description	3no. 2-storey houses. Flint and brick, some of which is fused kiln lining-brick, with gault brick dressings. Gabled pantiled roof over dentil eaves cornice. 3 late 20th-century doors, casement windows.

Heritage Asset Name	12-18 Grove Lane
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195932">https://historicengland.org.uk/listing/the-list/list-entry/1195932</a>
Brief History	Late-18th century.
Description	4no. 2 storey houses. Flint and brick, some of which is fused kiln lining-brick, with gault brick dressings. Gabled pantiled roof over dentil eaves cornice. 3 late 20th-century doors, casement windows.

## Guildhall Street

Heritage Asset Name      19, Guildhall Street



Designation      II

Link to Listing Entry      <https://historicengland.org.uk/listing/the-list/list-entry/1279612>

Brief History      Late 15th-century with later alterations including 20th century shop front and rebuilding of north gable wall following demolition of adjacent buildings late 20th century.

Description      Shop and flat. 3 storeys in 3 bays. Timber-framed, with colourwashed brick façade to west and later flint and brick facing to rear. Gabled pantile roofs, black-glazed to front, over dentil eaves cornice. 20th-century shop front extends entire width of façade. Sash windows to first and second floor. Rear with 2 later narrow outshuts.

2 storey building comprising recessed 5-bay block with projecting wings right and left. Central single-storey extension now serving as entrance. Pediment to centre bay. Gabled roof with low parapet and dentilled eaves cornice. Sash windows. Mid-19th century plate-glass shop front to north wing.



## King Street

Heritage Asset Name      Bell Hotel

Photograph



Designation                      II\*

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1195935>

Brief History                    Mid-15th century coaching inn with 17th century extensions to south and later alterations. Range enclosing courtyard to south is a modern addition.

Description                      Arranged around courtyard with principal façade to King Street. Main range to King Street timber framed with jettied upper floor. Southern range is a 17th-century extension of two storeys and a dormer attic. 19th-century extension to east of main range of single storey with dormer attic. Gabled roof with clay tiles, with later flat-roof extensions.

Heritage Asset Name      Kings House

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1195936>

Brief History                    17th-century house said to have been used as King James I's hunting lodge. Rebuilt 1763 and converted to municipal offices 1950-51.

Description                      2 storey house in 5 bays. Flint and re-used ashlar with gault brick skin to façade and red brick dressings. 2 storey flint extension to west. 3 gabled roofs with 3 gabled dormers running east west, parapet to principal elevation. Central 20th-century glazed door with entablature and pediment. 6/6 sashes throughout.

## King Street

Heritage Asset Name 41 King Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195933>

Brief History Early-19th century with late 20th-century shop front to ground floor.

Description Shop. 2 storeys, gault brick under gabled slate roof with parapet and dentil cornice. 3no. 6/6 sash windows under gauged skewback arches to first floor.

Heritage Asset Name 45 King Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207697>

Brief History Early 19th century. Roof re-built late 20th century.

Description Shop. 2 storeys, gault brick with gabled slate roof over, shared with No.47 adjacent. Parapet. 1no. 6/6 sash to first floor.



## King Street

Heritage Asset Name 47 and 49 King Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195934>

Brief History Early 19th-century with early 20th-century plate-glass shop front. External stack to west truncated when roof hipped in 20th century.

Description 2 storeys, gault brick skin over flint core. Gabled pantile roof with parapet, hipped to west. 20th century shop front with central entrance, with early 19th-century bowed window to west. 2no. sash windows at first floor level under gauged skewback arches. 2-storey rear wing – former domestic quarters.

Heritage Asset Name 51 King Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207710>

Brief History 15th-century, rebuilt late 167th century and re-modelled early 19th century. Shop front is 20th century as is second entrance in east return.

Description 2 storeys, timber framed core now principally of flint with gault brick dressings under gabled slate roof with parapet and modillion cornice. 2 gable dormers with casements and 3no. 6/6 sashes to at first floor level under skewback arches. Flint and chalk lean-to outbuildings parallel and west of cross wing.

## King Street

Heritage Asset Name      Baptist Chapel, King Street

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1279626>

Brief History                    1859.

Description                      Gault brick with slate roof. Façade in gable-end. 2 storeys. 3 bays defined by pilaster strips, the centre 2 pilasters rising to arch under the gable head. 3 round-headed sashes with margin glazing to first floor and one to centre bay of ground floor.

Two storey building over a basement in 10 bays. Whole flints with gault brick dressings and some coursed chalk. Blind windows to basement with glazed windows above, all with segmental heads over. Large glazed opening to front elevation. Hipped roof over dentil eaves cornice.



## Magdalen Street

Heritage Asset Name 1-9 and 9a Magdalen Street



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195937>

Brief History Late 18th-century, altered late 20th-century.

Description 2 storeys in 4 bays. Brick and flint with red brick façade. Pantile roof over dentil eaves cornice. Late 20th century doors. 2 plate-glass shop display windows. Sash windows to first floor.

Heritage Asset Name 2, 2a and 4 Magdalen Street



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1279551>

Brief History Mid 19th century, altered 1991. North-east gable wall rebuilt 1991 following demolition of No.6 Magdalen Street.

Description 2 storeys, Gault brick. Gabled pantile roof over eaves cornice. Pilaster strips, two 6-panelled doors under overlights. C19 plate-glass shop front to No.2. Sash windows.

## Magdalen Street

Heritage Asset Name 14 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195938>

Brief History Mid-19th century and 1991.

Description 2 storeys. Gault brick. Gabled roof of black-glazed pantiles. Sash windows and panelled door.

Heritage Asset Name 16 and 20 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207807>

Brief History Mid-18th century. Gabled roof with high side parapets suggesting former thatch.

Description 2 storeys. Whitewashed flint with gault brick dressings. Gabled pantile roof. Ground floor with 2 late 20th-century doors under segmental heads. Sash windows.



## Magdalen Street

Heritage Asset Name 17 and 19 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297889>

Brief History Early 19th-century.

Description Pair of 2 storey, 2-bay houses. Flint and brick with gault brick dressings under a gabled pantiled roof with dentil eaves cornice. 20th century doors, sash windows to ground floor with casements to first floor.

Heritage Asset Name 21-27 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195898>

Brief History Early 19th-century.

Description Terrace of 2 storey dwellings. Flint with white brick dressings and pantile roof with brick central ridge and end stacks. Casements at first floor under segmental arches. 4 doorways and sash windows to ground floor under similar arches.

## Magdalen Street

Heritage Asset Name 22 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195899>

Brief History Early 19th-century.

Description 2 storeys in 3 bays. Flint with a gault brick façade. Gabled roof of black-glazed pantiles over dentil eaves cornice. Central panelled 20th-century door under arched head also under gauged skewback arches. Sash windows.

Heritage Asset Name 24 and 26 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297890>

Brief History Early 19th-century.

Description 2 storeys. Cut flint with gault brick dressings. Gabled roof of black-glazed pantiles over dentil eaves cornice. All openings under segmental heads. 20th century doors, one original blocked. Sash windows.



## Magdalen Street

Heritage Asset Name      Template House, 29 Magdalen Street

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1195900>

Brief History                    Early 19th century.

Description                      3 storey house in 3 bays. Gault brick. Hipped slate roof. Central projecting porch. 6-panelled door and side windows. Main elevation with an early-20th canted bay window. Sashes to principal elevation.

Heritage Asset Name          31 Magdalen Street

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1297891>

Brief History                    Mid-18th century house, later subdivided into flats. Bay windows rebuilt 1989.

Description                      3 storey building in 3 bays. Yellow brick with red brick dressings. Gabled slate roof. Late 20th-century central door with flanked by canted bay windows. Sash windows to ground and floor with casements to second, 2no. boarded at time of survey.

## Magdalen Street

Heritage Asset Name 33 and 35 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195901>

Brief History Early-19th century.

Description Pair of 2-storey houses. Flint and brick, rendered and whitewashed to façade. Gabled pantile roof over dentil eaves cornice. 20th century doors, sash windows to ground floor with casements above.

Heritage Asset Name 36 and 38 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297892>

Brief History Early 19th-century.

Description Pair of houses. Cut flint with gault brick dressings. Gabled roof of black-glazed pantiles over dentil eaves cornice. 20th century doors. Sash windows.



## Magdalen Street

Heritage Asset Name Whiteways, 37 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195902>

Brief History Early 19th-century.

Description 2 storey house in 3 bays. Random flint and brick. Rendered and whitewashed façade. Gabled pantile roof over dentil eaves cornice. black-glazed to front. Late C19 glazed central door within plain doorcase rising to a moulded pediment. Bowed sash windows at ground floor with casements above.

Heritage Asset Name Whiteways, 39 and 41 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207818>

Brief History Early 19th-century.

Description Pair of 2 storey houses. Flint with gault brick dressings under a gabled pantiled roof with dentil eaves cornice. Two C20 panelled doors under segmental heads. Sash windows.

## Magdalen Street

Heritage Asset Name 40 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195903>

Brief History Early-19th century.

Description House. 2 storeys in 2 bays. Flint with gault brick dressings under a gabled roof of black-glazed pantiles with dentil eaves cornice. Central 20th-century door within a doorcase composed of a pair of engaged fluted columns supporting a segmental hood. Sash windows.

Heritage Asset Name 42 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207822>

Brief History Early 19th-century. Original left-hand door replaced with 6/6 sash 20th century.

Description 2 storey house. Cut flint with gault brick dressings under a gabled roof of black-glazed pantiles with dentil eaves cornice. Sash windows, modern door.



## Magdalen Street

Heritage Asset Name 49-59 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297893>

Brief History 1680, restored 19th-century with rear additions mid-20th century.

Description Set of 6, single-storey almshouses. Whitewashed flint and brick with red brick dressings. Pantile roof. Plank doors and casement windows.

Heritage Asset Name 50, 52 and 52a Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1279562>

Brief History Late-18th century.

Description Houses. 2 storeys in 3 bays. Cut flint with red brick dressings under a pantiled roof over dentil eaves cornice. Ground floor whitewashed. 2 storeys in 3 bays. Modern doors to ground floor. Early 19th-century shop front to 52A. Casement windows to first floor.

## Magdalen Street

Heritage Asset Name 54-60 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195904>

Brief History Early 19th-century.

Description Terrace of 4no. 2 storey houses. Flint with white brick dressings and pantiled roof. 9-window (sash) range, 5 are blank.

Heritage Asset Name 61 Magdalen Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1279565>

Brief History Late 18th-century with late 19th-century lean-to to north-east return.

Description 2 storey house of flint and brick with red brick dressings. Mansard pantiled roof over dentil eaves cornice. Early 20th-century glazed door with casement windows.



## Magdalen Street

Heritage Asset Name      Black Horse Public House, 64 Magdalen Street

Photograph



Designation      II

Link to Listing Entry      <https://historicengland.org.uk/listing/the-list/list-entry/1297894>

Brief History      Mid-18th century.

Description      2-storey house in 3 bays. Plastered and colourwashed flint, chalk and brick. Roofs of black-glazed pantiles over dentil eaves cornice. L-shaped plan, with a rear range running south-east down Melford Bridge Road. Mixed fenestration.

## Market Place

Heritage Asset Name Central Hotel (Part), Marketplace

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207858>

Brief History Early 19th-century hotel with 20th-century shopfront, converted to offices 1991. North gable to Castle Street with re-used medieval fragments.

Description 3 storey façade in 3 bays. Coursed chalk, flint, re-used medieval carved masonry, gault brick dressings and gault brick façade. Gabled slate roof. Central panelled and glazed door below fanlight. Doorcase with engaged Tuscan columns supporting open segmental pediment. Sash windows to first and second floor.

Heritage Asset Name Green Dragon Public House

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297895>

Brief History Early 19th-century public house with mid 20th-century alterations.

Description Public house. Flint with gault brick dressings to stable block, gault brick façade to Market Place. Gabled slate and pantile roofs. 2 storeys and dormer attic in 3 bays. Central glazed door under open pediment and fanlight. Rear block former stable yard entered under a flat carriage arch.



## Market Place (cont'd)

Heritage Asset Name Red Lion Public House

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207878>

Brief History Public house. Built by order of Town Council in 1837, restored 1960.

Description Cut flint with gault brick front under a slate roof. 2 storeys in 3 bays. Central entrance consists of a glazed door with side lights set within a pair of fluted pilasters. Canted bays with sash windows to ground floor. Sashes to first floor, with curving balustrade. Hipped roof. 2-storey wing runs down Well Street.

Heritage Asset Name Shambles Shopping Arcade

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195906>

Brief History Circa 1900, altered late 20th-century, now enclosed as shop units.

Description Gault brick under hipped slate roof. One storey. 5-bay façade consisting of 4 round cast-iron columns with stylised water-leaf capitals supporting pierced arched braces. 2 bays right and left of centre with late 20th-century shop fronts.

## Market Place (cont'd)

Heritage Asset Name Guildhall, Marketplace

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207867>

Brief History Guildhall of 1901.

Description 2 storeys with dormer attic in L-shaped plan. Gabled roof with central polygonal cupola to east of ridge stack. South front with venetian windows and pilasters. Range facing Market Place with convex projecting entrance porch with round arch.

Heritage Asset Name Topsy Toad Wine Bar, Market Place

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207891>

Brief History 1887. Thetford mechanics' institute, then public library, then wine bar, now Royal British Legion.

Description Gault brick under slate roof. 1 storey. Gabled roof. 5 bays to Market Place, each separated by columns of rendered brick. Central double-leaf doors under a round glazed arch. 2 round-headed 20th-century plate-glass windows right and left. Rendered entablature and parapet. Central gable with cartouche. To right is a 2-bay link attaching to Guildhall with a round-headed sash and round-headed doorway.





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Market Place (cont'd)

Heritage Asset Name      3 and 4 Market Place

Photograph



Designation                      II\*

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1207841>

Brief History                    C16. Mostly rebuilt early C18, re-worked late C18, re-roofed 1975, restored and re-roofed following fire 1991. 2no. additional early 19th-century blocks added to resemble a double-pile plan.

Description                      Timber-frame on a 14th-century brick undercroft. Gault brick skin to main façade. Main south façade of 2 storeys in 6 bays. 2 doorways comprising pilaster doorcases under entablatures and open pediments. Y-tracery fanlights. 3no. 20th-century plate-glass shop display windows. Dentil eaves cornice and gabled roof. East face rendered and colourwashed.



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Melford Common

Heritage Asset Name	3-17 Melford Common
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1195907">https://historicengland.org.uk/listing/the-list/list-entry/1195907</a>
Brief History	Dated 1834.
Description	Terrace of 2-storey houses. Cut flint with gault brick dressings and pantile roof. Gabled roof over dentil eaves cornice. Sash windows, some blind. Doorways under semi-circular heads.



## Mill Lane

Heritage Asset Name 12, 14 and 16, Mill Lane

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207900>

Brief History Mid-19th century, altered/extended to rear late 20th century.

Description 3no. 2 storey houses. Flint with gault brick dressings. Gabled pantiled roof over dentil eaves cornice. No.12 with a late 20th-century glazed door, Nos 14 and 16 with flush-panelled doors. Nos 14 and 16 with a canted bay right of doors, No 12 with a 6/6 horned sash right of its door. Two horned 6/6 sashes to first floor (Nos 14 and 16) and a top-hung late 20th-century casement. Large dormered C20 rear extensions.

Heritage Asset Name Site of Saxon town: plot on East side of Mill Lane 200ft (60m) N of Nunthorpe House

Photograph Underground remains, no remains visible above ground

Designation Scheduled Monument

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1003942>

Brief History Not available.

Description Not available.

Heritage Asset Name Site of Saxon town: Nuns' Bridges Open Space

Photograph



Designation Scheduled Monument

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1003940>

Brief History Not available.

Description Not available.

## Millers Lane

Heritage Asset Name 22 Millers Lane

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297896>

Brief History Dated to 1831 via datestone in east gable head.

Description Two storey house. Flint with gault brick dressings. Pitched slate roof over dentil eaves cornice.



## Minstergate

Heritage Asset Name Charles Burrell Museum

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195908>

Brief History Dated 1903. Built as a replacement paint show for Charles Burrell Engineers and Agricultural Machinists. Museum since 1991.

Description Constructed of chalk, brick, iron and flint with a Belfast truss roof. Seven bays of double timber doors to west elevation, rear elevation of brick. Continuous clerestory of upright glazed panels to north, west and south elevations.

Heritage Asset Name St Nicholas House, 8 Minstergate

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1279518>

Brief History Mid 18th-century extended to south-west early 19th-century.

Description Main block two storey red brick house with projecting gabled porch and pitched roof with gabled dormers. 19th-century extension to south west (gable ends fronting Minstergate) consists of two parallel ranges with mansard roof. One red brick, one flint and ashlar.

## Minstergate

Heritage Asset Name      Former Factory of Charles Burrell and Sons

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1207916>

Brief History                      Early 19th-century factory. Later extension to south-east.

Description                      2 storey, 6 bay building of flint with red brick dressings and red brick façade. Gabled pantiled roof.

Heritage Asset Name          Bank House, 1 Minstergate

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1297877>

Brief History                      Early 19th century, with single-storey 20th century extension now forming entrance. Hipped roofs to wings reduced and rebuilt 20th century.

Description



## Monksgate

Heritage Asset Name Farm Building to West of Abbey Farm Cottage, Monksgate

Photograph



Designation

I

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1297897>

Brief History

Mid-15th-century outbuilding. Partly clad in the mid-19th century in flint rubble with brick dressings.

Description

2-store building. 3-bay portion to west is timber-framed and weatherboarded, the rear (south) side formerly jettied. Corrugated asbestos roof. Mixed fenestration.

Heritage Asset Name

Abbey Farm Cottage, Monksgate

Photograph



Designation

I

Link to Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1207935>


Brief History

Abbey outbuildings, converted to farmhouse at west end mid 19th-century. Late 13th-century timber-framed structure.

Description

1 storey and attic, formerly one storey. North side with two 19th-century cart entrances and three 19th-century doorways and blocked car entrance to south side. Gabled roof with 2 gabled dormers to east end. 2 gabled dormers to east. Mixed fenestration.

## Nether Row

Heritage Asset Name	6-24 Nether Row
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1279505">https://historicengland.org.uk/listing/the-list/list-entry/1279505</a>
Brief History	Terrace dated 1831.
Description	Flint with gault brick dressings. Slate roof to Nos 6-12, otherwise pantiled roofs. Each house of a basic entrance bay plus window bay. No.14 of entrance bay plus one bay right and left. Ground and upper floor openings all under segmental heads. Fenestration of 2-light casements with glazing bars and sashes to Nos 14 & 20-24. No.18 retains original 3-plank door, otherwise doors are C20. No.24 with blocked carriage arch under a 4-centred head. Dentil eaves cornice. Gault brick stacks at division of properties. Datestone in north gable head: M 1831 C.



## Newtown

Heritage Asset Name The Presbytery of the Roman Catholic Church of St Mary

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195909>

Brief History Constructed as a pair of houses in 1829. Originally part of larger group of ancillary structures demolished second half of 20th-century. By 2022 the ground floor was combined by form single property.

Description 2 storey building, pitched slated roof with dentilated eaves cornice. Knapped flint with gault brick dressings. Sash windows at first floor and one to central window at attic level. Ground floor windows rectangular with infilled arches above.

Heritage Asset Name Roman Catholic Church of St Mary and Parish Hall

Photograph



Designation II\*

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207963>

Brief History Church constructed 1826 with presbytery and additional accommodation added to west end in 1829. Parish hall constructed 1879, formerly a school building.

Description Church knapped flint with gault brick dressings and Welsh slate to roof. 4 bays long, tall window openings with round arches and rusticated brick surrounds. Eaves cornice of dentilated brick. Parish hall free-standing structure to rear – red brick in Flemish bond with pitched slate covered roof.

## Nuns' Bridge Road

Heritage Asset Name Castle Hill: Motte and Bailey Castle, Iron Age Earthwork Enclosure and site of Augustinian Friary

Photograph



Designation Scheduled Monument

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1017670>

Brief History Iron Age and Medieval.

Description The monument includes a medieval motte and bailey castle incorporating remains of an earlier earthwork enclosure identified as an Iron Age fort. Also included is the site of an Augustinian friary which was established within the earthwork enclosure in the later 14th century, on land to the south of Castle Lane.

Heritage Asset Name Ford Place and Attached Grotto, Ford Street

Photograph



Designation II


Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1207667>

Brief History Early-19th century with c.1860 additions.

Description Gault brick. Roofs of black-glazed pantiles. Double-pile plan. 2-3 storeys. Irregular façade to north in 3 distinct elements, all with different roof lines. Fenestration generally of 6/6 sashes with gauged skewback arches. Immediately west of house (and attached to it) is a 3-bay, single-storey grotto of whole flints.



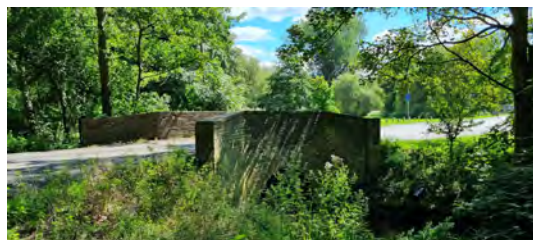
### Nuns' Bridge Road (cont'd)

Heritage Asset Name	Kitchen Garden Walls, Castle Lane
Photograph	Not accessible from the public realm.
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1297868">https://historicengland.org.uk/listing/the-list/list-entry/1297868</a>
Brief History	Early-19th century.
Description	Kitchen garden walls of Ford Place. Flint and gault brick with some red brick. Brick coping. Walls front Ford Street between Ford Place and Friary House and then extend to rear and towards Ford Place.
Heritage Asset Name	Monument at NGR TL8754982673, 100 Metres South of Friary House (Friary House Not Included), Castle Lane
Photograph	Underground remains, no remains visible above ground.
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1297901">https://historicengland.org.uk/listing/the-list/list-entry/1297901</a>
Brief History	1807.
Description	Monument on site of Augustinian Friary. Stone. Rectangular plinth on which stands an urn swathed with swags. Plinth with inscription: IN VENERATION OF THIS CONSECRATED PLACE AND OF THESE ILLUSTRIOUS PERSONS (ie bodies found in vault) THIS ALTAR TOMB WAS ERECTED BY GEORGE BEAUCHAMP ESQ AD 1807.
Heritage Asset Name	Nuns Bridge North
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1279479">https://historicengland.org.uk/listing/the-list/list-entry/1279479</a>
Brief History	Late-18th century. Situated on crossing point of Icknield Way, first used c3000 BC.
Description	Gault brick. 2 elliptical arches with keyblocks are separated and contained within pilaster strips. Cutwaters. Splayed parapets with stone coping slabs.

## Nuns' Bridge Road (cont'd)

Heritage Asset Name      Nuns Bridge Central

Photograph



Designation                      II

Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1195911>

Brief History                    Early-19th century.

Description                      Road over river bridge (Thet spring). Early C19. Gault brick. Single semi-circular arch with splayed rebuilt brick parapets.

Heritage Asset Name          Nuns Bridge South

Photograph



Designation                      II


Link to Listing Entry          <https://historicengland.org.uk/listing/the-list/list-entry/1195912>


Brief History                    Late-18th century.

Description                      Gault brick with some red introduced. 2 elliptical arches with central cutwater are separated by stepped buttresses on downstream side. Plain brick parapet canted outwards to banks.



## Nunnery Place

Heritage Asset Name	The Nunnery
Photograph	
Designation	II*
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1208030">https://historicengland.org.uk/listing/the-list/list-entry/1208030</a>
Brief History	Early 17th century and later, restored 1880-91.
Description	Re-used limestone ashlar. Machine tile roofs. Nearly square in plan beneath 3 parallel roofs running east-west. Late 20th century extension to the east. Main façade to south of 2 storeys in 3 bays. Central doorcase with 2 panelled pilasters with volute capitals supporting a frieze beneath a pediment.

Heritage Asset Name	1,2 and 3 Nunnery Cottages
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1207988">https://historicengland.org.uk/listing/the-list/list-entry/1207988</a>
Brief History	No.3 late 16th century formerly part of inner gateway to monastic precinct, Nos.1 and 2 date to 1857.
Description	Range of 3 houses. Rendered flint, chalk and brick with a slate roof. 2 storeys.



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Nunnery Place

Heritage Asset Name Office Immediately South of Nunnery Barn

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195914>

Brief History Chapter house to the Benedictine nunnery of St George c1160 converted to offices 1990

Description Chalk, limestone and brick under pantiled roof. One Storey. West wall with embedded pointed transverse arch of former quadripartite vault.



## Norwich Road

Heritage Asset Name 3, 5 and 7 Norwich Road

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195910>

Brief History Early 19th century terrace. 20th century red brick dressings to No.7. Replacement doors and windows to ground floor of Nos.5 & 7.

Description Pebbles and cut flint with gault brick dressings and pan tiled roof.

## Old Bury Road

Heritage Asset Name Fulmerston's Almshouses, Old Bury Road

Photograph



Designation II\*

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1279468>

Brief History 1610, remodelled late 19th-century, restored 1968.

Description Single storey almshouses. Cut and galleted flint, ashlar blocks and stone quoins. Red brick dressings to window and door surrounds. Gabled plain tile roofs. 2 doors in centre and one at each end of elevation, each a C19 four-plank door with cusped arches. Between the doors are four 3-light trefoil-headed lancets with diamond-leaded glazing. Doors and windows with chamfered brick surrounds and hoods on plain labels.

Heritage Asset Name Frickley Villa, 1 Old Bury Road

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1208036>

Brief History Dated 1840.

Description 2-storey house with attic in 3 bays. Flint with gault brick dressings and a gault brick façade. Gabled slate roof. Central late 20th-century six-panelled door set within doorcase with panelled and fielded reveals. Doorcase formed of reeded and fluted engaged columns supporting block entablatures and an open pediment with fanlight over. Sash windows to first and second floors.



## Old Bury Road

Heritage Asset Name      3 and 5 Old Bury Road

Photograph



Designation                      II

Link to Listing Entry        <https://historicengland.org.uk/listing/the-list/list-entry/1195916>

Brief History                    Dated 1838.

Description                      2 houses each of 2 storeys in 3 bays. Flint with gault brick dressings and a gault brick façade under gabled slate roof. Each with a central doorway with a doorcase composed of reeded and fluted engaged columns supporting block entablatures and open pediments. No.3 with a 6-panelled door beneath a 6-paned fanlight. No.5 has a 20th-century half-glazed door. Sash windows to each under gauged skewback arches. Internal gable-end stack to south and a ridge stack at division of properties. Datestone in apex of south gable head.

## Old Market Street

Heritage Asset Name 51 and 53 Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196078>

Brief History 16th-century with later alterations. Public house, converted to private house early 20th-century.

Description 2 storeys. Plastered and colourwashed timber-frame on a brick ground floor. West gable of gault brick. Plain tiled roof. 2 plank doors and three 3-light horizontally-sliding sashes to ground floor, with glazing bars. Jettied first floor with sash windows (1no. 20th century addition to centre.) Attached to east is former outbuilding, now garage, with C20 garage doors.

Heritage Asset Name Dolphin Inn, Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297824>

Brief History Dated 1694.

Description Public house. 2 storeys in 2 bays. Flint, ashlar and brick, the re-used ashlar blocks laid in chequer patterns. Gabled pantiled roofs. Central 4-panelled door under a hood with a 2-light 20th-century cross casements to both floors. Numerals picked out in stone at first floor. 2-storey rear cross wing with 2-light casements and one 2/2 sash.



## Old Market Street (cont'd)

Heritage Asset Name 23 Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1293332>

Brief History Late 16th-century, refaced early 20th century with circa 1700 rear wing. Within the walling are numerous carved and moulded pieces of limestone which can be identified as having belonged to a Romanesque building of c1140.

Description 2 storeys with attic. L-plan. Brick front and render to timber-frame with ashlar and flint rear wing with brick dressings. 20th-century clay tile roof with brick ridge and end stacks. Mixture of sash and casement windows. Entrance to left has re-used 18th-century doorcase with pilasters and open pediment. Rear wing has 2 dormers.

Heritage Asset Name Gothic House, 12 Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1293329>

Brief History Late 19th-century.

Description 2 storey building with attic in 3 bays. Flint with gault brick dressings. Pitched slate roof with gables to street front. Central plank and muntin door under a rendered hood on labels. One 3-light window right and left, the lights round-headed. Hoods with label stops again. 2 similar 2-light first-floor windows above and, over door, a diaper panel. Paired chimney flues with spiral, chevron and diaper moulded brick patterns. 2-storey extension to south-east with an external stack and 2nd doorway.

## Old Market Street (cont'd)

Heritage Asset Name 10 Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297898>

Brief History Late 18th-century, converted to 4no. flats late-20th century.

Description Pair of houses. 2 storeys with dormer attic. Flint with gault brick dressings and gault brick façade. Gabled roofs of black-glazed pantiles over dentil eaves cornice with shallow parapet. Sash windows to ground and first floor with flat-topped dormers to attic. 6-panelled door to right with a metope block entablature to doorcase and open pediment. To left, early 19th-century shop front.

Heritage Asset Name Numbers 21 (The Gables) and 21A, Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1195917>

Brief History Built mid-19th century as maltmaster's house. Later converted to offices.

Description 2 storeys and attic in 7 bays. Gault brick. Gabled roof of diamond composite slates behind parapet. Central door with 2 tall fielded panels. Doorcase of Tuscan columns with reeded and fluted necks under block entablatures and open pediment. Plain sash windows under gauged skewback arches. At first floor is an added early 20th-century bay window. Pedestrian entrance to left of elevation leads to single-storey rear wing (The Gables).



## Old Market Street (cont'd)

Heritage Asset Name Thetford Glass Warehouse, Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196079>

Brief History Bidwell's brewery warehouse, then bus depot, functioning as a commercial warehouse in 1970s. Mid 19th-century.

Description 2 storey building of flint with gault brick dressings. Roof of black-glazed pantiles over dentiled eaves cornice. Façade of 5 arcaded bays rising full-height to parapet. Central bay is wider and contains double timber doors. Fenestration of lunette windows. One tripartite sash to south-west bay at each floor.

Heritage Asset Name The Old Gaol, 4 and 6 Old Market Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1208054>


Brief History Re-built 1796, enlarged 1816. Converted to flats late 20th-century. South-east gable wall rebuilt 20th-century in yellow brick.

Description 3 storey building in 4 bays. Flint with gault brick dressings. Gabled roof of black-glazed pantiles over dentil eaves cornice. All windows under segmental heads. 2 heavy plank doors set in round-headed recesses. Windows mix of sash, casement and blind, with 4no. barrelled cell windows to second floor. Over doors are panels with carved shackles and in centre is a plaque: 'This Gaol was enlarged in the year 1816'.



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Pike Lane

Heritage Asset Name	Warehouse and Stables, Pike Lane
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1196080">https://historicengland.org.uk/listing/the-list/list-entry/1196080</a>
Brief History	Mid-18th century, south gable rebuilt in brick late 20th century.
Description	2 storeys. Flint with some brick and chalk. Gabled pantiled roof. East front with double timber doors to left which once led to rear as a carriage arch, the rear exit now blocked. 2 pedestrian doorways. Mix of sash and blind windows with lap-glazed windows to rear elevation.



## Raymond Street

Heritage Asset Name The Old Rectory Guest House, 30 Raymond Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219142>

Brief History Early 19th-century house.

Description House. 2-storeys in 3 bays. Flint with gault brick dressings and gault brick façade. Gabled pantile roof over dentil eaves cornice. Central 6-panelled door under fanlight. Doorcase has moulded pilaster strips with paterae supporting a segmental hood. Sash windows under gauged skewback arches. 3 similar first-floor sashes. Sashes to south-east return.

Heritage Asset Name District Council Offices and Attached Maltings, Raymond Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196083>

Brief History Built as maltings and warehouse in late 18th-century, altered 1989.


Description 2 parallel blocks linked by a cross wing. Main block to Raymond Street is warehouse and manufactory, smaller block to north-east is maltings. Flint facing to chalk and brick walls. Red and gault brick dressings. Slate and artificial slate roofs. 3 storeys in 7 bays fitted with 2-light late 20th-century casements. Blocked loading bay door between bays 5 & 6 (from left) with a coat of arms above inscribed with illegible date. Linking piece to maltings set back. 3 storeys in 3 bays. Similar details. Datestone 1861. Gabled roofs to all ranges.



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Raymond Street (cont'd)

Heritage Asset Name	11 and 11a Raymond Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1297826">https://historicengland.org.uk/listing/the-list/list-entry/1297826</a>
Brief History	Mid 19th-century.
Description	2 storeys. Gault brick with gabled slate roof. Occupies corner site. 2 storeys. Curved 19th-century plate glass double display window with central 2-leaf entrance doors to corner range. Historic fenestration.

Heritage Asset Name	4 Raymond Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1196081">https://historicengland.org.uk/listing/the-list/list-entry/1196081</a>
Brief History	Late-18th century house.
Description	Flint, brick and chalk. Colourwashed brick façade under pantiled roof. 3 storeys in 3 bays. Central 6-panelled door under fanlight and open pediment. Historic windows. Dentil eaves cornice and gabled roof. Rear wing extends south-west down Nether Row: 2 storeys. Further single-storey hipped outbuilding beyond. Hay loft on north side.



## Raymond Street (cont'd)

Heritage Asset Name 6, 6A-D and 8 Raymond Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297825>

Brief History 2 late 18th-century houses, now offices and shops. Nos 6A-6D (Nether Row) all modernised late 1980s. No.6C is a late C20 addition.

Description Flint with red brick dressings and pantiled roofs. Colourwashed brick façade. Façade comprises Nos 6 & 8. 2 storeys in 4 bays, each house with modern panelled doors. Sash windows. Modillion eaves cornice under gabled roof. 2-storey wing extends south-west down Nether Row.

Heritage Asset Name 10 Raymond Street

Photograph




Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196082>

Brief History Circa 1820 with late 20th-century brick extension to rear.

Description Flint with whitewashed brick front and rear walls. Pantile roof. 2 storeys in 2 bays. Shop front to left with thick glazing bars and side entry. First floor lit through 2 unhorned 4/4 sashes under painted gauged skewback arches. Dentil eaves cornice under a gabled roof.

## Riverside Walk

Heritage Asset Name	Methodist Church, Riverside Walk
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219175">https://historicengland.org.uk/listing/the-list/list-entry/1219175</a>
Brief History	Wesleyan chapel, now Methodist church. 1830.
Description	2 storey building in 3 bays, defined by giant pilasters rising to parapet with central pediment. Gault brick with hipped slate roof. Square porch in centre with double-leaf 6-panelled doors under a round arch. Sash windows, the central upper sash with a stained glass panel. Returns with 2 similar sashes to each floor.



## St Nicholas Street


Heritage Asset Name	37 and 39 St Nicholas Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1196084?section=official-list-entry">https://historicengland.org.uk/listing/the-list/list-entry/1196084?section=official-list-entry</a>
Brief History	Mid-19th century with potentially earlier origins. South gable wall rebuilt.
Description	2 houses. Flint with gault brick dressings. Gabled pantiled roof over dentil eaves cornice.

Heritage Asset Name	62 and 64 St Nicholas Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219185">https://historicengland.org.uk/listing/the-list/list-entry/1219185</a>
Brief History	Circa 1820.
Description	Pair of two storey houses. Flint with gault brick dressings and some chalk. Slate, gabled roof over dentil eaves cornice.



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## St Nicholas Street

Heritage Asset Name	Warehouse, St Nicholas St
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1196085">https://historicengland.org.uk/listing/the-list/list-entry/1196085</a>
Brief History	Early 19th-century.
Description	



## School Lane

Heritage Asset Name Old Mill Public House, Rudolph's Nite Spot and Old Mill Pizza House

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219188>

Brief History Range of 3no. late-18th century houses, opened into one unit at first-floor level in 1987.

Description All 2-storey buildings. Flint with gault brick dressings, partly rendered and whitewashed. Pitched pantile roofs, 2 storeys. NB. names in list entry no longer accord with current usage. 'Old Mill public house' is to left (north-east). 'Rudolph's Nite Spot' is centre building. 'Old Mill Pizza House is the right-hand unit (south-west).' Fenestration a mixture of historic sash windows and 20th century casements/doors.

## Spring Walk

Heritage Asset Name Spring House, Spring Walk

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196086>

Brief History Built 1818 as pump room, then spa, then private house.

Description 2 storey house in 3 bays. Gault brick under hipped slate roof with mutule eaves cornice. Late 20th-century glazed central doors within doorcase of reeded pilaster strips. One French window right and left under gauged skewback arches. 3 sashes to first floor, with 6/6 glazing bars and gauged skewback arches. Rear block also of 2 storeys in 3 bays, forming a second major façade. Central pediment. French window to ground floor. Sashes.

## Tanner Street

Heritage Asset Name Former Garage Adjoining Riversdale (Not Included), Tanner Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1291573>

Brief History House, then garage, now shop. Early 16th-century, greatly altered 1991.

Description 2 storey, timber-framed building with flint and brick infill under a gabled pantiled roof. Rendered and whitewashed. Ground floor rebuilt re-using studs to left. Arched brace to jetty bressumer stands on a roll-moulded wall post with capital. Two 20th-century copies to right. 19th/20th century windows to first floor. Rebuilt gault brick returns. 2 storey cross wing to rear also with 20th-century details.

Heritage Asset Name Tanner House, Tanner Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219225>

Brief History Early-19th century house.

Description Flint with gault brick dressings. Gault brick façade and rear elevations. Hipped slate roof. 2 storeys in 3 bays. Central double-leaf 3-panelled and fielded doors under a 4-panelled overlight. Plain timber doorcase. Sash windows.





Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Water Lane

Heritage Asset Name	13 and 15 Water Lane
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1196089">https://historicengland.org.uk/listing/the-list/list-entry/1196089</a>
Brief History	Pair of late-18th century houses, restored 1984 (eaves rebuilt and raised.) 20th-century rear extensions.
Description	Double storey houses, flint with gault brick dressings and pantile roof. Gabled roof over eaves cornice with upright modillions.

## Whitehart Street

Heritage Asset Name Thomas Paine Hotel, 33 Whitehart Street

Photograph



Designation Grade II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196095?section=official-list-entry>

Brief History Comprises 4 18th-century houses, now a hotel. 19th century additions and extensions including dormer to east house, 1832 addition to Whitehart Street and late 19th-century brick extension to south. Unified internally mid-20th century and altered again in 1974 to form hotel.

Description Flint and chalk houses under gabled pan tiled roofs. Whitehart Street addition comprises cut flint with gault brick dressings under a slate roof with a red-brick extension to the rear.

Heritage Asset Name Kingdom Hall

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1291577>

Brief History Early 18th century house, later converted to house, shop and meeting house. Gault brick façade applied early 19th-century.

Description 2 storey, 2 bay building. Gabled pantiled roof, hipped to façade. Generally red brick façades with one of gault brick.



## Whitehart Street (cont'd)

Heritage Asset Name St Peter's Church

Photograph



Designation II\*

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219326>

Brief History 14th and 15th century. West tower rebuilt 1789.

Description Parish church. Flint and flushwork with ashlar dressings. Tiled nave and chancel roof with lead to north aisle roofs. Crenellated parapet.

Heritage Asset Name Norfolk House, 3, 3b, 3c and 3d Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219246>

Brief History Early 19th century house converted into 2 shops and 3 flats late 20th century. 2 late 20th century brick extensions.

Description Gault brick with gabled roof. Black-glazed pantiles to front and concrete tiles to rear. Central 6-panelled double-leaf door with panelled and fielded reveals under fanlight. Late 20th century shop fronts with associated doors to front façade.

## Whitehart Street (cont'd)

Heritage Asset Name 3a Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297827?section=official-list-entry>

Brief History Early 19th century house, later converted into shop with 2 flats over. Rear rebuilt late 20th century.

Description Painted gault brick with gabled pantile roof. 2 storeys with sash windows to upper floor and full-width 20th century shop front at ground floor level framed by early 20th century red brick pilasters.

Heritage Asset Name 5 and 5a Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1291551?section=official-list-entry>

Brief History 16th century building completely rebuilt and raised one storey in the 19th century, altered late 20th century.

Description Plastered and painted gault brick with gabled pantile roof. To left of principal façade is square-headed archway leading to rear passage. Ground floor forms late 20th century shopfront with central door. Sash windows to first floor.



## Whitehart Street (cont'd)

Heritage Asset Name 7 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196091?section=official-list-entry>

Brief History Early 19th century building with early 20th century shop front. Gabled roof with stack to north rebuilt 20th century.

Description Shop with flat above. Roughcast and painted brick. Gabled roof with pantiles. 3 storeys across 2 bays. Sash windows to upper floors.

Heritage Asset Name 9 and 11 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196092?section=official-list-entry>

Brief History Southern range (No.9) is a 17th century house. Re-roofed early 18th century and re-skinned/alterd mid-19th century. North range (No.11) is entirely mid 19th-century.

Description Brick core with gault brick façade. Gabled roofs, pantiled to No.9 with slate covering to No.11. No.11 has late 19th-century plate glass shop front to street.

## Whitehart Street (cont'd)

Heritage Asset Name 15, 17, 19 and 19a Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219271?section=official-list-entry>

Brief History Early 19th-century with late 20th-century additions including full-height brick wing extension to west.

Description 3 storey gault-brick building in 4 first-floor bays. 3 doorways in panelled reveals under semi-circular arches to ground floor. Late 19th-century glazed shop front to No.15 (south) with 20th-century shopfronts to Nos.17 and 19 (north.)

Heritage Asset Name Ancient House Museum, 21 Whitehart Street

Photograph



Designation I


Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297789?section=official-list-entry>

Brief History Late 15th-century merchant's house, extended to rear early 17th-century. Converted to form 2 dwellings and shops in the early 19th-century, restored and converted to a museum in 1924.

Description Main range exposed timber-framed building of 2 storeys, on flint and brick plinth. Jettied first floor. Early 19th-century sashes to first floor with 17th-century ovolo mullioned and leaded window to right. Rear wing 2-storey partly timber-framed with flint and gault brick gable. Gabled roof with slate finish, pantiles to rear wing.



## Whitehart Street (cont'd)

Heritage Asset Name	King's Head Inn, 27 and 28 Whitehart Street
Photograph	
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1196094?section=official-list-entry">https://historicengland.org.uk/listing/the-list/list-entry/1196094?section=official-list-entry</a>
Brief History	Early 18th-century coaching inn, re-skinned to façade in 1878, with inserted 20th-century fenestration.
Description	2 storey building of flint with brick dressings and painted gault brick façade. Gabled, pantiled roof with 2no. flat-topped dormers. Tall square-headed carriageway to north. Mixed fenestration including 18th-century casements and sashes with 20th century additions.
Heritage Asset Name	Outbuildings in Yard of Nos.27 and 28, King's Head Inn
Photograph	Not accessible due to maintenance works.
Designation	II
Link to Listing Entry	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219304?section=official-list-entry">https://historicengland.org.uk/listing/the-list/list-entry/1219304?section=official-list-entry</a>
Brief History	Late 18th-century stables, altered late 20th-century.
Description	2 storey building. Flint plinth with brick dressings with an upper floor of coursed chalk. Gabled roof with pantile roof over dentil eaves cornice. Brick to west gable, re-built late 20th-century.

## Whitehart Street (cont'd)

Heritage Asset Name Cintra, Including Garden Wall and Area Railings, 31, Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219316?section=official-list-entry>

Brief History House of 1821. North gable wall rebuilt.

Description 2 storeys in 3 bays, with gabled slate roof over dentil eaves cornice. Flint with gault brick dressings and gault brick façade. Central half-glazed 6-panel door under scrolled fanlight. Fluted pilaster strips with Tuscan columns supporting shallow segmental pediment to principal façade. 6/6 sash windows to ground and first floor.

Heritage Asset Name The Chantry, 22 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1291530>

Brief History Probably early-17th century house, re-modelled late 17-century with rear rebuilt early 19th-century.

Description 2 storey house with dormer attic in 7 bays. Rendered and colourwashed brick to façade over timber-frame with gault brick rear. Centre 3 bays of principal façade recessed with outer bays under gables. Gabled roof with plain tiles (pantiled to rear) over projecting cornice on principal façade. Central 6-panelled door with bowed pediment.



## Whitehart Street (cont'd)

Heritage Asset Name 20 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219276>

Brief History Early 18th-century house extended to the rear circa 1830 and internally re-worked.

Description 2 storey, 3 bay house with gault brick façade over flint core with brick dressings. Smaller recessed range to north. Gabled roof with serrated tiles. Arched 6-panel 1980s entrance door. Sash windows to both floors.

Heritage Asset Name 18 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196093>

Brief History Early 19th-century house.

Description 2 storey, 2 bay house. Flint core with gault brick façade. Gabled roof with black glazed pantiles. Panelled entrance door to principal façade in reeded doorcase with hood. Sash windows under gauged skewback arches.

## Whitehart Street (cont'd)

Heritage Asset Name 14 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1297788>

Brief History Mid-18th century building, used as theatre and shop until 1833, then 2 houses and a shop. Converted to offices late 20th-century.

Description 2 storey, 3 bay building of flint and chalk with late 18th-century gault brick façade. Small late-18th century shop front to north with original display window with modillion cornice over. Gabled roof, hipped at front, behind parapet. Sash windows to ground and first floor, central casement window at second floor flanked by 2 blind windows.

Heritage Asset Name 10 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1291555>

Brief History Late 16th century building, re-faced early-19th century and converted to offices 20th century.

Description 2 storeys in 3 irregular bays. Flint with gault brick dressings and gault brick façade. Gabled roof with pantiles over dentil eaves cornice. 6-panelled door right of centre under curvilinear fanlight with open segmental pediment. To the north is a late 19th-century glazed shop front with side entrance. Sash windows to ground and first floor. Rear 2 storey wing with attic storey.



## Whitehart Street (cont'd)

Heritage Asset Name 8 Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1219258>

Brief History 16th century origins with most fabric now 19th century and later. Early 19th-century principal façade and bowed shop front.

Description 2 storey house of flint with some chalk and brick dressings and gault brick principal façade. Pantiled, gabled roof over dentil eaves cornice. 6-paneeld entrance door under fanlight. Bowed shop front to south with historic window. Generally sash windows throughout.

Heritage Asset Name 2, 2a, 4, 4a, 6 and 6a Whitehart Street

Photograph



Designation II

Link to Listing Entry <https://historicengland.org.uk/listing/the-list/list-entry/1196090>

Brief History Former in, 17th-century structure almost completely rebuilt 19th century. Ground floor to south of carriage arch and courtyard elevations rebuilt 20th century.

Description 2 storey, timber-framed flint and brick building. First floor rendered and colourwashed. Hipped and pitched pantile roof. Square carriage entrance to rear, north of which is a bowed 19th-century shopfront with 20th century glazed doorway. Mix of sash and ovolo-moulded mullioned windows.



Introduction	Heritage Assets	Summary of Special Interest	Archaeology and History	Character Appraisal	Character Areas	Locally Important Buildings	Boundary Analysis	Issues	Management Plan	Appendices
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## Criteria for identifying locally listed buildings from local heritage listing: identifying and conserving local heritage: Historic England Advice Note 7 (Second Edition) (2021)

**Asset type:** Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.

**Age:** The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

**Rarity:** Appropriate for all assets, as judged against local characteristics.

**Architectural and Artistic Interest:** The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

**Group Value:** Groupings of assets with a clear visual design or historic relationship.

**Archaeological Interest:** The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Historic Interest:** A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

**Landmark Status:** An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

## Criteria for identifying positive contributor's from conservation area appraisal, designation and management: Historic England Advice Note 1 (Second Edition) (2017)

Is it the work of a particular architect or designer of regional or local note?

Does it have landmark quality?

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Does it contribute positively to the setting of adjacent designated heritage assets?

Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?

Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Does it have historic associations with local people or past events?

Does it reflect the traditional functional character or former uses in the area?

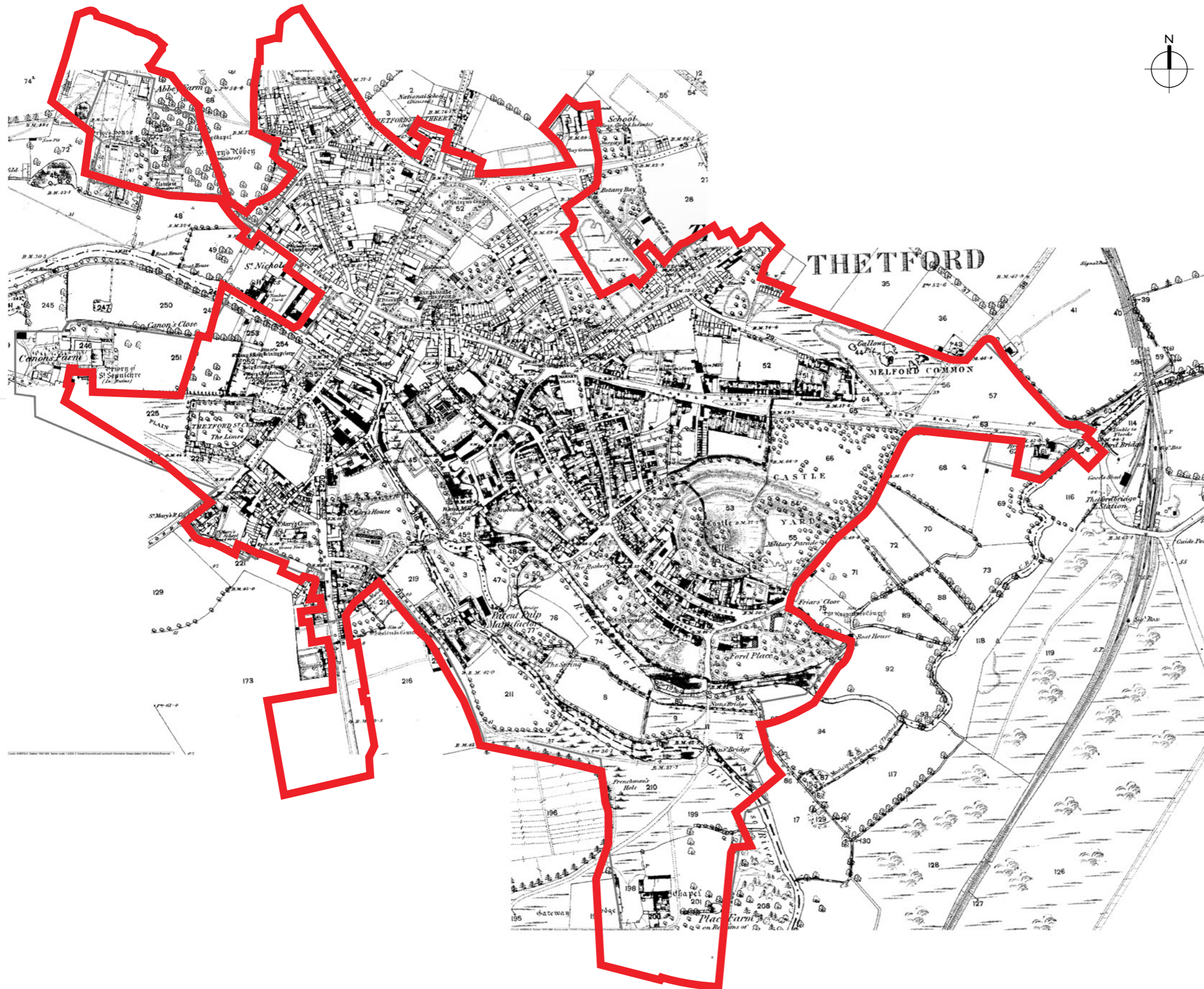
Does its use contribute to the character or appearance of the area?





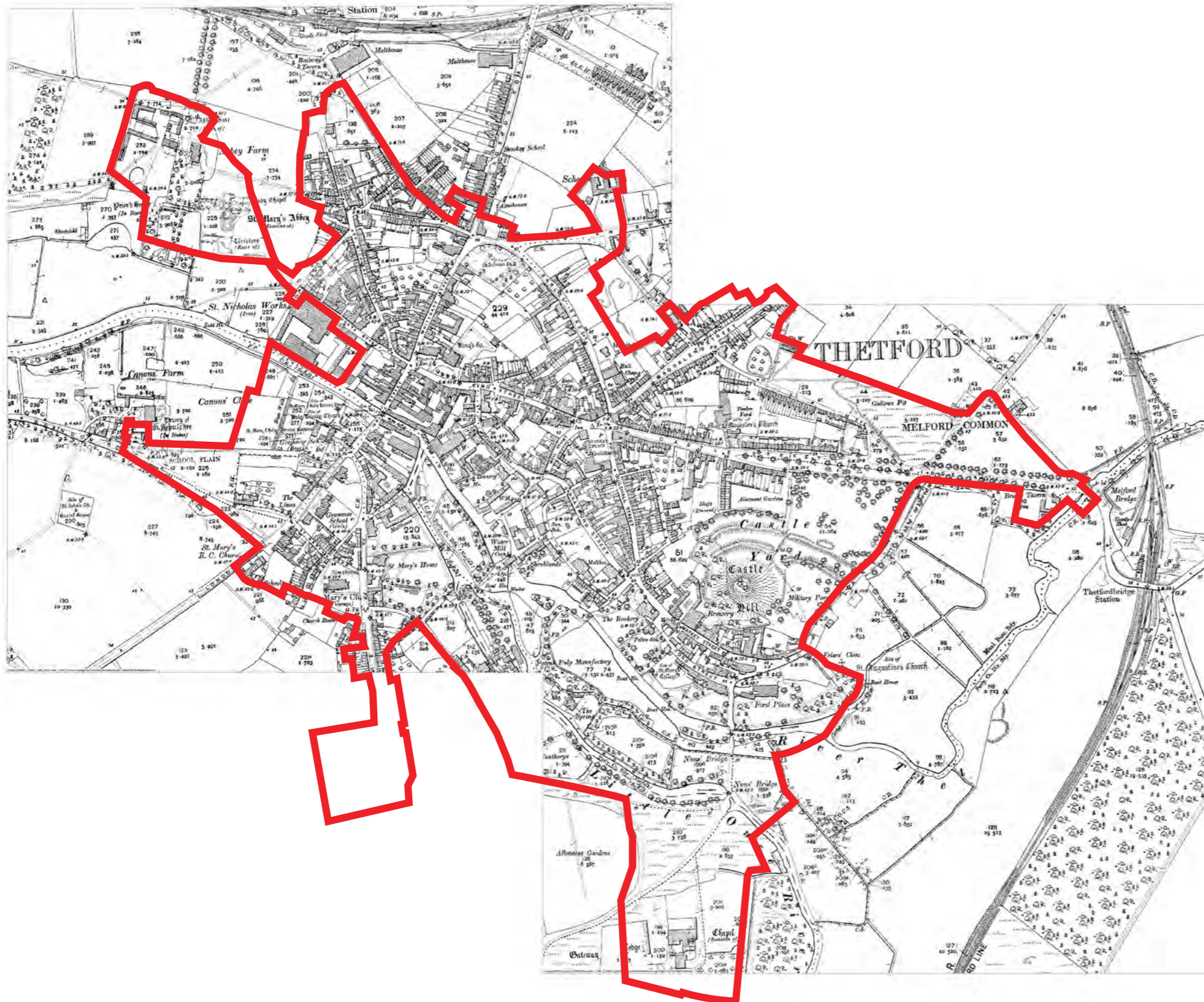
NETHER ROW THE 180 RD.





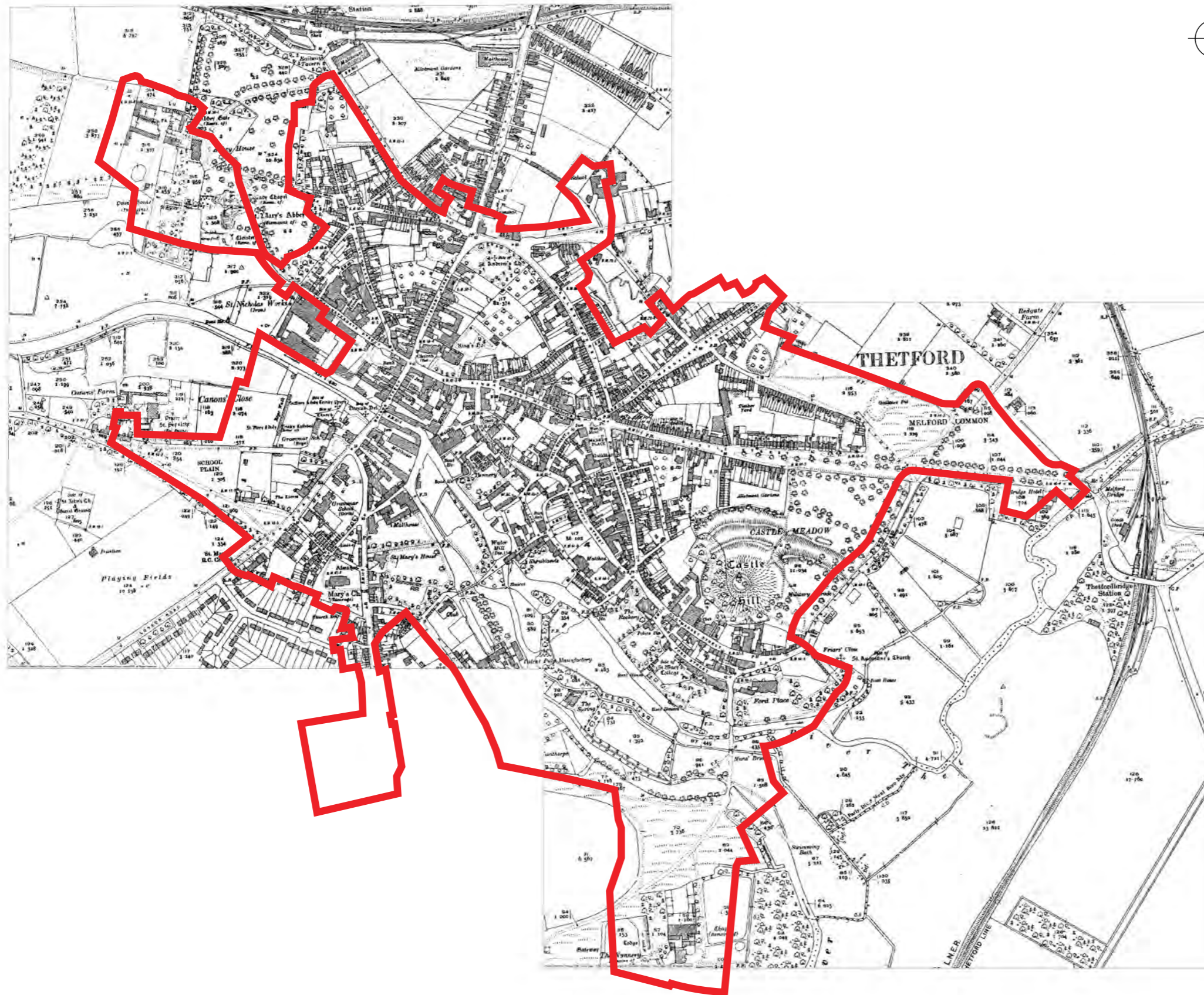
1882 Ordnance Survey Map.





1905 Ordnance Survey Map showing little development since 1882





1928 Ordnance Survey Map showing a small new development to the south of the town centre





1972 Ordnance Survey Map showing the newly developed town

