



The Old Rectory, Banningham  
Annexe building  
Heritage Statement



THE RURAL ARCHITECT

Site Address: The Old Rectory  
Banningham  
Norwich  
Norfolk  
NR11 7DY

Applicant: Mr and Mrs R Wooliams

Proposal: To rebuild a collapsed wall to the new Annexe building.



## Introduction:

This report forms an historic impact assessment to provide supporting documentation for the rebuilding of the collapsed wall to the new Annexe at The Old Rectory.

The below maps highlight that the form of the house and outbuildings has not changed over the years.



1885



1905



1946

## History:

A mainly 19th century great house that incorporates many features of the original medieval structure and later additions. In 1633 the property was bought by the Gay family, and this date can be found on the rear staircase and on a rear gable. The main facade is late 18th/early 19th century and is of yellow brick, two storeys high, with six bays. A further bay was added in 1919. The house is set in a large walled 18th century garden, with an island pond of about 1800

Said to have a medieval core the property was bought in 1633 by the Gay family. This date appears on the simple staircase later retained as the servants' stairs. At rear (north) a gable of this date in red brick and flint can be seen with an octagonal chimney and the usual small windows either side (not so small in this case). Supports for bell now inside house remain on it. Façade was added between 1782 and 1852 - probably c.1800. Yellow brick, 6 bays 2 storeys, central 2 bays projecting under a pediment enclosing a circular window, and with a Tuscan porch. East wall of this front block has two windows and two false ones for symmetry, then next pair are stepped down, floor levels being dropped accordingly, to incorporate servants' garrets.

West side an addition of 1919 over boiler room, which spoils the symmetry of the facade

Many 19th century outbuildings to north, and additions made in 1920.

Inside front block 4 rooms (2 up, 2 down) with moulded plaster ceilings, flanking a stone-flagged entrance hall with similar ceiling.

Behind this the staircase, running round walls of its hall without supports, immediately in front of the earlier stairs.

Modern yard wall to west incorporates a round window said to remain from a 19th century chapel, for the Hall was once used as a rectory.

Large 18th century walled garden, partially blown down January 1976 but mostly remaining.

Island Pond was laid out when the Hall was extended c.1800 and is not a Moat.

Excellent condition.

## Listing Info:

Heritage Category:

Listed Building Grade: II

List Entry Number: 224475

Date first listed: 24.04.1987

Statutory Address: Old Rectory

TG 2156 2940

Banningham Rectory

II

This brick built early 17th century house has shaped [gables](#) at each end. It was bequeathed to the church in 1723. Three [bays](#) are original 17th century and two are later additions. An extension to the rear was added in the 19th century.

September 1977. Visited.

Brick, shaped [gables](#) at each end, but later windows in main facade. Bequeathed to church in 1723 - probably mid-late 17th century house.  
E. Rose ([NAU](#)), 28 September 1977.

April 1987. Listed, Grade II.

About 1700 and later. Described as five [bays](#), two storeys; three [bays](#) are about 1700 with 19th century porch. [Platband](#) and eaves [cornice](#); [gable stacks](#). Extra two [bays](#) of later date with shallower pitched roof. Rear [outshut](#), early 19th century?, has shaped [gable](#). Stair [outshut](#). One upstairs bolection moulded fireplace.

Information from (S1).

E. Rose ([NAU](#)), 8 June 1987.



## Significance:

This following section will provide an assessment of the significance of the site and the individual buildings within it. The basis for assessment will be guidance provided by Historic England in *Conservation Principles: Policies and Guidance* with significance, otherwise known as heritage value, being established under four main categories: Evidential Value, Historical Value, Aesthetic and Architectural Value and Communal and Social Value.

National significance is typically applied to a site through statutory designation, and it should be noted that The Old Rectory is II listed. This means that the building is '*of special interest*' and that '*92% of all listed buildings are in this class and it is most likely grade of listing for a home owner.*' [www.historicengland.org.uk](http://www.historicengland.org.uk)

## Evidential Value:

Evidential value is defined as being '*the potential of a place to yield evidence about past human activity*'. This can be interpreted to mean the possibility of revealing, through research, information about the development of the building on the site.

There is High evidential value in the built fabric of the house, as it was built as a house and remains in this usage today. The existing feature of the house should be maintained where possible to retain as much evidential value as possible.

*Conservation Principles: Policies and Guidance* - Historic England, published 23 April 2008

## Historical Value:

Historical value is said to derive from '*the ways in which past people, events and aspects of life can be connected through a place to the present*'. This can mean important events or people that are associated with the building.

The Old Rectory is not believed to have been designed by a notable architect, nor does it appear to have had any other historical events or people in its history. So overall the historical value of the house can be deemed medium value.

## Aesthetic and Architectural Value:

Aesthetic value is defined as '*the ways in which people draw sensory and intellectual stimulation from a place*'. This includes the design value.

As noted above, the house has changed very little externally since it was constructed. The construction and style is typical of its time, however it is not notable in having any features not found elsewhere and so can be said to have a medium aesthetic significance.

## Communal and Social Value:

Communal value '*derives from the meanings of a place for the people who relate to it*'. This is often linked to the symbolic meaning of a place or to the people who lived or worked at the place.

The house will have had few social links to the community when it was first constructed as it was not designed by a famous Architect or inhabited by anyone famous.

## Impact Assessment:

This section assesses the potential impact of the proposed development on the site. The impact will be based upon the following criteria:

**High Beneficial** - The development considerably enhances the heritage assets, views of the heritage assets or the ability to appreciate their significance.

**Medium Beneficial** - The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

**Low Beneficial** - The development enhances to a minor extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

**Negligible** - The development does not affect the heritage assets, views of the heritage assets or the ability to appreciate their significance.

**Low Adverse** - The development harms to a minor extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

**Medium Adverse** - The development harms to a clearly discernible extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

**High Adverse** - The development severely harms the heritage assets, views of the heritage assets or the ability to appreciate their significance.



## Assessment and Conclusion :

The rebuilding of the wall to the Annexe at the Old Rectory will have a **High Beneficial** Impact on the listed house, as the materials chosen match the existing house, the new wall is structurally sound and will support any surrounding walls.