



KDK Archaeology Ltd

Historic Building Appraisal

Gun Hill House & Outbuildings

Burnham Overy Staithe

Norfolk



Quality Check

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Summary

In the summer of 2016, KDK undertook a Historic Building Assessment of the house and outbuildings of Gun Hill Farm, Burnham Overy Staithe, Norfolk as part of the pre-application process. The Farmhouse, which is Grade II listed, was built c. 1680 and incorporates an earlier west wall. The house was extended in the 1830s when the farm was remodelled to conform to the new concept of a model farm as promoted by its owner, Coke of Holkham. Although relatively modest in size, the barn was built using good quality material with perhaps the exception of the roof which was rebuilt towards the end of the 19th century when the east range may also have been extended. The outbuildings were left largely unaltered after this, but the interior of the house was almost completely stripped and rebuilt in the late 20th century.

The development proposals, which include the restoration of the farmhouse, the conversion of the barn complex and cart shed and the erection of new accommodation in two separate wings to the south of the farmhouse, will allow full use of all of the buildings, some of which have stood empty for decades. The proposals are both conservative in the use of high quality, historically appropriate building materials and innovative in the introduction of new concepts in building and fabric. The overall result is that the buildings will be restored to a high standard and the new residential capabilities enhanced by addition of single storey structures that respect the existing complex whilst introducing new and dynamic elements to the site.

1.1 In the summer of 2016, KDK undertook a Historic Building Assessment of the house and outbuildings of Gun Hill Farm, Burnham Overy Staithe, Norfolk. The project was commissioned by P Joseph on behalf of Charles and Celia Dunstone, and was carried out in order to inform development proposals.

1.2 *The Site*

Location & Description

Gun Hill Farm is located at the end of a farm track on the eastern outskirts of Burnham Overy Staithe (Fig. 2). The house is to the south of the farm outbuildings and stands within walled gardens. It is bounded by the marshes and the sea to the north and fields on all other sides.

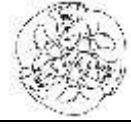
The house was Grade II listed in 1953 when it was called Marsh Farmhouse, and described as follows (English Heritage Building ID: 417107):

Farmhouse. c.1700. Brick, red pantiles, some clunch to west gable. Carstone quoins and clunch at ground floor south-west corner suggesting earlier build. 2 storeys, 7 bays. 6 ground and 7 first floor wooden casement cross windows, originally under flat rubbed brick arches, all except 2 now altered. First floor platband, west Dutch gable with brick copings. C20 brick hipped porch addition, steeply pitch roof. C20 flat roof lights with 2 end stacks. East gable door c.1820, panelled reveals and 6 panel raised and fielded door, rectangular fanlight and metal glazing bars.

Proposed Development

The proposed development comprises:

- The removal of all rear and side lean-to extensions to the farmhouse
- Removal of cow shed north of barn
- Interior changes to farmhouse and barn
- Reconfiguration of east and west ranges to the barn
- New link building between the house and the cart shed



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- New ancillary residential annexe to the south of the cart shed
 - New west wing incorporating an orangery and accommodation to the south of the house
 - Landscaping and access (Fig. 3)

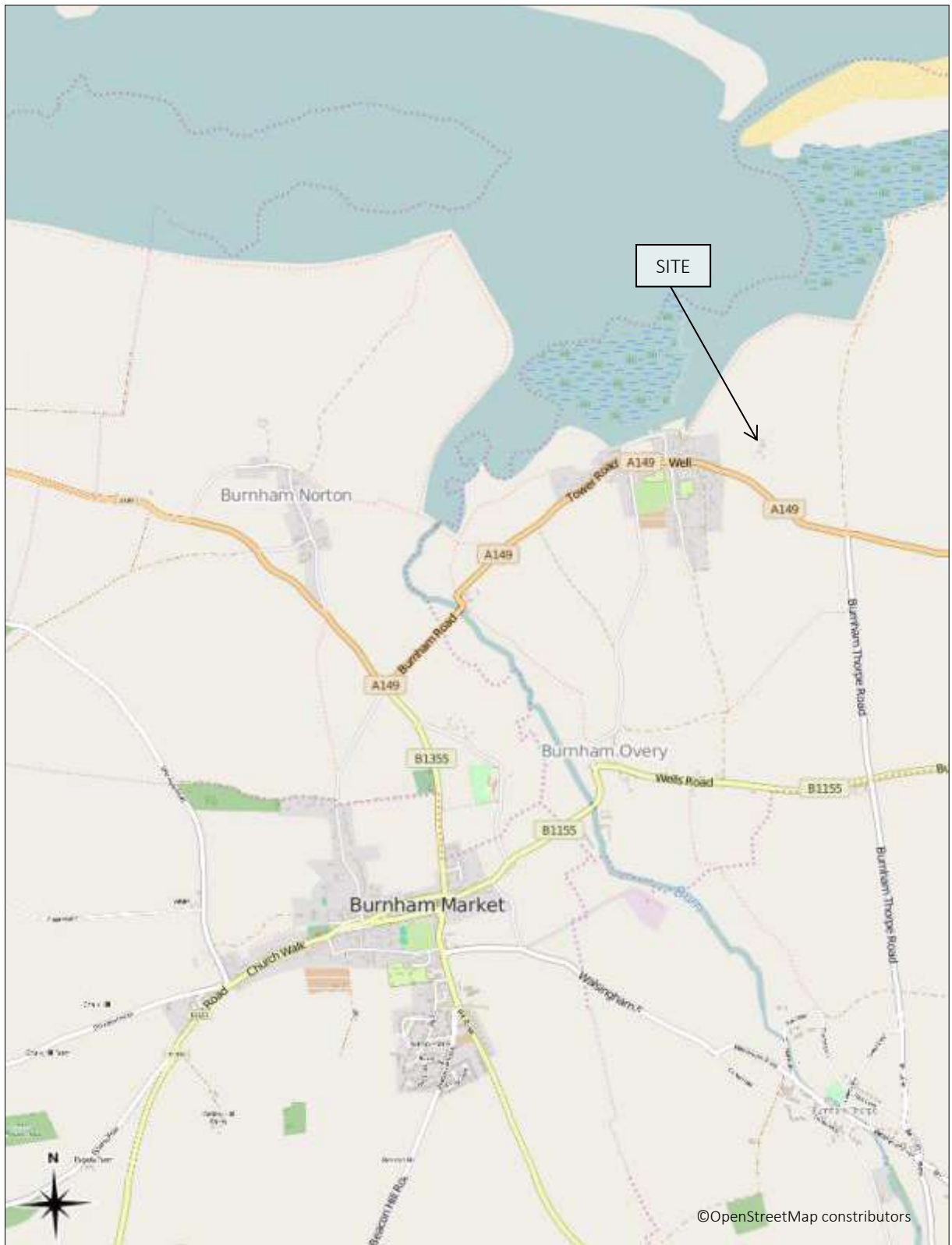


Figure 1: General location (scale 1:25,000)

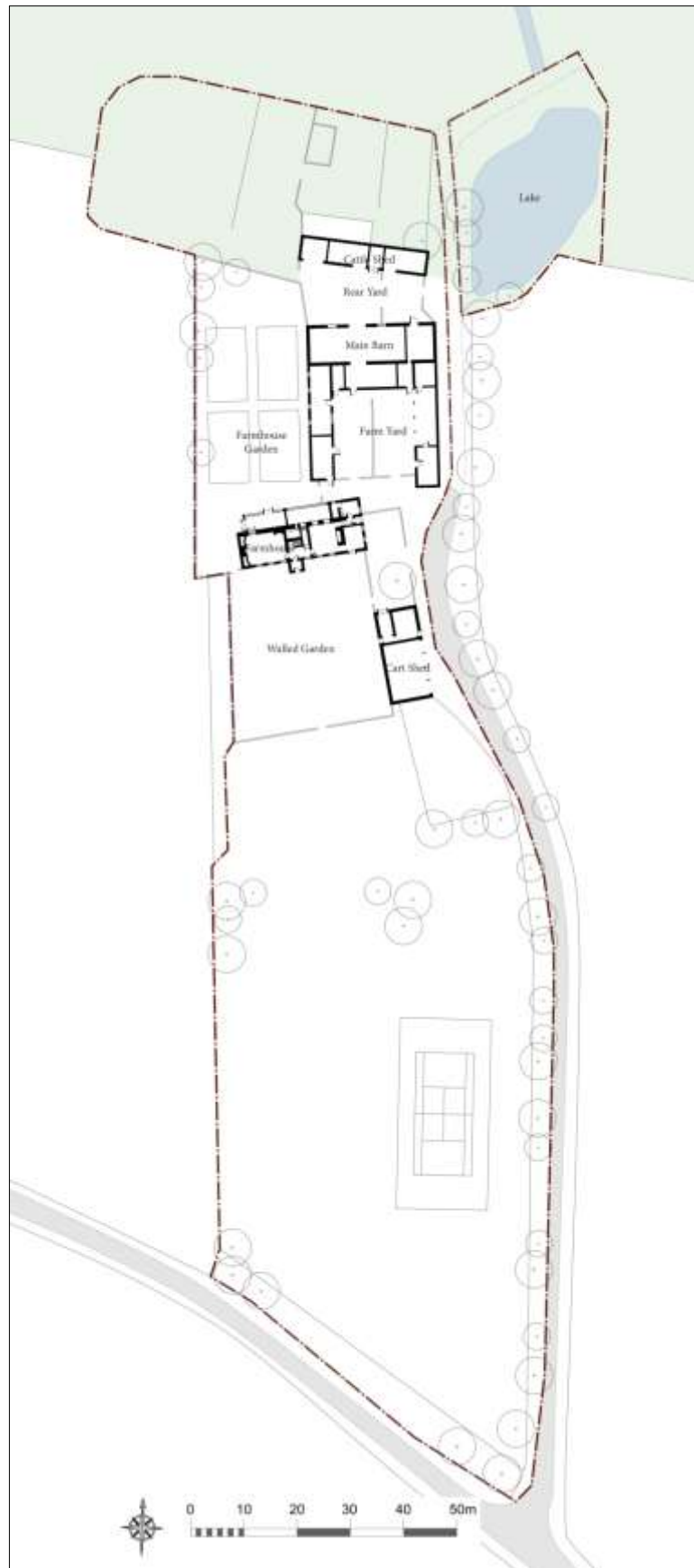


Figure 2: Site layout (scale as shown)



Figure 3: Proposed development (scale as shown)



2 Aims & Methods

2.1 Aims

The aims of the Building Appraisal were:

- To compile a record of the buildings, prior to renovation, conversion or demolition
- To examine the structural history and development of the building in relation to its historical and topographical context
- To provide sufficient information on the historic and architectural significance of the building to inform development proposals
- To provide a report that meets the requirements of the National Planning Policy Framework

2.2 Standards

The work conforms to the to the relevant sections of the Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014) and *Standard & Guidance Notes* (CIfA 2014), to current Historic England guidelines (HE 2015, EH 2006), and to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003).

2.3 Methods

The building survey was carried out to Historic England Level 2-3 (HE 2016).



3 Historical Background

- 3.1 The village of Burnham Overy Staithe developed as part of a series of associated villages known as the Burnhams, including Burnham Market, Burnham Thorpe, Burnham Deepdale, Burnham Norton and Burnham Overy Town, in addition to Burnham Overy Staithe. Settlement was originally focused inland, in the vicinity of what is now Burnham Overy Town, at a crossing of the River Burn, but as the river silted up by the end of the medieval period, the settlement focus moved down to the mouth of Overy Creek, where the wharves and landing places, or staithes, were located. Gun Hill Farm, previously known as Marsh Farm, along with most of the surrounding lands, were part of the Holkham estate, just to the southeast.

The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Burnham Overy Staithe Conservation Area Character Statement, the Norfolk Historic Environment Record (HER), Holkham Hall Estate Archives, reliable online sources and KDK's library. The HER entries are tabulated in Appendix 1.

3.2 *Prehistoric-Roman*

The earliest known artefacts found in Burnham Overy Staithe are Neolithic flint tools, including two hand axes, found in 1945 and 1955 (HER 1739 and HER 45402). Scatters of prehistoric flints have also been found during fieldwalking surveys on the Holkham Estate (HER 36008, HER 36009 and HER 360101) and on a field east of the village (HER 60683). The latter project was investigating an area of cropmarks thought to be a Roman settlement (HER 12984). Roman pottery was found during that investigation and has also been found at other nearby locations (HER 60683 and HER 14327).

3.3 *Saxon* (410-1066)

There is no archaeological evidence from the Saxon period in Burnham Overy Staithe, but there is an important Middle Saxon site near Burnham Market, a few kilometres south (HER 18496). This site produced large quantities of pottery, as well as high quality Continental metalwork. That a substantial settlement existed here during the Saxon period is reflected in the Domesday Book, where several manors are listed in the vicinity. These estates had large populations; in the case of Burnham (Overy) a total of 56 households, along with sheep, pigs and horses, and mills. A salthouse is also mentioned in the Survey (www.opendomesday.org). The main focus of settlement was probably inland, near the river ford implied in the name Burnham Overy, or the 'homestead by a stream across the river' (<http://www.heritage.norfolk.gov.uk/record-details?uid=%27TNF198%27>).

3.4 *Medieval* (1066-1500)

During the medieval period, settlement gradually shifted from the original settlement at Burnham Overy, moving downstream as the river silted up. The open channel and wharves at Burnham Overy Staithe allowed it to become the new centre for trade and commerce by the end of the medieval period (*ibid*). An archaeological trial trench excavated in Burnham Overy Staithe uncovered a medieval hearth and some medieval pits, but no evidence of the wharves or quayside structures (HER 35382).



3.5 *Post-Medieval* (1500-1900)

In the post-medieval period, Burnham Overy Staithe developed as an important port and the centre of a thriving agricultural area. The salt marshes along the coast were drained for agriculture in the 18th century and the progressive agriculture encouraged by local landowners, such as the Earl of Leicester of Holkham, who acquired most of the land around the Burnhams in 1756, led to an increase in trade. A windmill from 1816 still stands in Burnham Overy Staithe (HER 1765), although it is currently used as a National Trust holiday home.

During the Napoleonic Wars, defences were built along the coast of Norfolk. Gun Hill, once a significant sand dune, was used as an artillery emplacement (<http://www.heritage.norfolk.gov.uk/record-details?uid=%27TNF198%27>) and a defensible granary was built just outside the village (HER 1729, HER 20875).

3.6 *Modern* (1900-present)

With the coming of the railroad to Burnham Market, the trading port at Burnham Overy Staithe began to decline in importance. During World War II, the Norfolk coast was again fortified and defences such as the mortar base (HER 20877) were built. In the 20th century, the local economy became increasingly dependent upon tourism.

3.7 *Gun Hill Farm*

Gun Hill Farm was built c. 1680, although it may contain elements of an earlier structure (HER 9616). As part of the Holkham Estate, Gun Hill Farm was influenced by the agricultural innovations instituted by the first Earl of Leicester. Some of the methods encouraged by the famous 'Coke of Holkham' included long-term leases, extensive use of marling to improve soil, an interest in animal breeding, and the use of up-to-date equipment (Wade Martins 1983). This focus on agricultural productivity remained a hallmark of the Holkham Estate under subsequent managers.

A number of farms were rebuilt by Coke of Holkham, and although Gun Hill Farm appears to have been one of them, there are no records of the farm until William Keary became the Holkham agent in 1851. He then surveyed all the estate farms, taking detailed notes of the quality of the fields and the condition of the buildings. Gun Hill Farm, then called Burnham Overy Farm, is described as being located on 'good strong brown' soils, a bit removed from other farms. It covered some 100 acres, 70 acres of which was under plough, and the tenant was a Thomas Subbs who paid £147 p.a. in rent. Keary's description of the farm says:

The house is apparently a very old structure and is evidently the remains of a much larger building; it contains two sitting rooms, an excellent kitchen and dairy on the ground floor and above are two large and two small bedrooms and three offices; the roof is of pan tiles and having been lately repaired may last some years. There is a lean to building north of the house containing a back kitchen, pantry and cellar with a small sleeping room over; it has lately been new roofed and slated with good Westmoreland slate.

He goes on to describe the barn, which had a lean to for the straw house and the cart horse stables with a granary over. There was a cow house yard for 18 or 20 cows, calf pens, piggeries, two small yards with open sheds used for horses and young cows. The barn was



covered with red pantiles and was in a good state. The sheds to the north were also covered in pantiles, but those to the south had been re-roofed the previous year using Westmoreland slate. The cart lodge and riding stable, had been recently rebuilt to the extent that it 'may be said to be entirely new'. This had been roofed in blue tiles. Keary was a little disparaging about these newly built structures and thought that they had could have saved money by making them a bit smaller. He also clearly disapproved of the fact that the roofing materials were inconsistent, with some slate, some red tile, some blue tile and even some thatch (Holkham Estate Archive Ref. E/G12). Of particular interest is the use of thatch, which Keary claimed was used on the barn, although earlier in his description he maintained it was covered in red pantiles.

By 1908 the name of the farm had changed to Marsh Farm and was by this time occupied by Douglas Baker. It was the same size as in 1851 and specialised in arable and pasture (Norfolk Record Office BR/106). He was tenant until at least 1931.

The farm was sold by the Holkham estate in 1977 to Walter W. Gould.

3.8 *Cartographic Evidence*

The Enclosure Map of 1821 shows the majority of outbuildings to the south and east of the farmhouse with a single outbuilding to the north (Fig. 5). By the time the Tithe Map was produced in c.1840 the present barn and other associated outbuildings had been built along the lines of a 19th century model farm, and an extension had also been added to the rear of the farmhouse (Fig. 6). The footprint of the farmhouse and the current outbuildings remained largely unchanged, although the first edition Ordnance Survey map depicts the walls that divided the forecourt of the barn (Fig. 7).

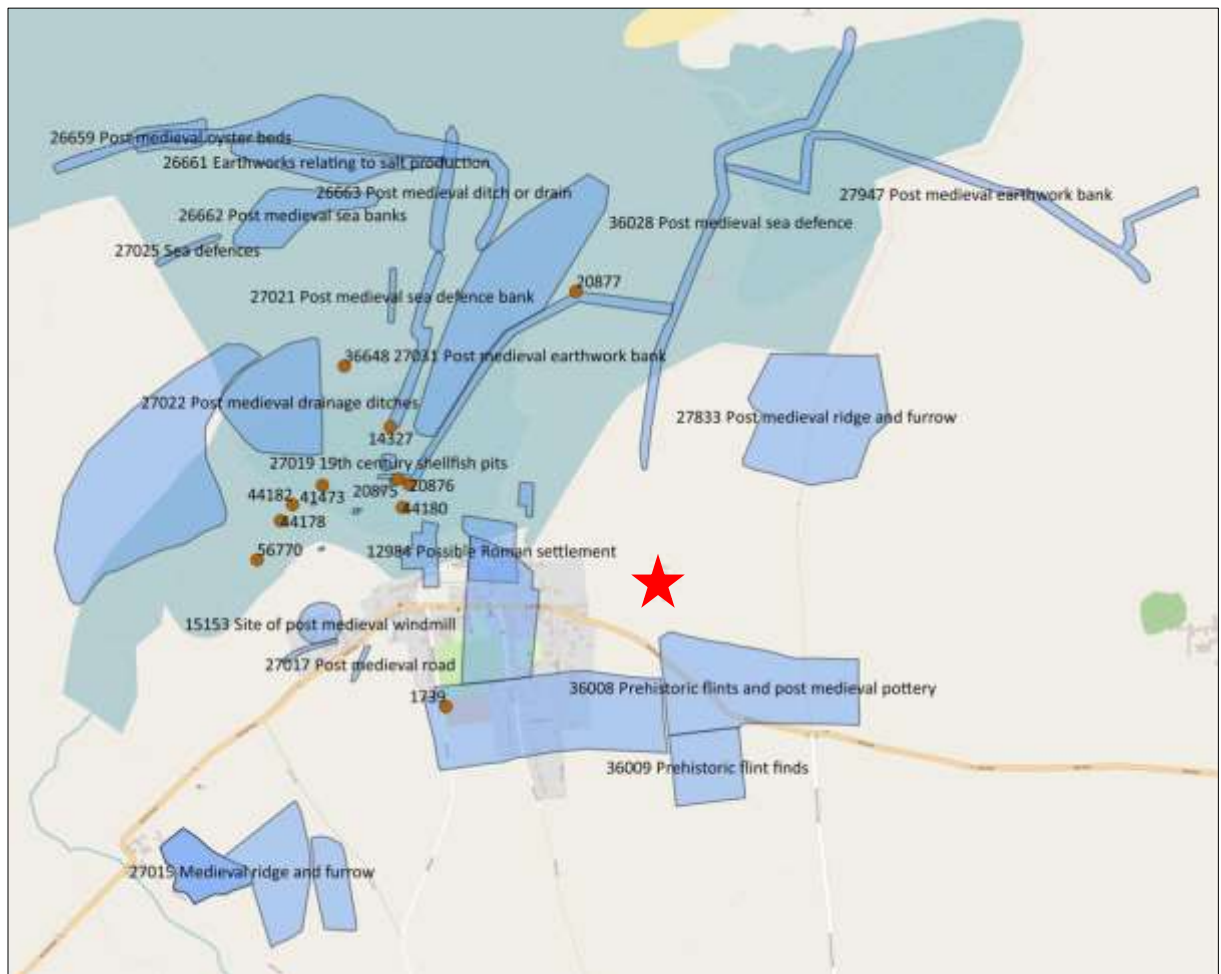


Figure 4: Plan of heritage resources listed on the Norfolk HER; site marked by a star (not to scale)



Figure 5: Burnham Overy Staithe Enclosure Map 1821 (scale 1:1500)



Figure 6: Burnham Overy Staithe Tithe Map c. 1840 (scale 1:1500)



Figure 7: Ordnance Survey map c. 1881 (scale 1:1500)

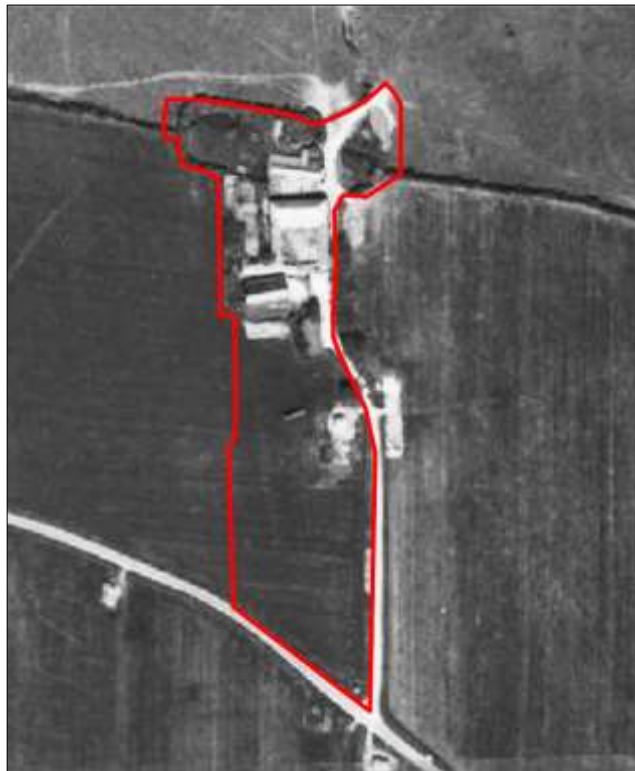


Figure 8: Aerial photograph 1946 (not to scale)

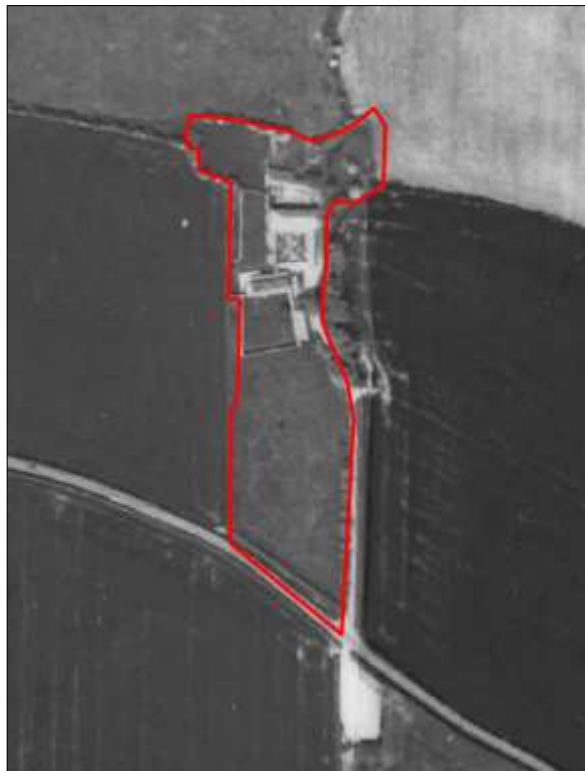


Figure 9: Aerial photograph 1988 (not to scale)



4 Building Survey

4.1 The record sheets compiled during the two surveys undertaken of the house and outbuildings are to be found in Appendix 3. The photographs taken for each of the elevations and rooms are shown on the relevant survey sheets and the photo views are depicted on the floor plans that accompany this section.

4.2 The House (Figures 11-18)

The house is a 7 bay, 2-storey structure with the attics converted to provide a third floor. It is brick built with Dutch gable ends, a clay tiled roof and a cellar accessed by a stair to the north of the house. A later addition to the east of the house is also of two storeys although of lesser height than the main building.

The fenestration in the north and south elevations is uniform in that it comprises two 6 over 6 timber sash windows in each window opening with a substantial gap between to act as double glazing. The reveals are panelled and where radiators have been installed beneath the windows there is a decorative metal panel in front. The exception to this is the north window in Room G4, which is discussed in more detail below. The sash windows are all modern replacements and the planning applications for the replacement of the earlier windows as well as other developments have been summarised in a table in Appendix 2.

The house was listed in 1957 when it was known as Marsh Farmhouse. In 1976 it was inspected by the Royal Commission for Historic Monuments of England at which time the house was considerably different to today (Fig. 10). Within the seven bays only two windows and a centrally located but blocked door survived on the ground floor. The east gable was plain, having been rebuilt in the early 19th century, and a lean to extension had been added to the north elevation (Richmond 1976). The internal space had been reconfigured to form a passage to the north of the rooms on both floors. Panelling is noted as having been much reset in the west room (*ibid*), which clearly refers to that still surviving.

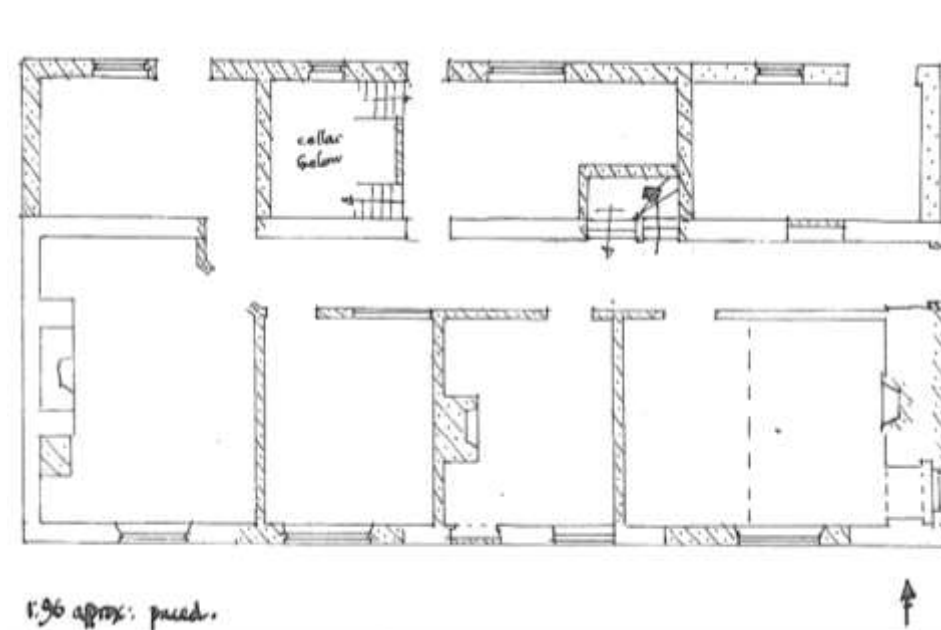


Figure 10: Ground floor plan in 1976 (not to scale)



In 1985 the description was revised by Edwin Rose as the house had been considerably altered. The text is given below in full:

*9616 Burnham Overy: Marsh Farm House, now called Gun Hill House.
Addition to the RCHME Report by H Richmond and R Taylor Sept 1976*

After the RCHME report was made the house was acquired by a local builder. He demolished the rear lean-to extension (with planning permission) and added a central porch to the facade (without permission) the latter spoiling the elevation. All the facade windows were replaced with a not very accurate form of wooden-cross casements. The interior was gutted (except, thankfully, for the upstairs panelled room) and various odd features added.

The house has now been acquired by Mr M A P Lyndon-Stanford and returned to a more sympathetic plan. Removal of overgrowth since 1976 confirms the RCHM suggestion that the west gable wall remains from an earlier building, being of clunch with a patch of clunch in the facade reaching only as high as the quoins of reused stone, about 2m; but stripping has revealed much more clunch in the interior wall faces, and a block of limestone in the north wall towards the centre, suggesting that the original house would have been recoated to a large extent, rather than demolished except for the west wall. This house must date from after 1536 (use of presumably Dissolution stone) and before the late 17th century (the present writer would date the house to the late 17th c rather than the early 18th as suggested by the RCHM).

The roof has been replaced and the east gable now remade as shaped, imitating the west on the original pattern. The clamp irons T C for Thomas Coke have been retained. On the interior, a Jacobean or, more probably, Carolean overmantel/fireplace has been inserted, and in the centre of the ground floor ceiling a roll-chamfered beam and roll moulded joists of c1500, acquired from a dealer in Aylsham, have been inserted. (The previous owner had put in a new staircase which seems to incorporate genuine barley twist 18th century balusters)

4.3 **Basement** (Plate 11)

The basement, which is located to the north of the house and is accessed by a stone staircase to the rear of the hall, has been completely tanked. It is lit by two metal windows in the north wall and has a composite door made from reclaimed material, primarily a front door with a letter box. There is access to the underfloor space of the conservatory in the west wall of the basement.

4.4 **Ground floor** (Figure 13)

With the exception of the kitchen (G5) and wet room (north of G6) in the eastern extension to the building, the ground floor rooms are all panelled to full height with a variety of bracketed hoods over the doors.

Panelling

The panelling on the ground floor is made up of an eclectic mix of reused panelling, modern panels, doors and other imported timbers, such as a moulded beam that has been converted to two posts in the hall (G2; Plate 18) and cornice in the landing (F1; Plate 32). The quality of the panelling and the craftsmanship is poor; large sections are poorly fitted, moulding is often badly applied and carpenter's pencil marks and scribe marks are clearly visible on some of the timbers such as the west wall of G1 (Plate 13).



Doors

The doors are also varied and all are reclaimed and often modified. A number of doors have hinges on the opposite side from the original location and the ghost of the strap hinges have survived; this is evident in the northern cupboard door in Room G1 (Plate 13), where both 19th century cupboard doors have also been heat treated provide a curved access into storage areas in the northwest and southwest corners of the room. In other instances moulding has been added, such as the west door in Room G4 (Plate 28), where the inner face has been cut back and poor quality moulding applied. Original door furniture survives in some cases; a particularly good example is the door from Room G4 to the eastern entrance (G6; Plate 30).

Reclaimed doors have also been incorporated into the panelling. Two examples of this are in the west wall Room G1, where 4-panelled doors have been used to line the wall to the north and south of the fireplace (Plate 17) and a cut down door with scars from the original door furniture is located between the two windows in the south wall of the same room. A 6-panelled door is now part of the panelling in the east wall of Room G3 (Plate 22).

Door hoods, pediments, brackets, pillars and capitals

A number of fluted pillars have been added throughout the house either for use as architraves or decorative features with Ionic capitals, such as in Room G1 (Plate 13). These are modern, as are the pediments, hoods and brackets that surmount the doors.

Beams, joists and barrel vaulted ceilings

There are two bridging beams in Room G1, both of which have tool marks. Whereas the eastern one has roll moulding, the western one is plain. The joists to the east of the eastern beam are also moulded, whereas the others are all plain. A similar arrangement occurs in the kitchen (G5; Plate 28), where the binding beam is aligned at 90 degrees to that in Room G1 but has bead moulded joists to the south and plain joists to the north. It is apparent that these are all later insertions. Indeed, earlier joists in G1 are apparent above the present ones when the ceiling is viewed from inside the northern fireplace.

The barrel vaulted ceiling in the hall (G2 Plates 18-19) is a modern construct using reclaimed boards. In contrast, that in the landing (F1; Plates 32-33) is made of modern timbers.

Windows

Most of the windows are modern timber replacements, albeit in a traditional style. However, the windows in the north wall of Room G4 are an extreme deviation from the norm (Plate 26). Here, reclaimed gothic windows made of an oolitic limestone that appears to be from the Clipsham quarries, have been installed. This was quarried in the later medieval period and used for monasteries, churches and high status buildings such as colleges and the homes of wealthy individuals.

Fireplaces

The fireplaces are, like all the other features within the house, varied. A timber and marble pastiche graces the west wall of G1 (Plate 15), whereas an exuberant stone example contrived from various component parts features in G4 (Plate 25). A mock fireplace has been created in the north wall of G1 with a substantial lintel and a mantel shelf made of a thick non-architectural piece of timber (Plate 14).



4.5 **First floor** (Figure 14)

The same theme of over mantles to doors and full height panelling contrived of historic and modern timbers continues on the first floor. Here, however, the quality of the workmanship is, in parts, considerably better.

Panelling

Whereas the timberwork in Rooms F1, F4, F2 and F6 (landing, ensuite to F3 and anterooms, respectively) is much as described for the ground floor, that in Room F5 is considerably superior (Plates 42-45). Although modern, the craftsmanship is that of a professional. The panelling in Room F7, the ensuite to Room F5 is modern and custom made (Plates 49-50). The panelling that lines the staircase is a good quality installation that appears to have been purpose made for the staircase (Plates 35-36). The staircase and this panelling is described further below.

The jewel of the existing panelling lies in Room F3 (Plates 38-39). The panelling, window reveals, cupboard and main doors are all in keeping with the each other and with the setting. The panelling has raised fields, a roll moulded dado rail and moulded skirting boards. There is a deep cornice with floral motifs now picked out in gold. The same motif is repeated in the brackets above the fireplace and the mantelpiece. The doors are all 2-panelled with H hinges and, like the panelling, are painted white. Although there must have been some adjustment and repair when the new windows were installed and the fireplace altered with the installation of the stone surround and marble hearth, there is no indication of later disturbance to the timberwork other than a modern strip that is now becoming detached from the panel above the fireplace. The ensemble may date from the 18th century although it is possible that it was installed in the early 19th century.

Doors

The doors on the first floor are also reclaimed, with scars from earlier usage and more recent applications evident in a number of cases. Particularly interesting are the doors at either end of the landing, where a mechanism to release the catch has been devised using a standard 19th century lock case and a small chain attached to an iron handle (Plate 37). The scars from the earlier door furniture survive on the same side of the door as this mechanism in Room F2. Whereas this side of the door is made up of vertical planks, the outer face is panelled and has had motifs applied in recent times (Plate 37).

One of the most interesting doors is a medieval door that has been installed in the north wall of the stairwell (Plats 46). This is made of three skins, the outer face has vertical planks with iron studwork, the inner face is of horizontal planking and the middle section is a later installation of vertical planks (Plate 48). It is uncertain whether the horizontal planking and the outer skin were part of the same door originally, as the planks on the inside are not from the same source and the ghost of the upper strap hinge on the opposite side from the present hinge is not matched with one further down as would be expected. The door frame is an amalgam of historic and modern timbers.

Staircase

The staircase, which has barley twist balusters, is not original to the house and was installed in the 1980s (Plate 36). Whether this is an 18th century staircase or an early 20th century reproduction is uncertain. It is certainly of good quality despite having a partially replaced newel post on the half landing and reclaimed timbers in the balustrade on the first floor.

Softwood panelling has been installed to the south of the handrail, which matches that in the hall and landing and is generally out of keeping with the house. In contrast, the panelling on



the north wall is of good quality and fits in well with the staircase. Of interest are the Jacobean cupboard doors that are located above the stair well (Plate 35). These are flanked by barley twist columns and the whole composition of doors, frame and associated pillars is created from disparate parts.

4.6 **Second Floor** (Figure 14)

The second floor is accessed by a timber lined staircase that has barley twist spindles alongside the stairs and square section balusters on the landing, which is half panelled (Plates 59-60). It is lit by a series of skylights along the north wall. In between which are the remains of the tie beams that had to be cut to allow for the attic living space (Plate 56 - 58). The collars are exposed and bear carpenter's assembly marks (III, IV and V) on the west face, as are those in the adjoining room (Plate 71).

There are two bedrooms to the east of the staircase (S1 and S2) and a bathroom (S5) and two further bedrooms to the west (S6 and S7). In contrast to the floors below, these rooms are all plain with no features of historical or architectural interest other than the roof. This has clearly been rebuilt and modified. It has staggered purlins, some of which show evidence for machine tooling (Plate 63).

The Outbuildings

4.7 **Cart Shed** (Figures 19-21)

The Cart Shed is located at right angles to the house and the rear elevation forms part of the perimeter wall to the garden. It is a single storey, building with a clay tiled roof that has crow-stepped gable ends (Plate 78). The southern section of the east elevation is open fronted but the northern section is enclosed and houses a small garage, a tack room and a store

The main body of the cart shed (C1: Plates 74-75) has brick and clunch walls to south, west and north. The north wall has either been rebuilt or is a later addition and is almost entirely clunch to the west, but brick and clunch to east. It has an earth floor and four posts supporting to east, three of which support the roof trusses. The trusses have metal king posts and timber raking queen struts supporting trenched purlins with cleats. The northernmost bay of C1 has mezzanine floor, which is accessed via Room C2 to the north and directly via an opening in the south wall of the mezzanine

To the north of the Cart Shed are two stalls. The easternmost (C2: Plate 76) was probably once a stable as it has a runnel running east-west. There is now a plank and batten door in the east elevation rather than a stable door, and a 2- light window to the north of it. An arched opening in the south wall leads to upper mezzanine area. This is divided from the space to the west by a brick wall that is not full height.

The space to the west has been further subdivided to form a garage to the north (C3: Plate 77) and tack room to the south (C4). The west wall of the garage is predominantly clunch built but otherwise this end is mainly of brick including both floors.

4.8 **Barn** (Figures 22- 23, 27-30 & 31)

The barn forms the northern element of a 3-sided complex facing the rear of the farmhouse. It is largely brick built under a clay tiled, hipped roof and is subdivided to form a livestock area to the east of the main barn. There is an extension under a pentice roof to the south of the main



body of the barn which is also subdivided to form both interlinked and independent spaces under the same roof. The yard to the front of the barn is also subdivided; a brick wall runs north-south between the barn and the perimeter wall.

The main body of the barn (B1; Plates 86-94) has 5 bays with metal king posts and raking queen struts supporting double trenched purlins with cleats; a typical late 19th century form. There are two arched windows, the central part of which opens, in the north wall. A windeye is located at either end of the north wall, and in the south wall are two to the east of the opening to the southern annexe (B2: Plates 95-96) and now only one to the west. A blocked window as well as a blocked windeye is to the west. Two rectangular areas of very uniform brickwork in the upper part of the north wall could be repair or bricked up windows.

The brickwork is set in English Bond or slight variations thereof, with diaper work in the west wall, Arched recesses in the north and south wall next to the doors would almost certainly have been for lanterns. Set within the brickwork of the south wall are two large stones that look as if they could have been corbels. However, there is only one corresponding one at the eastern end of the north wall.

There are double ledge and braced doors to north with the bracing forming an inverted V. The opening to the south has a timber lintel but no doors and there is an opening in the east wall to the hayloft above the adjoining space. The floor is concrete.

The southern area (B2) has cement render 62cm high and a cement floor. The base of the ledge and brace door to the south is 30cm high and ramped.

At the eastern end of the barn are two rooms, the northern one of which (B3; Plates 97-99) is under a hay loft and has a trough along the east wall. The floor is part brick to the east and cobble to the west. There is a ledge and braced door to the north and a simple opening to the south. The south wall is partially panelled and has an arched recess for a lantern next to the opening.

The southern room (B4; Plate 100) has some tack hooks to the east wall but is otherwise devoid of identifying features. The floor is cobbled to the east and brick to the southwest. The north western end of the floor has been reduced but it is also cobbled. The south wall is brick and cobble built whereas the others are brick. The base of the door into this area from the south is also 39cm high, but not ramped.

4.9 **East Range** (Figures 24, 26, 28-29 & 31)

Unlike the barn to the north, the east range is largely built of flint and cobbles with some brick and clunch. It also has a slate rather than a tiled roof.

This range is dominated by the central open fronted section which is of 4 bays with a dirt floor (E1; Plates 103-104). The trusses have metal king and queen posts, trenched purlins and cleats. The underside of the roof is boarded.

The room to the north (E2; Plates 105-106) is accessed by a plank and batten door. This is brick built with flint and cobble to the east. It is lit by an opening in the south wall and another in the east wall. The floor is largely obscured by dirt and some vegetation but appears to be brick at least near the door.

To the south is a room with a raised floor, a small opening to east and west and a trough along both sides of the north wall (E3; Plates 107-108). It is not fully enclosed to the north but the



eastern side has been part boarded to give greater protection to the interior. The door is ledged and braced but the upper half is missing.

At the southern end of the range is a completely separate room with a brick floor, a window in the south wall and a plank and batten door to the west (E4; Plates 109-110). The south and east walls are largely clunch with some brick. The north and west walls are cobble within brick quoins. The truss and roof is the same as elsewhere in the range. Nonetheless, this is almost certainly a later addition to the range.

4.10 **West Range** (Figures 25 -26 , 28-29 & 31)

The west range comprises two completely enclosed spaces although the southern space (W2) has a weatherboarded wall facing the yard rather than one of brick/flint/cobble as is the case for W1.

Northern end comprises a 6 bayed space with a brick floor and runnel to the east (W1: Plate 114). There are four windows in the west wall, all installed in the late 20th century, and one original window in the east to the south of a ledge and braced stable door. The trusses have metal king and metal raking queen posts and trenched purlins with cleats. The underside of the roof is boarded.

A door in the south wall opens into W2, which is now a fuel store (Plate 115). There is a single window in the east wall to the north of a ledge and braced stable door. The door in the south wall is also ledged and braced and has two shallow steps down into the store. The floor is concrete with the western half raised slightly. The truss here has a metal king post but timber queen raking struts. The roof is boarded beneath the slates.

4.11 **Cattle Shed** (Figures 31-33)

The Cattle Shed is aligned parallel with and is located to the north of the Barn. It is subdivided into three main areas, the two main ones being open fronted and facing the barn.

It is built of brick and flint/cobble with queen posts supporting clasped purlins under a clay tiled roof. These are likely to be the original trusses, The purlins have counter bladed scarf joints at the trusses. The eastern space is of three bays with the western end demarcated by a later brick and cobble wall (CS1: 120-122). To the west of this is an enclosed space with a timber door to the south, brick wall to the west and brick and cobble wall to the north (CS2: Plates 123-125). Both east and west walls are later additions, although the door jambs are original indicating this was intended to be enclosed.

The western end has been subdivided very rudimentarily with timbers and corrugated sheeting (S3: Plates 126-128), beyond which is another open fronted section with brick, flint and cobble walls to the north and west (S4: Plates 129-131).



Figure 11: House: existing south and west elevations (scale 1: 100)

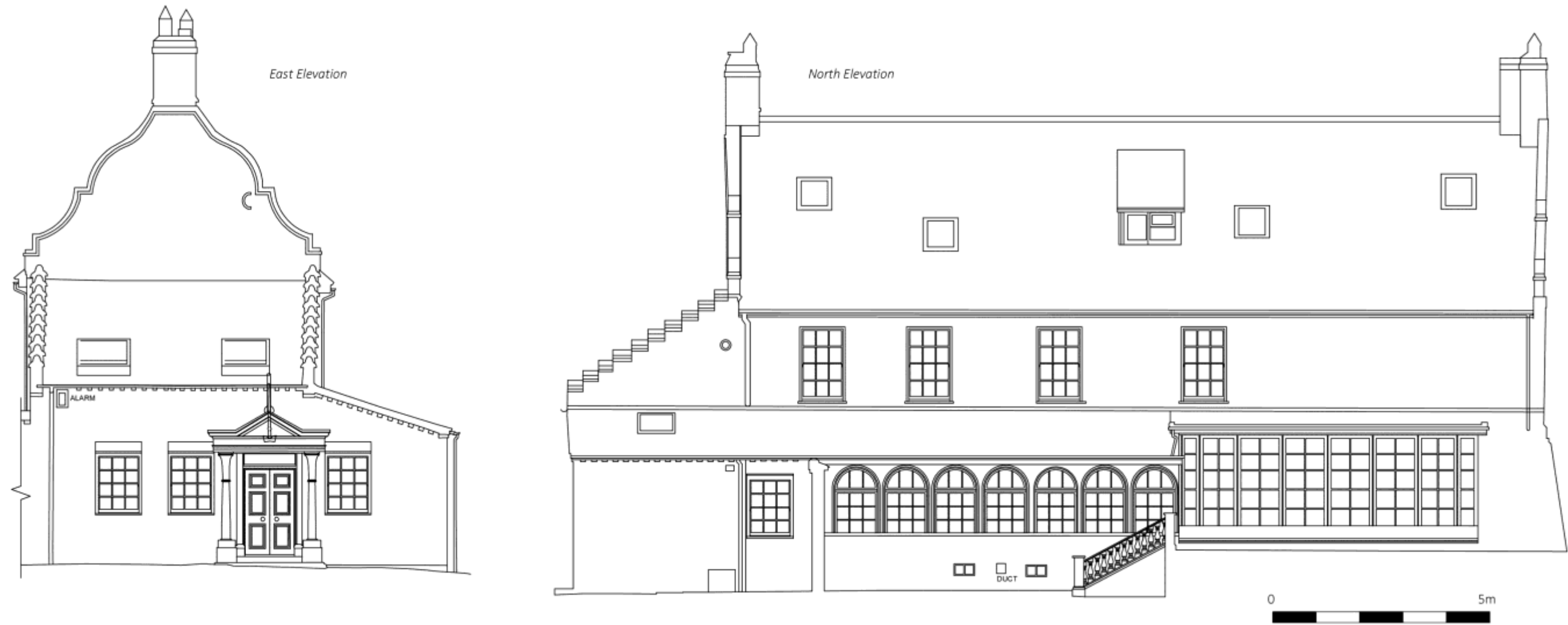


Figure 12: House: existing north and east elevations (scale 1: 100)

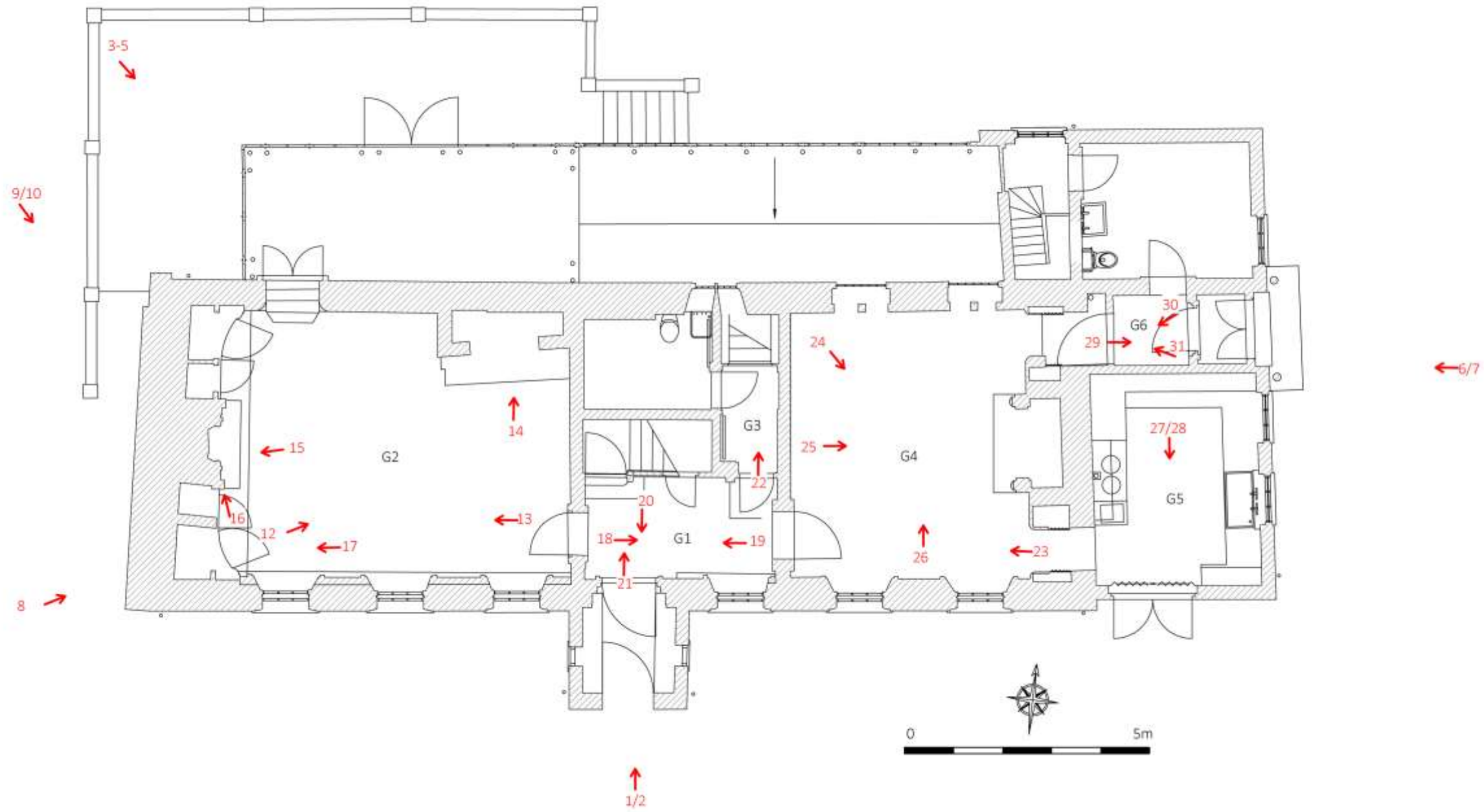
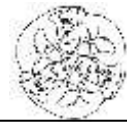


Figure 13: House: ground floor plan showing photo views (scale 1:100)



Figure 14: House: first and second floor plans showing photo views (scale 1:100)

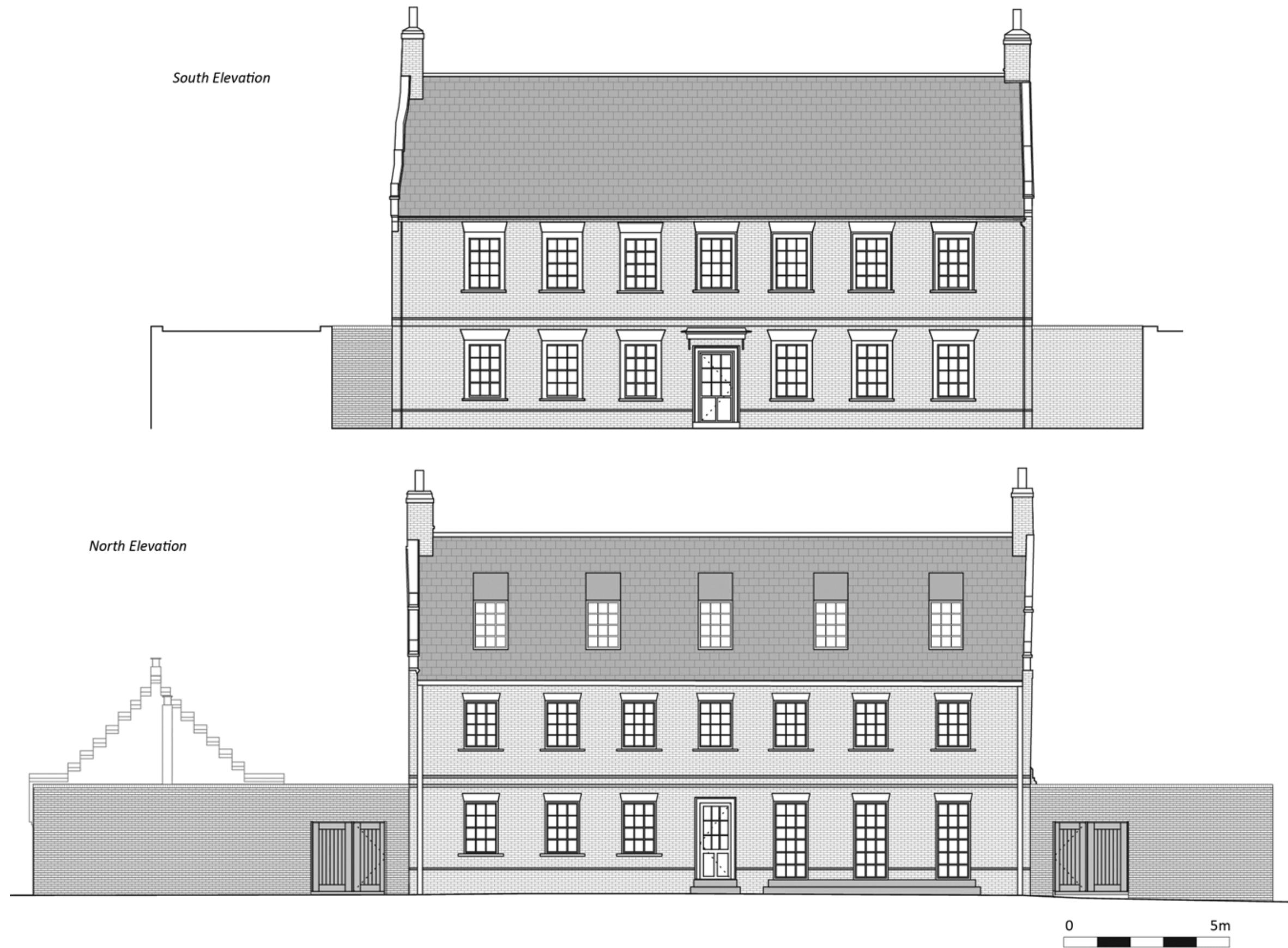
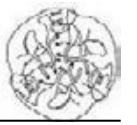
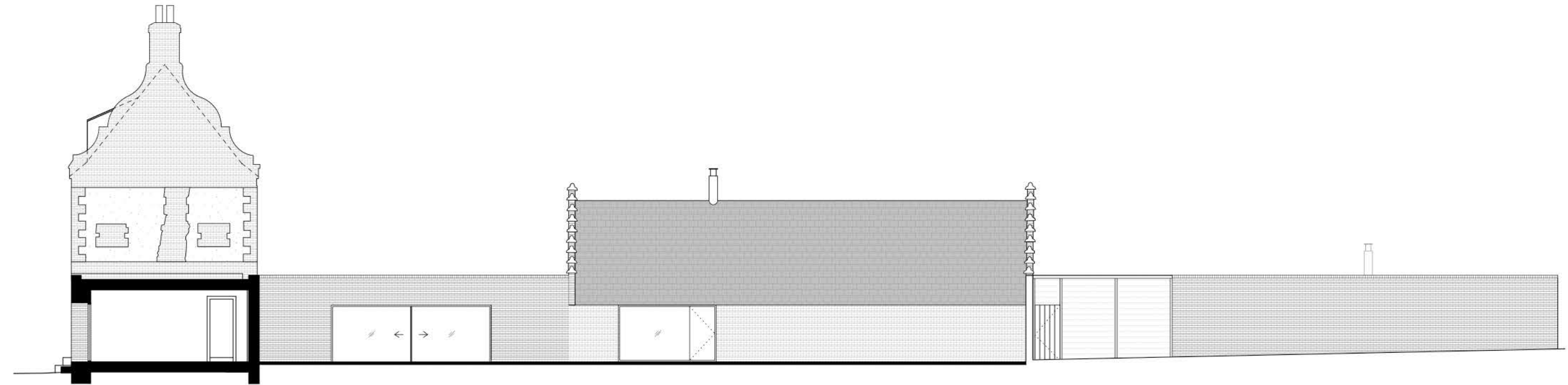
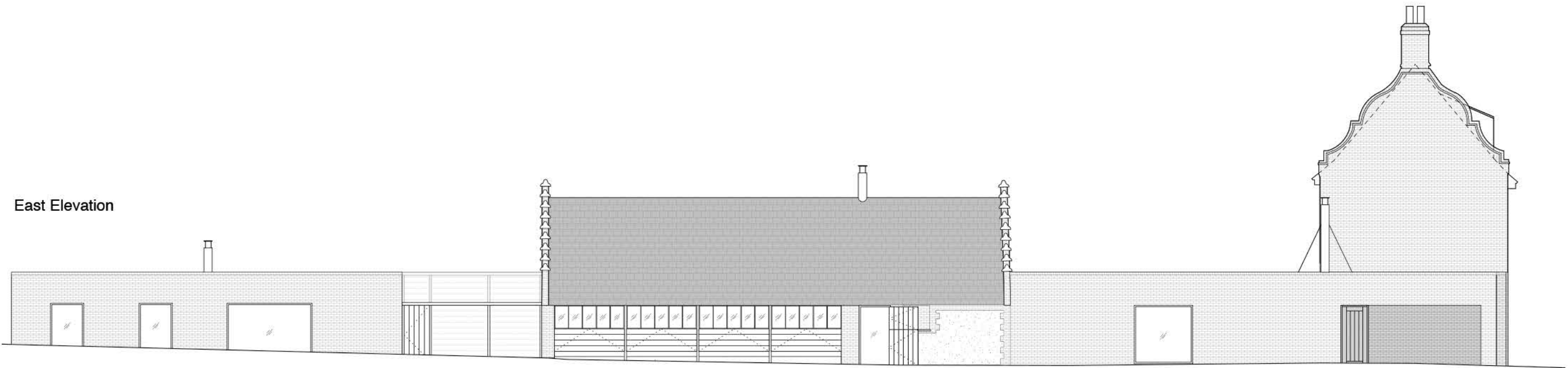
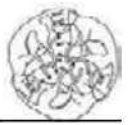


Figure 15: Proposed south and north elevations (scale 1:125)
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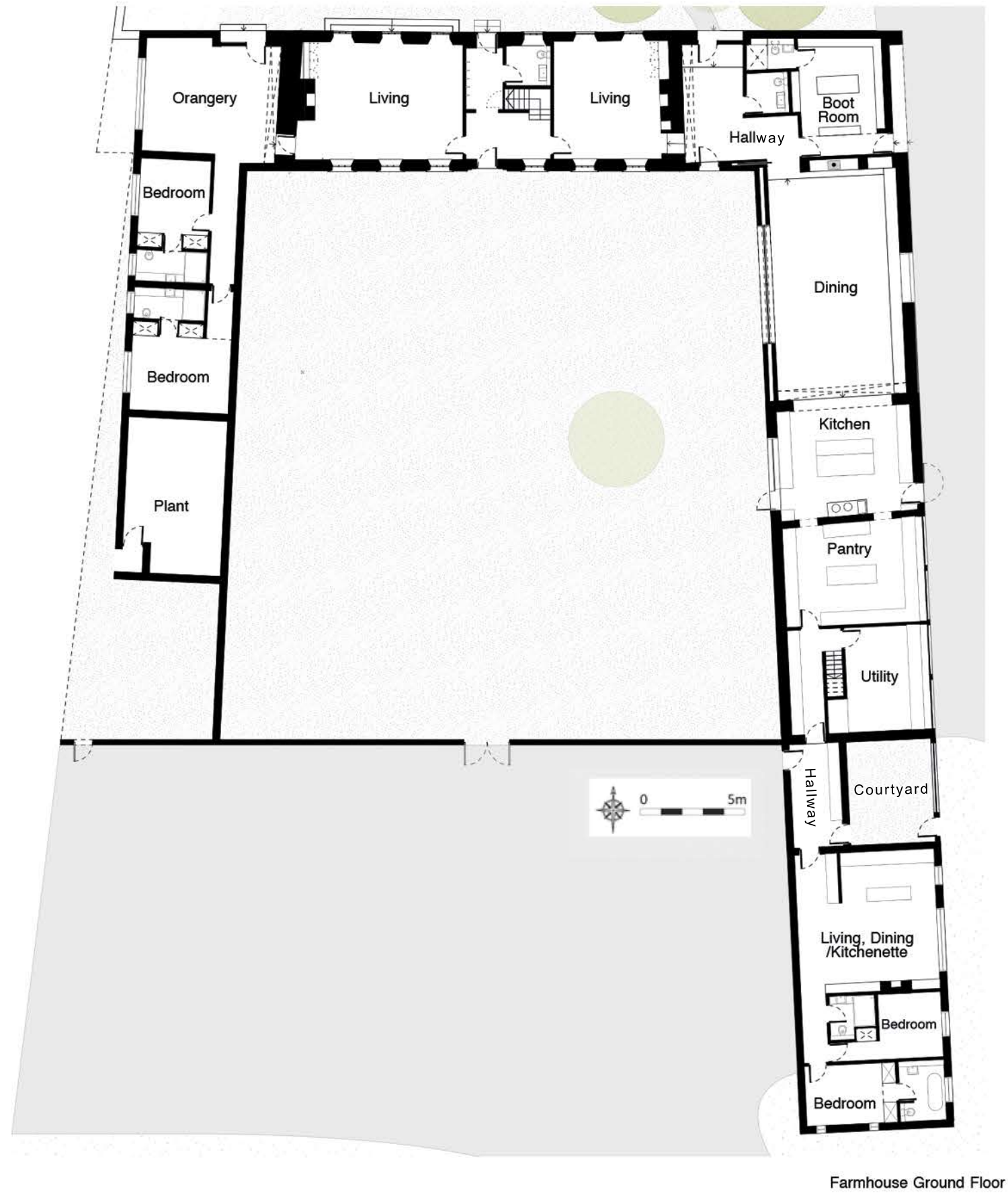


West Elevation



Figure 16: Proposed east and west elevations (scale 1:150)

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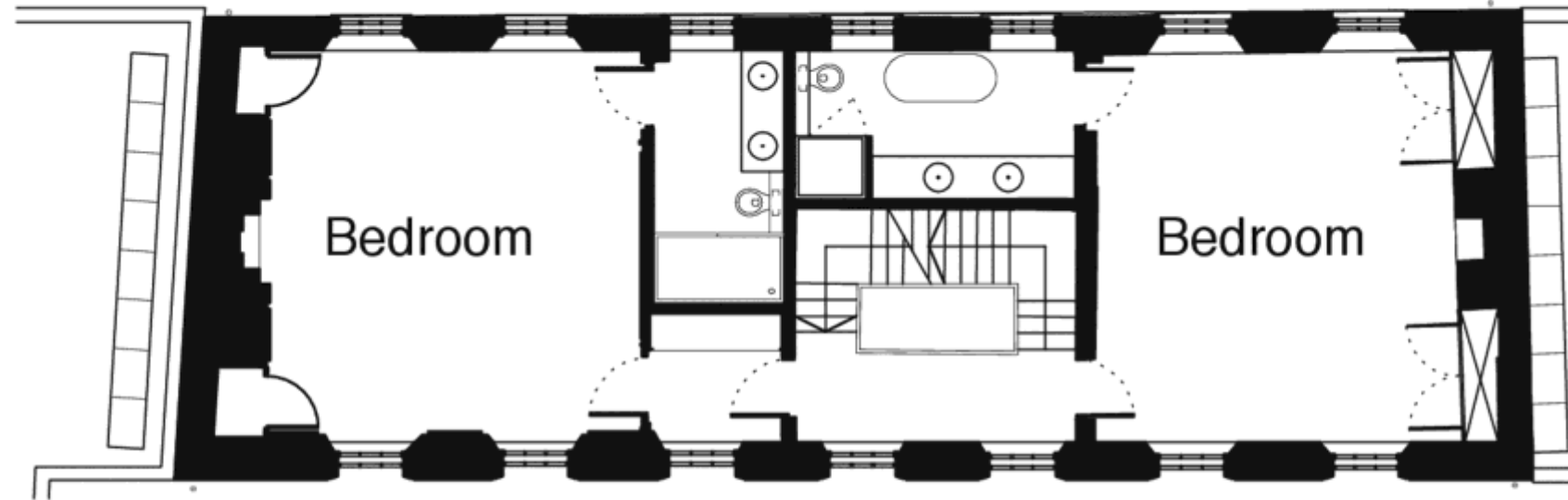


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Figure 17: House, cart shed & new buildings: proposed ground floor plan (scale as shown)

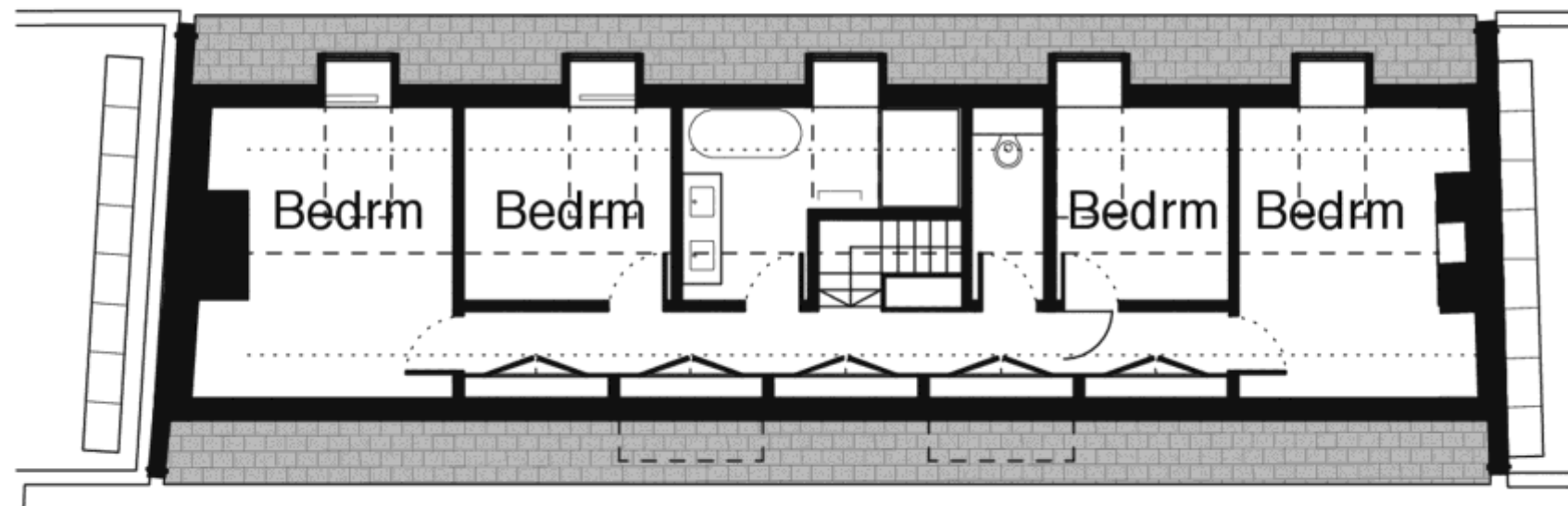


First Floor



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Second Floor



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Figure 18: House: proposed upper floor plans (scale 1:100)

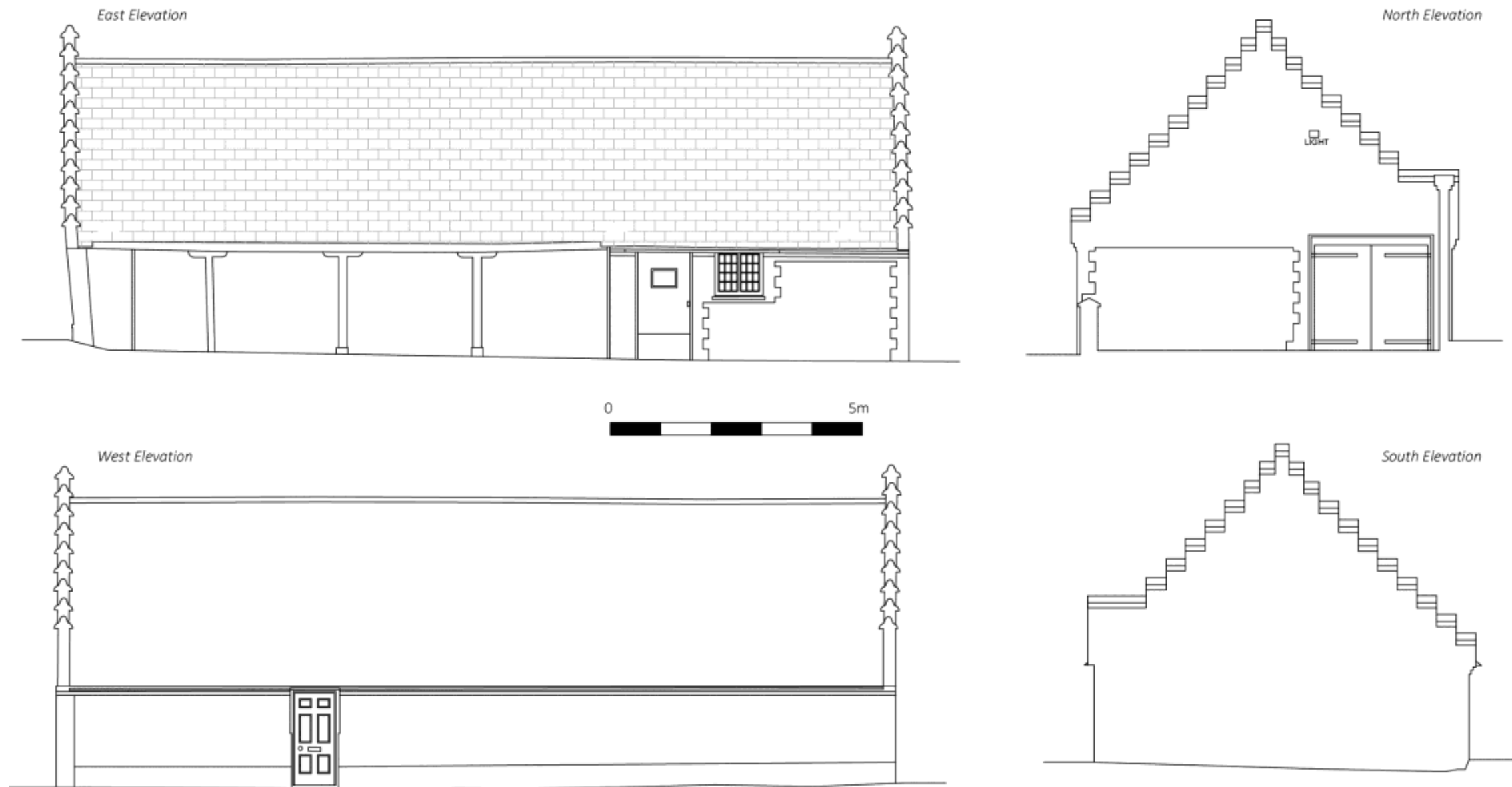


Figure 19: Cart shed elevations as existing (scale 1:100)

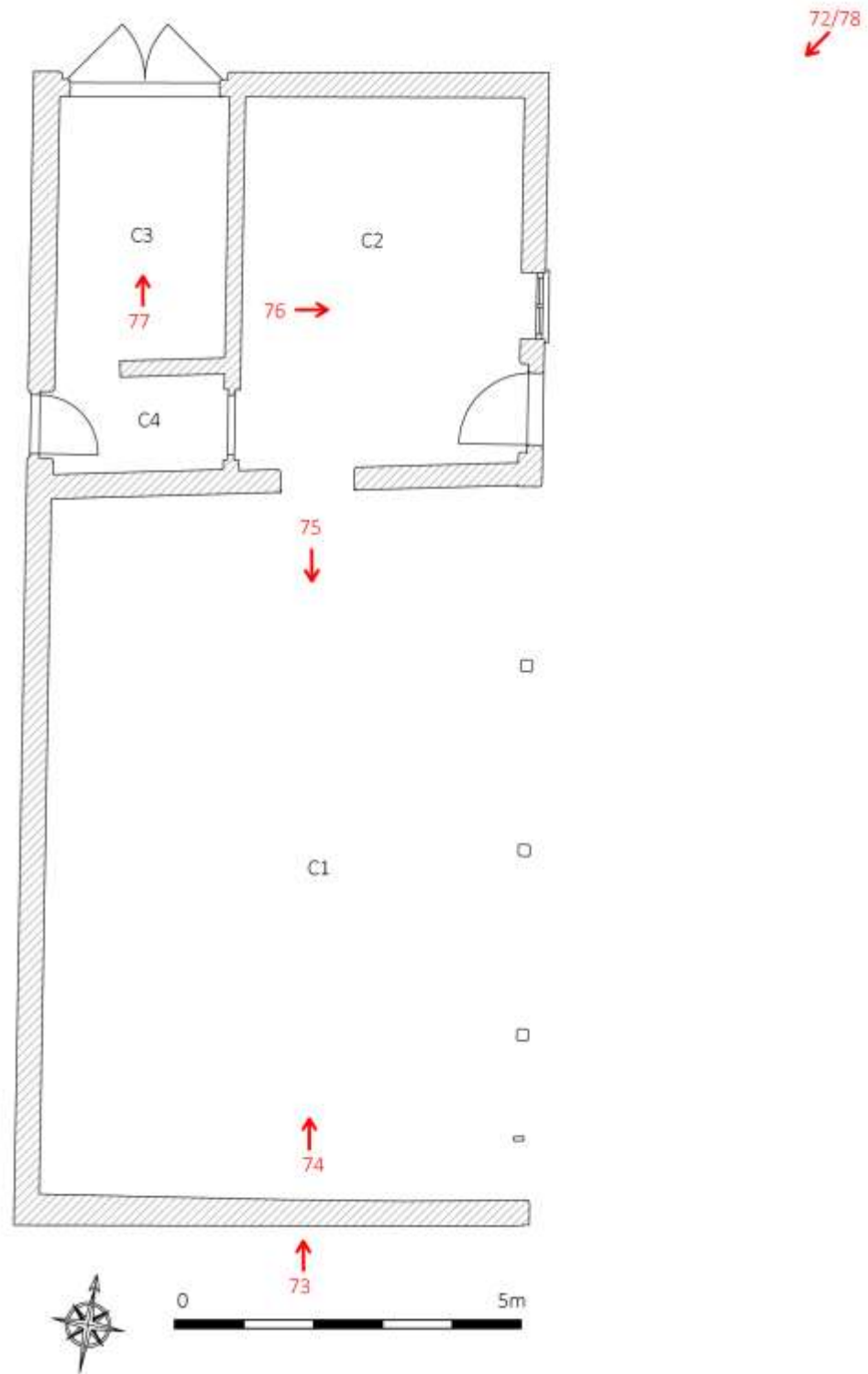


Figure 20: Cart shed floor plan showing photo views (scale 1:100)

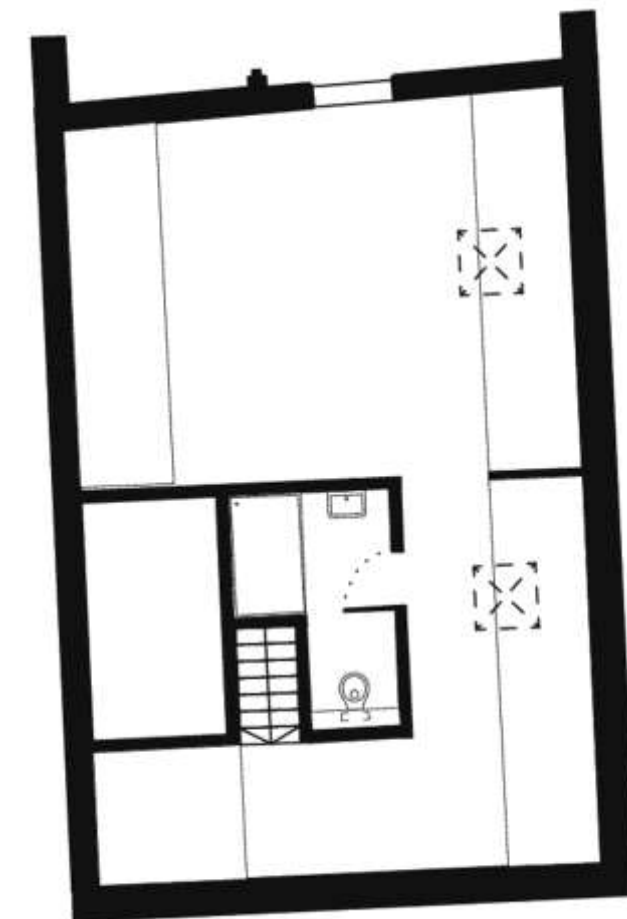
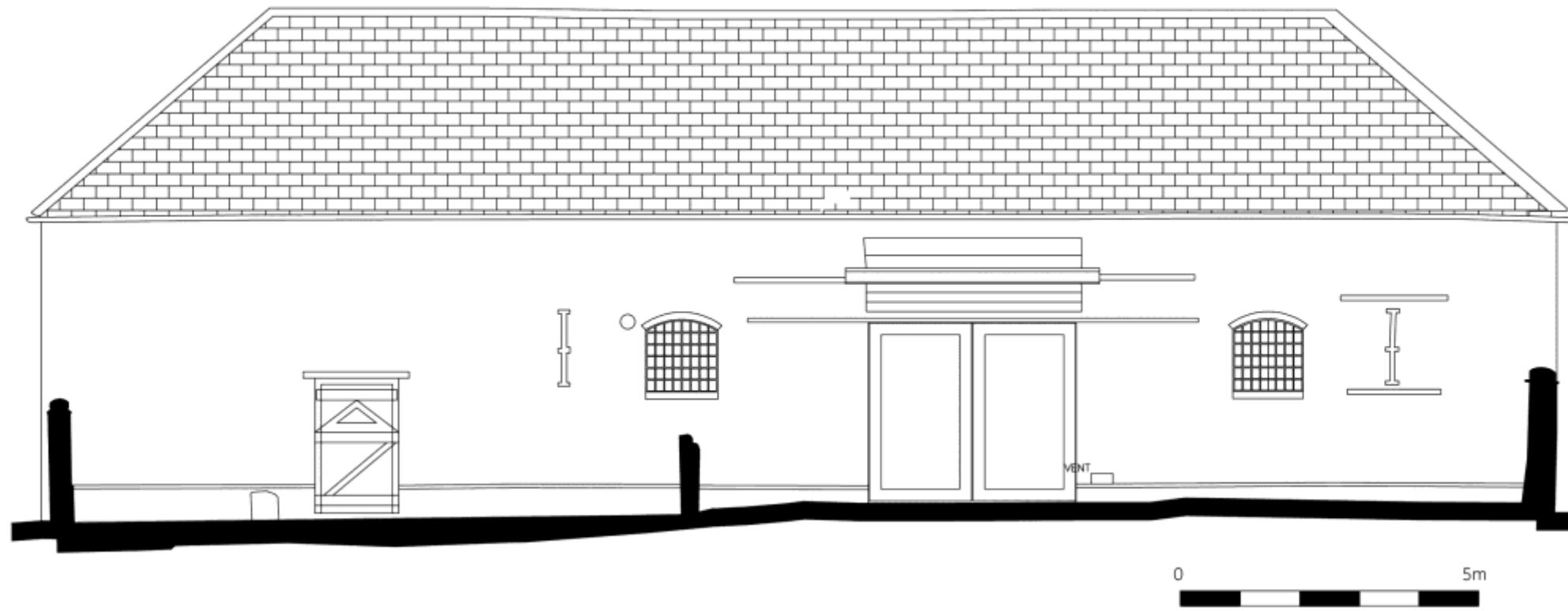


Figure 21: Cart shed proposed mezzanine floor (scale 1:100)



North Elevation



South Elevation

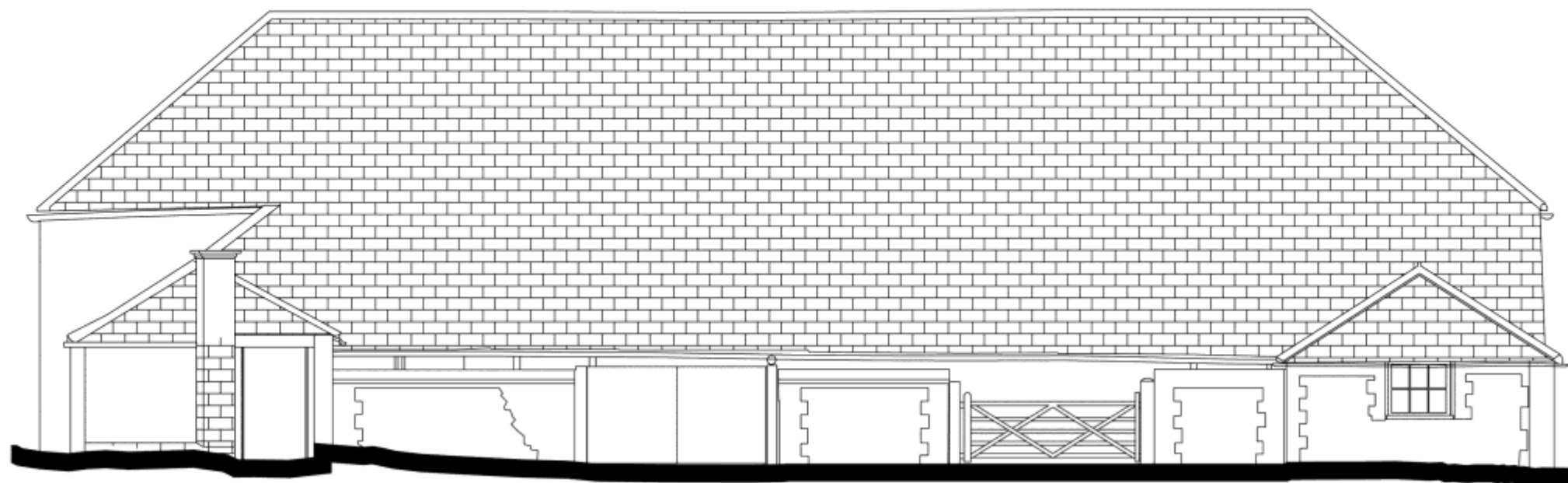


Figure 22: North and south barn elevations as existing (scale 1:100)

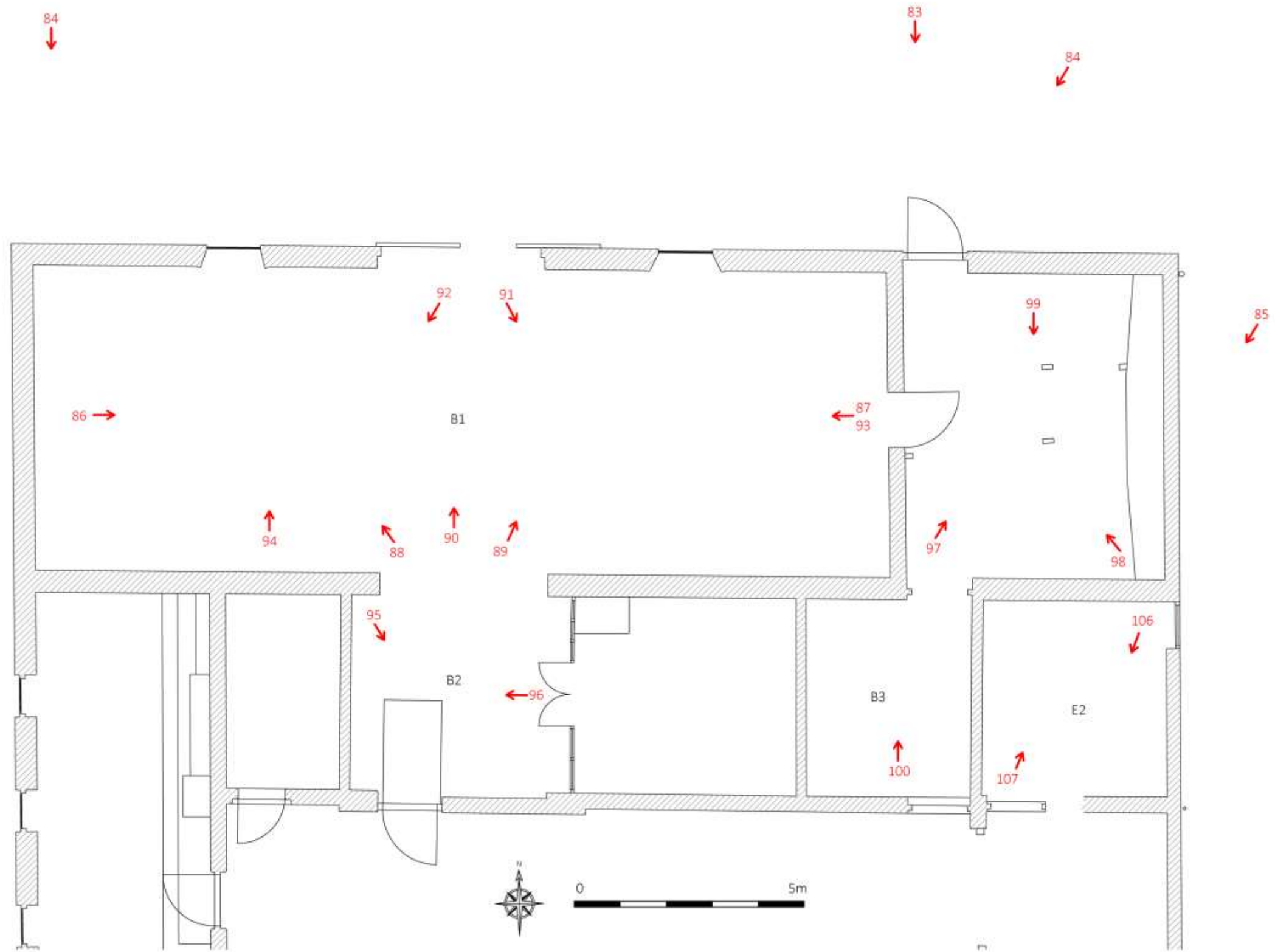


Figure 23: Barn plan showing photo views (scale 1:100)

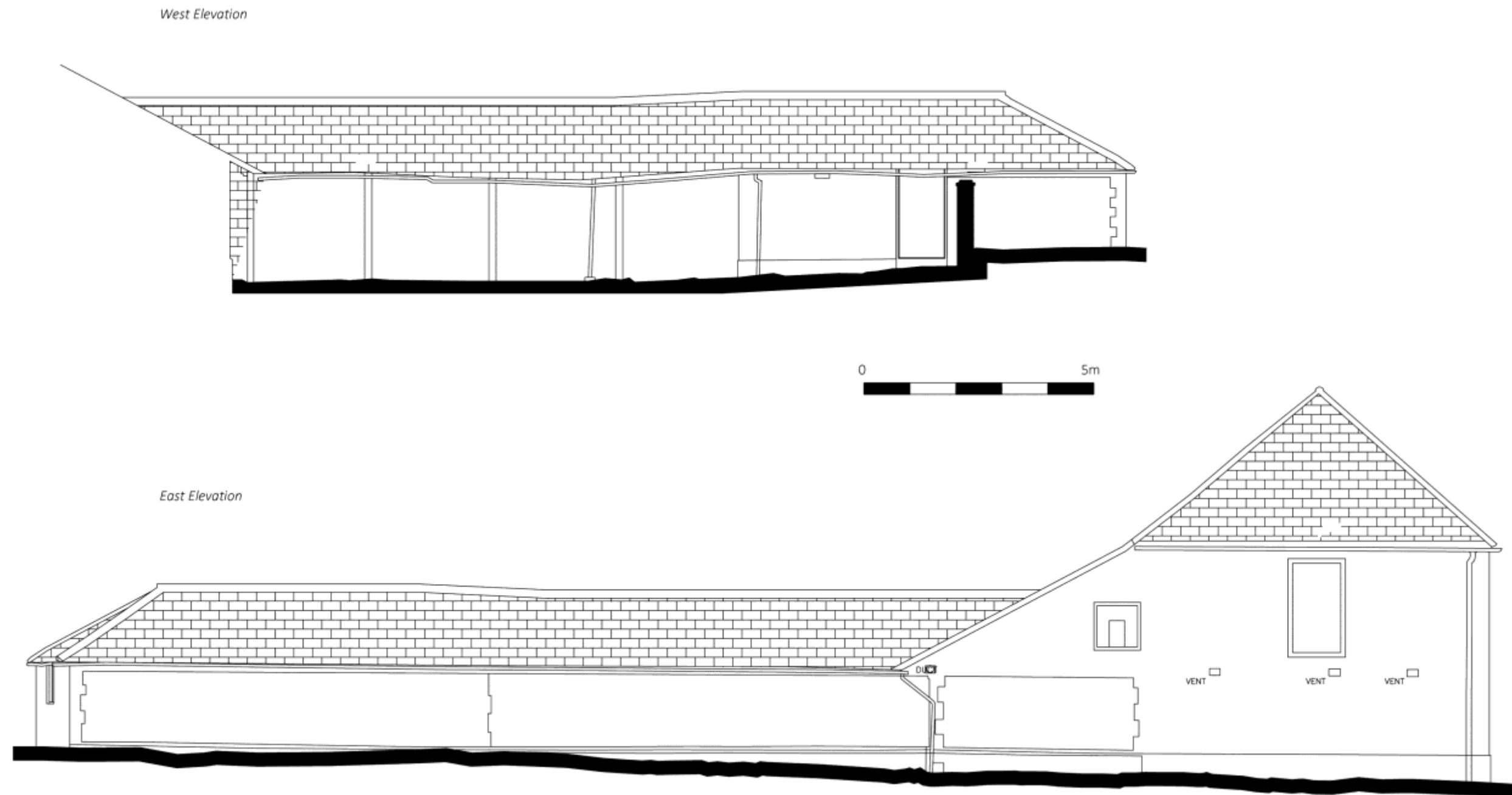
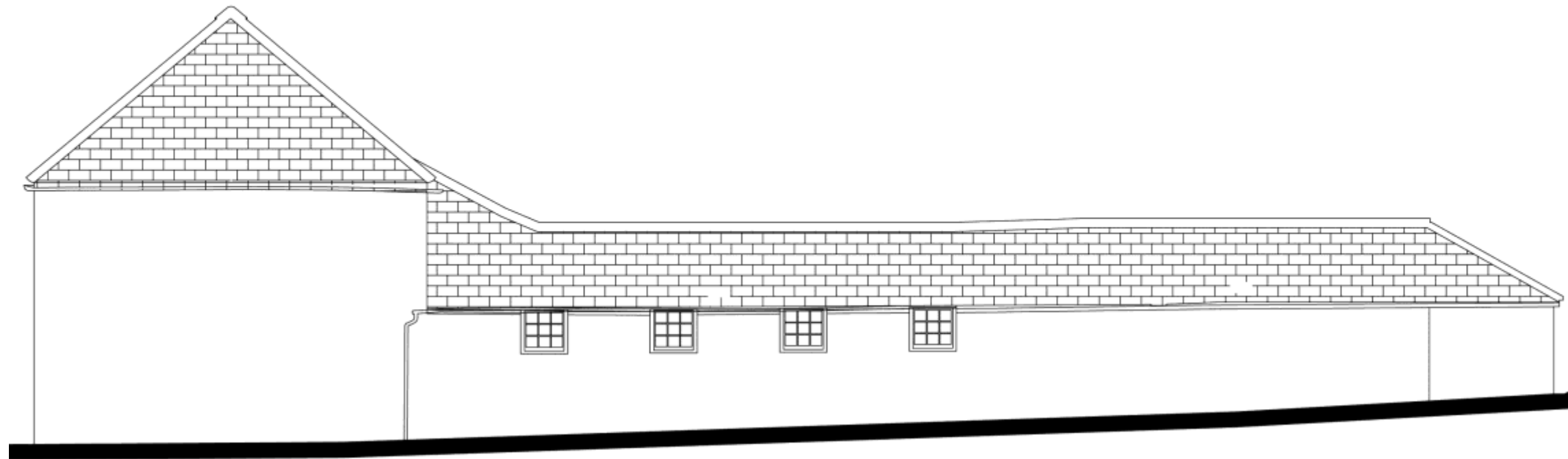


Figure 24: East range elevations as existing (scale 1:100)



West Elevation



East Elevation



Figure 25: West range elevations as existing (scale 1:100)

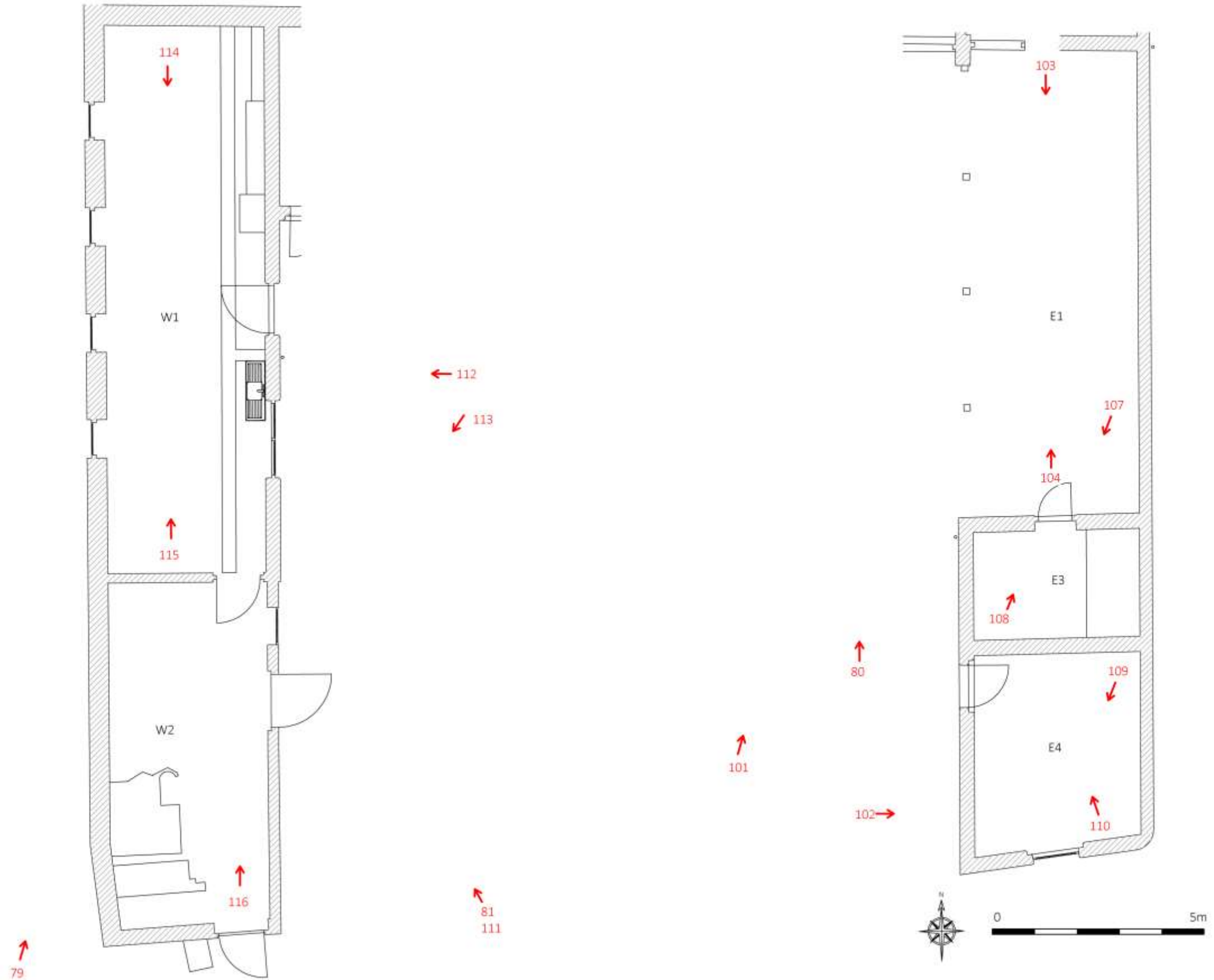
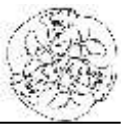


Figure 26: West and east ranges floorplan showing photo views (scale 1:100)

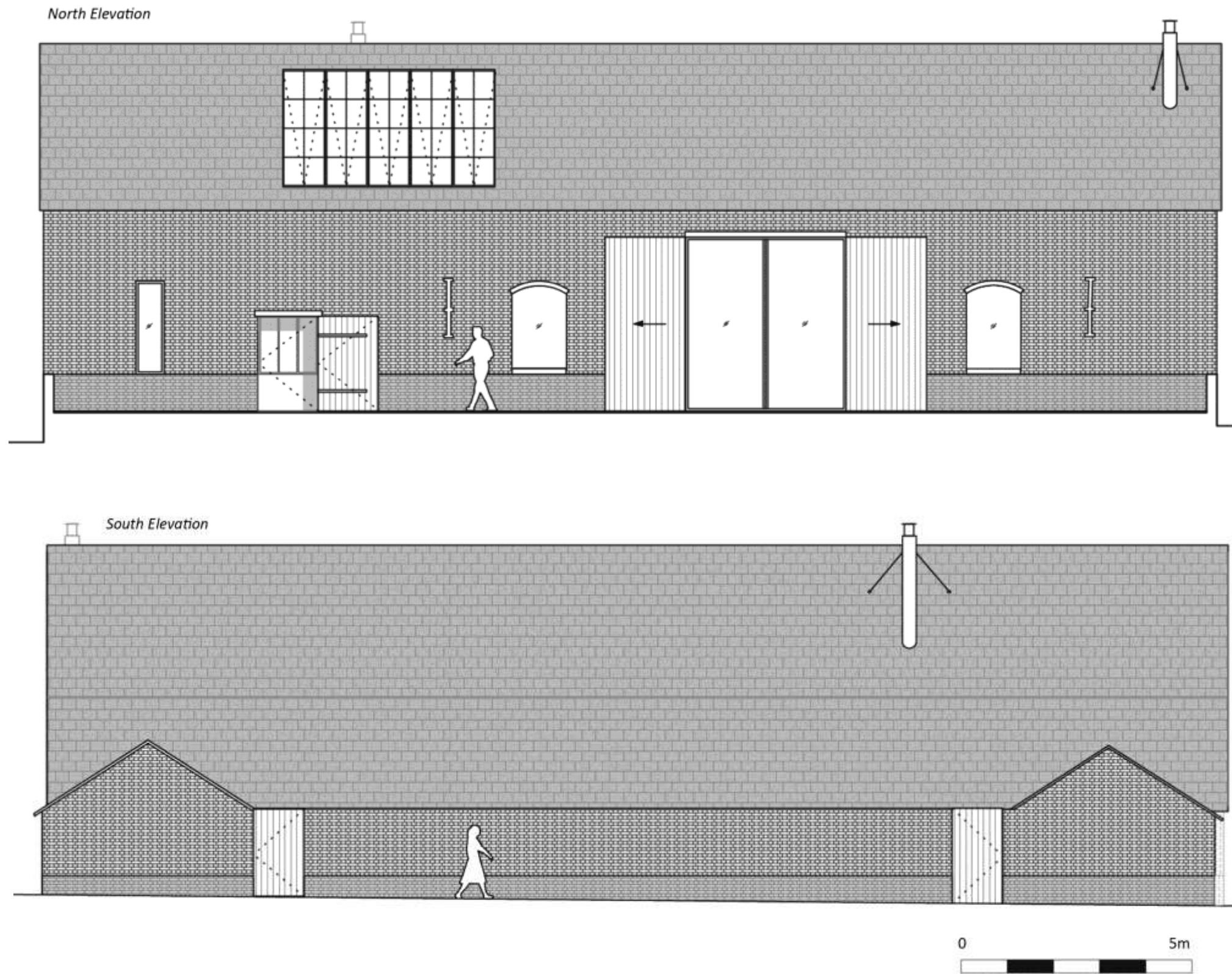


Figure 27: Proposed north and south elevations (scale 1:100)

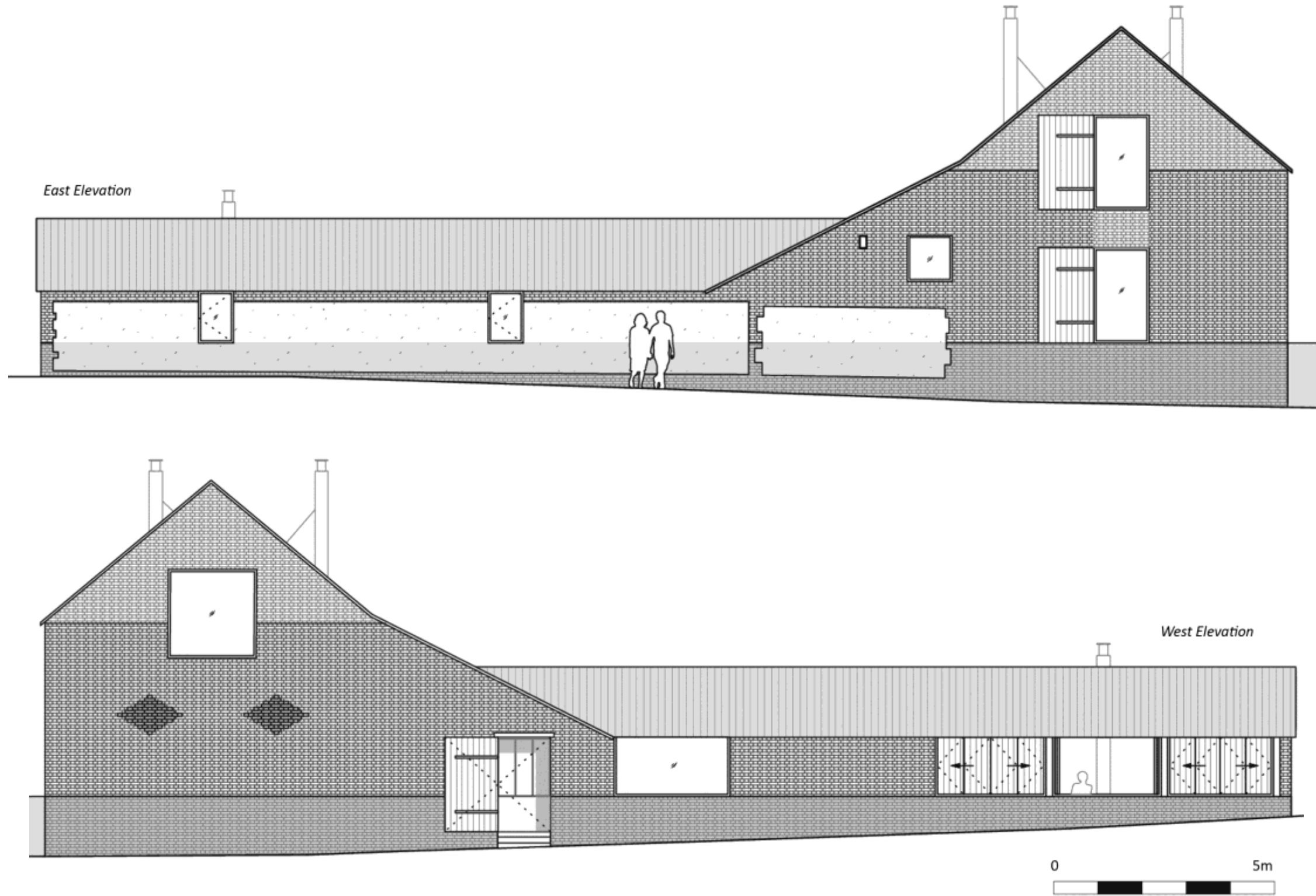


Figure 28: Proposed east and west elevations (scale 1:100)

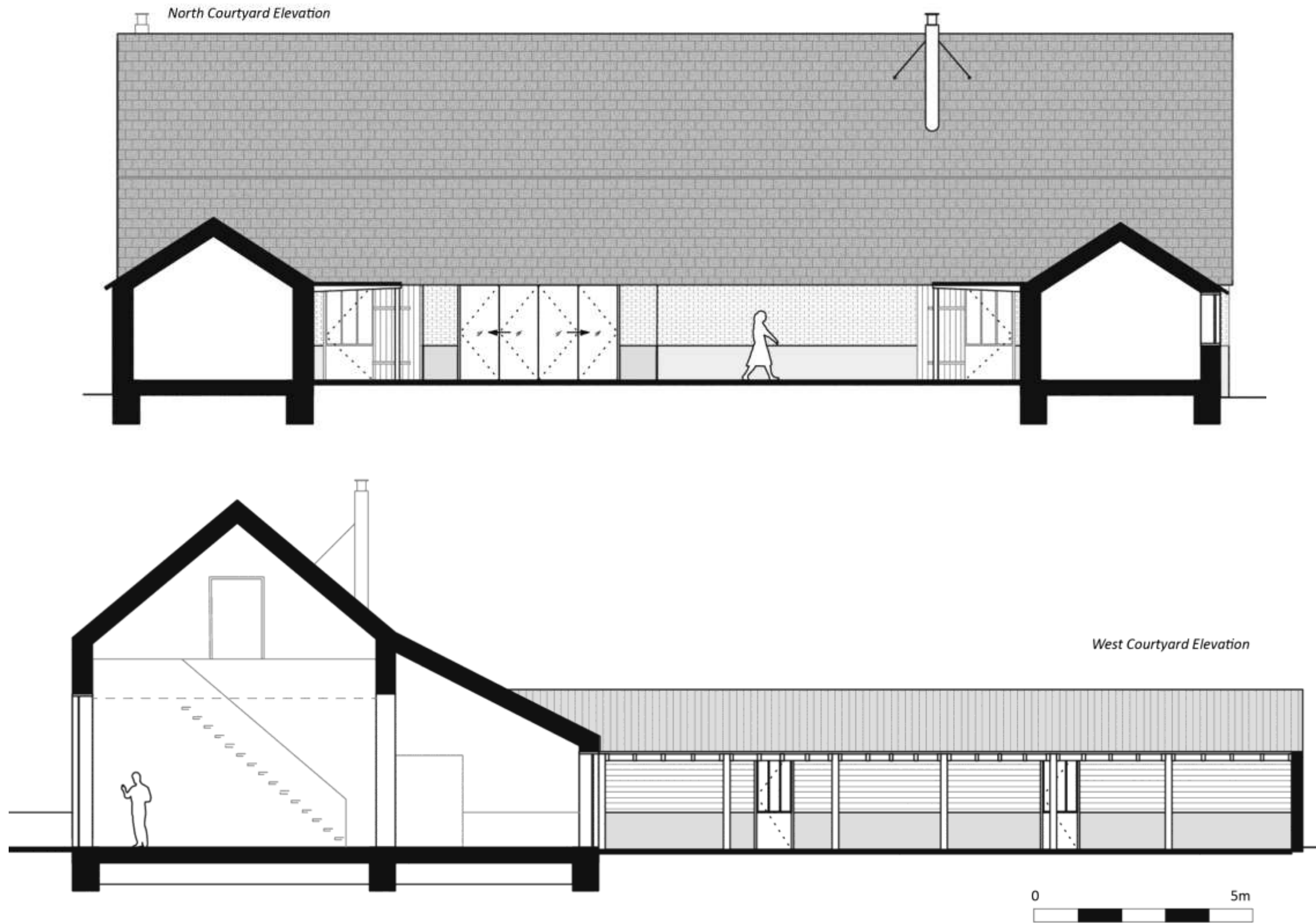
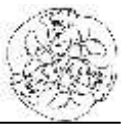


Figure 29: Proposed north and west courtyard elevations (scale 1:100)

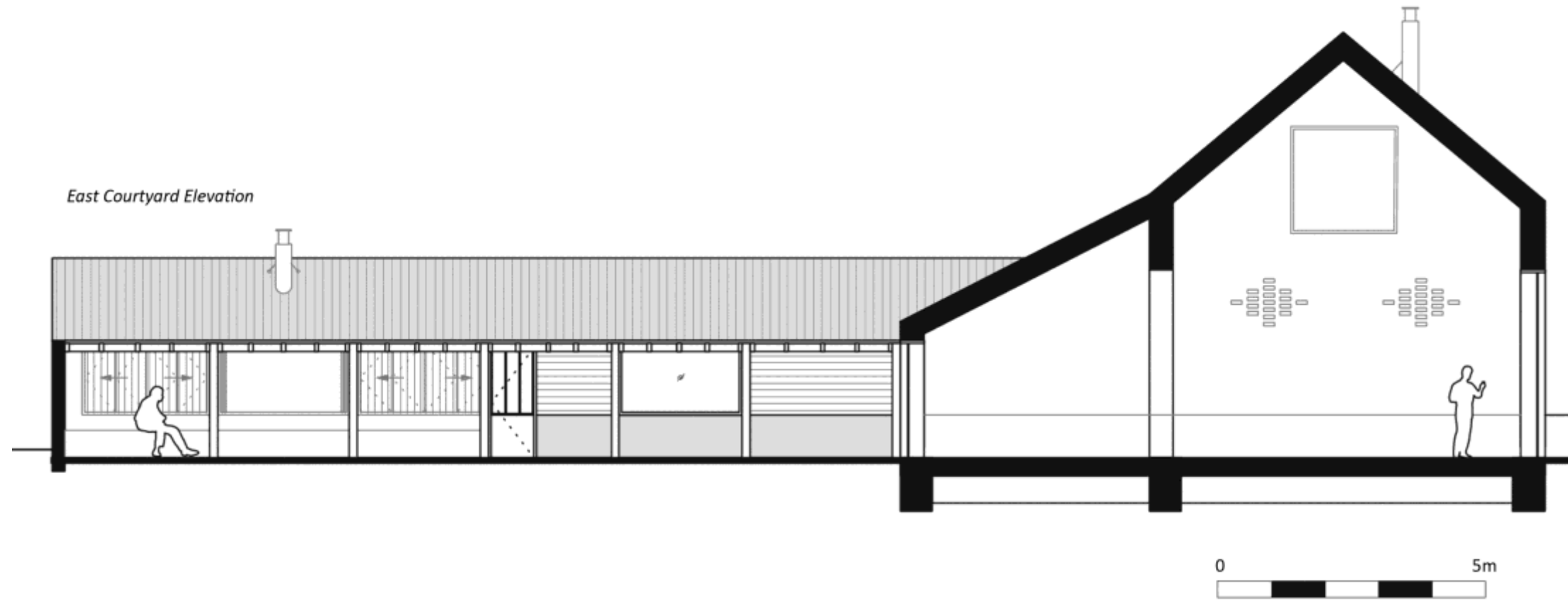


Figure 30: Proposed east courtyard elevation (scale 1:100)

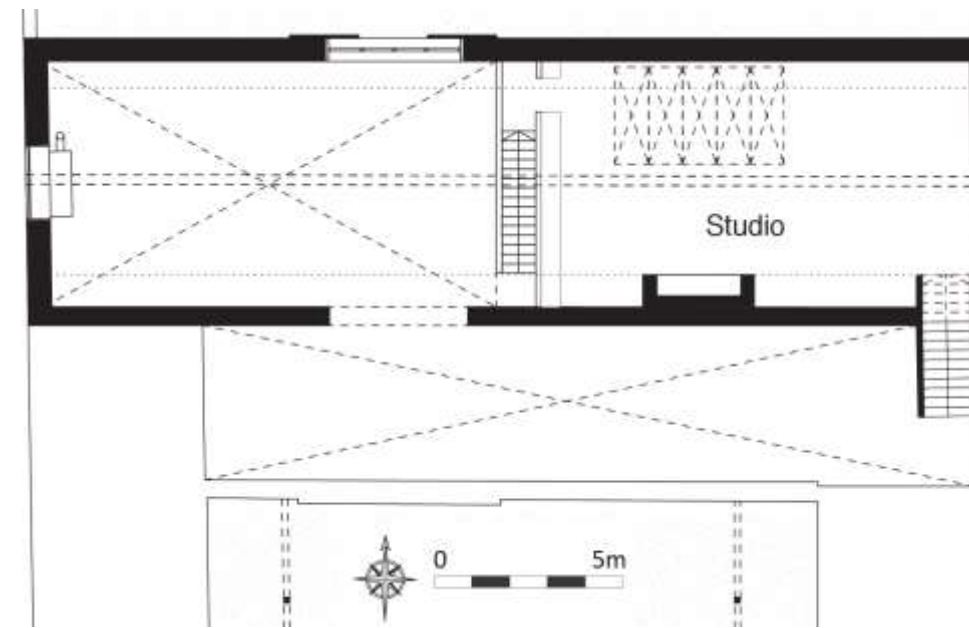


Figure 31: Barn complex proposed ground and mezzanine floors (scale 1:200)

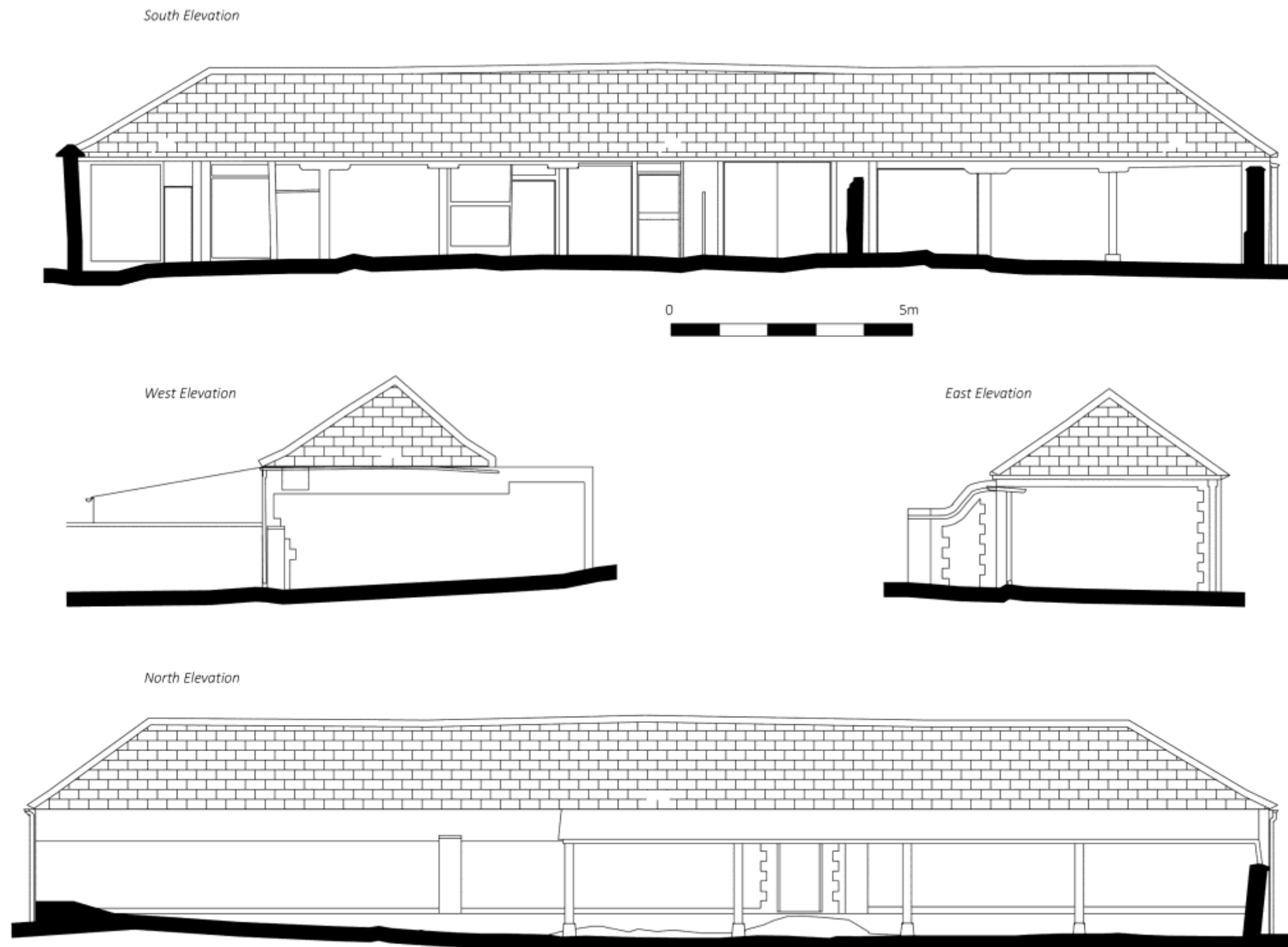


Figure 32: Cattle shed elevations as existing (scale 1:100)

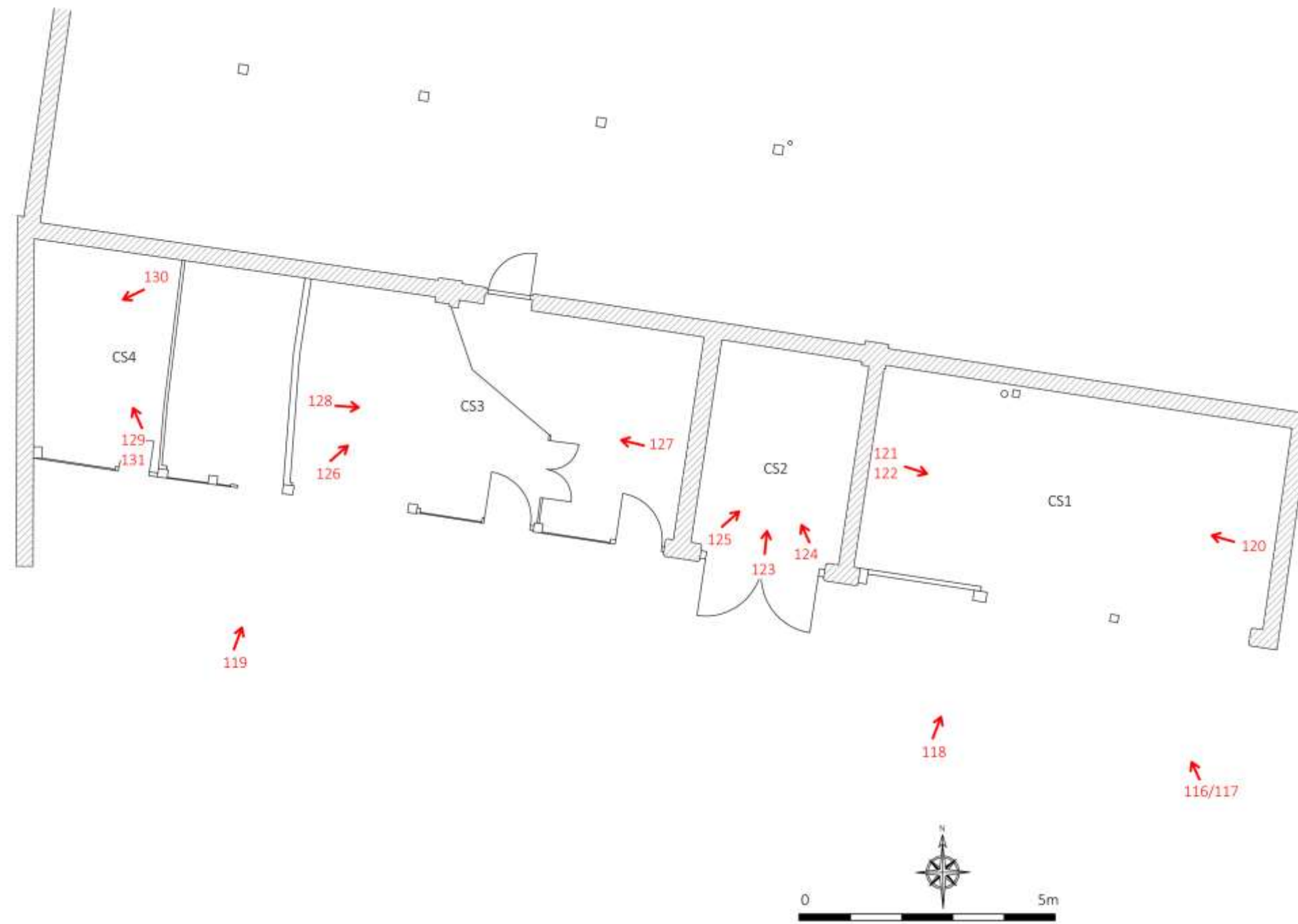


Figure 32: Cattle shed floor plan showing photo views (scale 1:100)



Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

5.2 *Site Constraints*

Although Gun Hill Farm is outside the Burnham Overy Staithe Conservation Area, it is a Grade II listed building that lies within an Area of Outstanding Natural Beauty (AONB), within a Ramsar Site (a wetland site of international importance) and Flood Zones 2 and 3. It is also in close proximity to a National Nature Reserve, a Special Protected Area (SPA) and a Site of Special Scientific Interest (SSSI).

5.6 *Heritage & Planning*

The King's Lynn and West Norfolk Borough Council Core Strategy (2011) contains the following heritage-related clauses:

CS12 Environmental Assets Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity

Proposals to protect and enhance our historic environment and landscape character, biodiversity and geodiversity will be encouraged and supported.

The Borough Council will work with partners to ensure an integrated network of green infrastructure throughout the urban and rural areas (identified through the Green Infrastructure Management Plan and Econet map) is successfully created and managed to:

- meet the environmental, social and economic needs of local communities and the wider borough;
- create a high quality environment for biodiversity and geodiversity to flourish;
- provide opportunities for species to adapt to the impacts of climate change;
- contribute to an improved quality of life for current and future residents and visitors;
- areas identified as being deficient in multi-functional green space will be targeted;
- the incorporation of Sustainable Drainage Systems with new development will also be promoted to encourage new habitats.

The historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics.

The Council and its partners will support a range of initiatives, including Biodiversity Action Plans and proposals that will improve areas of poor quality lacking in biodiversity and geodiversity as well as maintaining, enhancing and linking areas of good quality.

The Council will protect and enhance County Wildlife Sites, ancient woodlands, Biodiversity Action Plan Species and Habitats, Regionally Important Geological Sites and designated sites of historical value from development which damages their interest or significance unless the need for, and public benefits of the development outweigh the loss of interest or significance.

Development should seek to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance sites through the creation of features of new biodiversity, geodiversity and heritage interest. The design of new



development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment.

The Council will require development proposals to be accompanied by an ecological impact study and assessment proportionate to the degree of the impact and importance of the species affected.

It may be necessary to secure biodiversity, geodiversity and heritage needs through planning conditions and/or obligations. This can include timing of work, Section 106 Agreements, pre-application negotiations, conditions, mitigation and compensation measures.

New built development will be restricted within 1,500m of the Breckland SPA. Development will be restricted to the re-use of existing buildings or where existing development completely masks the new proposal from the Breckland SPA. Beyond the SPA, a 1,500m buffer will also be applied to areas where the qualifying features are known to exist, or where nesting attempts have been made. In this area, development may be acceptable where suitable alternative habitat (outside the SPA) can be secured.

Character Assessment

Proposals for development will be informed by, and seek opportunities to reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment, the West Norfolk Econet Map and other character assessments.

Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.

Policy CS12 contributes to Core Strategy Objectives 5 Economy, 10, Society, 12, 13, 14, 15 Environment, 32, 33, Coast.

In addition, the Site Allocations and Development Management Policies Plan (adopted September 2016) states:

Policy DM 5 – Enlargement or Replacement of Dwellings in the Countryside

Proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.

Policy DM 7 – Residential Annexes

Development of residential annexes will be approved only subject to the following being secured by condition or planning agreement:

- It remains in the same ownership as, and is occupied in conjunction with the principal dwelling;
- and does not appear as tantamount to a new dwelling
- It is ancillary and subordinate in scale to the principal dwelling;
- Its occupant(s) share(s) the existing access, garden and parking of the main dwelling;
- Occupation of the annexe is subsidiary to that of the main dwelling; and
- Not capable of sub-division.



Development of residential annexes outside the development boundaries of settlements will also be judged against the criteria in Policy DM5: Enlargement or Replacement of Dwellings in the Countryside.

Policy DM 15 – Environment, Design and Amenity

Development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development. Proposals will be assessed against a number of factors including:

- Heritage impact;
- Overlooking, overbearing, overshadowing;
- Noise;
- Odour;
- Air quality;
- Light pollution;
- Contamination;
- Water quality and
- Visual impact.

The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Development proposals should demonstrate that safe access can be provided and adequate parking facilities are available.

Policy DM 21 - Sites in Areas of Flood Risk

Where the Borough Council has allocated sites in flood risk Zones 2 and 3 or flood defence breach Hazard Zones identified by the Council's Strategic Flood Risk Assessment or more recent Environment Agency mapping:

These will be subject to (and no relevant planning permission will be granted before): a site specific flood risk assessment satisfactorily demonstrating the development will be safe for its lifetime, taking climate change into account, and with regard to the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reducing flood risk overall; And satisfactory demonstration that any design or development features necessary to address flood risk issues are compatible with heritage assets in the vicinity (including conservation areas and listed buildings), local visual amenity and (where relevant) the landscape and scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty.



6 Assessment of Heritage Potential

6.1 *The Significance and Setting of the Building*

The architectural significance of Gun Hill farmhouse is clear in that it is a Grade II listed building. Its historical significance lies in its association with the Holkham Estate, most particularly Coke of Holkham, one of the most influential leaders in the agrarian revolution. The significance of the site is therefore not only that of the farmhouse, as the outbuildings are representative of the model farms of the early 19th century. As such, the house and barns are of considerable local and regional significance as they have survived largely intact with little loss of historic fabric.

The complex lies outside the village core and is set back some distance from the road and is therefore fairly isolated. The buildings are only visible, and then only partially, from the marshes and fields that lie to the north of the site as it. The setting of the site could therefore be considered to be confined to the site itself as it is not overlooked by neighbouring properties. However, as it is located within an AONB and close to other local, national and international nature conservation sites, it is in an extremely sensitive area where the setting is of considerable importance.

6.2 *Potential Impact of the Proposed Developments*

Considerable dialogue with the LPA has helped inform the development proposals which are led by the philosophies of sensitive repair and restoration using high quality materials, sympathetic new development in traditional and locally appropriate materials that respects the sensitivity of the site and clearly distinguishable alterations to the historic outbuildings to allow the structural chronology to be understood.

The potential impacts are detailed individually in Appendix 3 in order to allow a general discussion to be set out here.

The impacts of the proposals to the exterior of the farmhouse are positive in that it is intended to remove the late 20th century additions that, with the exception of the rather quirky porch, provide little architectural and no aesthetic value. In addition, the refenestration programme could well rectify the historical and structural improprieties of the present windows, which were installed in the 1980s. It will also provide a more elegant and architecturally appropriate appearance to the north elevation, which has been considerably altered on several occasions since first construction.

The intention to replace the 1980s roof tiles with black glazed pantiles will considerably alter the present appearance of the building, but will introduce, or perhaps re-introduce, a fabric that is historically appropriate for a building of this type in the area.

Whereas elsewhere the extent of the loss of historic fabric can be readily gauged through analysing the building itself or by studying the 1976 floor plan, the loss on the first floor of the north wall in order to install window openings is uncertain as the elevation is rendered. It is possible that windows may have been present when the house was first built and subsequently blocked, perhaps when the panelling was installed. Overall the loss of historic fabric is small and the proposed alterations will give a more balanced and harmonious structure that is a positive asset to its immediate and wider setting.

The intention of the proposed internal alterations is to restore the integrity of the interior of the house by removing the inappropriate timber panelling, doors, and salvaged architectural



features that were installed in the late 20th century. The floorplans will see some alteration, in that the ground floor will be reconfigured to allow for a through passage from the existing front door to a newly created back door in the north wall. In order to do so the staircase to the first floor, which incorporates historic fabric introduced into the building in the late 20th century, will be re-ordered and the cellar stairs will be floored over. The alterations to the floorplan on the first floor are confined to the ancillary rooms that will become en-suites and the blocking of the completely inappropriate, not to mention unsafe, doorway on the landing. It is intended to remove the modern partitions on the second floor and rebuild along similar lines to accommodate new dormer windows, a new WC and a reconfigured bathroom. None of the proposed modifications to the floor plans will impact the significance of the building, which will otherwise be considerably improved by the removal of the late 20th century timber panelling and other architecturally inappropriate features.

It is proposed to build a wing to the west of the farmhouse to provide bedrooms serving the barn complex where flooding constraints preclude any of the ground floor rooms for being used as sleeping quarters. To link the west wing with the farmhouse would be an orangery, which would be accessed by a new opening cut into the west wall. This will also result in loss of historic fabric, although the loss will be minimal and the historic fabric that is of interest is currently obscured by a massive buttress that extends the full width of the elevation. It is intended to create a light well within the proposed west wing to allow a full view of the west wall of the farmhouse and thereby making a feature out of the oldest part of the building which is currently largely hidden.

The proposals for the barn and associated east and west ranges in order to convert the building into residential use are inevitably more complex. The alterations that impact the historic fabric and therefore the setting of the complex include the demolition of the southern end of the east range, extensive rebuilding of structurally inadequate walls in the west range, the conversion of the barn roof from a hipped to a gabled structure to accommodate a mezzanine floor at the eastern end, and the complete re-covering of the roofs of all the outbuildings. A new covered walkway in the courtyard along the east and west ranges is also planned. Although this involves fairly considerable loss of historic fabric in both walling and roofing material, due consideration must be given to the present structural inadequacies and the structural requirements in order to successfully convert the building to long term residential use.

The mixture of weatherboarding, brick and fieldstone walling and open fronted areas that currently makes up the east and west ranges will be retained and refined, albeit in a slightly different order to the overall benefit of the buildings and their setting. The original layout of the farm yard will be restored with the demolition of the southern end of the east range and the internal wall currently subdividing the yard, and this will be enhanced by the rebuilding of the south wall of the yard. It is proposed to construct a covered walkway along the east and west walls of the yard, which will allow greater use of the space within the ranges and also provide protection from both sun and rain. Although this is an innovative concept within this particular complex, comparative examples, such as the National Heritage Centre for Horse Racing & Sporting Art in Newmarket, have proven successful and it is unlikely to have a negative impact on the significance or setting of Gun Hill Farm. Another innovation is the proposed introduction of metal roofing to the east and west ranges, which, whilst altering the setting of the site, introduces a new and not inappropriate aspect to the commonly found hierarchy of roofing materials that indicate the status of a building within a complex. To this end, the proposed use of black pantiles to the roof of the barn not only introduces a traditional roofing material to the site, it demonstrates the raise in the status of the barn from an agricultural outbuilding to residential use.



The conversion to residential use and the need to raise the floor levels because of potential flooding requires some alteration to the roof in order to accommodate the mezzanine floor, which will include the rebuilding of the east and west ends to create a gabled roof to achieve the necessary height. This will involve only minor alterations to the trusses and have little impact on the setting or the significance of the building; there are many examples of gabled barns of a similar age and style in the area.

Internal alterations to the barn complex will be no more than is usual for a barn conversion and there will be no significant loss of fittings or fixtures.

The cart shed to the southeast of the house will also be converted to residential use, which will require the complete rebuilding of the south wall, which is structurally unsound, the restructuring of the east elevation, which is currently partially open fronted, and the creation of a new window opening to the west to provide light into the proposed kitchen and a view of the walled garden from the same. Internal alterations include the reconfiguration of the ground floor and alterations to the roof structure to allow for a mezzanine floor. Here, too, it is proposed to replace the tiles with black pantiles. Whilst some loss of historic fabric will occur, the overall impact to the building is positive as it is currently in need of attention.

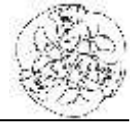
Proposals to demolish all but the north wall of the cattle shed are entirely positive as the building is derelict and of no architectural value. It is intended to re-use the footprint of the cattle shed for a swimming pool, which, along with the surviving wall will preserve the concept of a structure on the site.

It is also proposed to construct a single storey link building between the farm house and the cart shed, which will be partially on the footprint of the late 20th century eastern extension to the house. A further extension is proposed to the south of the cart shed to provide ancillary accommodation and another to the west of the farmhouse to create an orangery and bedrooms. The scale and mass of these new buildings respect those of the farmhouse and the building materials used will be those commonly found in the area. These new buildings will be incorporated into a new garden wall that is to replace the present poorly constructed version. As such, they provide an almost natural progression from boundary wall to building and will not unduly impact the setting of the farmhouse or the wider environment.

Early maps show that there were two buildings to the south of the farmhouse which were demolished when the farm was remodelled in the 1830s. These are possibly within the footprint of the proposed new buildings and any remains could therefore be disturbed by the groundworks. In addition, there is a considerable wealth of archaeological remains in the area dating from the Neolithic onwards and which may also survive on the proposed development site.

6.3 *Minimising Possible Negative Impacts*

The potential for negative impacts have been carefully considered throughout the design process. The immediate impact will be on the historic fabric which will either be removed through structural necessity or to aid the new requirements of the buildings. Appropriate building material should and will be used where rebuilding and indeed new construction is to take place. Although a photographic survey was undertaken to inform this report, more comprehensive coverage, particularly of the impacted areas may be advisable in both high quality digital format and 35mm black and white. This should include any previously unexposed fabric as the building programme progresses, most particularly in the farmhouse where the walls and ceilings have been obscured by the timber panelling. A watching brief on



the groundworks could also be asked for to ensure the preservation by record of any archaeological remains that may be exposed.



7 Conclusions

Although Gun Hill Farmhouse was built in the late 17th century, the west wall is considered to have survived from an earlier building on the site. What the nature of this building was is unclear, but it indicates the longevity of settlement of the site in historical terms. The size, style and use of building materials in the present farmhouse would suggest that it was built by an individual of some means, and it is possible that it was even at this early stage part of the Holkham Estate.

The paucity of documentary evidence for the farm and its development is regrettable, particularly as it appears to have been one of the many farms that were remodelled in the early 19th century according to the latest trends expounded by the leading agriculturalists of the day, including Coke of Holkham. It can only be assumed that for the managers of the Holkham Estate, this 100 acre farm was of lesser economic significance. Nonetheless, a considerable amount of money was clearly invested into it in the early – mid 19th century to re-model the farm and the house.

A survey undertaken of the house by RCHME in 1976 shows not only the considerable changes that had occurred between first construction and the mid 1970s, but also between then and now. The interior has been extensively rebuilt and repairs and modifications have also affected the exterior of the farmhouse, although to a lesser extent. As a result, the integrity of the farmhouse has been compromised in that the interior is largely an aesthetic conceit yet the significance remains as much of the historic building fabric and indeed the layout of the original build survive.

The outbuildings conform to an early 19th century model farm and, along with the cart shed, provide an aesthetically satisfying backdrop to the house. The development proposals are both conservative in the approach to the use of high quality, historically appropriate building materials and innovative in the introduction of new concepts in building and fabric. The overall result is that the buildings will be restored to a high standard and the new residential capabilities enhanced by addition of single storey structures that respect the existing complex whilst introducing new and dynamic elements to the site.



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The fieldwork was carried out by Karin Kaye MA MCIfA, David Kaye, BA ACIfA. The report was written by Karin Kaye and Ellen Shlasko PhD, and edited by David Kaye.



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