

HERITAGE STATEMENT

IN RELATION TO:

ARCADY, HOLT ROAD, CLEY-NEXT-THE-SEA



January 2024

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1.0 Introduction

Raven Land Management Ltd have been commissioned by the Applicants to supply a Heritage Statement to accompany a detailed planning application for a new replacement dwelling at Arcady. In order to maintain consistency we have used certain definitions throughout the planning documents, these are provided for ease of reference below:

- Current House – The existing Arcady as it stands on the site at present and detailed in drawing JHA/23/22-4 ‘Existing Elevations’ and submitted with this application
- Disallowed Planning Consent – Planning reference PF/12/1219 granted under appeal on the 5th February 2014 for the erection of two-storey replacement dwelling and detached studio/annexe
- LPA - Local Planning Authority
- Original Bungalow – The property that was demolished under planning reference LE/12/1220 granted on the 6th June 2013
- NNDG – North Norfolk Design Guide
- Planning Inspector – The planning Inspector that determined Appeals; APP/Y2620/C/19/3236386, APP/Y2620/C/19/3236385, APP/Y2620/W/22/3299404 & APP/Y2620/W/22/3299405 decision issued on the 17th May 2023
- Planning Inspectors Decision Notice – The combined decision notice issued in respect of Appeals; APP/Y2620/C/19/3236386, APP/Y2620/C/19/3236385, APP/Y2620/W/22/3299404 & APP/Y2620/W/22/3299405
- Visual Impact Assessment - VIA

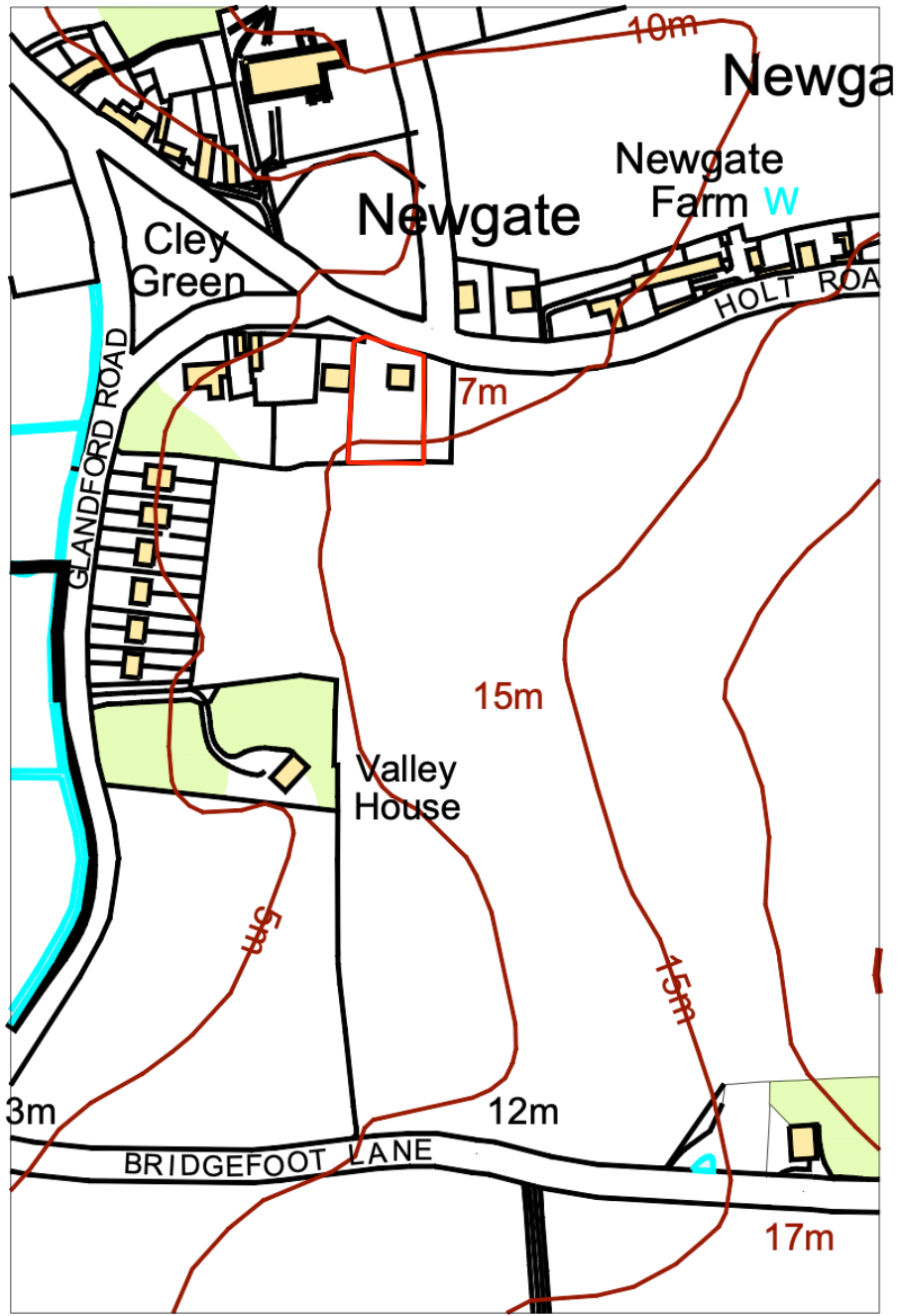
This new proposal is to replace the Original Bungalow with a new house taking into account the observations of the Planning Inspector in determining appeal references; APP/Y2620/C/19/3236386, APP/Y2620/C/19/3236385, APP/Y2620/W/22/3299404 & APP/Y2620/W/22/3299405 the combined decision notice was issued in May of 2023.

Whilst this application is for the replacement of the Original Bungalow the Planning Inspectors Decision Notice gives clear reasons as to why the Current House was deemed to cause less than substantial harm to the heritage assets affected, which was not outweighed by the public benefits that it provided. Having analysed the setting and context of the site with regard to the identified heritage assets the Planning Inspectors Decision Notice delivers an, almost, unparalleled guide as to what will be acceptable on this site in terms of built form.

The proposed scheme has been informed by guidance from the Planning Inspectors Decision Notice, analysis of the interpretation of Policy HO8 and consultation with Senior Planning Officers at the LPA as well as the Public Consultation Event held at Cley Community café on the 20th December 2023 (See Planning Statement).

2.0 Background

This Heritage Statement (HS) has been commissioned in support of a detailed planning application for the replacement of the Original Bungalow on the property know as Arcady, Holt Road, Cley-next the Sea. The property is indicated edged red on the location plan below:



3.0 Scope & Purpose

The purpose of this HS is to identify the Heritage Assets that could be impacted by this development.

The Planning Inspectors Decision Notice provides a good guide as to the assets that have the potential to be affected by this development in her description of how the Current House interacts with them:

Setting of St Margaret's Church

"It does not have the same visual subservience or continuity as the older properties. Consequently Arcady is a distraction from and competes with the heritage asset. The development affects in a negative way the ability to appreciate and experience the physical glory of the Church. The new dwelling fails to harmonise with its surroundings and harm is caused to the setting and significance of the grade 1 listed Church."

The AONB and Landscape Character

"The appeal site is located in an area high in significance and with unique historic and natural environments. This review indicates that a new dwelling on the appeal site should be designed to conserve and enhance settlement and landscape character, and which demonstrates an understanding of its context, reinforces local distinctiveness and the special qualities of the designated areas. These requirements may be achieved through a contemporary design built sustainably and which incorporates similar design elements to the existing buildings and design cues from its surroundings."

The Conservation Area

Newgate Green and the churchyard have importance as open spaces within the Conservation Area. They are dominated by St Margaret's Church, one of the two principal historic buildings in the village. The distinct sense of place is enhanced by the small scale vernacular buildings enclosing two sides of the green that include the grade II listed building Well Cottage and the locally listed Swallows Public House, Glaven House and Newgate Cottage. The Conservation Area Appraisal refers to mostly small-scale, historic buildings on the south side of the green with slightly larger and more polite cottages on the north side.

This HS aims to provide a baseline assessment of these three heritage assets and will meet the requirements of Paragraph 194 of the NPPF:

194. "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

This HS will provide a description of these assets and their significance and their contribution to the wider public and its perception of the environment around and within the site.

Any sensitivities that are unique to these assets will be identified and assessed as well as an assessment as to whether this development could impact how the assets are perceived, experienced and understood by changing their setting.

A detailed Heritage Impact Assessment of the proposed development will be carried out taking these assets into account.

Turning to the Planning Inspectors Decision Notice it is clear that the less than substantial harm identified in the Current House related only to the setting of St Margaret's Church and did not impact physically or directly on the building itself. This is also true in terms of the AONB and Conservation Area in that conceptually their heritage significance is primarily concerned with setting.

In consideration of this, the document that will be used to guide the assessment of these settings is "The Setting of Historic Assets – Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published by Historic England 2017.

Paragraph 5 of this document states:

"Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance."

The setting of the heritage assets is assessed under section 8.0 of this HS with the impact of the proposal assessed at section 10.0

4.0 National Planning Policy Framework

The NPPF places good design and beautiful places at the heart of sustainable development as stated in paragraph 126:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.....”

Paragraph 130 states (relevant sections only):

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”

The NPPF recognises that heritage assets are an irreplaceable resource (para 184) and requires the significance of heritage assets to be considered in the planning process, whether designated or not.

Paragraph 194 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

At Section 16 Conserving and enhancing the historic environment is the principal element of the NPPF that deals with the impact of a proposed development on the significance of designated and non-designated heritage assets. This section contains a series of relevant paragraphs:

“199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

“200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

“201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

“202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

“203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

“204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”

“206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

“207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as

appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

5.0 Local Planning Policy

Local Planning Policy is directed by the North Norfolk Local Plan. This includes the following documents which are adopted and current:

- Core Strategy & Development Management Policies (2008)
- Proposals Map
- Site Allocations

In addition to these local Plan documents the following Supplementary Planning Documents are also relevant to this proposal:

- North Norfolk Design Guide 2008
- Landscape Character Assessment 2021
- Cley-next-the-Sea: Conservation Area Appraisal and Management Plan, July 2019, North Norfolk District Council.

Within these documents the most relevant policies are detailed below:

Core Strategy (relevant sections quoted only)

“Policy SS4: Environment

New development will incorporate open space and high quality landscaping to provide attractive, beneficial environments for occupants and wildlife and contribute to a network of green spaces.

Where there is no conflict with biodiversity interests, the quiet enjoyment and use of the natural environment will be encouraged and all proposals should seek to increase public access to the countryside.

The Built Environment and designated Public Realm areas will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the encouragement of high quality maintenance and repair and enhancement of public spaces.

Innovative and locally distinctive design will be encouraged in all new development.”

“Policy EN 2: Protection and Enhancement of Landscape and Settlement Character

Proposals for development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape

Character Assessment and features identified in relevant settlement character studies.

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, and their landscape setting*
- *distinctive settlement character*
- *the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife*
- *visually sensitive skylines, hillsides, seascapes, valley sides and geological features nocturnal character*
- *the setting of, and views from, Conservation Areas and Historic Parks and Gardens.*
- *the defined Setting of Sheringham Park, as shown on the Proposals Map.”*

“Policy EN 4: Design

All development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

Development proposals, extensions and alterations to existing buildings and structures will be expected to:

- *Have regard to the North Norfolk Design Guide;*
- *Incorporate sustainable construction principles contained in policy EN6;*
- *Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area;*
- *Be suitably designed for the context within which they are set;*
- *Retain existing important landscaping and natural features and include landscape enhancement schemes that are compatible with the Landscape Character Assessment and ecological network mapping;*
- *Ensure that the scale and massing of buildings relate sympathetically to the surrounding area;*
- *Make a clear distinction between public and private spaces and enhance the public realm;*
- *Create safe environments addressing crime prevention and community safety;*
- *Ensure that places and buildings are accessible to all, including elderly and disabled people;*
- *Incorporate footpaths, green links and networks to the surrounding area;*
- *Ensure that any car parking is discreet and accessible; and*

- *Where appropriate, contain a variety and mix of uses, buildings and landscaping.*
- *Proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide acceptable residential amenity.*

Development proposals along entrance routes into a settlement should have particular regard to their location. Important Approach Routes are identified on the Proposals Map which should be protected and enhanced through careful siting, design and landscaping of any new development. “

“Policy EN 8: Protecting and Enhancing the Historic Environment

Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets (xxix), other important historic buildings, structures, monuments and landscapes (xxx), and their settings through high quality, sensitive design.

Development that would have an adverse impact on their special historic or architectural interest will not be permitted.

The re-use of Listed Buildings and buildings identified on a Local List will be encouraged and the optimum viable use that is compatible with the fabric, interior and setting of the building will be permitted. Evidence supporting this should be submitted with proposals. New uses which result in harm to their fabric, character, appearance or setting will not be permitted.

Demolition of Listed Buildings and those identified on a Local List will only be permitted in exceptional circumstances where it can be demonstrated that all reasonable efforts had been made to sustain existing uses or find viable new uses.

Proposals involving the demolition of non-listed buildings will be assessed against the contribution to the architectural or historic interest of the area made by that building. Buildings which make a positive contribution to the character or appearance of an area should be retained. Where a building makes little contribution to the area, consent for demolition will be given provided that, in appropriate cases, there are acceptable and detailed plans for any redevelopment or after-use.

Where required, development proposals affecting sites of known archaeological interest will include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains. The character and appearance of Conservation Areas will be preserved, and where possible enhanced, and, in consultation with all relevant stakeholders, area appraisals and management plans will be prepared and used to assist this aim and to encourage the highest quality building design, townscape creation and landscaping in keeping with the defined areas.

xxix Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, historic parks and gardens and historic battlefields

xxx Locally important buildings identified by NNDC on a 'Local List' and other known historic environment assets recorded on the Norfolk Historic Environment record maintained by Norfolk Landscape Archaeology."

6.0 Assessment of Evidence

The following data sources have been consulted in order to inform this HS:

Historic England

Scrutiny of the National Heritage List for England (NHLE) which contains statutory information on designated heritage assets including Listed Buildings. Four entries were found on the NHLE within 100m of the site, however the Planning Inspector considered that only one of these entries was relevant to the site – St Margaret's Church being Grade I listed. A copy of the list entry is included at Appendix 1.

Local Planning Authority

Planning Policy listed in section 5.0 contains planning policies that are relevant to the wider locale and to the site.

Supplementary Planning Guidance in the form of the NNDG and Landscape Character Assessment and Cley Conservation Area Appraisal

Norfolk Coast Partnership

Area of Outstanding Natural Beauty management Plan 2019-2024 (revised 2022) the definitive document outlining the management aims for the AONB.

The management Plan is ostensibly concerned with the wider landscape of the AONB but does make the following observations:

"Traditional farm buildings of flint and soft red brick are common, particularly in the area east of Holkham. Barns and other agricultural buildings often form characteristic blank boundary walls within villages. Many have been converted to residential use or have become redundant."

Ordnance Survey

Historic maps of the area to demonstrate previous uses of the land.

The site is shown as vacant on all available historic maps until the OS map of 1952 where a building is shown in the approximate position of the Original Bungalow. Whilst it can't be certain that this depicts the Original Bungalow it appears to be in the correct location and of the correct size.

Other Sources

Internet search can provide further anecdotal historic evidence relevant to the identified assets.

There are many brief descriptions of the history of Cley available online from open sources such as Wikipedia. The most useful website is the Blakeney Area Historic Society (BAHS) in their Cley section where a document written by Judith Marion Stangroom between 1954-56 gives a good description of Newgate which was used to inform the next section 7.0

Site Inspection

Frequent visits to the site and walks in and around the site to understand the significance of the identified assets and the sites relationship to these.

7.0 Historical Context of Site

Coupled with the BAHS resource the most detailed and accurate summary of the history of Cley as a village is found in the Cley Conservation Area Appraisal 2019 at section 3 Historic Development. A synopsis of this section is provided below:

EARLY HISTORY OF CLEY

- Recorded in the Domesday Book of 1086.04 At this point, William I owned the land as an outlier of his royal estate of Holt.
- The first written records documenting maritime trade at both Cley and Blakeney are from the mid-thirteenth century; most of the village lay south of the church by the river, which is also where the harbour was located as opposed to the present location; the wide River Glaven enabled large ships to unload their cargoes at Cley, very close to, if not onto, Newgate.

MEDIEVAL CLEY

- St Margaret's Church was built in the fourteenth and fifteenth centuries; the ornate nature of the church and its impressive size indicates the past wealth of the medieval port. Cley and Wiveton were larger ports than Blakeney at this time and both were at their zenith in terms of trade and shipping.
- In the early sixteenth century the Glaven ports were trading with the Low Countries, Norway and Iceland with imports centring around brick, iron, building stone and rope. Exports largely consisted of agricultural exports, barley, malt and grain

SEVENTEENTH CENTURY CLEY

- Until 1612 Newgate was the centre of Cley until the fire of that year. 117 buildings in the Newgate area, near the church, were destroyed. The fire, along with the silting up of the estuary, triggered the town's migration to the north towards the sea and new buildings were erected further downstream; this explains the church's dislocation from the centre. Whilst the Newgate area of Cley is not its most populous some houses still line the green by the church.
- During the seventeenth century, coastal trade increased; Blakeney and Cley's exports largely consisted of agricultural produce, yet they imported a range of objects, for example coal, iron, wood, luxury food items, spices and wine. By the early seventeenth century, trade had reached France, Spain and in 1589 there had been mention of the first Blakeney ship sailing for the

Mediterranean to source exotic goods and spices. However, from the seventeenth century, foreign trade began to decline as routes required larger ships which were too big for the harbour and Blakeney and Cley began to rely more upon London, Yarmouth and Hull for exotic goods rather than trade overseas themselves.

- During this century landowners began reclaiming and draining marshland to increase the acreage of their pasture. In the 1630s, Van Hasedunk, a Dutchman, began enclosing marshes in Salthouse to the east. Sir Henry Calthorpe and, following him, his son Philip enclosed Blakeney marshes. During this work he also built a bank across the River Glaven, in c.1637, with the aim to prevent the tides from reaching the church and the surrounding area. This bank obstructed the passage of ships to Wiveton and those of Cley's inhabitants living at Newgate. As Cley had relocated from Newgate to the north it was largely unaffected, however, Wiveton was on the landward side and her ships could no longer travel upstream.
- Various new banks encircled the marshes constructed by Philip Calthorpe and Simon Britiffe around 1650 which, whilst not obstructing the river channel, significantly contributed to the river silting up. Coupled with the ever-shifting westwards of Blakeney Point this caused the eventual decline of Cley harbour. 4.2.15.

THE EIGHTEENTH CENTURY

- Streets were paved in 1738 and in 1739 a wooden bridge across the salt marshes to Wiveton was built. A map of c.1774 by Captain G. Collins shows a small cluster of settlement remaining around the church and a bridge crossing the estuary and linking Cley to the settlement at Blakeney. The bridge depicted is probably the wooden bridge built in 1739. Faden's map of Norfolk, dating to 1797, shows Cley's street pattern for the first time. This is easily identifiable as the street layout today, with the High Street running north-south and turning eastwards at its north end, Holt Road, The Fairhaven and Church Lane to the east of the High Street, Town Hill, Old Woman's Lane and Anterton Hill all visible.
- Some further roads are marked around the area of Cley Hall. The church is shown at the south end of Holt Road. A general indication of buildings is given, which is in a similar pattern to today, with development concentrating on the High Street, Coast Road, north end of The Fairhaven, east side of Holt Road and around Newgate.

THE NINETEENTH CENTURY

- The harbour at Cley continued its decline due to silting. This was further exacerbated by a further bank and sluice being introduced as a result of the Enclosure Act in 1820.
- The 1841 Tithe map of Cley shows the church next to the green, at the south end of the village but does not show many other individual buildings. The street pattern is discernible though, with its similar layout to today, as well as a number of alleys and lokes connecting the High Street with The Fairstead.
- The final nail in the coffin for the harbour was the arrival of the railways to the area in the 1870s/80s
- The first OS map, in the 1880s, shows settlement at Cley in two parts; the main concentration of buildings lies to the north, whilst an intimate cluster of dwellings are positioned around the church.

- The southern end of the town is, comparatively, less developed. A few houses sit to the north of Cley Green, as well as St Margaret's Church, the biggest landmark in this area of the village. The only other notable settlements nearby are two farms, one to the north and one to the south of the church.

THE TWENTIETH CENTURY

- The 1906 OS map shows little change in the pattern of development from the 1880s. The first signs of redevelopment of houses along the Coast Road are visible through the construction of four detached houses at the east end of the village. More development, including The Green, had sprung up to the north of the church. By the 1920s, The windmill was converted to holiday accommodation in 1921.
- Photographs of the early twentieth century capture Cley a hundred years ago. The Church was one of the most photographed features of the village, with images showing the ruinous south transept (in this state from c.1600 and still preserved as a ruin today). One photograph demonstrates how the buildings next to the church have changed very little in the intervening period, with just a first-floor extension added to one house. Boundary walls remain an important defining feature of the churchyard.
- Further photographs of a similar date show that the character of the High Street has also changed very little from today. The photographs show the tarmacked road and cobbled pavements, houses in vernacular styles, with flint or rendered brick the dominant materials. The rooflines are characterised by different heights and pitches of tiled roof with plentiful chimney stacks. The curved Dutch gable of the George Hotel makes it a notable landmark.
- Between the early twentieth century OS maps and the 1952 map, few developments occur and Cley maintains its form with the dislocated north and south parts of the village. Only one or two new houses have started to be constructed on the east side of Holt Road. An aerial photograph of Cley, taken in 1964, show that the area between the north and south sections of the village, which in 1950 was largely unoccupied, had been partially infilled by a few isolated, detached houses and a row of council houses on Holt Road, set back behind a service road. The church, however, still sits out on a limb from the rest of the village. In the late twentieth century this residential development continued, with most of the land between the north and south parts of the village infilled with detached housing, infilling of other small pockets of land and further houses built on the coast road.

THE SITE

It is clear from a study of the historical maps that very little has changed since the fire of 1612, when Newgate was decimated, until the 1952 OS map. On the Faude's Map of 1797 buildings are shown to both east and west of the site it is thought that these could not have been substantial as they are no longer depicted 27 years later on the Enclosure Award map of 1824.

The next available map is the Tithe Map of 1838 which shows that buildings have been constructed on the parcel of land immediately to the west of the site and a building to the south west. The buildings to the west are shown more accurately and in a more familiar layout to the existing buildings on the first OS map dated 1886 these buildings have been converted into dwelling houses known as Bird Cottage and Watts Cottage.

The 1952 OS map is the first to show a structure on the site which is shown broadly on the site of the Original Bungalow. This map also shows the development of corporation houses to the southwest on Glandford Road.

PRESENT DAY CLEY – Newgate Green

The area around the site has changed little over the centuries and this is particularly true of the south side of Newgate Green. After the publication of the 1952 map two further houses were developed; Holly House neighbouring the site to the west and Lammas beyond Bird and Watts Cottages on the south western corner of Newgate Green.

The following photographs have been taken from the viewpoints detail on the map below:





Fig.1 View across the Green to Church



Fig. 2 View Towards south side of the Green to Lammas, Bird and Watts Cottages



Fig. 3 View of Lammas House



Fig. 4 View of Bird and Watts Cottages with Holly House visible behind



Fig. 5 View to southeast across the Green with Holly House and the Current House.

8.0 Description of Asset Significance

As stated previously the Planning Inspector chose only the setting of St Margaret's Church and the impact on the Conservation Area and the AONB as assets that suffered harm as a result of the Current House. It is these assets that this section focuses on.

St Margaret's Church

The church was listed on the 4th October 1960 – a full copy of the listing is provided at Appendix 1

This asset is located on raised ground 150m north of the northern boundary of the site. Looking at Fig. 1 it is clear that it is considerably elevated above the level of the Green as the land rises reasonably steeply from west to the east from the edge of the Green. This results in the asset being in a commanding position over the Green and it being the dominant visual feature.

The immediate setting of the Church, the curtilage, is the church yard in which the Church building is sited towards the western end. The church yard is enclosed with flint and lime mortar walls and contained many gravestones and markers one of which is Grade II listed -The Memorial to James Greeve which is 20m to the south of the Church. To the south of the church yard is an area of amenity land fronting onto Holt Road along which boundary there are significant trees all along with greater density in the south eastern corner. This can be seen on the left in Fig, 5

The church and Church yard are accessed from the south west corner off the Green via a rough track in the south west corner. Approaching along this track allows the

observer to see the full extent of the south elevation within the Church Yard to the south. To the west and north of the church the boundary is delineated by flint and lime mortar walls onto neighbouring residential curtilage and there is another access gate in the northwestern corner of the curtilage. To the north and east of the Church Yard the ground continues to rise, and the Church Yard is bounded on the east by Church Lane.

Due to the elevated nature of the building, and the rising land to the north and east, the most visible elevation of the Church is the south elevation which is very clearly viewed and appreciated from the eastern end of the Green.

To view the Church within the context of the Green and the buildings that immediately surround it the view from the southwestern side of the Green (Fig. 1) allows the observer to appreciate the scale and elevated nature of the building with the Church Yard around it.

The Church is also visible from a distance across the Glaven Valley from Wiveton Downs and Wiveton Village due to its elevated position in Newgate. These views are primarily glimpsed views through gaps in hedges or field accesses, although the presence of mature trees and buildings on the western boundary of the Church Yard result in only the Church being visible from across the valley. These views do not contribute to understanding the Church in its context or setting but they do place it as a landmark in the Wider Glaven Valley Conservation Area and the AONB.

Views of the Church from the north are obscured by housing that is again further elevated by the south to north slope, the observer first sees the Church from Church Lane from a north easterly direction although the view of the eastern elevation is unobstructed from Church Lane as the observer travels along it.

As described in Section 7.0 the visual context around the church is considerably changed from when it was built in the fourteenth and fifteenth centuries. After the fire of 1612, and as the harbour started to silt up, the main centre of the village was moved to the north to its present location. Whilst some buildings were constructed close to the Church, most notably Newgate Farm House, Well Cottage and the Barn at Newgate Farm all of which are listed, the Church remains relatively isolated compared to pre-1612. Due to its elevated positioning and relative isolation this contributes to its dominance of this part of the village when viewed from within the village and from afar.

When viewed from the Green the Church has acquired a picturesque back drop with the construction of more recent houses to the north – Knoll House in particular – helping to anchor the Church positively within its village setting.

The Planning Inspector found that that the site forms part of the Church's setting when viewed from Newgate Green at paragraph 28 of the Planning Inspectors Decision Notice:

“The Framework explains the setting of a heritage asset is the surroundings in which a heritage asset is experienced⁹. Based on my visits to the site and locality, I have no doubt the Arcady site is within the setting of the Church, taking account of intervisibility, range of views and the importance of the character of Newgate Green to the asset's significance and visual dominance.”

⁹ *The Framework Annex 2: Glossary 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*

Later in Paragraph 56 she states:

“The new dwelling fails to harmonise with its surroundings and harm is caused to the setting and significance of the grade 1 listed Church.”

The church is observable from outside of the village to the south through hedgerow gaps on Bridgefoot Lane, a view of the Church that the Planning Inspector also found to be important in how the observer views the Church within its setting, at Paragraph 59 she states:

“Of even greater concern is the relationship of the dwelling to the Church in these views from the south, bearing in mind the importance of setting. The interplay between the topography and vegetation focuses the view onto the Church...”

In summary the significance of the setting of the Church in relation to the site is derived from the building's intrinsic historic value and its elevated position above the Green and the surrounding properties, the view from south is a soft view with the Church surrounded by trees and little indication of other development.

Cley Conservation Area

Originally designated in 1974 The Cley-next-the-Sea Conservation Area covers almost the entire built settlement of Cley village. The Cley Conservation Area Appraisal states:

“The setting of Cley contributes to its significance and interest. To the north of the village lies the vast open expanse of the salt marshes, which in the past were harvested and are now protected and used for recreation. The River Glaven Valley to the west is also important as the river was one of the determinants for Cley's existence and for its layout, as well as being an important ecological habitat. Next to the salt marshes and river valley, the agricultural land around Cley is easy to overlook but it not only provides an essential element of the setting of the former farm buildings within the village but was also part of Cley's story as port because many of Cley's exports were agricultural.”

The Conservation Area Appraisal also sets out the significance of the setting of the Conservation Area in general:

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

surroundings, local topography, natural and built features, and relationships between buildings and spaces.”

It goes on to recognise specific views within the Conservation Area as important, most notably:

“At the south end of Cley, there are views across Cley Green from different corners and angles. The low buildings crowd along the north and south sides whilst the church, set back from the green and up on a rise in the land, towers over them. Besides the open space of the Green, another important component of the views in Newgate is the flat river valley to the west with Wiveton church forming a landmark across the river.”

The special interest of the Conservation Area is derived from the historic industries of Cley being a port and an agricultural centre, the consequent development of the village as a result of these industries and as a result of its location on the River Glaven. Historic events have helped shape the form of the village into a linear format running north to south bounded by the river Glaven to the West and open upsloping countryside to the east.

The southern part of the village is less densely packed with hedgerows demarcating boundaries and a softer appearance with extensive areas of mature tree groups, whereas the northern section is densely developed with brick and flint walls fronting onto the High Street. The site is located in the southern part of the village identified as Cley Green in the Conservation Area Appraisal. This area is very distinct from the rest of the village in that it is typified by wide open green spaces and long distance views to the west across the Glaven Valley to Wiveton.

The Appraisal goes on to state that the defining features of this area are:

- *“Magnificent stone church elevated on a rise above the green.*
- *Predominance of open space in the form of the triangular Newgate Green, the churchyard and the space to the south of it.*
- *Views across the river valley to Wiveton.*
- *Mostly small-scale, historic buildings on the south side of the green with slightly larger and more polite cottages on the north side.*
- *Long, low form of the historic public house.”*

Whilst the buildings to the north of the Green are historic and contribute to the setting of the Green, it is difficult to agree that the buildings on the south side are historic. Of the five buildings that front onto the Green on the south side; all are dwellings and only two of which could be considered historic. The others are modern with Lamas House at the western end built in the 1960-70's and Arcady (Original Bungalow) and Holly House both built in the 1950's. The view across Newgate Green from the north presents one of the least historic views within the Conservation Area, whilst this does not detract from the Conservation Area as a whole it does present an architecturally and aesthetically mixed street scene (see Figs. 2, 3 & 5).

The Cley Conservation Area Appraisal identifies Newgate as a parcel of the Conservation Area where most newbuild has taken place in its Residential Buildings section:

“There has been a considerable amount of building in Cley since the middle of the twentieth century, particularly between Newgate and the core of the village to the north, as well as east of the main village core along the Coast Road and Hill Top. The modern houses in Cley can be divided into three groups. The first are those houses and bungalows of a standard design that could be found anywhere in the country, such as those in Lime Kiln Close or the Box House on Hill Top. Further examples can be found just outside the Conservation Area on the Glandford Road and Old Woman’s Road. Most dwellings built since the 1980s, however, have incorporated some amount of flint

and usually clay pantiles that, with varying levels of success, has given these buildings the characteristics of traditional local vernacular buildings. The third type of modern buildings are those that have been constructed in an entirely contemporary style. Some, such as Marshlands, have been well designed and executed, and should be regarded as the heritage of the future.”

The triangular Newgate Green has a strong sense of enclosure to the north east bounded by the Church, cottages and the public house, to the south bounded by the mixed street scene described above and is open to the Glaven river floodplain to the west. The significance of the Conservation Area setting is the open nature of the Green and the Church Yard and the Church.

9.0 Description of Proposal

The proposed house has been designed around a set of design principles that were set out as part of the initial brief to the architect:

- Retain modern design
- Takes aesthetic cues from agricultural heritage
- Employ shapes and forms that are recessive and familiar in the local vernacular
- Utilise the topography of the site to deliver space without generating negative impact
- Regain the sylvan appeal of the site utilising the existing mature planting
- Propose materials that compliment the Conservation Area and the setting of St Margaret’s Church
- Re-use and recycle the structure and materials from the Current House where possible

The AONB Management Plan and the Cley Conservation Management Plan contain several references to the agricultural tradition of the village and several former agricultural buildings are either listed or locally listed in the village.

The Planning Inspector commented that buildings of modern design can elevate a Conservation Area at paragraph 22 of the Decision Notice:

“...there are now successful; buildings of modern design that add to the richness of the Conservation Area”

The AONB Management Plan also accepts that modern design can contribute:

“Some new buildings, e.g. the Norfolk Wildlife Trust Visitors Centre at Cley and the Millennium Centre at Brancaster, include innovative sustainable design features, as well as complementing their surroundings.”

The Cley Conservation Area Management Plan promotes good modern design:

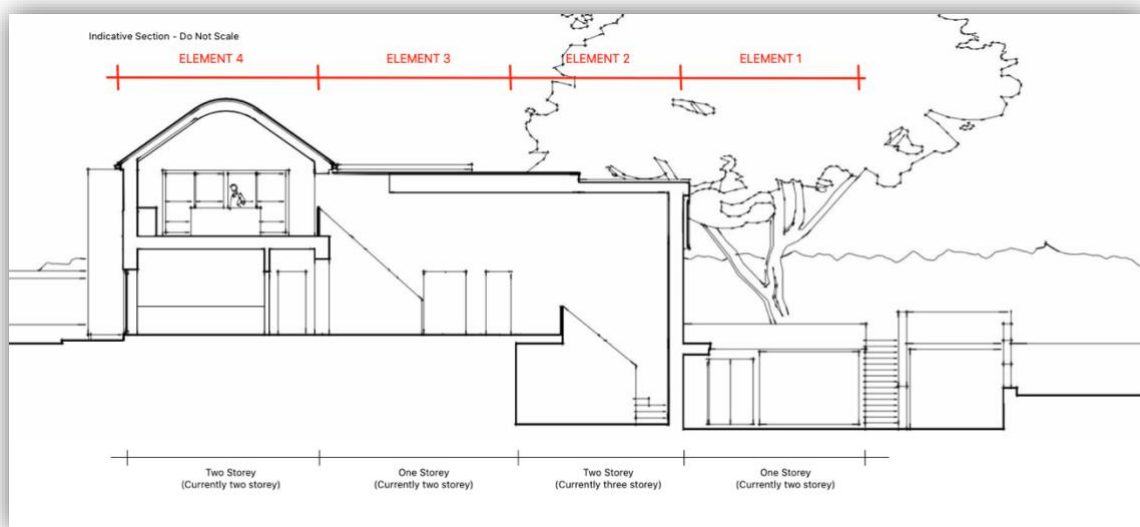
“The third type of modern buildings are those that have been constructed in an entirely contemporary style. Some, such as Marshlands, have been well designed and executed, and should be regarded as the heritage of the future.”

In consideration of the above the modern architectural style of the proposal is not only acceptable but also supported.

The new proposal is described in detail in the Visual Impact Assessment, this description is re-provided below for ease of reference:

The design of the house is reminiscent, in form, of the many modern agricultural, portal framed barns that can be seen dotted around the AONB and the wider district. The key component of the design is to use the relatively steep rise of the land from west to east to step the building up the slope such that at any given element the building is no more than 2 storeys in height above the ground on which that element sits under a shallow pitched roof.

The proposal achieves this successfully, essentially creating four elements illustrated in the section below;



The **first element**, at the far western end of the building wraps around the parking area to the south where only the north facing elevation is exposed, this section contains the utility spaces, plant room and fuel store for the wood pellet fired boiler and is set under a flat roof that is paved and part of the garden at ground floor level.

A planter is proposed to be installed across the length of this elevation for fall protection and create a 'green' screen above. This planter also gives the opportunity to plant appropriate trailing evergreen herbaceous shrubs that will tumble down from the roof over the elevation such as trailing rosemary (*rosmarinus officinalis prostratus*).

The **second element** is the two storey entrance hall which accesses from the parking level, a double car port will be excavated into the area of the existing external staircase and box planters. This lower level is a basement level with three sides built into the hillside and the west elevation exposed containing the principle access to the house. This element of the building is set under a shallow pitched roof running west-east with an open gable at the western end infilled with horizontal louvres.

The entrance is double storey height and is glazed with a canopy over the ground floor glass to prevent light bleed upwards, and smart glass installed behind horizontal louvres that will prevent direct light spillage and mask views of the interior from outside the site respectively. The rest of the external walls of this level are faced in random flintwork, the outward face of the 'underground' element being natural stone.

The entrance hall leads up a staircase rising from west to east that follows the natural slope of the site to the **third element**, a central hallway at ground floor level off which are the master bedroom suite, the corridor to the second bedroom and the ensembles the second and third bedrooms. This element has external elevations to the north (the sitting room described separately below) and south, the south elevation will be clad in natural vertical larch cladding (recycled) and the glazing. Again the glazing will be covered with substantial canopies at eaves level to prevent any light bleed upwards and which will manage solar gain during the summer. These windows are shielded from view from the south (Bridgefoot Lane) by the rising land to the south and the substantial existing, mixed hedge on the southern boundary.

A small sitting room to the north is also proposed within this element which is designed to be observed as an additive element and is flat roofed, the external cladding material is a dark stained larch vertical cladding timber (recycled from the current house) and there is glazing in the north western corner. An eaves height canopy is proposed to the west and north elevations which continues across the face of the north elevation. This canopy will prevent light bleed upwards and smart glass will be installed to all the glazed areas.

This room will be afforded further privacy from the public domain by the additional tree planting proposed in the Landscaping Plan and the provision of a planter over the car port below which will be planted with evergreen shrubs (*quercus ilex* or similar)

The east-west pitched roof from the entrance hall continues over the central hallway and runs into the first floor western elevation of the fourth element. There is the addition of a small box over the ridge to allow sufficient height for the next staircase to the first floor in the fourth element. The roof over the master suite is a flat roof on which the Applicant intends to install a solar PV array.

The **fourth element** is a two storey element that is accessed from the central hallway, this element is orientated north south at right angles to the previous elements. At ground floor there is level access to the bedrooms with access to the

first floor by another stair rising, again in a west to east direction following the natural slope of the land.

This element is a two storey structure set under a pitched roof with open gables at either end, infilled with horizontal louvres with a total height from existing ground level to top of the ridge of 7.5 metres.

At ground floor level are bedrooms two and three, a small utility area with level access to the garden and the fourth bedroom suite.

At first floor level the stair intersects this level at right angles; to the north is a snug with a glazed north west corner. This glazing will again be smart glass with a vertical louvre box installed over the north facing section to prevent any long distance privacy issues with the dwellings on the north side of Holt Road (nearest distance 37 metres between principle elevations). To the south of the staircase is the Kitchen, Dining Area and a sitting area with access via sliding doors in the south gable, and a pedestrian door in the western wall, onto a south facing terrace. This terrace wraps around the southern end of this element over the corridor to bedroom two and the ensuites below in the third element.

The western section of the terrace is bounded by another planter containing evergreen shrubs and is covered with a gazebo and slatted panel on the western side to screen the PV array from view. The southern terrace is bounded by glass balustrading (recycled) and planters, again planted with evergreen shrubs. There is a projection from the eastern side of the terrace from which an external staircase runs down to the pool area, this projection has a vertical external panel to its northern edge that continues to ground level, installed as a result of comments made by the public regarding privacy and to provide strength to this architectural detail.

Outside at the northern gable end there will be a wood store at ground floor level which will be covered by the wrap around canopy extending east from the sitting room which will create a strong horizontal break in this elevation casting shadow over the ground floor, breaking up this elevation.

Externally, the ground floor elevations will be clad in dark stained vertical larch cladding (recycled) to the north, east and south elevations with the first floor being natural vertical larch cladding. On the eastern elevation the first floor glazing will be set into a panel that will have horizontal natural larch cladding between the windows.

All the pitched roofs will have a curved ridge and will be covered in a powder coated zinc standing seam roof.

It is important to note that where smart glass is specified in the description below this will be electrochromic glass that will be governed by a light sensor over which the occupants will not have control. When the external ambient light level is below the set threshold the glass will automatically become opaque.

10.0 Impact of the Proposal

To assist with assessing impact this section should be read in conjunction with the VIA and the Pike Partnership Site Survey reference 2260-01 which is provided at Appendix 2

Utilising the Design Principles the house has been designed around familiar shapes and silhouettes, reminiscent of the many portal framed agricultural barns in the area. Whilst great efforts have been made to recycle as much of the Current House this has not been the significant driver behind the design process. The use of the rising land to create a house that steps up with the topography, creating both vertical and horizontal articulation has been key to producing a scheme that is respectful of both the site in which it is sited and the wider Conservation Area, The setting of St Margaret's and the AONB.

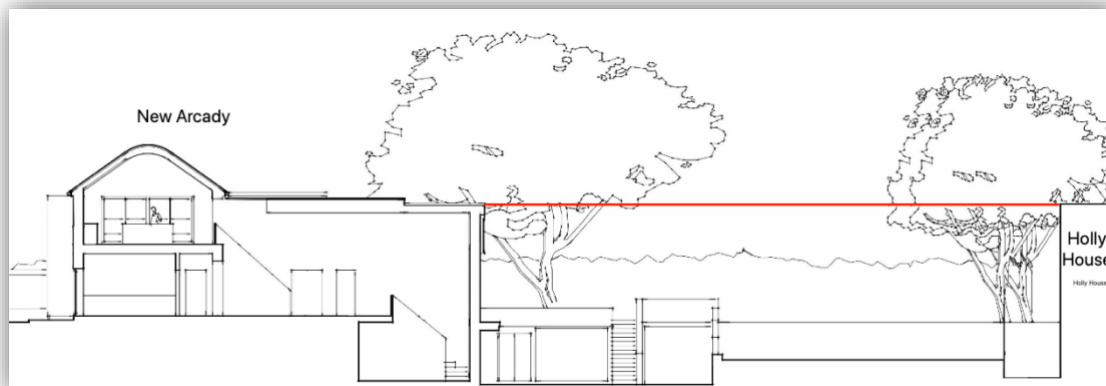
Compared to the Current House the new design greatly reduces the overall mass of the building at the upper level. Whereas the existing house has 3 storey flat, roof elements which present an overbearing 'cliff edge', particularly on the north-west corner (facing the entrance gates an Newgate Green), the proposals present more broken and familiar forms which work with the stepped topography of the site and the wider context.

Projecting overhangs, whilst providing shelter and solar control, also provide relief and depth to the elevations by casting areas of light and shade. Overhangs, stepped forms, a combination of flat and pitched roofs, and changes of materials break down the mass of the building, reduce the bulk, provide more familiar and interesting forms and silhouette, and help reduce scale.

The pitched roofs reduce the eaves levels and are more recessive, stepped forms of the building, in comparison to the existing building, are better understood in the comparative perspective views in the VIA.

There is no discernable building line along the southern edge of Newgate Green, Bird and Watts Cottages front directly onto the verge whereas Lamas, Holly House and the new Arcady are all set back, again looking at the position of the Original Bungalow; Arcady is set circa 5 metres further back into the site to the south east (comparing the location of the north west corners of the buildings) and 8.5 metres further back from the viewpoint on Newgate Green to the two storey fourth element.

Considering the vertical alignment of the building within the street scene; Arcady is at the eastern end of the street scene on the southern edge of Newgate Green, the neighbour to the west is Holly House which is situated at a similar ground level as the parking area to Arcady. A further version of the site section has been provided below to illustrate the relative ridge heights between these two properties



This section is provided to scale in the application drawing pack based on the digital topographical survey carried out by Thomas Goodliffe Surveying Ltd dated 13/12/23. It is provided here to illustrate that the ridge heights between Holly House and elements 2 & 3 of the proposed house are very similar, with the ridge height of element four being 2.5 metres higher than Holly House as the land rises to the east. It is considered that as the land starts to rise more steeply to the east across the Arcady site before the Current House was built (an increase in level of 3.3 metres according to the Pike Partnership Site Survey ref: 2260-01) this increase in ridge height to the far eastern end of the site is reasonable and does not cause any visual harm. Moreover the visible element of the building above the Holly House ridge height, when viewed from Newgate Green, is a standing seam roof that is pitched away from the observer (Plate 1B).

In Plate 1B of the Visual Impact Assessment it is clear that the only element of the new house that is taller than the Original Bungalow is the fourth element, the two storey eastern wing of the house. The photographs of the Original Bungalow illustrate the substantial roofscape of that building filled the gap between the trees on the boundary with Holly House and the mature trees on the northern boundary of the site, this is illustrated in Photographs 12 & 15 of the North Norfolk District Council photographs provided at Appendix 3 of this Statement:



Photograph 12 View of Original Bungalow from Newgate Green



Photograph 15 View of the Original Bungalow from Newgate Green

These photographs show that the original Bungalow was clearly visible from Newgate Green and that the street scene east from Holly House has been infilled since the early 1950's with built form. This viewpoint has been added to by the recent granting of consent by the Planning Inspector of the Annexe in front of Arcady which, when observed from this viewpoint which will further screen the house – see VIA Plate 1B.

The tallest element of the proposed house is the ridge of element 4 which is set the furthest back from the viewpoint on Newgate Green. The Site Plan not only shows the layout of the proposed house but also the position of the Original Bungalow which was located much further forward in the site and closer to the viewpoint.

The important view from the south, Bridgefoot Lane, the viewpoint from which the Planning Inspector identified the most harm in terms of the Current House impacting the setting of the Church, is much improved. The Current House is highly visible and competes with the Church for attention when observed from this direction. There are no photographs of the Original Bungalow available at the time of writing. In Plates 2B and 2C of the VIA the new house can be seen from this viewpoint, however this is only the roof over elements 2 & 3 and the first floor of the narrow gable end of element 4. The shape of the gable to element 4 is much more recognisable in the area as an open pitched roof gable and it presents as a silhouette form against a backdrop of trees.

The slight rise in the landform between Bridgefoot Lane and the proposed house results in circa 2/3 of the first floor being visible which is comprised of glazing and natural vertical larch cladding. It is considered that whilst it is visible from this viewpoint the house does not compete with the Church. The Church is the principle element that draws the observers eye with the house presenting a gable of agrarian form and the pitched roof over elements 2 & 3 which is pitched away from the viewpoint.

11.0 Conclusion

This Statement is guided by the Planning Inspectors Decision Notice as to understanding the Heritage Assets that may be affected by this proposal and as required by The NPPF. The significance of these assets has been thoroughly appraised and the impact of the proposed development assessed against them. This statement is to be read in conjunction with the VIA and Planning Statement that accompany this application

The following conclusions can be drawn from this process;

The impact of the proposal when viewed from Newgate Green

- The main body of the proposed (elements 1, 2 & 3) are of a similar height to Holly House to the west. The eastern most element of the house (element 4) is higher as the house steps up the slope but this element occupies a visual space in which there was some built form previously.
- The proposed house will form a book end to the street scene along the southern edge Newgate Green, a street scene of mixed periods and architectural styles.
- The use of the topography to step the house up the slope, away from the eye of the observer creates a recessive, articulated built form with the principle

elements of the building having shallow pitched roofs and the additive, single storey elements flat roofs.

- The use of strong horizontal break lines in the elevations in the form of canopies extending across the elevation helps prevent light pollution at night, control solar gain during the Summer, but more importantly casts shadow lines across the building helping to further articulate the elevations.

The impact of the proposal when viewed from the south – Bridgefoot Lane

- The proposed house presents the top two thirds of a narrow gable (6.5 metres wide) and a dark coloured roof pitch to the observer.
- The house is recessive and is read against a backdrop of trees as a possible agricultural building with the Church being the principal focal point.
- The house will be difficult to perceive during the day as this viewpoint is a glimpsed view from a hedgerow gap and at night it will appear as on the edge of the village with a small amount of glazing visible.

Considering the above points it is concluded that the proposal will not have an appreciable impact on the heritage assets identified or their setting. It is also considered that the development will not only protect the Conservation Area, the AONB and the setting of the Church, but also enhance these assets in the creation of a dwelling house that will replace a building without architectural merit with a building that is architecturally relevant to its location and of its time and will be appreciated as such for future generations.

Appendix 1 – List Entry for Church of St Margaret

CHURCH OF ST MARGARET, Cley Next the Sea - 1172407 | Historic England 11/01/2024, 15:21

CHURCH OF ST MARGARET

CHURCH OF ST MARGARET, CLEY GREEN

Official list entry

Heritage Category:

Grade:

List Entry Number:

Date first listed:

List Entry Name:

Statutory Address 1:

Listed Building

I 1172407

04-Oct-1960

CHURCH OF ST MARGARET

CHURCH OF ST MARGARET, CLEY GREEN

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory **CHURCH OF ST MARGARET, CLEY** Address: **GREEN**

The building or site itself may lie within the boundary of more than one authority.

County: District:

Parish:

Norfolk

North Norfolk (District Authority)

Cley Next the Sea

National Grid **TG 04850 43130** Reference:

Details

TG 0443 CLEY NEXT THE SEA CLEY GREEN, NEWGATE 9/18 Church of St. Margaret 4.10.60 I

Parish church, C14 and C15. Flint with stone dressings, grey corrugated tiles. North-west tower, nave, north and south aisles, ruined north and south transepts, chancel, north, south and west porches. South facade: eleven C14 clerestorey windows of cusped 'Y' tracery alternating with large cusped cinquefoils, a single lancet at either end, large figure pinnacles to gable bases, large crosses to gable apices, that to west renewed. Mid C15 south aisle with flush work parapet, 4 4-light windows having panel tracery and octofoil at apex under pointed segmental heads, similar window to west, coped angle buttress to south-west with trefoil headed niches, buttresses between windows of facade. 2 storeyed south porch to 2nd bay, 2 bays deep, ashlared golden limestone, vaulted upper niches to angle buttresses, plinth frieze of alternate shields and roses; Perpendicular porch arch with continuous order of shields and roses, the shields with arms of benefactors, 2nd order arch with flower ornament to front and rear above polygonal shafts, blank tracery in spandrels with shields showing emblems of Holy Trinity and the Passion, benefactors arms outside including those of Anne of Bohemia, died 1394. 2 3-light openings under pointed segmental heads and having stepped embattled transoms, figure heads to hood moulds; large vaulted niche between having round shafts and canted traceried canopy; sundial above. Flamboyant fretwork parapet above flush work frieze of quatrefoils; polygonal stair turret to north-west with similar parapet. 2-light unglazed openings to returns of 1st bay of porch having tracery as in aisle windows. Porch Interior: floor rises towards doorway, stone benches, groined tierceron vaulting with bosses springing from round attached columns. Ogee arch to C14 doorway with lion head stops, inner trefoil headed order, each foil cusped. Thick marble threshold with indents for brass shields and scrolls, not a reused tomb. Roofless south transept: stepped angle buttresses of stone dressed knapped flint having coped gables and niches. Square crocketed pinnacles at angles with gabled panels to sides; crocketed south gable having broken cross at apex. 4-light opening to south with Geometric tracery of 2 large quatrefoils in circles below a lozenge with 4 cusped quatrefoils; 3-light openings to east and west walls, ogee headed lights to east, reticulated to west. East window of aisle as transept east window. Blocked east window to nave above string course of former chancel roof. Slate roof to low chancel, priests door and 3 'Y' tracery windows to south wall, that to east renewed; 5-light Perpendicular east

window having panel tracery under segmental head imposed on blocked earlier lancets. Stepped buttresses at angles. North facade: one 'Y' tracery window to chancel; ruined north transept having part walls, with no details, only. Clerestorey and north aisle windows as south; parapet to clerestorey with elaborate panel and quatrefoil flushwork. Small north porch with slate roof; pointed segmental arch having continuous mouldings to 1st and 3rd orders, round shafts to 2nd. Cusped 2-light unglazed openings under square heads to returns. North doorway with continuous mouldings. 3 stage north-west tower with angle buttresses and embattled parapet, small stair turret to north-east, lancets to 1st stage, 2 blocked to west, narrow slit windows to west, one to north, 2-light cusped ogee headed bell openings, tracery lost to west. Large 6-light Perpendicular west nave window, the panel tracery renewed, transomed lights. West porch rebuilt 1911, coursed pebble flint, angle buttresses, embattled parapet with crocketed finials at angles. C14 west doorway having deep mouldings, outer order with large roses having angel head at apex, round shafts, inner order with cusped cinquefoil head, crocketed hood mould with crowned figure stops. C14 door with Decorated foliage to strap hinges; part of Purbeck marble stoup. Interior: Nave roof of c.1970, boarded, arched braced collars with fretwork above alternate collars in Decorated style; C15 roofs to aisles having fret-work spandrels to arch braces. C14 6 bay north and south arcades having octagonal piers and moulded arches; large varied figure corbels within spandrels to south showing traces of colour, panelled corbels to north spandrels with vaulted crocketed canopies above. Figure and foliage central stops to arch mouldings to aisles. Floor partly paved with C15 12" marble slabs. Chancel arch with polygonal shafts, ovolo mouldings between hollow chamfered mouldings. Wide cinquefoil headed piscina with hollow chamfered arch, C17 altar with strapwork frieze, top renewed and enlarged; 6 stalls of 1530s with misericords showing merchants mark (John Greneway) with JG impaling the Grocers' company. Pulpit dated 1611 having two slender turned columns to angles between panels having renaissance arches. 24 C15 benchends with animals and grotesques, many poppy heads incorporating figures. C15 octagonal seven sacrament font. Fragments of stained glass in north chancel, series of female saints in tracery panels in south aisle, c.1460. Slender shafts to rear arch of west doorway. C15 west gable cross now in south aisle. North of font achievement board of Charles 1, altered for Queen Anne. Large monumental brass 1512 to John Symonds and wife Agnes in shrouds, and separate named children; good group of 6 sons c.1460 - both south aisle; various C16 brass inscriptions and figures.

Listing NGR: TG0485043130

Legacy

The contents of this record have been generated from a legacy data system.

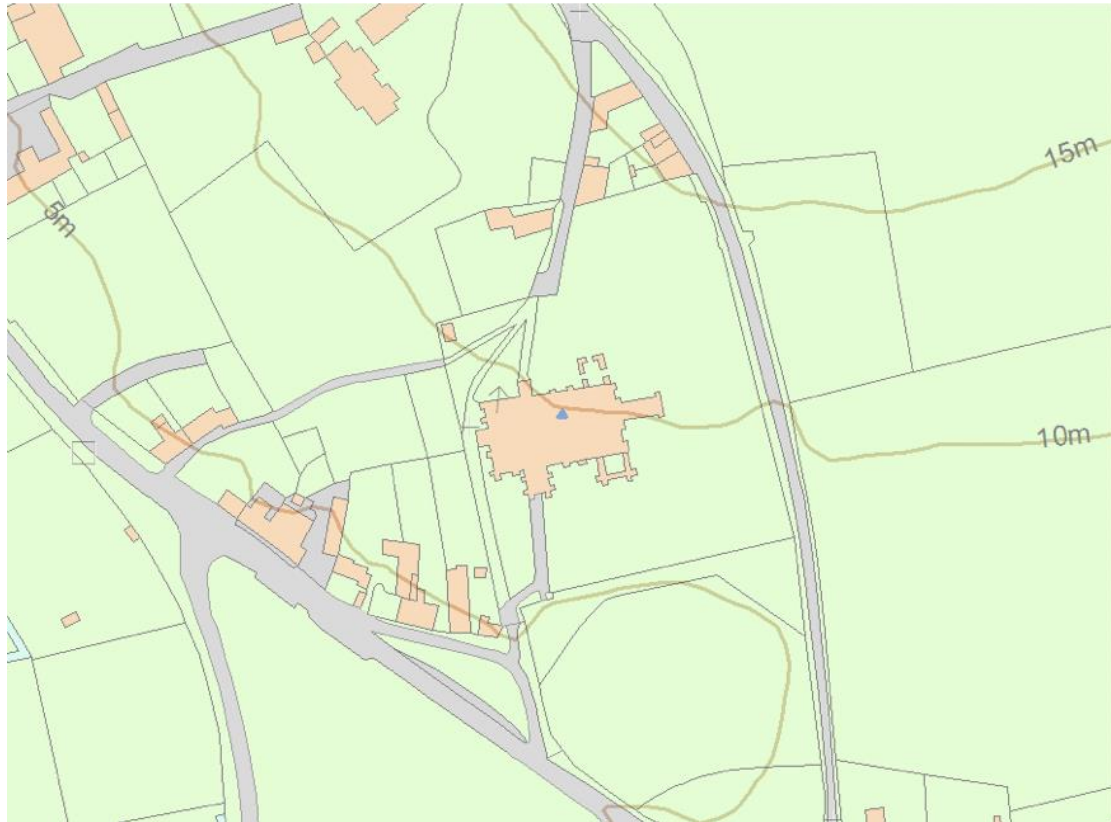
Legacy System **224570**

number:

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

<https://historicengland.org.uk/listing/the-list/list-entry/1172407?section=official-list-entry> Page 6 of 8

CHURCH OF ST MARGARET, Cley Next the Sea - 1172407 | Historic England 11/01/2024, 15:21

<https://historicengland.org.uk/listing/the-list/list-entry/1172407?section=official-list-entry> Page 7 of 8

CHURCH OF ST MARGARET, Cley Next the Sea - 1172407 | Historic England 11/01/2024, 15:21

End of official list entry

Raven Land Management Ltd, Botany Bay, Bale Road, Hindringham, NR21 0QF
Email: info@ravenlm.co.uk

Appendix 2 – Pike Partnership Site Survey Reference 2260-01

Raven Land Management Ltd, Botany Bay, Bale Road, Hindringham, NR21 0QF
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Appendix 3 – North Norfolk District Council Photographs of Arcady