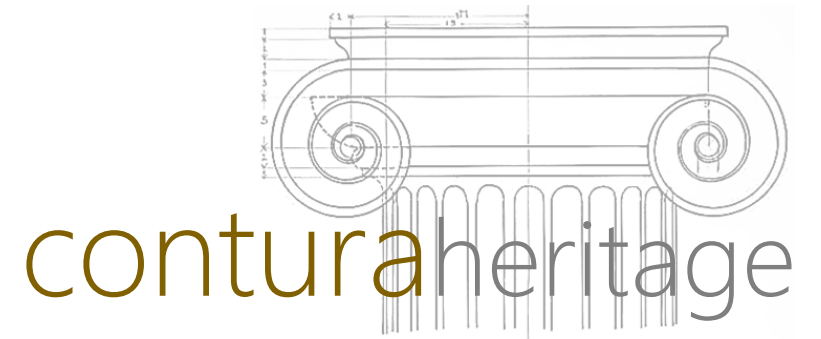


HERITAGE IMPACT ASSESSMENT

The Hollies, Brick Lane, Morningthorpe





INFORMATION

Date	1 September 2023
Site Address	The Hollies, Brick Lane, Morningthorpe
Development Description	Alterations, extensions and additional accommodation
Local Planning Authority	South Norfolk District Council
Client	Mr. J Chong (Eastern Healthcare)

Author: Franziska Callaghan MA MSc DipID
IHBC (Principal Heritage Consultant)

Report Revision:

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Contents

1	Introduction	4
2	Identify Heritage Assets/ Assess Significance/ Define Setting	6
3	Impact Assessment	18
4	Explore the way to maximise enhancement and avoid or minimise harm	19
5	Conclusion	20
6	Appendices	21
	6.1 Planning background and relevant policies	21
	6.2 Records	23
	6.3 References	26

1 Introduction

- 1.1 This Heritage Impact Assessment has been prepared in support of a planning application for alterations and extensions at Grade II listed The Hollies, Morningthorpe. The proposal involves the demolition of a 20th century extensions and a Nissen hut.
- 1.2 This report assesses the heritage significance¹ of *The Hollies* and associated buildings as well as its setting and any potential effect of the proposed development on this significance.
- 1.3 This statement is in line with guidance set out in the National Planning Policy Framework 2021 that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets² 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

¹ Significance (of a place or building) is defined in *Conservation Principles, Policies and Guidance* (Historic England) as “the sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.

² *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage

relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

- 1.4 The NPPF states that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 1.5 The NPPF advises that “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”.
- 1.6 Historic England's Conservation Principles³ provide important theoretical underpinning for change in the

interest. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

³ <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

historic environment: "Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change. **Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.** If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. **The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change**".

Historic England's *Constructive Conservation* requires a **positive and collaborative approach to conservation that focuses on actively managing change** with its aim being to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.⁴

- 1.7 For further relevant national planning policies, advice and guidance, please see below in appendices.
- 1.8 This report should be read in conjunction with drawings and supporting documentation by *Ian Garrett Building Design*.

⁴ Constructive Conservation in Practice | Historic England

2 Identify Heritage Assets/ Assess Significance/ Define Setting

2.1 A site visit was undertaken in July 2023 by *Contura Heritage* to inspect the building, its site and setting and assess its relationship with designated and non-designated heritage assets within the vicinity of the site. The site was walked over with views into and from the site from all accessible directions.

Both the National Heritage List for England (NHLE) and the Norfolk Historic Environment Record (NHER) have been consulted, and the development has potential to affect the following heritage assets:

- The Hollies: Grade II

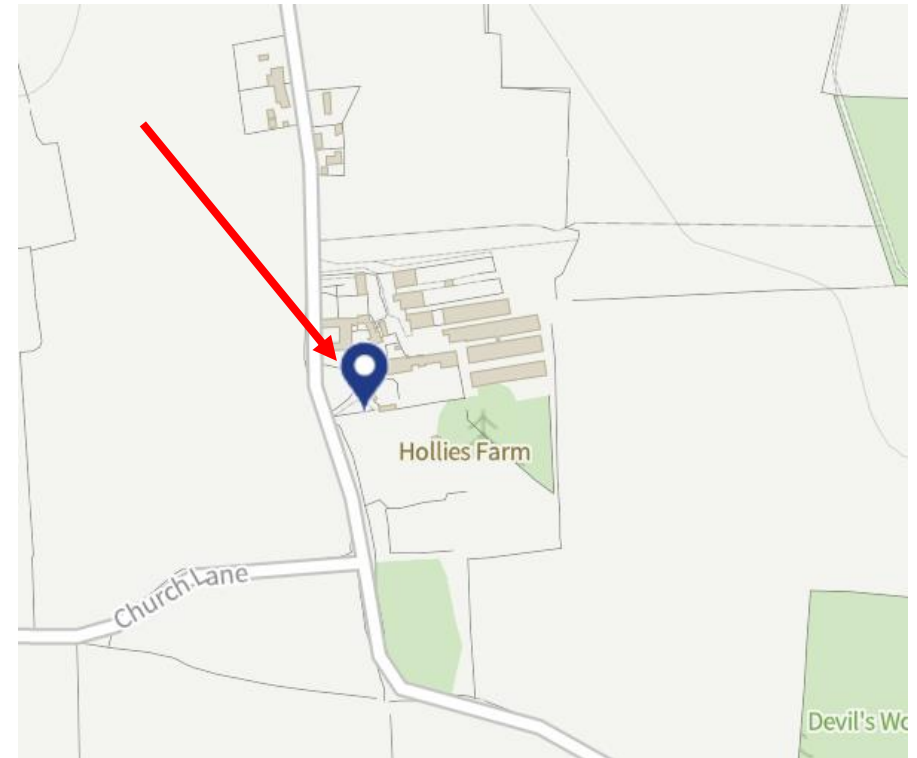


Figure 1

Heritage assets as identified in Historic England's The List: The Hollies is a Grade II listed building.

2.2 Context

Morningthorpe (sometimes Morning Thorpe) is a village and former civil parish, now in the parish of Morningthorpe and Fritton. It is situated 12 miles south of Norwich. The parish includes the villages of Morningthorpe and Fritton. The two villages are 1 km apart.

The village's name origin is uncertain perhaps, 'outlying farm/settlement of the pool dwellers', 'outlying farm/settlement of the boundary dwellers' or 'outlying farm/settlement of Maera's people'. The Rectory (NHER 44731) dates to the 17th - 18th century, Little Friars on Church Street (NHER 44724) is late 18th century and of brick and The Hollies on Tasburgh Road (NHER 44730) is early 19th century, also of brick.

2.3 Historic Maps

Please see below captions to figures 3 - 7 for detailed analysis.

2.4 Norfolk Historic Environment Record

The proposal site is not covered by an archaeology area, but due to the historic past of the village, the area is sensitive in archaeology terms and the areas shaded in yellow indicate find spots (see figure 2). The area covered by archaeology (red) is the former brickworks NHER 10183; please see below in appendices for further details.

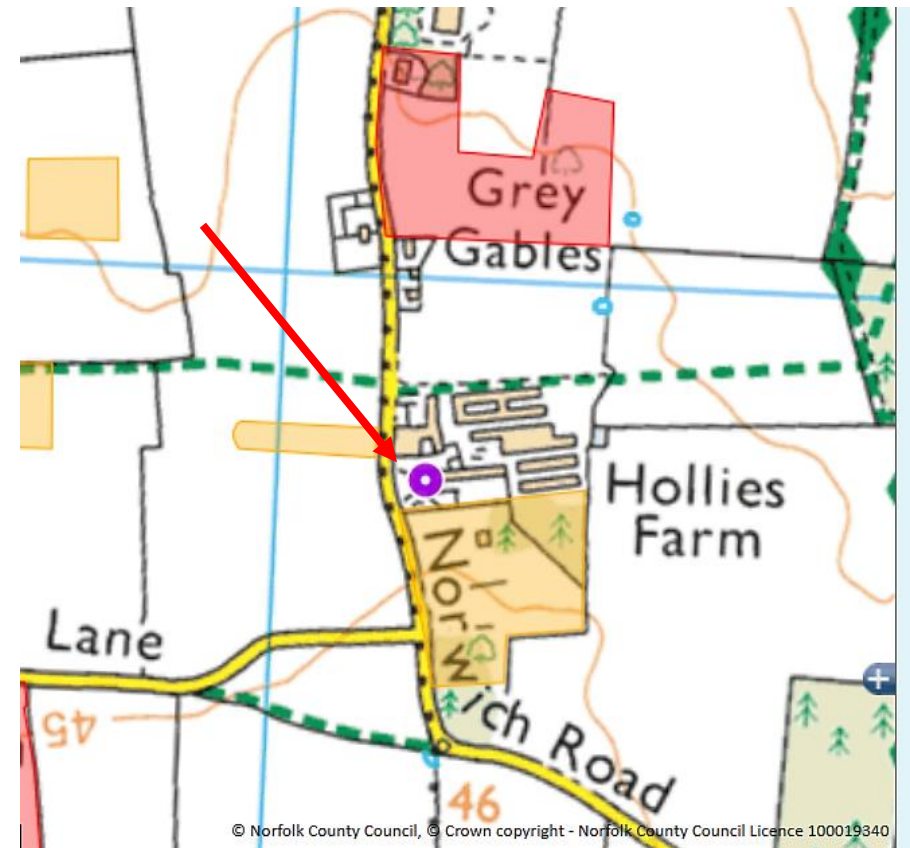


Figure 2

Entries from the Norfolk Historic Environment Record.

For further details please see the Norfolk Historic Environment Record. Due to the nature of the proposed development, it is likely that any archaeology mitigation works can be covered by a post-approval condition.



Figure 3

The earliest maps that were examined are Faden's 1797 and Bryant's 1826 Maps of Norfolk. There is no indication of any buildings at the proposal site, but the maps show little detail and are not necessarily an accurate representation of buildings on the ground.

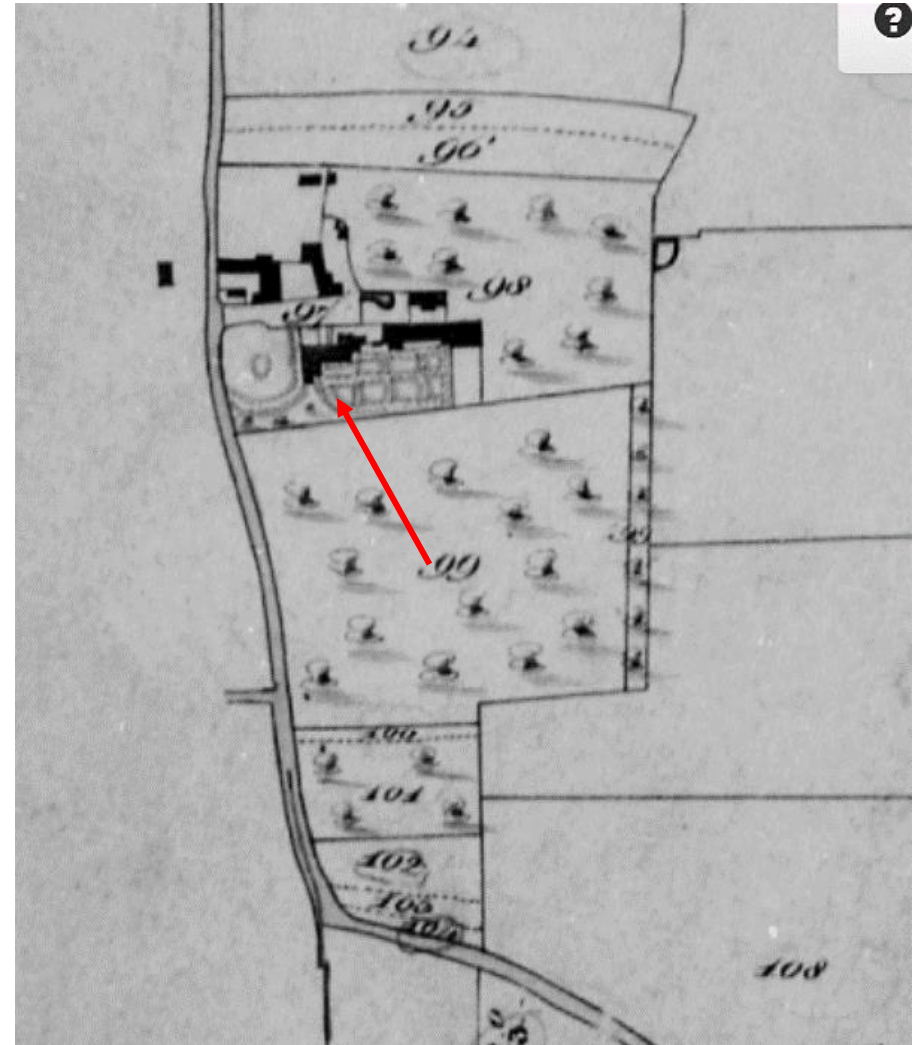
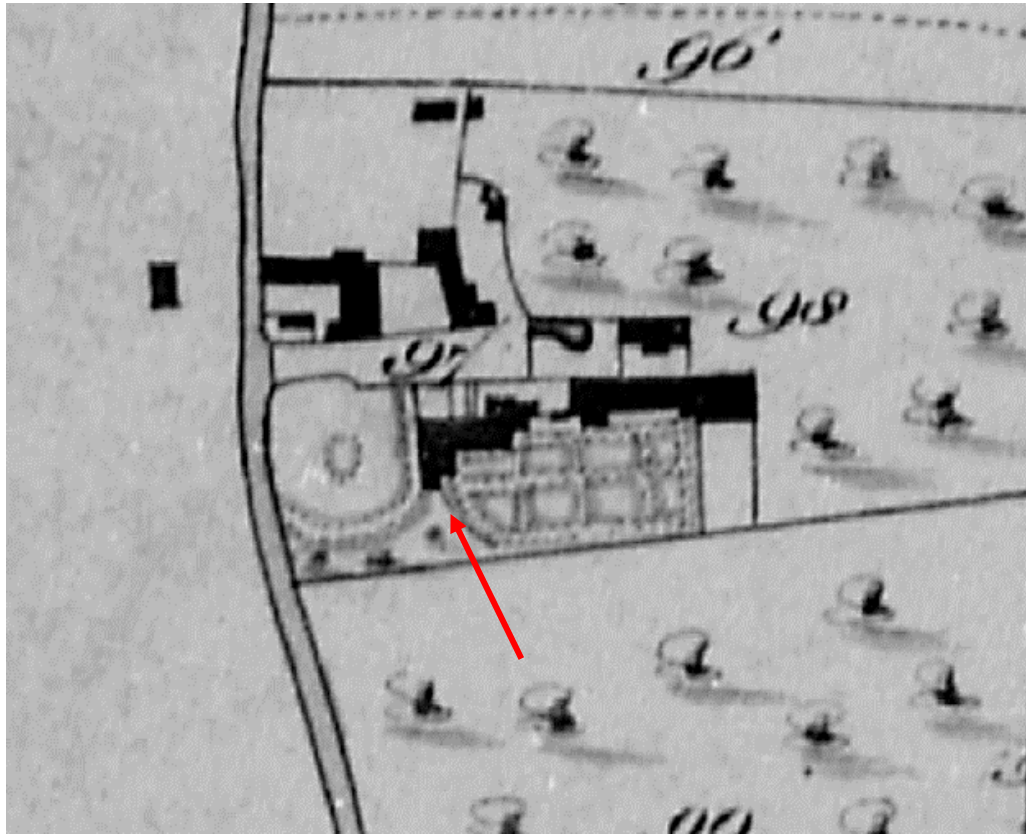


Figure 4

The 1840 Tithe map shows a substantial group of buildings as well as the landscaped walled garden.

Built evidence suggests that the existing single storey rear range did not reuse any of this earlier building due to the modern brickwork. It appears that the rear wall of the glasshouses that can be seen in the 1885 OS map below has been used within the 20th rear ranges.

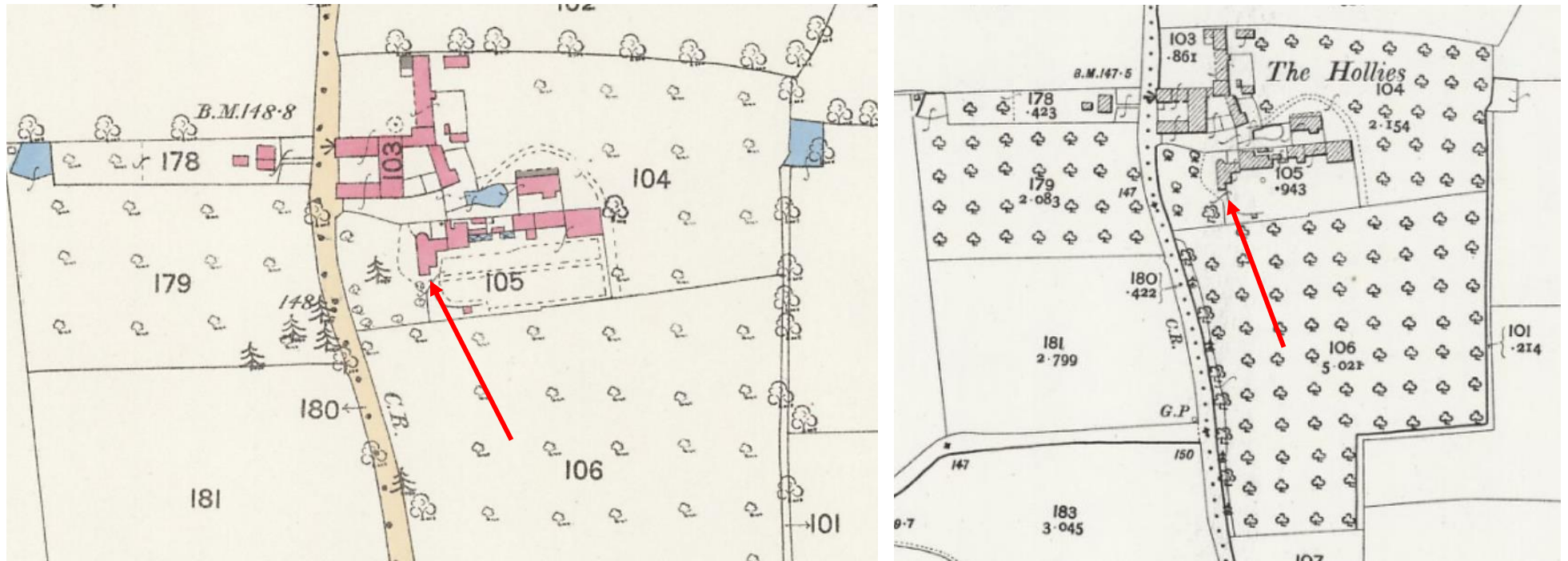


Figure 5

OS Maps from 1885 and 1904 show little change. The 1885 map shows glasshouses in the location of the current single storey extension.

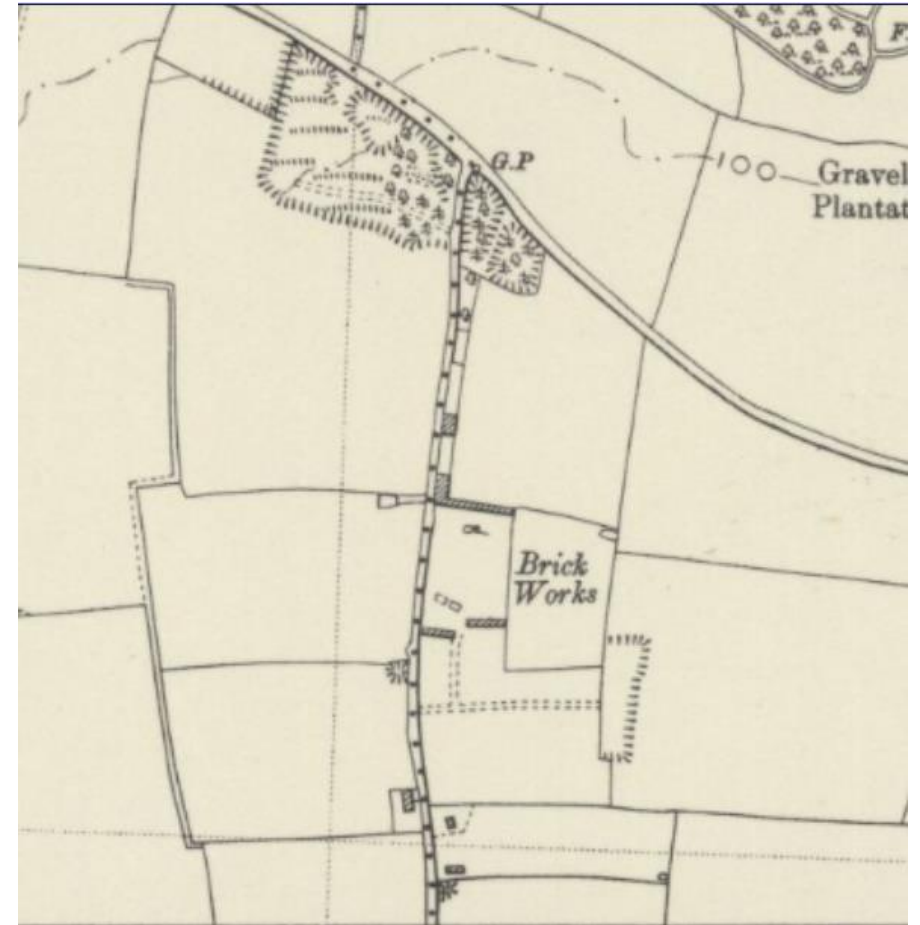
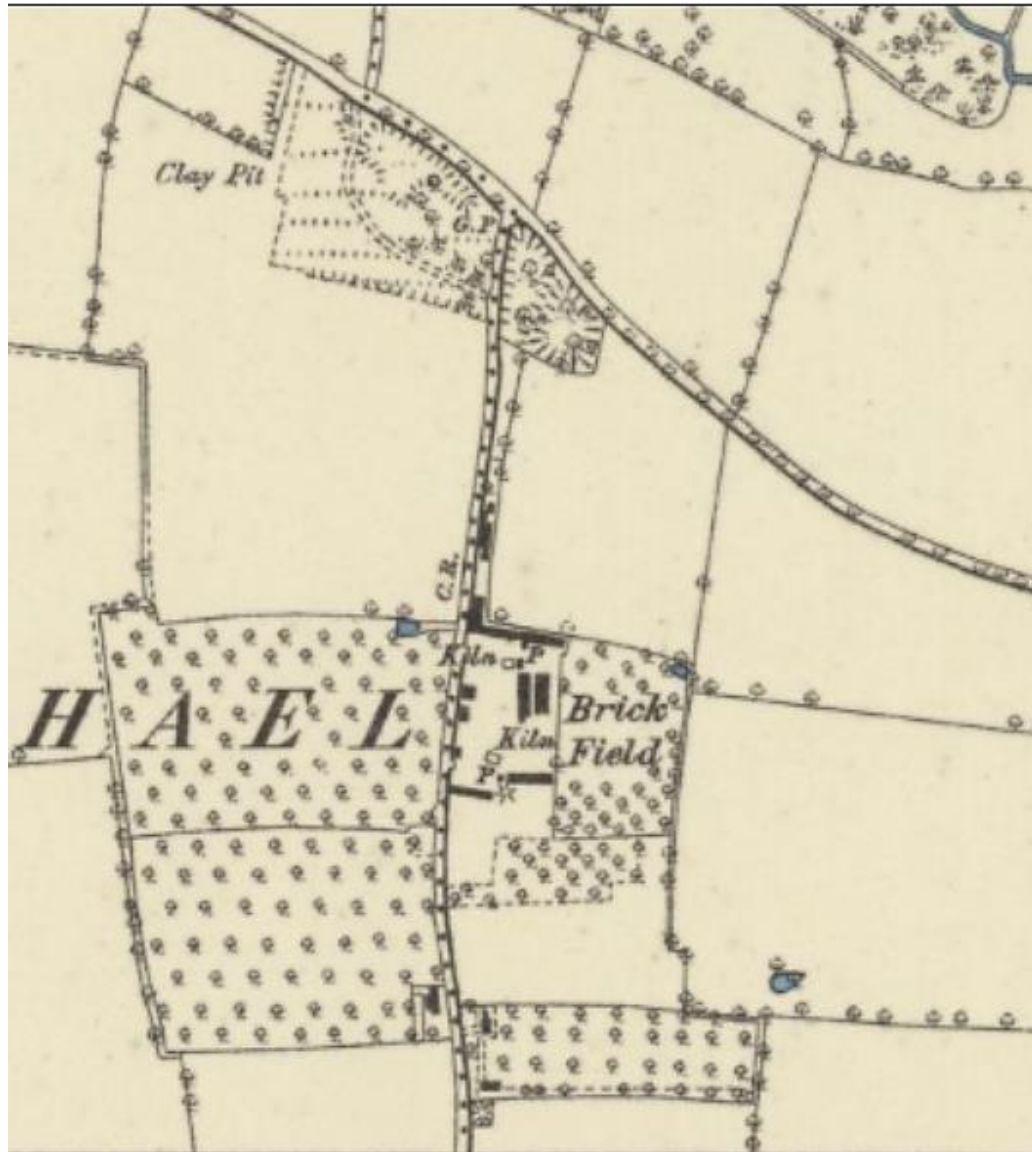


Figure 6

Historic brickworks to the north of The Hollies.

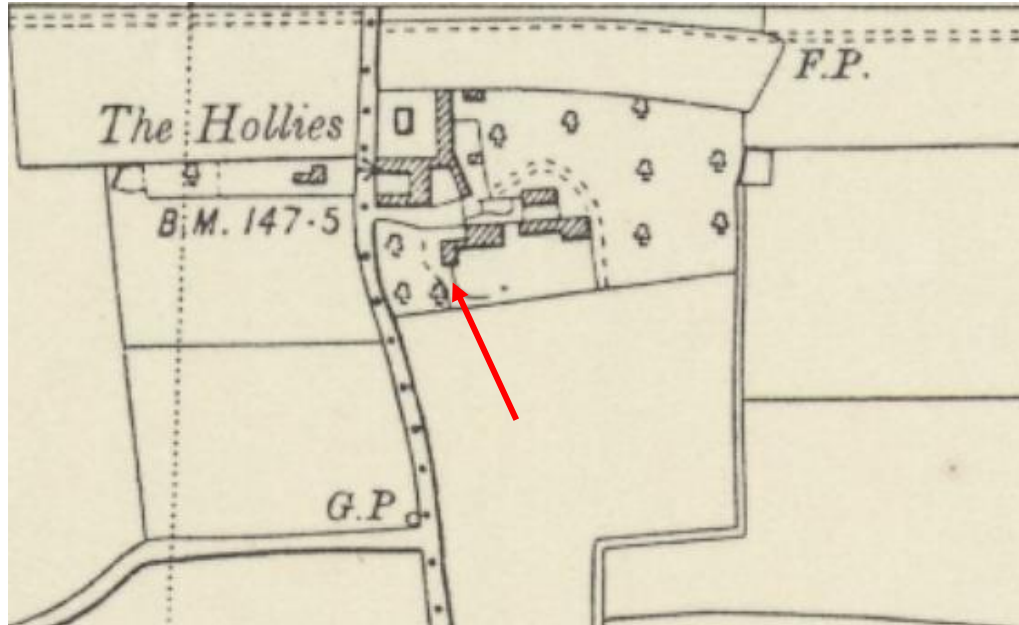


Figure 7

1946 OS map. This is a very simplified map with little useful detail.

3.4 Significance and Setting

THE HOLLIES: Grade II

List description

Early C19 red brick house. Low pitched hipped black pantile roof. Two storeys. Three bays. Sashes with glazing bars in segmental-headed openings. Central pilastered doorcase with fielded panel door. Late C19 bay window on north end.

Interestingly, this simple farmhouse was built from large bricks, larger than the average brick used in this period. It is likely that the house was built from bricks made in the local brickworks which were located just north of *The Hollies*.

The attached garden wall has a date of 1826 over the opening to the rear. This building date is consistent with the listing and the historic maps. Whilst Bryant's Map does not show *The Hollies* yet, it was obviously in progress at the time of the survey. It is likely that this is also the building date of the house and of the many outbuildings, although these presumably were all added at a later date.

The interesting garden wall to the east and south of the enclosed garden (see figure 9) has a datestone of 1852 on it and appears to have been added at this time.

Internally, the house has seen many changes and most of the historic features have been lost, but the historic staircase remains.

There are a number of buildings to the east and a very small outbuilding to the north of the farmhouse, all appear

on the Tithe map, but are now considerably altered and have all been converted to a residential use. The small outbuilding to the north is currently a workshop.

The Hollies derives its moderate heritage significance from its architectural and historic interest as a farmhouse to a substantial holding with a small landscaped garden and the wider setting within the farming landscape.

The wider setting of the asset is not readily appreciated from within the site or from outside which is due to the site being surrounded by buildings, boundary walls and substantial green screens.

However, the wider landscape makes a moderate contribution to the asset's significance due to its historic link to the surrounding farmland.

➡ **The asset retains some limited architectural and historic interest, but the change of use as well as changes over time have eroded its character, both externally as well as internally. Some limited historic and evidential value remains due to the farmhouse being part of the historic grouping (some of it – to the north – now converted and in separate ownership).**

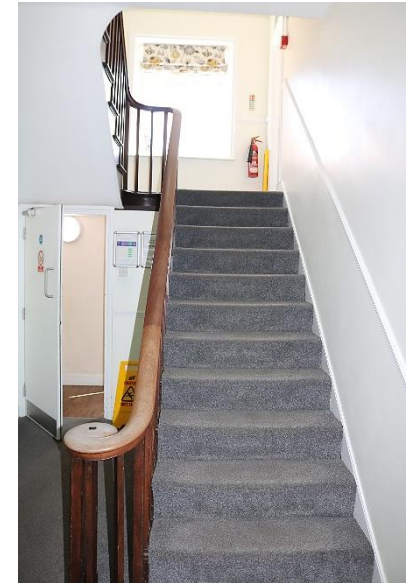




Figure 8

The Hollies historic rear extensions with many alterations and additions over time. 1826 datestone on the earlier curved section of the garden wall.





Figure 9

Rear extensions and other outbuildings east of the asset and the 1852 eclectic garden wall.



Figure 10

Substandard single storey random rear extensions currently detract from the architectural and historic interest of The Hollies.



Figure 11

Small much altered outbuilding with some of the remaining historic trusses; bottom left: Nissan Hut to be demolished.

3 Impact Assessment

DESIGN CONCEPT

The proposal seeks to improve on the late 20th century extensions and update and expand on the accommodation. The proposal provides a consistent design that enhances the historic farm building character to a maximum extent. The proposal seeks to provide a consistent approach and an overall balanced design.

The proposal is programmed to be delivered in two phases in order to minimise impact on current occupants, gradually improving the accommodation offer.

DESIGN AND SITING, LAYOUT AND MASSING

No changes are proposed to the footprint of the existing buildings except the additional floorspace of the replacement building for the Nissen Hut. This is a single storey building which is designed to interconnect into the small existing outbuilding. This new accommodation block will be behind a traditionally designed screen wall and will not be seen on the approach to the heritage asset. There will be no adverse impact on the significance of the asset.

MATERIALS

Phase 1 seeks to extend the much-altered little outbuilding. Materials match the existing timber clad walling of the host building. Phase 2 will replace the

existing 20th century extensions to the rear of the asset and replace them with a more sympathetic brick and red clay pantile roof. The fenestration pattern has also been changed and resemble a stable block. This is overall an improvement to the existing arrangement.

SUMMARY IMPACT

The building's moderate significance is not overly sensitive to change, and the proposal seeks to improve on previous unsympathetic extensions and alterations. It also seeks to retain the salvageable elements of low significance within the small outbuilding, the brick walling and the main trusses. This results in an overall enhancement to both the architectural character of the building and to the character and appearance of the site.

4 Explore the way to maximise enhancement and avoid or minimise harm

The proposal successfully includes enhancement and minimises harm as suggested in paragraph 197 of the NPPF and outlined in Historic England's guidance.

- Replacement of a detrimental feature by a new and more harmonious one:
The existing single storey extension as well as the Nissen Hut will be replaced with a more harmonious design.
- Changes to the design:
Design changes have been made during the design process in consultation with [contura heritage](#) in order to avoid and/or minimise potential harm.

5 Conclusion

- 5.1 *The Hollies'* derives its moderate heritage significance from its architectural and historic interest as a farmhouse to a substantial holding within a good group of farm buildings (all converted) and a small landscaped garden.
- 5.2 It is important to bear in mind the above-mentioned *Conservation Principles* that state that if conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change.
- The heritage significance of the place is relatively low and the proposal embraces the opportunity for positive change. The proposal focuses on actively managing change with its aim being to recognise and reinforce the historic significance of the place, whilst accommodating the changes necessary to ensure its continued use and enjoyment.
 - The proposal offers a high quality and sympathetic scheme which will provide an enhancement to *The Hollies* and its setting.
- 5.3 No heritage harm has been identified in the above assessment: the proposal is considered to deliver

enhancement to the setting of the Grade II listed heritage asset.

- 5.4 It is considered that the proposed development complies with the requirements of Section 66 (1) of the Planning (LB and CA) Act, section 16 of the NPPF and other relevant national and local policies, advice and guidance.

6 Appendices

6.1 National and local policies, advice and guidance

Section 66.1 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* states "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 adds that "with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

National Planning Policy Framework 2021 with specific reference to 16. 189 – 208.

Other relevant documents are the National Planning Policy Guidance (NPPG) *Conserving and enhancing the historic environment 2019*, which advises on enhancing and conserving the historic environment, Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2016 and *Good Practice Advice in Planning 3 – The Setting of Heritage Assets*, December 2017.

The Joint Core Strategy 2008 – 2026 currently provides the local development policy for Broadland, Norwich and South Norfolk (adopted 2014). Policy 1 – *Addressing*

climate change and protecting environmental assets – seeks to conserve and enhance the built environment, heritage assets and the wider historic environment through 'the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces.'

In addition to the Joint Core Strategy, Policy DM 4.10 of the *South Norfolk Local Plan Development Management Policies Document* (adopted October 2015) states the following with regard to Heritage Assets:

- *All development proposals must have regard to the historic environment and take account of the contribution which heritage assets make to the significance of an area and its sense of place, as defined by reference to the national and local evidence base relating to heritage.*
- *Proposals must sustain, and where possible enhance and better reveal the significance of the asset and make a positive contribution to local distinctiveness.*
- *Proposals must show how the significance of the heritage asset has been assessed and taken into account by reference to the Historic Environment Record, suitable expertise and other evidence/research as may be necessary.*
- *Considerable importance and weight must be given to the desirability of preserving listed buildings, their settings and the character and appearance of conservation areas. Development should avoid causing any loss to a*

heritage asset, or harm to it. Substantial harm or total loss will only be justified where it can be demonstrated that it is necessary to achieve substantial benefits or where the retention of the asset is unsustainable, no viable alternatives can be identified and the harm or loss is outweighed by the benefits of bringing the site back into use.

- *Less than substantial harm will only be justified where there are public benefits that outweigh the harm. In carrying out this planning balance, less than substantial harm will be afforded considerable importance and weight.*
- *Proposals which adversely affect the significance of a heritage asset will only exceptionally be permitted where clear and convincing justification is provided.*

The Supplementary Planning Guidance Document *South Norfolk Place Making Guide (September 2012)* sets out a number of design principles based on recognised best practice and explains the key requirements that the Council will take into consideration when assessing planning proposals.

6.2 Records

Historic England: The List⁵

THE HOLLIES

Heritage Category: Listed Building

Grade: II

List Entry Number: 1373282

Date first listed: 26-Jun-1981

List Entry Name: THE HOLLIES

Statutory Address 1: THE HOLLIES, BRICK KILN LANE

County: Norfolk

District: South Norfolk (District Authority)

Parish: Morningthorpe and Fritton

National Grid Reference: TM 21131 93825

Details

This list entry was subject to a Minor Amendment on 07/03/2014

TM 29 SW 9/894 5321

MORNING THORPE, BRICK KILN LANE, The Hollies

(Formerly listed under TASBURGH ROAD)

II

Early C19 red brick house. Low pitched hipped black

pantile roof. Two storeys. Three bays. Sashes with glazing bars in segmental-headed openings. Central pilastered doorcase with fielded panel door. Late C19 bay window on north end.

Listing NGR: TM2113193825

Norfolk Historic Environment Record

NHER 44730

Type of record: Building

The Hollies, Brick Kiln Lane (formerly of Tasburgh Road), Morningthorpe

Summary

An early 19th century two storey red brick house with a central pilastered doorway. A bay window was added to the north end in the late 19th century.

Grid Reference: TM 21130 93825

Map Sheet: TM29SW

Parish: MORNINGTHORPE, SOUTH NORFOLK, NORFOLK

Full description

June 1981. Listed, Grade II.

⁵ 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.

Listing Description Excerpt:

"Early C19 red brick house. Low pitched hipped black pantile roof. Two storeys. Three bays. Sashes with glazing bars in segmental-headed openings. Central pilastered doorcase with fielded panel door. Late C19 bay window on north end."

Information from (S1).

Please consult the National Heritage List for England (S1) for the current listing details.

A. Cattermole (NLA), 7 June 2006. Amended by P. Beers (HES), 29 August 2020.

Architectural plans (S2) are also held in HER archives.

E. Rose (NLA), 8 May 2007. Amended by P. Beers (HES), 29 August 2020.

Record Details

NHER 10183

Type of record: Monument

Name: Post medieval brickworks

Summary

A late 18th century disused brickworks, consisting of two kilns and a range of partly demolished buildings constructed of the bricks that the works produced.

Grid Reference: TM 211 940

Map Sheet: TM29SW

Parish: MORNINGTHORPE, SOUTH NORFOLK, NORFOLK

Full description

North of Hollies Farm.

Old brickworks. Disused.

Visited by E. Rose, 21 March 1979.

By track marked on 6 inch Ordnance Survey, a kiln, massive and tapering slightly towards top, similar to that at Peterstone.

Entrance on east through iron-braced doorway; sunken floor with holes from heating chamber, but stokeholes still buried.

Northeast of this, range of partly demolished buildings obviously made from bricks from the works, laid in herringbone and other odd patterns.

Traces of pits.

Farmer claims formerly another kiln and well on south.

Part owned by Hollies Farm and part by 'Grey Gables'.

Brick kiln marked here on (S1).

Samples at Bridewell Museum.

To the north is Hillcrest, formerly Brickyard Cottages, a twin single storey and attic house with a taller 'tower' at one end, very unusually with 'drip-steps' in the wall above the lower section as found in Yorkshire. Bricks of both sections with horizontal skintlings i.e. after about 1780. Central

stack has domed bread oven with traces of later oven in front and above. Scythe blade found in stack, an interesting late occurrence of the tradition.

Fragments of kiln debris in garden

Norfolk Industrial Archaeology Society report of 1975 (fiche seen 1997) located the second kiln and some sheds built of reject bricks. Directory entries from 1836 to 1929 show same ownership as cider works to south.

E. Rose (NLA), 19 September 1997.

See NIAS records (S2)

Brickworks marked on O.S. 1ins (S3)

W. Arnold (HES) 06/12/2010

BRICK (Post Medieval - 1540 AD to 1900 AD)

CEREMONIAL OBJECT (Post Medieval - 1540 AD to 1900 AD)

Protected Status - none

Sources and further reading

--- Record Card: NAU Staff. 1974-1988. Norfolk Archaeological Index Primary Record Card.

--- Fiche: Exists.

<S1> Publication: Faden, W. and Barringer, J. C. 1989. Faden's Map of Norfolk in 1797.

<S2> Archive: NIAS. Norfolk Industrial Archaeology Society Records.

<S3> Map: Ordnance Survey. 1824-1836. Ordnance Survey First Edition 1 inch..

6.3 References

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework 2021 (NPPF).
- PPG *Conserving and Enhancing the Historic Environment* 2019.
- Historic England's *Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2015.
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- <https://www.historicengland.org.uk/listing/the-list>
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- Pevsner, N. and Wilson, B., *Buildings of England. Norfolk 2: North-West and South*, Yale University Press 2002.
- Parish-Summary-Morningthorpe-(Parish-Summary) - Norfolk Heritage Explorer