

**Report to** Cabinet  
9 October 2013  
**Report of** Head of Planning  
**Subject** Bowthorpe conservation area appraisal and management plan

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**Item**

14

## **Purpose**

To approve the adoption of the Bowthorpe Conservation Area appraisal and management plan, changes to the conservation area boundary and additions to the local list of building of architectural or historic interest.

## **Recommendation**

1. To approve as Planning Policy Guidance the conservation area appraisal and management and enhancement plans for Bowthorpe Conservation Area.
2. To approve boundary changes to the conservation areas as detailed in Appendix 1.
3. To approve the addition of the Bowthorpe Worship Centre and the Old Forge Building (prayer cell) to the local list of buildings of architectural or historic interest.

## **Corporate and service priorities**

The report helps to meet the corporate priority “City of character and culture” and the service plan priority to produce a conservation area appraisal for Bowthorpe.

## **Financial implications**

The appraisal sets out aspirations for enhancement of the area over the next five years. It will inform decisions on prioritising capital and revenue expenditure. Any capital projects that are developed as a result of the appraisal would be the subject of separate authorisation and monitoring through the capital programme processes.

**Ward/s:** Bowthorpe

**Cabinet member:** Cllr Mike Stonard

## **Contact officers**

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## Background documents

None

# Report

## Background

1. A Conservation Area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69(1) Planning (Listed Buildings and Conservation Areas) Act 1990).
2. Section 71 of the Planning (Listed Building & Conservation Areas) Act 1991 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. This is the purpose of conservation area appraisals. There are 17 conservation areas in Norwich of which twelve have adopted appraisals.

English Heritage guidance on conservation area management advises that “Once the appraisal process has been completed, proposals for the future management of the area will need to be developed. These should take the form of a mid to long-term strategy for preserving and enhancing the conservation area, addressing the issues and recommendations for action arising from the appraisal and identifying any further or detailed work needed for their implementation.” The last section of our appraisals contains a limited number of proposals for enhancing the conservation area that the council intends to undertake when funds allow. The appraisal can be found at Appendix 1.

## Boundaries

4. When undertaking an appraisal a local planning authority should consider whether to change the boundary. It is proposed to extend Bowthorpe conservation area to include the previously left out sections of the lane to the north west of the area as the whole lane and hedgerow contribute to the setting of the buildings on the west edge of the conservation area. It is also proposed to exclude the new housing to the south west of the site as this has been built on the periphery of the conservation area and is considered to have a ‘neutral’ character rather than one that is necessarily connected to the conservation area. If approved by Cabinet the boundary changes will be advertised in the Norwich Evening News and the London Gazette, and there is a requirement to also notify English Heritage and the Secretary of State.

## Local List

5. The council has had a list of buildings of local interest in conservation areas since 1988. These buildings are considered to be of local architectural and historic interest and make a positive contribution to conservation areas. The buildings on the local list within the Bowthorpe conservation area have been reviewed through the appraisal and it is recommended to add the Bowthorpe Worship Centre and the Old Forge Building (prayer cell). The effect of placing a building on the local list is to raise awareness of its quality so that when applications are submitted to demolish or substantially change a locally listed building such applications are considered in light of the positive contribution these buildings make to the character of the conservation area. Placing a building on the local list does not alter the permitted development rights or approvals processes that apply.

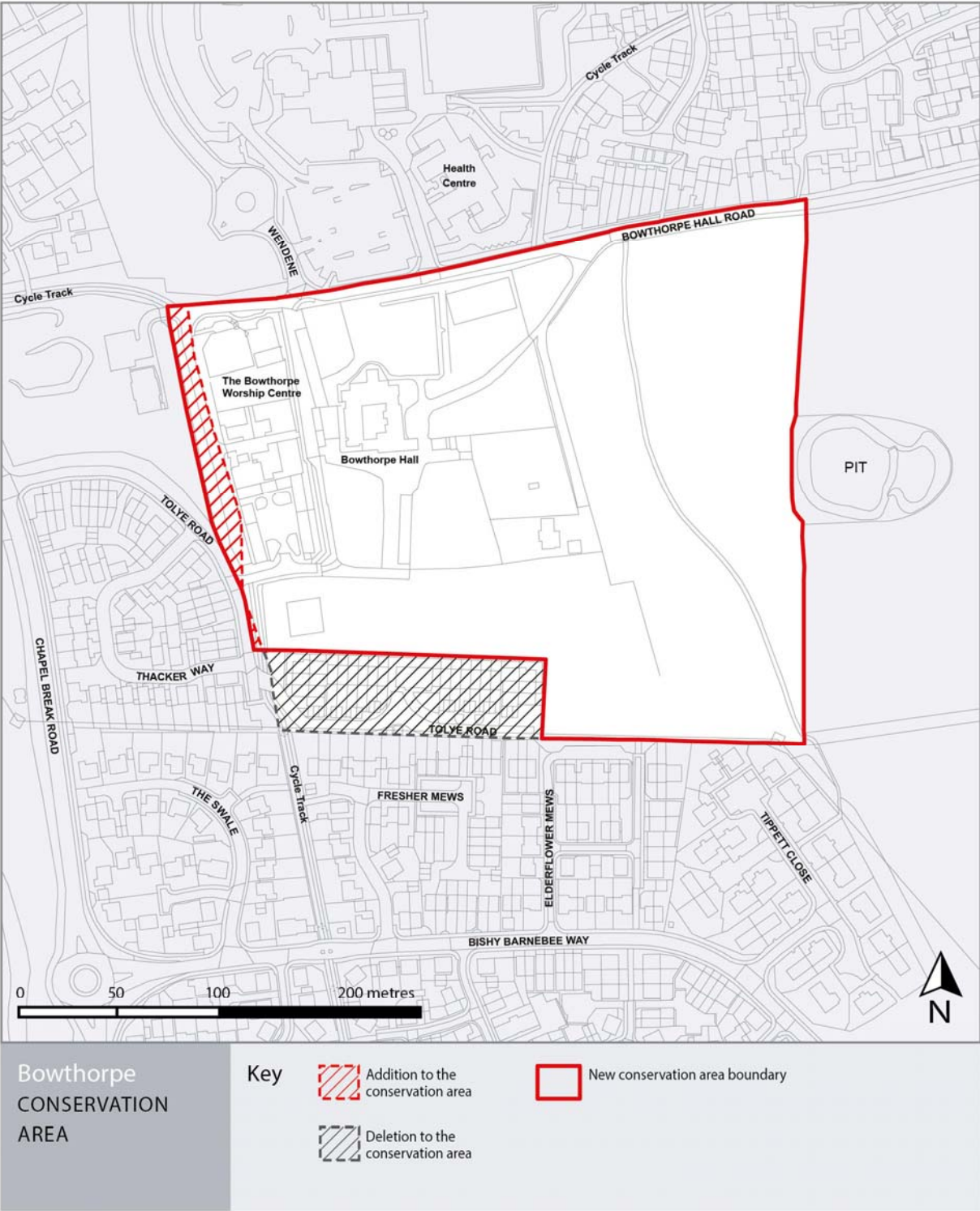
## Consultation

6. As part of the research phase an informal 'walkabout' of the area was arranged with ward members, local organisations and residents to gain an appreciation of the issues.
7. Public consultation on the draft appraisal took place from 1 to 29 July 2013. During this time the documents were available to view as a headline item on the council's website and at City Hall. A public exhibition took place in Roys supermarket in Bowthorpe from 1 to 7 July and in City Hall from 8 to 12 July. A letter was sent to all residents within the area proposed for deletion from the conservation area and to the owners and occupiers of buildings proposed for local listing. The following organisations were emailed a link to the draft appraisal and invited to comment: English Heritage, Norfolk County Council and the Norwich Society. City and County councillors for Bowthorpe were also invited to comment. Of these only English Heritage sent a written response. The full list of comments received and our response are listed in appendix 2.
8. English Heritage have commented that they welcome the preparation of up-to-date appraisals and management plans for all conservation areas and the preparation of this appraisal will add to the suite of appraisals already prepared by Norwich City Council. In respect of the proposed boundary changes, these appear logical and English Heritage supports both the minor additions and the removal of the modern housing to the south west. When discussing the possibility of development within the walled garden adjacent to Bowthorpe Hall, they felt that the consultation draft did not adequately emphasise the need to respect the character of the garden, take into account the wider setting of the hall and respect the architectural hierarchy that exists between the formal hall and the more vernacular subsidiary structures. This paragraph has been amended in response to these comments.
9. The two principal issues resulting from the consultation exercise was the desire to retain 20-43 Tolye Road within the conservation area and the retention of the rural character through preserving existing landscaped areas.
10. The development of 18 houses and 6 flats on Tolye Road, known as 'Heritage Garden Mews', was developed in 2006 following the granting of planning permission in 2004. It is believed that the design intention was to replicate the style of traditional farm labourer's cottages. Although the development is considered not to harm the character of the conservation area, it should be considered 'neutral' in terms of its impact. The existing character of the conservation area is very much formed by detached historic buildings set within a historic landscape. The new housing, although 'traditional' in style, is a large housing development and is considered closer in character to the development in the rest of Three Score. The new development is on the periphery of the conservation area and therefore there is no requirement to keep it within the designated area. English Heritage supports this recommendation.
11. In terms of impact on future development, permitted development rights for these flats and houses would remain almost the same, although there would be more flexibility to make alterations at the rear. Since the rear faces away from the conservation area, any development on the south side would not impact upon the rest of the conservation area. If the housing is outside the conservation area,

planning permission would not be required for demolition of the houses or for cladding the facades. The development has been built relatively recently so it is considered that it is very unlikely that alterations of this nature would take place in the foreseeable future. No permitted development rights exist for flats so removal from the conservation area will make no difference to these properties.

12. A number of comments were received about the need to preserve the natural character of the conservation area and there were requests to extend the conservation area to include the marl pit and triangular piece of land enclosed by the double hedgerow to the south east. The management and enhancement proposals recognise the important landscape value of the site, and throughout the appraisal the desire is expressed to retain the character of a rural settlement. It is not appropriate to add the triangular field or the marl pit to the conservation area because they are no more linked to Bowthorpe Hall and the conservation area than other fields in the vicinity. The development of the Three Score land to the east of the conservation area, which has recently been granted outline planning permission, includes proposals to enhance the triangular field and the marl pit as open spaces.

Proposed conservation area boundary, showing additions and deletions.



## Consultation Responses

23 questionnaires were completed at least in part.

Question 1: Do you think the introduction accurately summarises the character of the conservation area?

Yes 20

No 2.

Resident of Tolye Road	The introduction omits reference to 20-43 Tolye Road. They are different to modern housing and were designed to reflect the rural character of the conservation area.	The introduction states that the housing to the SW of the conservation area is being deleted because the housing feels different in character to the rest of the conservation area. 20-43 Tolye Road is a development of 26 houses and flats and is quite different in scale to any other buildings in the conservation area.
Resident of Goodhale Road	The understandable emphasis on the 'built heritage' neglects opportunities to develop the environmental or eco-heritage.	The conservation area appraisal primarily deals with the conservation of buildings and their associated landscapes and is not aimed at natural conservation, which is covered by separate legislation.
Resident of Goodhale Road	More stress on environmental possibilities.	Please see above.

Question 2: Do you agree with the proposed boundary changes?

Yes: 15

No: 6

Resident of Notykin Street	Agree with the deletion of modern housing in SW corner. Would like area to be extended to include historic Roman route. Ideally there should be an historic plaque marking the route. The triangular natural green space (suds Lagoon area) along with the entire historic	The appraisal has to define an area of historic interest, and although they are recognised as historically important, conservation areas do not normally extend to include historic routes/pathways. Inclusion of the area to the SE was considered, but it was decided that the area was too disconnected
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	grass road route should be added to the Conservation Area.	from the rest of the conservation area. The potential for a plaque will be noted for future enhancement.
Resident of Tolye Road	20-43 (odd) should not be deleted from the conservation area. Welcomes management of the north side of the properties because of the impact they have on the conservation area.	The impact of excluding the houses will mean that there will be more flexibility for owners to alter the rear of the properties (south elevations) without requiring planning permission. Any alterations to the rear will not have an impact on the conservation area to the north. With regard to the north elevation, the only change will be that planning permission will not be required for demolition and re-cladding, although since the development is recent, neither is considered likely to happen in the foreseeable future.
Resident of Bowthorpe Hall Road	Does not want to see community garden omitted, but agrees with omitting 20-43 (odd) Tolye Road.	We have not proposed to remove the community gardens from the conservation area.
Resident of Tolye Road	Changing the boundaries of a conservation area to reduce its size or to conform to development projects is not acceptable.	It is a statutory duty for the local authority to review the conservation area boundaries to take into account changes over time.
Resident of Tolye Road	The area of enhancement to the south should be kept as part of the conservation area and NOT built on.	The appraisal does not propose any landscaped areas being taken out of the conservation area or built on.
Resident of Pollywoggle Way	Would like to see as much of the parkland as possible including area behind Tippet Close.	No parkland is being omitted. The area of parkland behind Tippet Close was considered for inclusion, but was considered too detached from the rest of the conservation area. It will however be retained and enhanced as part of the Three Score development.
Resident of Goodhale Road	Chalk Pit could be included as natural colonisation of man made feature.	This was considered, but no historic connection could be proved between the pit and the buildings within the conservation



		area.
Resident of Goodhale Road	Would be good to include chalk pit.	Please see above.

Question 3: Do you agree with the boundaries of the sub areas?

Yes: 16

No: 5

Resident of Tolye Road	Tolye Road should be included in sub area C	Reasons for not including Tolye Road are explained above.
Resident of Tolye Road	The area of enhancement to the south should be kept as part of the conservation area and not built on.	The area marked to be enhanced is part of the conservation area and there is no intention to build on it.

Question 4: Do you agree with the analysis shown on the urban design and streetscape map?

Yes: 18

No: 3

Resident of Tolye Road	Maps should include Tolye Road development, and this map should include flowering hedges, trees and footpath.	Reasons for not including Tolye Road are explained above.
Resident of Notykin Street	Noted that the pylons are being put underground. Are pylons going under this ancient lane? If so can it be routed to avoid tree roots.	This is outside the conservation area, but the archaeological importance of the track and routing to avoid natural disturbance will be addressed as part of initial survey ground work.

Question 5: Do you agree with the specific management and enhancement proposals identified?

Yes: 17

No: 3

Resident of Tolye Road	Surfacing of lane west of Bowthorpe Hall can be improved but traffic calming measures not necessary. Ruby Tail Way sign needs to be replaced. Litter and Dog litter bins would be useful. Would like to see gravel track to west of Bowthorpe Hall retained and wild brambles etc kept. Would like to be involved with management of enhancement of space next to community garden. Agrees that pathways must be accessible, but also agrees that the area should not become too 'urbanised' and hopes that lighting will not be installed.	Any resurfacing would need to ensure pedestrian priority over traffic and that traffic remains slow. Other measures such as bins would be considered as part of any future enhancement proposals. Any enhancement of the track would ensure that the 'informal' character of the lane is preserved. Any enhancement of pathways will take care to ensure that the essentially rural character of the parkland is retained and any lighting, if required, will be kept at low levels.
Resident at Bowthorpe Hall Road	Resurfacing of track adjacent to workshop would help taxis.	Any resurfacing would bear in mind the requirement for access to the community facilities.
Resident of Montgomery Way	Particularly like the idea of a wild meadow adjoining the community garden.	Noted.
Resident of Bowthorpe Hall Road	Should be managed to optimise wildlife (eg bats)	Although this is not necessarily a consideration of the appraisal, the creation and careful management of a wild meadow area will enhance wildlife provision.
Resident of Bowthorpe Hall Road	Lane to west of Bowthorpe Hall requires urgent attention. Please keep paths free from through traffic as this would spoil area.	Agreed.

Other comments:

Resident of Tolye Road	The 'area of enhancement' in the south-west corner is totally wrong and completely encroaches into the conservation area and destroys	The enhancement proposal is to preserve this area as a wildlife conservation area and wild meadow. In order to increase diversity and ensure that
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	<p>the natural features of the historic parkland. It should definitely be kept as it is to keep its natural character and therefore either just tidied up or planted as a wild meadow. The local community use this area for dog walking and I feel it is crucial to maintain the wildlife within this area as we are losing more and more all the time.</p>	<p>damaging weed species do not proliferate there is a need for some management to take place.</p>
Resident of Lushington Close	<p>Would like to see some promotional work to encourage people to make use of the important spaces</p>	<p>Noted.</p>
Resident of Tolye Road	<p>Lives in the conservation area and would not wish to see any changes made that disturbs the balance of wildlife in the area or its tranquillity.</p>	<p>Noted.</p>
Resident of Goodhale Road	<p>Dutch elm resistant trees could be planted to replace young elms that succumb to the disease.</p> <p>Preserving the natural character is very important.</p> <p>Could emphasise management of wildlife areas.</p>	<p>Although the appraisal refers to some wildlife measures, such as the wildlife meadow and preservation of parkland, such proposals are handled by tree and wildlife officers. They will be notified of the suggestions.</p>
Resident of Goodhale Road	<p>Replacement of elms with new elms. Better management of wildlife. Considers wild flower meadow area would be for aesthetics only. Please can it be a variety of natural habitats.</p>	<p>See above. Wild flower meadow will be planted to maximise wildlife.</p>
Resident of Bowthorpe Hall Road	<p>The path between the church and workshops requires urgent attention. This is a short term issue.</p> <p>Pleased to see bollards remaining on track west of church.</p>	<p>This is however not a straightforward enhancement proposal, and involves a level of expenditure and complexity. It is therefore recommended to keep it as medium to long term proposal with planning required.</p>
Resident of Montgomery	<p>The area is enjoyed by a lot of people which will be improved</p>	<p>Noted.</p>

Close	with better access via paths and removal of unsightly columns.	
Resident of Pollywiggle Close	It is a vital resource, especially with the development of Three Score. Good for children and families in the summer.	Noted.
Resident of Bowthorpe Hall Road	An excellent appraisal, with sensitive and realistic suggestion for improvements that are in keeping with the rustic nature of the area.	Noted.
Brenda Ferris, Chair of St Michaels Trust	Well done, especially the use of photos and residents contributions.	Noted.
Resident of Tolye Road	<p>The appraisal has been written as if Tolye Road is already deleted. The housing needs to be mentioned in the final paragraph of p13.</p> <p>Would be useful to include how management will take place to preserve paths, hedging, trees etc.</p>	The aim of the appraisal is to identify management and enhancement issues; scheme details will be worked up in more detail at a later date as and when funding allows.
Undisclosed.	It would be nice if the council tidy things up first e.g. Hemmings Close.	This has been noted but it is outside the conservation area.
Resident of Lushington Close	Some promotional work to encourage people to make use of the important space.	This is likely to happen when the landscaped areas are enhanced as part of the Three Score development.
Resident of Notykin Street	Would like to see village sign erected.	Brought to the attention of the community liaison officer.

## Integrated impact assessment



**NORWICH**  
City Council

The IIA should assess **the impact of the recommendation** being made by the report

Detailed guidance to help with completing the assessment can be found [here](#). Delete this row after completion

### Report author to complete

<b>Committee:</b>	Cabinet
<b>Committee date:</b>	9 October 2013
<b>Head of service:</b>	Graham Nelson
<b>Report subject:</b>	Bowthorpe Conservation Area Appraisal and Management Plan
<b>Date assessed:</b>	20 September 2013
<b>Description:</b>	To approve the adoption of the Bowthorpe Conservation Area appraisal and management plan, changes to the conservation area boundary and additions to the Local list of building of architectural or historic interest.

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It will help to conserve the conservation area which includes important heritage assets and historic open spaces that are valued by the residents of Bowthorpe.

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The management plan includes improvements to footpaths.
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It will help to conserve the conservation area which includes important heritage assets and historic open spaces that are valued by the residents of Bowthorpe.
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Recommendations from impact assessment
<b>Positive</b>
na
<b>Negative</b>
na
<b>Neutral</b>
na
<b>Issues</b>
na





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# BOWTHORPE CONSERVATION AREA APPRAISAL

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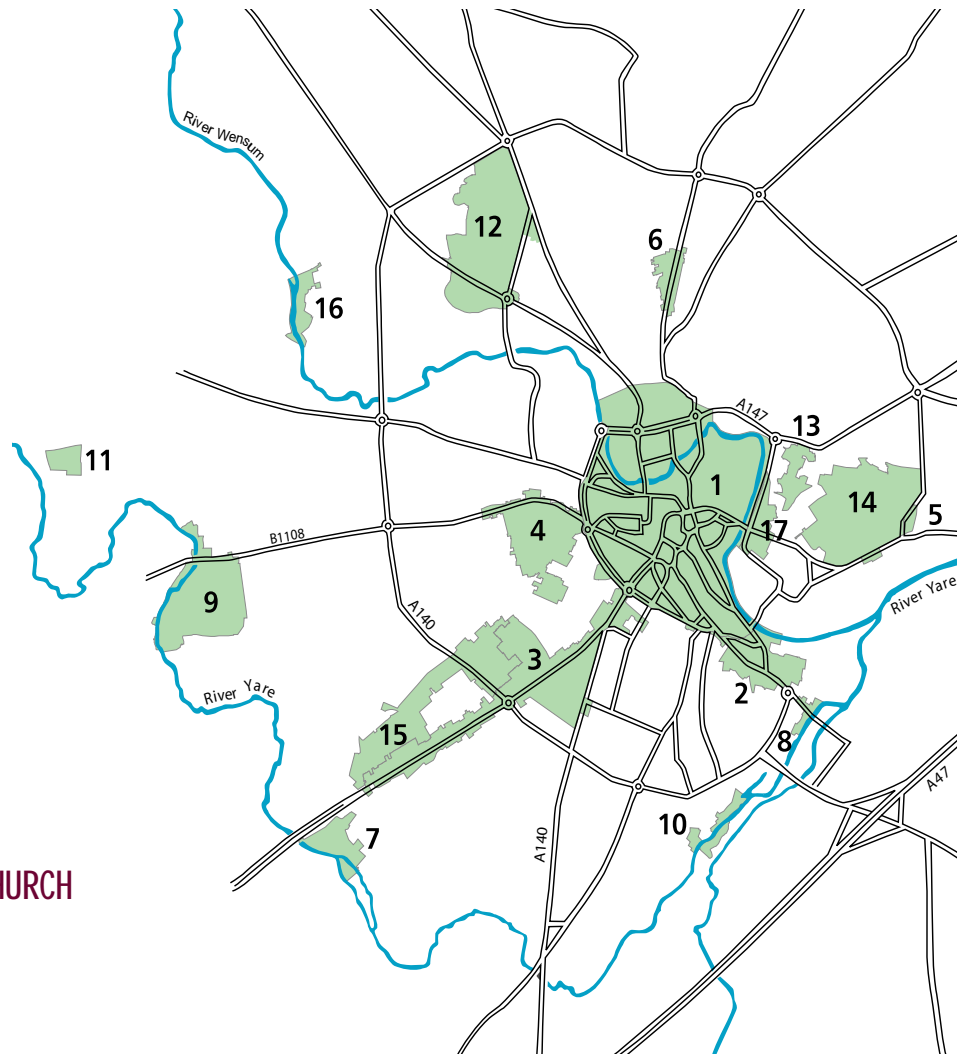
NUMBER 11

OCTOBER 2013

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## CONSERVATION AREAS IN NORWICH:

1. CITY CENTRE
2. BRACONDALE
3. NEWMARKET ROAD
4. HEIGHAM GROVE
5. THORPE ST ANDREW
6. SEWELL
7. EATON
8. TROWSE MILLGATE
9. EARLHAM
10. OLD LAKENHAM
11. BOWTHORPE
12. MILE CROSS
13. THORPE HAMLET
14. THORPE RIDGE
15. UNTHANK & CHRISTCHURCH
16. HELLESDON VILLAGE
17. ST MATTHEW'S



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Front cover: History Wall by Tim Weatherstone

# INTRODUCTION

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*Bowthorpe Hall by Aaron Kelly*

Bowthorpe was designated a conservation area on 6 December 1983. The area lies to the west of the city and currently covers 6.9 hectares (16.9 acres).

The appraisal assesses the character and appearance of the Bowthorpe conservation area and includes proposals for its management and enhancement. This is in line with sections 69 and 71 of the Planning (Listed Building and Conservation Areas) Act 1990.

The appraisal was subject to public consultation during July 2013 and will be considered for approval by the city council's cabinet. It should be read in conjunction with national policy advice on the historic environment set out in the National Planning Policy Framework (NPPF) and with adopted and emerging local planning policies for Norwich.

Policies in the site allocations and development management policies plans will replace the policies of the 2004 local plan once adopted – this is expected at the end of 2013 or early in 2014.

Bowthorpe is a relatively small conservation area centred on and characterised by the historic buildings of Bowthorpe Church and Bowthorpe Hall, with the wider parkland of Bowthorpe Hall to the east.

Since the 1970s the fields that surround the settlement have been extensively redeveloped as a new residential suburb of Norwich. The new settlement has been planned around the three new 'village centres'

of Clover Hill to the north-east, Chapel Break to the north-west, and Three Score to the south and east. The population of the wider Bowthorpe settlement area is currently approximately 15,000.

The historic buildings and parkland that constitute the conservation area provide an important link to the historic settlement and its rural past. Additional community facilities such as the Worship Centre, community garden, and community workshops in former agricultural buildings, mean that the area is still very much at the centre and heart of the wider local community.

The area can be divided into three separate character areas: Bowthorpe Hall and its curtilage within the historic boundary wall (sub area A); the church, estate cottages and farm outbuildings to the west of the hall, (it is proposed to extend the boundary to include the adjacent lane); and parkland and open space to the south and east (sub area C.)

The south-west corner of the conservation area is proposed to be deleted because it has been developed with modern housing and therefore feels different in character from the rest of the conservation area. A small area has also been included to the north-west to include all of the lane to the west of the Worship Centre, the cottages and the workshops.

The houses no longer in the conservation area are 20 to 43 Toyle Road.

*“Summer Sanctuary” by Sean Chard*

*Afternoon sun on my back,  
I amble along a grey and pitted  
path –soft breezes fan hedgerows,  
trees whisper with distant crowds.  
The sweet air of mid-summer joins me  
Like warmed honey and torn grass.*

*I swim in a sea of undulating  
pasture which swells with hues  
of iridescent green and gold.  
Three fluorescent darts clip the  
tops – small flashes of light  
above brushes of meadow.*

*Blazes of sapphire chasing  
colonies of tiny insects, their  
cream-buff bellies exposed in  
cut throat turns – they break from formation  
to rise high in soft curves,  
feeding on shoals from out of the sun.*

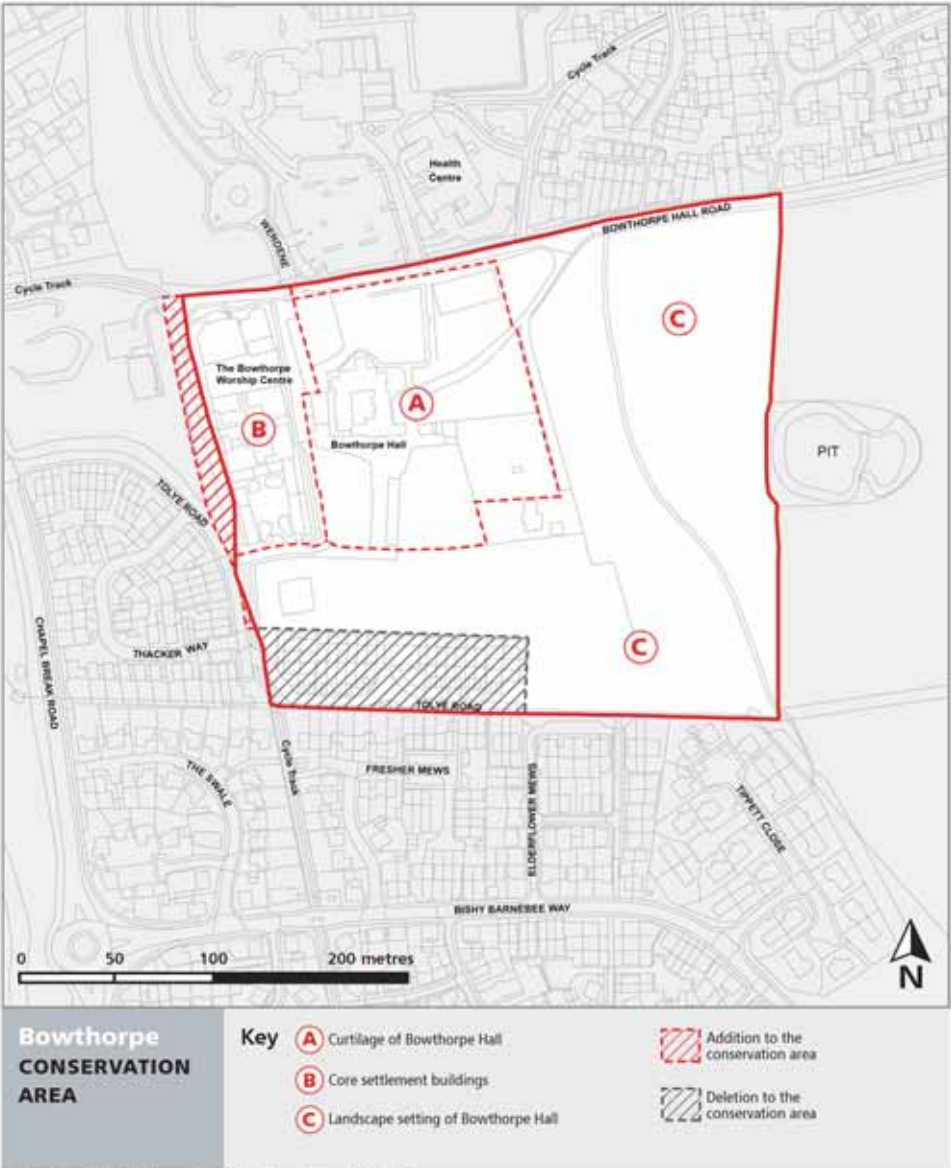
*I watch the dance climb upwards,  
winged performers free-fall and  
Skim corridors of pasture,  
feeding on-the-wing, flitting  
back and forth, circling in graceful  
turns – a circus of acrobats.*

*Their rambling warbles and hums  
Of contentment tumble down  
As I stroll past nettles and docks,  
Afternoon sun on my back and  
This mid-summer memory of  
Bowthorpe’s trail stays with me.*



*Azaria and ‘Honey’ listening in by Sally Simpson*

# CONSERVATION AREA MAP



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## HISTORIC DEVELOPMENT

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Bowthorpe has its origins as a manorial settlement dating back to the Domesday Survey and earlier. The surviving historic buildings provide an important historic link to the social history of the village, in particular the remnants of the feudal farming system and historic connections between the landowning family and Catholicism in the 16th and 17th centuries. During the 18th and 19th centuries the hall became a commercial farmstead, and for much of the later 20th century, was well known as the Bell Language School. The school moved out in 2006, and the hall has subsequently been used as offices. The rural isolation of the settlement changed dramatically during the 1970s and 1980s when the surrounding fields were acquired and earmarked for development as a new settlement, becoming the largest planned urban extension to Norwich.

The settlement of Bowthorpe has an established history dating back to pre-conquest times. The name Bowthorpe derives from the word 'Boethorp', a mixture of Saxon and Viking words. Archaeological digs have discovered Saxon coins and a brooch dating back to 700-800 AD.

The hamlet is recorded in 1086 in the Domesday Survey as 'Boethorp' being held by Hakene, a Saxon, although the name is likely to be a derivative of the Old Norse, or Viking name, 'Hákon'.

The name 'Boethorp' is derived from the old Norse words 'Boge' or 'Bok' meaning curve, and Anglo-Saxon 'Thorpe' or the Danish 'Torp' which means a village or small collection of houses.

Bronze Age burials were found near the water tower in Chapel Break and this is thought to be the location of an earlier settlement. Various Roman coins have also been found in the area indicating that a track once crossed the area from Dereham Road through to the ford at Colney, and onto Caistor St Edmund.

Following the Conquest, the land around Bowthorpe became Crown land, and was handed down through a succession of manorial families, including the Peverells and Leyhams.

The Domesday Survey states that there were fourteen tax paying men living in the settlement (along with their wives and children). Ten of these were 'villeins' and three serfs. 'Villein' was the name given to the lowest order of serf, effectively tied to labouring on



## HISTORIC DEVELOPMENT



*Robert Ladbrooke's drawing of St Michael and All Angels c1850 (© Norfolk County Council)*

the land under the Lord of the manor and not allowed to leave the village without permission (so not much better than slavery). The survey records two plough teams operating the Crown land, held as part of the royal estate, and two teams working the tenanted land, held by the Lord of the manor. There was a pannage (an area for free range rearing of pigs) for 16 hogs, and 10 acres of meadow, one mill, seven hogs and 16 sheep.

The feudal system of farming was introduced to England from France by the Normans, and the practise of serfdom remained little changed until the 14th century when shortage of

labour caused by the plaques such as the Black Death made tied agricultural labouring impractical. Elements of the manorial practise of farming however remained and formed the basis of landowning and farming in some cases into the 20th century.

Bowthorpe was on the list of settlements qualifying for relief in 1353 due to the Black Death. The Black Death had a significant impact on the way in which agricultural settlements were managed across the country, although Bowthorpe appears to have remained relatively prosperous.

In 1420 the lands were sold to the College of St Mary In the Fields (the 'Chapel-in-the-fields'). St. Mary's was built on the site of the Assembly House, and parts of it survive in the fabric. Its lands reached as far as the city wall, and included Chapelfield Gardens, hence its name.

De-population of the settlement occurred toward the end of the 15th and 16th centuries due to the earlier acts of enclosure, where wealthier and more prosperous farmers began to enforce the enclosure of common land. In 1577 it was reported that 66 acres had been enclosed at Bowthorpe, 44 acres of which had been converted to grain, and that two houses had become derelict.

The oldest building in the settlement is the church of St Michael and All Angels, now a ruin, which was first recorded and consecrated in 1304. Much of the present church was rebuilt in the early 15th century in flint, as was the case with many other churches in Norfolk, a sign of relative prosperity deriving from the wool and worsted trades.



## HISTORIC DEVELOPMENT



*Matthew Wren (1585-1667) Bishop of Norwich (1635-1638)*

Originally the church is known to have had a round tower. Round towers date from the Saxon period through to the early 12th century, and were a common feature of Norfolk villages, where cut stone to provide structural strength to corners was scarce and expensive. It was cheaper and more efficient to build circular towers with local flints. In towns and cities many of these towers were later replaced with square towers in the more prosperous 15th century, however in more rural settlements with smaller populations, round towers survived.

During the 16th century, England went through a particularly difficult period with rising tensions between



*Sir Robert Yallop (1636-1705) 'The King of Bowthorpe'*

the Protestant Church of England founded by Henry VIII, and the Catholic Church led from Rome. The College of St Mary in the Fields was disestablished by Henry VIII in the early 1540s and sold to its former Dean, Miles Spencer.

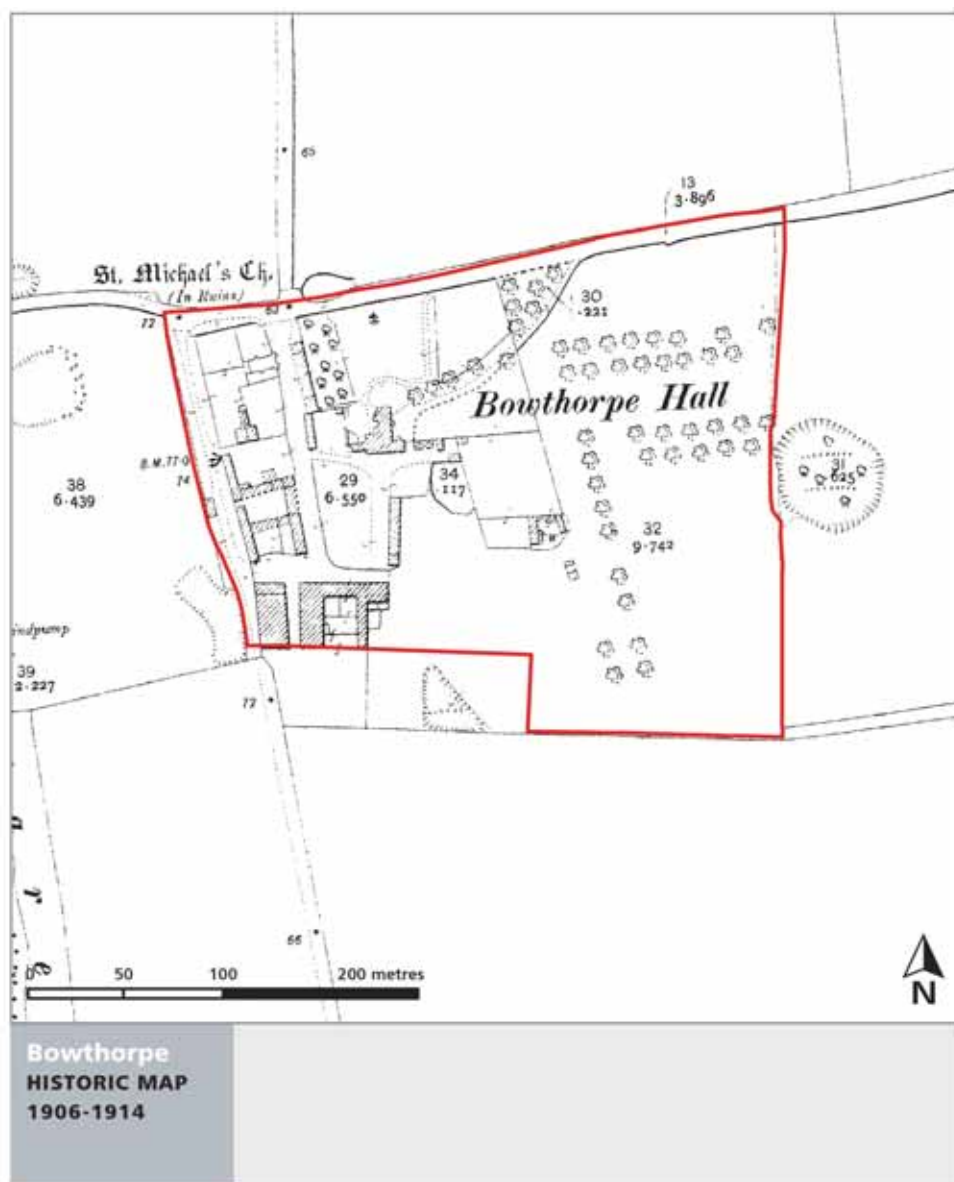
Although the reformation caused considerable change, many 'noble' land owning Catholic families remained rich and powerful. In order to keep their version of the Christian faith, practising Catholics often worshiped in secret to avoid the attention and disapproval of the reigning monarchs. Bowthorpe was typical of a number of smaller manorial settlements where the landowners sought to keep their Catholic faith.

Following the death of Spencer in 1569, Bowthorpe fell into the hands of the Cornwallis family, who appear to have granted it the Catholic Yaxley family. The Yaxleys were united through marriage with the Waldegraves of Costessey Hall, and for a time members of the latter family also lived at Bowthorpe Hall.

During the late 16th century in the reign of the Protestant Queen Elizabeth I, the church is thought to have been deliberately made ruinous. At that time churches were required to hold Protestant Church of England services unless they were ruinous. Many manors held by Catholic families continued to hold Catholic services in the privacy of their own houses, whilst allowing their parish churches to fall into ruin, or in some cases deliberately damaged. At Bowthorpe it is recorded that at the end of the 16th century the nave had become a barn, and the tower a dovecot.

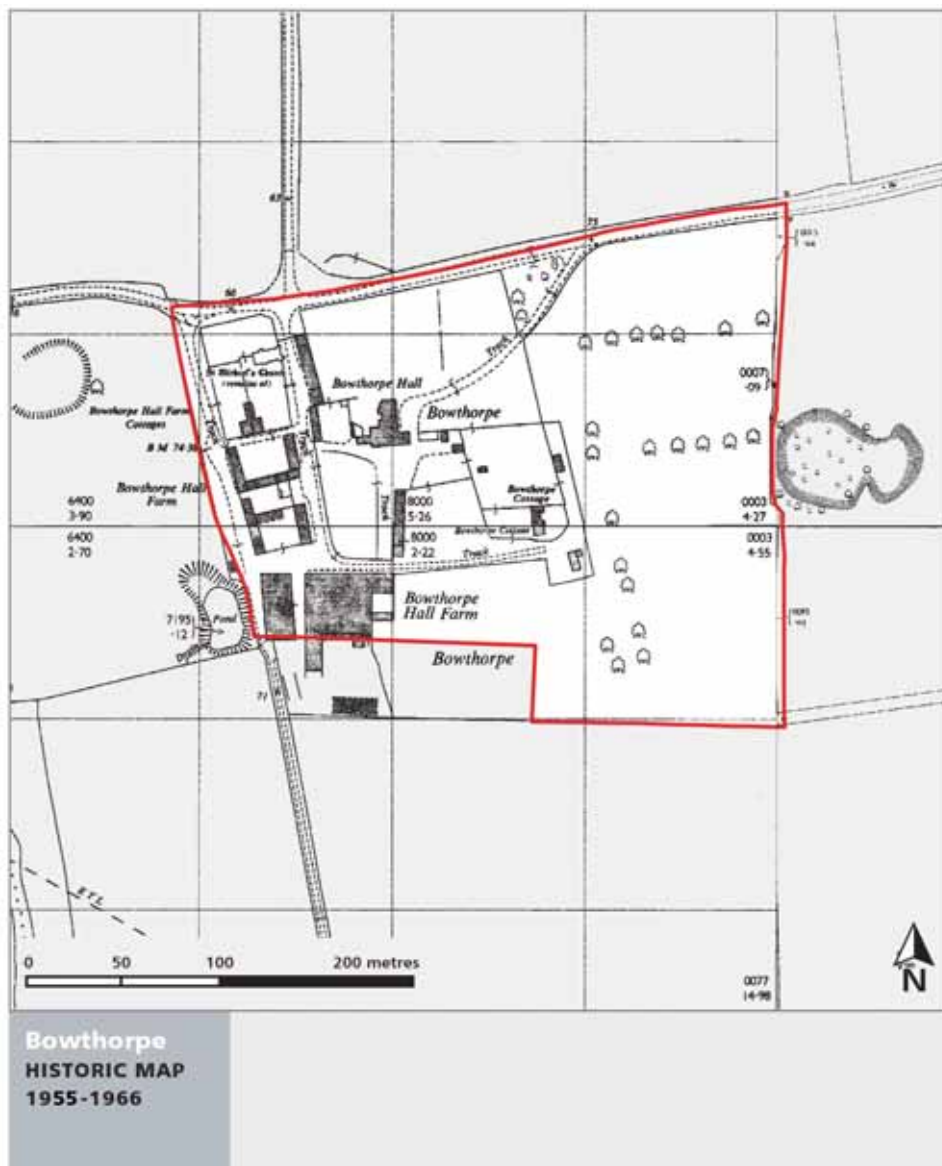
In 1635 Mathew Wren, a notorious High Churchman (ie someone who promoted a more traditional and conservative liturgy) became the Bishop of Norwich. (Wren was the uncle of the famous architect Christopher Wren.) Wren was associated with Laudianism – an early

## O.S. MAP 1906-1914 BOWTHORPE HISTORIC MAP



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## O.S. MAP 1955-66 BOWTHORPE HISTORIC MAP



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## HISTORIC DEVELOPMENT

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17th century protestant doctrine – and was a notorious persecutor of Puritans. He ordered the rebuilding of the church by Thomas Yaxley.

The rebuilding work had been carried out by the summer of 1639 at a cost of £131 6s 8d. The salary of a priest was ordered to be paid by Yaxley and all others after him, however following the ruling, the church appears to have again fallen back into ruin, perhaps this time due to the depopulation of the parish and the decline in church going in general during the 18th century. By 1792 the church was again unroofed. Following the English Civil War and the rise of the Puritans, Wren was imprisoned in the Tower of London between 1641 and 1659 for his Laudianist religious practices.

In 1660 the Yaxleys passed the estate to Sir Robert Yallop (1636-1705). Around 1620 Henry Yaxley, in order to avoid his estate being confiscated as a practising Catholic, conveyed the property to Browne of Colney as a trustee. He appears to have been dishonest, and the hall was 'rescued' by Yaxley's friend and former neighbour Yallop during the Commonwealth. In return he was given the estate by Yaxley. Although Yallop's father came from the nearby

parish of Bawburgh, Yallop himself was educated at Wadham College Oxford, and was a practicing London Barrister at Grays Inn, being knighted in 1664.

**The present hall is considered to have been extensively rebuilt by Yallop (probably as his country seat) and dates from the late 17th century, with the principal façade to the east being re-fronted circa 1700 in the Queen Anne style. The bust in the east elevation of the hall is generally supposed to be Sir Robert Yallop in his more mature years.**

In 1751 the Bacon Franks of Campsall Hall, Yorkshire, bought the estate along with nearby Earlham Hall and parts of Colney. During the 19th century the house and its estate was leased as a farmstead. In 1836 John Howlett leased the land as a tenant farmer and remained for 28 years. There is a historic record in the Sheffield archives of Frederick Bacon Frank of Campsall Park, Yorkshire, which details the leasing of Bowthorpe Hall to John Howlett together with outbuildings, 13 cottages, and 1,095 acres of land, lying in Bowthorpe, Earlham, Bawburgh, Colney and Tunstall

in Norfolk; for £1,524. 15s per year for 12 years.

From this period there is an old forge building with the original forge firehood surviving. This has now been converted to a prayer cell, associated with St Walstan, who is a patron saint of farmworkers and animals. St Walstan gave up a privileged life to work as a farm labourer among peasants in Taverham, where he died. He was buried in nearby Bawburgh.

On September 20 1877 the local historian, The Reverend Augustus Jessopp, presented his archaeological paper on the history of the settlement to the visiting Norwich and Norfolk Archaeological Society. He told the story of the settlement, including the historic connections to Catholicism. This account is available from the Norfolk and Norwich Library Local Studies Section.

In 1930 the estate was sold to the Overland family. Bill Overland was a self-made businessman who ran a cement firm and both the Haymarket and De Luxe cinemas in Norwich. His son refurbished the hall in 1938, but died in 1943. His son inherited the hall, but chose not to permanently live there, being a very active businessman

## HISTORIC DEVELOPMENT



*19<sup>th</sup> century croquet game at Bowthorpe Hall  
(© Norfolk county Council)*

himself, and a director of Sainsbury's supermarkets.

During the second world war the hall was leased to the RAF and several fighter aces are understood to have stayed at the hall, including Douglas Bader. During the 1960s the land of the estate was leased to Captain Thorndick Dawson of Costessey, and the hall appears to have been neglected, until being taken over by Bell Language School. For the first few years this was a summer school, becoming a fully operating language school in 1969. The school operated in the building until 2006, after which the Hall was developed as offices.



*Chris Davis calling a folk dance in church gardens  
by Sally Simpson*

The school was a hive of activity during the 70s and 80s, full of international students who played tennis and croquet on the lawns. English and creative writing students from the UEA often helped out part time as teachers, including the well-known novelist Ian McKewan.

More recently the area has been subject to initiatives to increase the awareness of the history of the site. Former farm buildings were converted to community buildings in the mid 1980s assisted with donations from Lady Bader and the conservative cabinet member William Waldergrave, a direct descendent of the 17th

century Waldergrave family. In 2008 the Bowthorpe Community Garden was opened on the site of an 18th century barn to the south west of the hall, and in 2009 the church ruins were repaired and consolidated and the landscape of the church improved to create a garden. The development of the adjacent Three Score site to the east will see the area, particularly the park land immediately to the east, become further enhanced and more actively used for informal recreation as the population of the settlement grows.

## HISTORIC DEVELOPMENT



*History Plaque by St. Michael's Workshop (Duncan Gordon, Jonathon England and David George)*



## URBAN DESIGN AND STREETSCAPE

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For most of its history Bowthorpe had been a rural hamlet with a very small population who worked the surrounding land. The most important consideration in a newly urbanised area is to ensure that the density of development, the design and materials used for alterations to existing buildings, and the treatment of road surfaces and footpaths, acknowledge the existing rural character and appearance of this part of Bowthorpe. With careful design and selection of materials the rural character of the area can be preserved and potentially enhanced as an attractive informal recreational area.

The narrow lanes with associated hedging and the brick and flint boundary walls which surround the hall, are defining characteristic of the streetscape that relate directly to the area's rural past.

The hall, its gated entrance and its driveway are all orientated towards Norwich to the east. This layout is likely to have been to some extent planned, as most visitors would arrive by carriage from Norwich. The importance of the wall in providing boundary definition, and the alignment of the road both within and outside of the wall, should be preserved in order to continue to reflect this important historic connection even though

most visitors to the hall may now arrive from the north.

The parkland area immediately outside the wall was most likely planted during the mid 18th to mid 19th centuries when the 'picturesque' rather than 'formal' style of landscaping became fashionable. The land rises to the east and the hall is very visible in views to the west from the rise, as is the brow of the hill when viewed from the hall. These views form an important part of the character and setting of the hall, and consequently any development on the rise of the hill should be designed so that it does not detract from the importance of the hall in views.

The raised bank or 'bund' along Green Lane to the north may also have been created as a boundary, although it may have also been created through the movement of people and animals through the passage of time. Parts of the bund, especially to the front of the hall, may be of relatively recent construction.

To the north and west the boundary wall of the hall runs parallel to the narrow lane. The informal nature and narrowness of the lanes is an important characteristic of the more informal rural character of the area.

Although the development of Three Score to the east will have some

## URBAN DESIGN AND STREETScape

impact on the character of the Green Lane to the north-east of the site through the provision of a bus lane to the shopping centre, general traffic has been restricted. Elsewhere in the conservation area, any enhancement of the lanes and paths should respect in terms of design and use of materials the more rural character of this part of the Bowthorpe area.

There is a distinct change in character between the area within the boundary wall of the Hall and the area outside. Within the curtilage, it is important that the house remains dominant, and in particularly the open space to

the east, to the front of the principal facade. In the south east corner the walled garden is a characteristic feature of the 'small' country house and therefore contributes to the overall character of the listed building. The character of the walled garden as an enclosed space needs to be preserved if any development occurs within it.

To the south and east the open spaces retain a sense of being picturesque grazed land. Any new paths should be designed to fit in with this more rural character i.e. treated more as a 'country' rather than 'urban' park.

To the south of the conservation area large pylons dominate over housing and the landscape and are very visible in views. It is proposed that these pylons are removed and electricity placed underground as part of the Three Score development proposals.

Any development within the walled garden should also take into account the wider setting of the hall and respect the architectural hierarchy between the hall and the simpler buildings and structures that surround it.



*Boundary wall to Bowthorpe Hall with historic Green Lane in background*



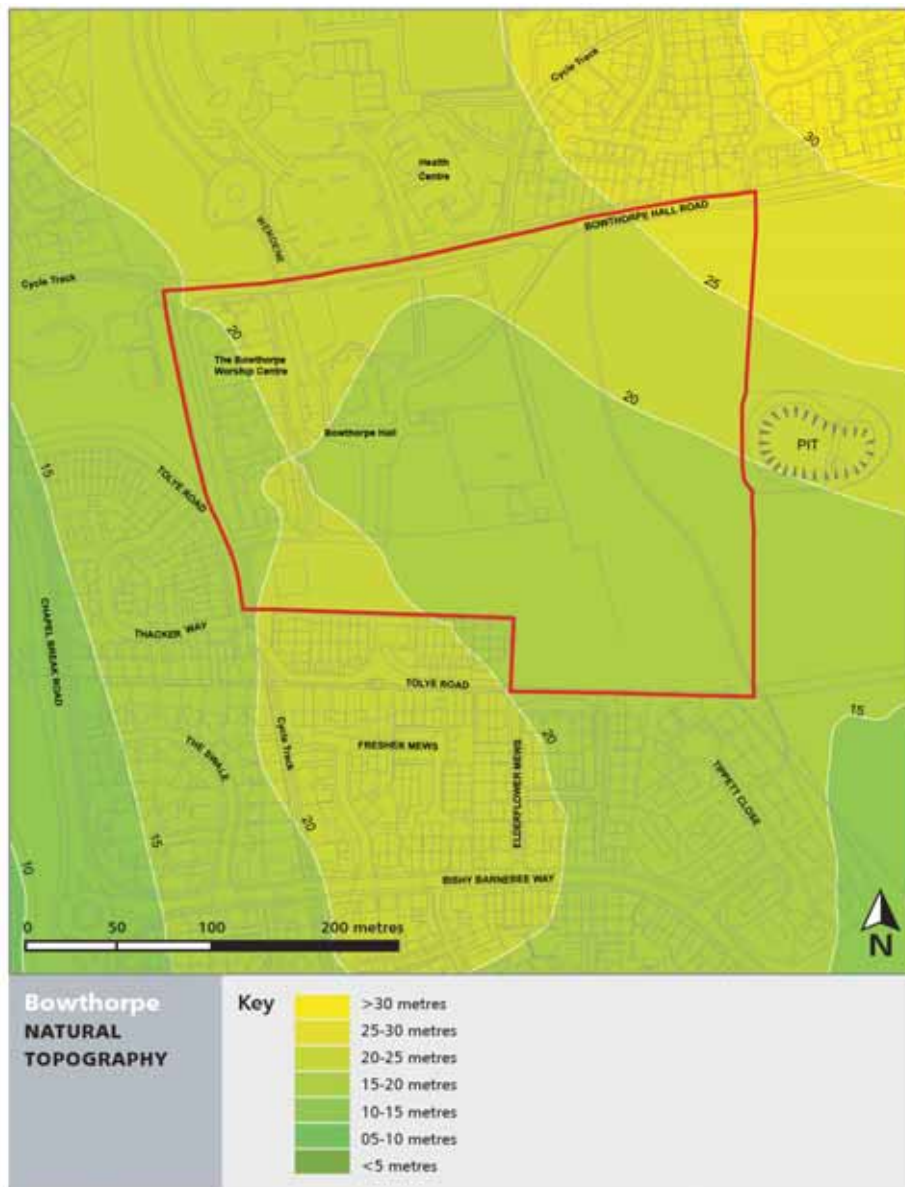
*Landscape separation between area inside boundary wall and the parkland setting*



*Old wall near St Michael's Cottages*

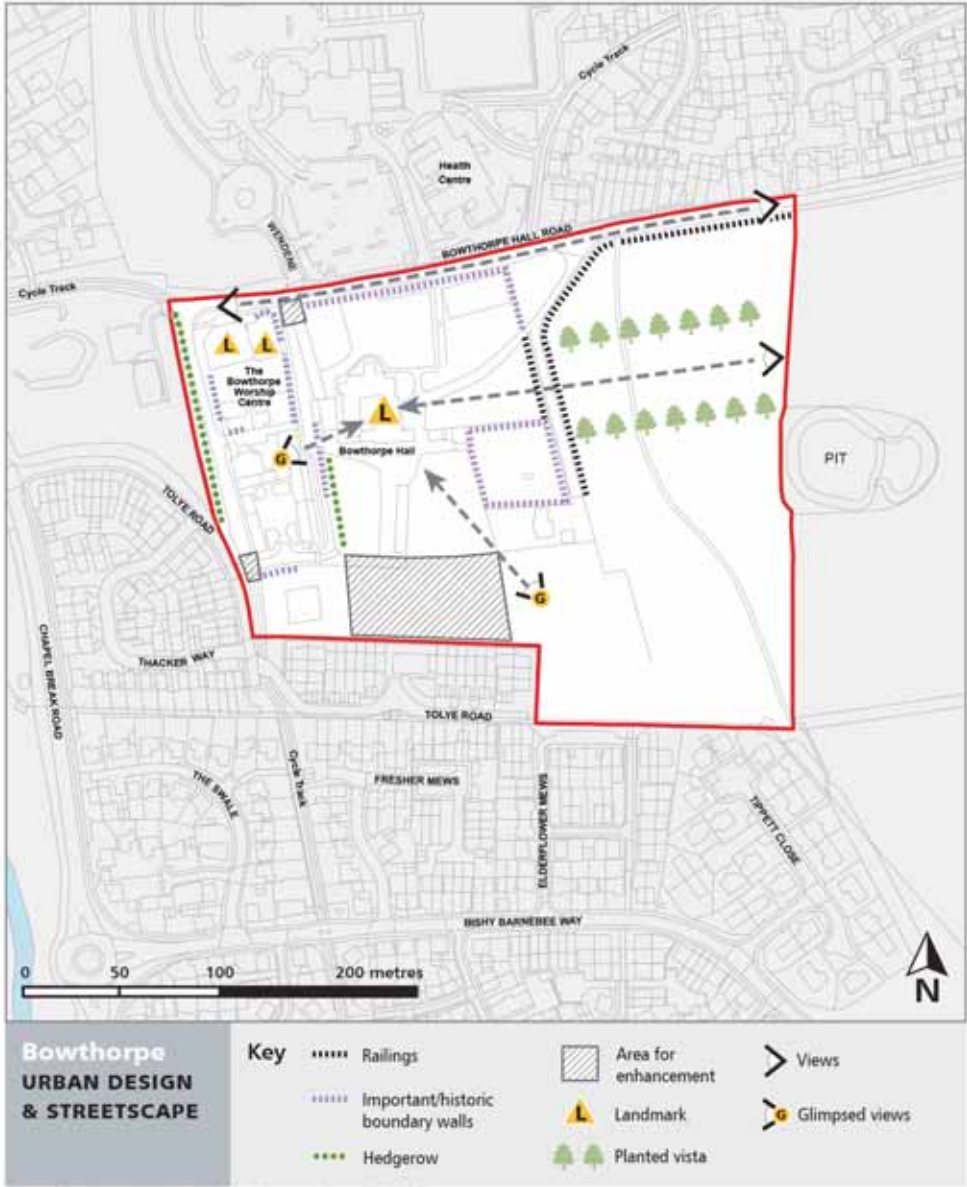


# URBAN DESIGN AND STREETSCAPE



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# URBAN DESIGN AND STREETSCAPE MAP



## ARCHITECTURE

The conservation area is characterised principally by Bowthorpe Hall, its ancillary farm outbuildings and workers cottages, and the ruins of St Michael and All Angels Church alongside the adjacent modern Worship Centre. Within the settlement there is a distinct difference between the 'polite' and high status architecture of the hall and church, and the more 'vernacular' and functional architecture of the surviving agricultural cottages and outbuildings.

Bowthorpe Church is now a consolidated ruin of flint with some stone dressing and later brick repair. A modern worship centre was built in red brick adjacent to the historic church in 1984 and designed by local architect Peter Codling. Ayers (2001) considers that the church was likely to have been built in three phases: Initially, the church was constructed towards the end of the 12th century with a characteristic round tower.

The second phase took place in the 15th century with the construction of the Chancel, at a time when Norfolk was relatively prosperous with the burgeoning wool and garment trades.

The present ruinous phase dates from the end of the 18th century. A drawing by Robert Ladbrooke as part of his series of Norfolk Churches shows the church as a 'picturesque' ruin in 1850. There is evidence that the round tower was

deliberately destroyed by fire in the late 18th century after it had been used as an oven.

Evidence for the construction of the Church was extensively recorded by Ayers and published in *Two Medieval Churches in Norfolk 2001* NMA Olwen Beazley.

The present Bowthorpe Hall dates from 17th century with the imposing red brick east façade dating from circa 1700. The east façade is an applied skin of red/orange brick with fine jointing and rubbed brick quoins of some quality in order for the building to keep up-to-date with fashion, and to make it appear 'high status'. There is some indication that this façade was also rendered or lime-washed, however the quality of brickwork with cut ('rubbed') bricks and fine pointing suggest that it was originally intended to be exposed.



*Bowthorpe Hall*

The north and west wings were constructed in the 1980s in red brick and have effectively created a rear enclosed courtyard. Both the red brick walled garden and curtilage boundary walls remain intact and have been subject to ongoing repairs.

# ARCHITECTURE



*Converted forge to Prayer Cell*

Within the curtilage of the hall a much altered 18th century single storey outbuilding remains to the south, constructed in two phases; the southern end in flint with brick surrounds to windows, and the northern end in red brick. A further farmhouse and barns existed to the south until they were demolished in the 1990s.

The flint house constructed to the south east of the hall, known as Park View House, dates from the 1980s, however historic maps show an earlier



*Inside forge*

building existing on this site. Both flint and red brick agricultural outbuildings from the 18th and 19th century operations of the farmstead survive to the west of the hall, and have been converted to workshops.

Also, to the west of the hall are surviving 19th century farm cottages, constructed of red brick with red clay pantiles. Bowthorpe Hall Cottage is directly behind the Hall with St Michael's Cottages further west between the two lanes. Further along Bowthorpe Hall Road is the



*St. Michael's cottages*

new Bowthorpe Vicarage, constructed in the 1980s in red brick and pantiles to match the existing cottages, but with a rather Mediterranean looking chimney stack with protective pantiled 'chimney hood'. An interesting surviving building between the old and new houses is the Old Forge building, with the original forge firehood. This has now been successfully converted into a community prayer cell.

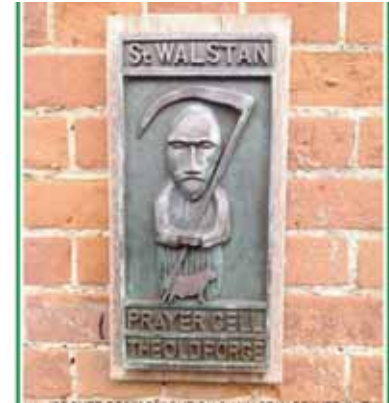
# ARCHITECTURE



St Michael and All Angels in 1936 (© George Plunkett)



St Michael and All Angels preserved as a ruin



Created by Oliver Creed in the Bowthorpe Craft workshop

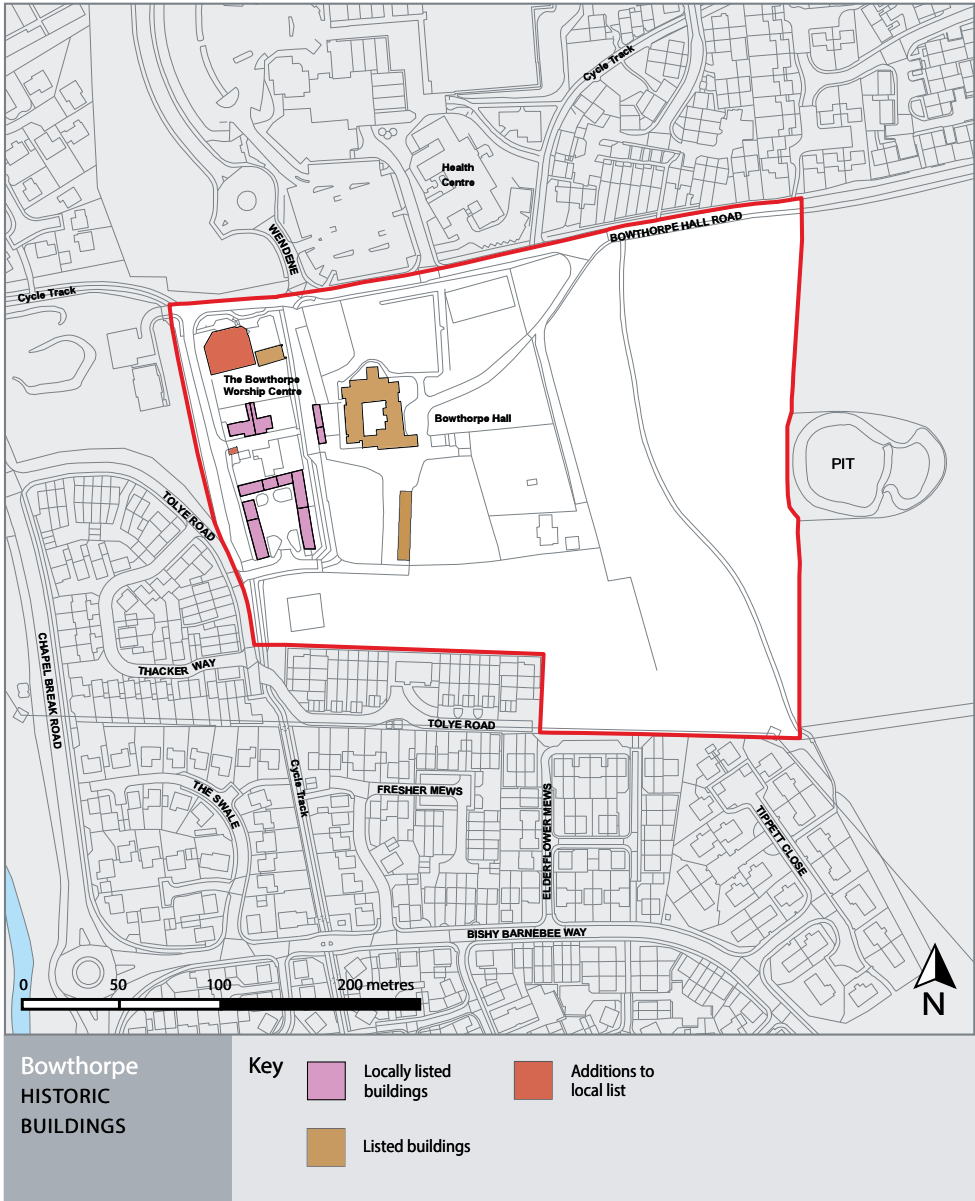
## *"St Michael and All Angels" By Jenny Holmwood*

*"St Michaels and All Angels stands in ruins,  
It earned a mention in the Domesday Book,  
Our ancient church once sported a round tower  
Saxon and Norman influenced its look,  
Old records of rectors have been found,  
A thousand years have seen its sad decay  
Cruel plagues and hardship took its toll on man,  
Community and life was wiped away,  
Echoes and secrets lurk around these flints  
Of babies, weddings, funerals in an age  
Where life was harsh and short – such precious time  
Where souls gave thanks to God in song and praise,  
As mellow sunlight glazes stones that shine,  
Reflecting glory of forgotten time.*

*What of these jagged walls of flint and stone?  
We come for peace and love their sense of place  
With prayers and thanks to One who has no age,  
Who rescued us and comes to us through grace.  
At evensong when busy birds were still  
We felt a strange but real expectancy,  
Yes God was there among us on that eve  
Reaching throughout time, eternally.  
From past to present Godly love remains  
To nourish souls to come in future years  
To celebrate our happiness and joy  
To comfort broken lives in pain and tears  
When we no more are bowed with earthly care  
Saint Michael and All Angels will be there!"*



# HISTORIC BUILDINGS MAP



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## NATURAL CHARACTER

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The wider setting of Bowthorpe Hall to the east and south provides an attractive area of landscaping still very rural in character. With the development of the Three Score settlement to the east, which will effectively 'enclose' the area as an open space, it will be important that the area's rural character is retained and that the area does not become too 'urbanised'.



*View of Bowthorpe Hall from the east across parkland*

The most important remaining natural character areas are to the east and south of the hall. The areas within the walled garden have been subject to greater change, and are now characterised by predominantly 20th century planting.

Immediately to the east of the hall is open parkland, which although not within the immediate listed curtilage of the hall, is connected to it in terms of contributing to the wider designed landscaped setting of the Hall. Of particular note is the planted avenue of 'veteran' Lime trees, which has created an interesting vista leading directly away from the east of the Hall, framing circa 1700 east frontage.

These trees were likely to have been planted during the mid 18th to the mid 19th century, when planting lime tree avenues and creating 'picturesque' views of open parkland was the height of fashion. It is interesting to note however that it would have taken decades for the planted vista to mature to full grown trees, so the owner who planted it probably never saw the vista mature.

The avenue now appears slightly neglected with some gaps, however this lends the parkland an even more 'rustic' and 'picturesque' character. The epicormic growth around the bases provides a natural habitat for smaller mammals and invertebrates,

and protects the base of the tree from larger animals. If the 'gaps' are replanted, it would be preferable to maintain this more informal character. It would also be important to ensure that any safety-related works necessary on the veteran lime trees are carried out in a sympathetic manner that does not detract from their special character. Any new footpaths should be careful not to appear incongruous amongst this informal setting of the hall, and it will be important to manage hedging in a way that retains its more informal rural character and does not appear too suburban.

## NATURAL CHARACTER

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*Bowthorpe Community Garden by Jill Wragg*

Directly to the south of the hall is an existing farmed space, which has to some extent lost its rural character but lacks a new defined use. Part of the land has been successfully reused to form a more urban community garden, and it would be desirable to landscape the adjacent space as a more informal meadow wildlife area, providing an attractive transition between the more urban development of housing and the parkland.



*Missing tree in vista to east of hall*

As part of the proposed development of Three Score for housing to the east of the conservation area, proposals will be brought forward to enhance the historic parkland, including improving paths to make them more accessible, clearer definition of public space with repair and erection of estate railings, replanting missing trees in the tree lined vista to the east of the hall, and the possibility of planting a wild flower meadow to the south of the hall to tie in with the existing community garden.



## NATURAL CHARACTER

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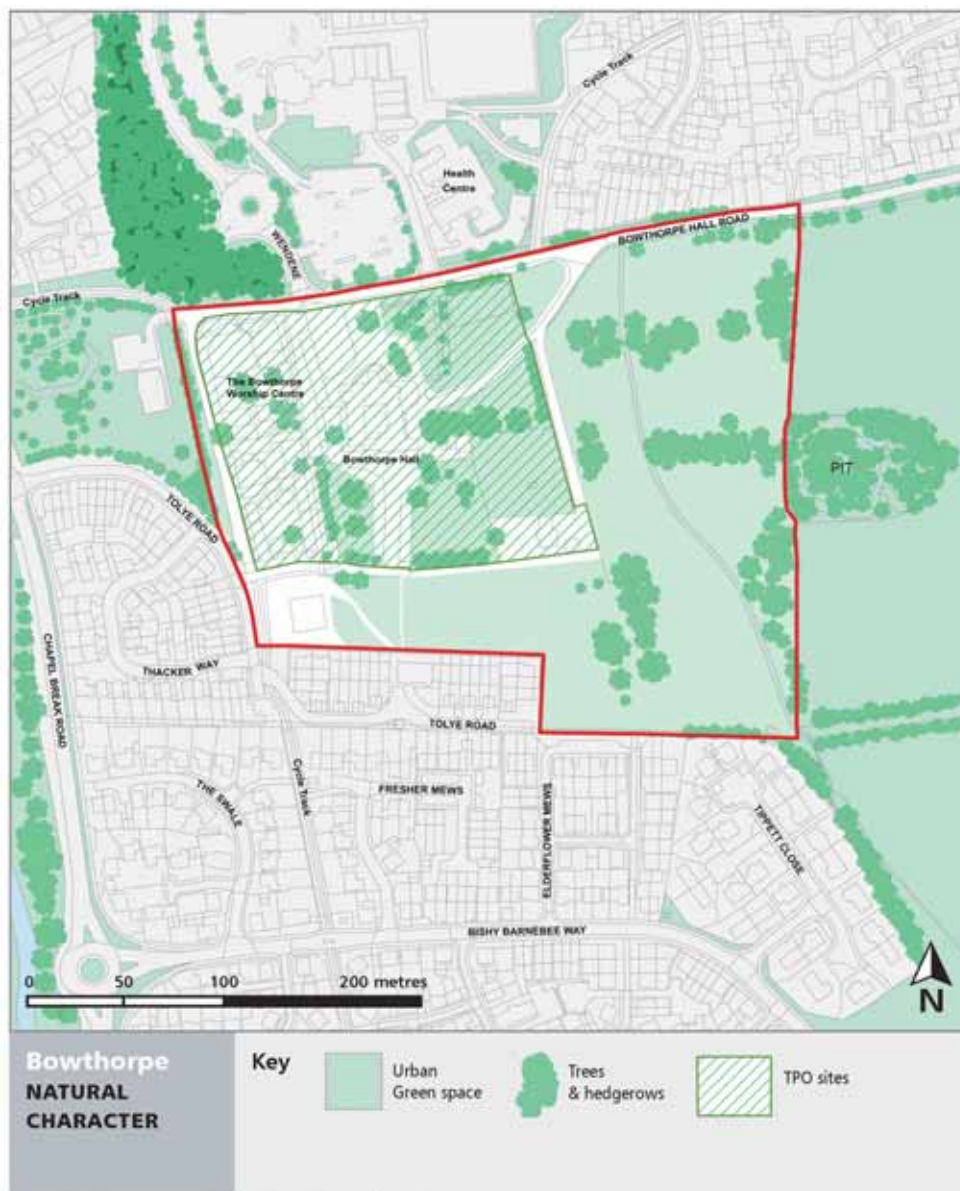


*Bowthorpe in Winter by Mark Elvin*



*Bowthorpe in Summer by Mark Elvin*

# NATURAL CHARACTER MAP



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# MANAGEMENT AND ENHANCEMENT

The city council has a duty to enhance the character and appearance of the conservation area where possible. The following table highlights opportunities to improve the management of the conservation area and to carry out enhancement. Inclusion on the list is not a commitment by the council to undertake the work and further work will be required to establish the feasibility of these proposals. Each opportunity has been identified as a short, medium or long term goal reflecting its cost and complexity.

Enhancement of the conservation area also depends on the care that individual owners take with the maintenance and repair of their properties and that consideration is given to preserving and enhancing the conservation area when carrying out alterations. The list therefore also identifies opportunities for private owners.

After five years the appraisal will be reviewed to see whether the character and appearance of the conservation area has been successfully enhanced and to assess whether new opportunities are available.




- (S) Short term  
Straightforward enhancement proposals, which should be relatively easy to achieve or are included in existing work programmes
- (M) Medium term  
Involves some expenditure and/or complexity
- (L) Long term  
Complex proposals involving larger financial commitments

No.		Location	Issue	Action	Term	Responsibility
1		Lane running to the west of Bowthorpe Hall	Poor surfacing and lack of definition between vehicle and pedestrian use.	Surfacing could be improved with a more pedestrian orientated/traffic calming measures, or providing clear definition of cycle path/footpath.	M-L	Norwich City Council (NCC)
2		Path to the west of Worship Centre	Existing rutted gravel track not attractive in rural setting	Seek resurfacing with more appropriate material	L	NCC

## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
3		Tolye Road	Steel girders installed and erosion of grass verges with through cycling/path erosion.	'Tidy up' area through replacing unsightly vehicle barriers with more attractive bollards/barriers and improving surfaces and landscaping.	M	NCC
4		Historic parkland: Railings along Green Lane	Railings are bent and damaged.	The railings will be repaired and replaced to coincide with development of Three Score.	M-L	NCC
5		Historic parkland: Meadow to South of hall adjacent to community garden	Area appears overgrown and unkempt.	Explore possibility of planting Wild Meadow. This will be explored when the Three Score development proceeds to full application stage.	M-L	NCC/private developers

## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
6		Historic parkland: Footpaths in open space to the south and east of Hall	Informal footpaths have been created along desire lines – in some places these are very muddy/rutted and result in access issues.	The intention is to improve the surfacing of these paths to create easier access for all. This will be looked at as part of the proposal to enhance the area to coincide with the redevelopment of Three Score.	M-L	NCC/private developers
7		Historic parkland: Gaps in tree lined vista to the east of the hall	The impact of the vista is slightly diminished through gaps in the line of trees.	Replanting of trees to fill in the gaps is intended to be carried out as part of Three Score public space enhancement.	M-L	NCC/private developers.
8		Large pylons to the south of the Hall	These are visually very intrusive and unsightly.	It is proposed to place the wires underground as part of the Three Score development proposals	M-L	Statutory undertakers

## MANAGEMENT AND ENHANCEMENT MAP





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## FURTHER READING

"A Community's Beginnings" (1982)  
Ray Simpson

"Bowthorpe Hall : a paper read at the excursion meeting, Sept. 20, 1877"  
Augustus Jessopp

"The Country Houses of Norfolk: Part Three: The City and Suburbs" (2011)  
David Clarke

"Let the Stones Speak" (2010) St Michael & All Angels Ruin Preservation & enhancement trust

"Two Medieval Churches in Norfolk" (2001) Ayers and published in NMAS  
Olwen Beazley.

History of the Bell School  
at Bowthorpe:  
<http://hasthebellgone.blogspot.co.uk/>

## CONTRIBUTIONS TO DOCUMENT

Norwich City Council would like to thank representatives of the local community for contributing artwork and poems to be included in the conservation area appraisal. Individual credit is given where photographs and poems have been included.

## LISTED BUILDINGS

The following buildings have been listed Grade II either because of their architectural interest, their historic interest, their close historical association or because they form part of an important group.

Bowthorpe Hall  
Ruins of Church of St. Michael

## LOCAL LIST

The following buildings within the conservation area are included on the local list for their architectural and/or historical importance. These buildings are valued for their contribution to the local scene, or for local historical associations, but do not merit full statutory protection.

Bowthorpe Hall Cottages  
St Michael's Cottages  
Stable Complex  
The Barn  
Bowthorpe Worship Centre  
The Old Forge building (prayer cell)

It is proposed to add the Bowthorpe Worship Centre to the Local list due to its significance to the local community, its origins as a community focal point at the start of the planned new settlement of Bowthorpe, and its historic link to St Michael's Church. Also, it is proposed to include the Old Forge building that has been successfully converted into a prayer cell.



**NORWICH**  
City Council

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