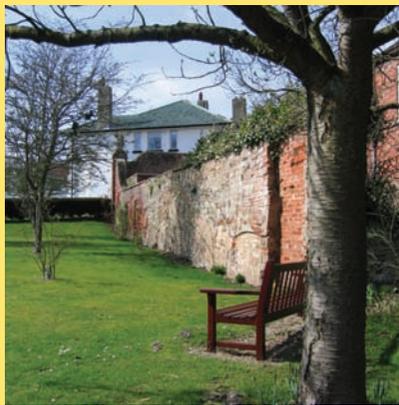




**NORWICH**  
City Council



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# **BRACONDALE** **CONSERVATION AREA APPRAISAL**

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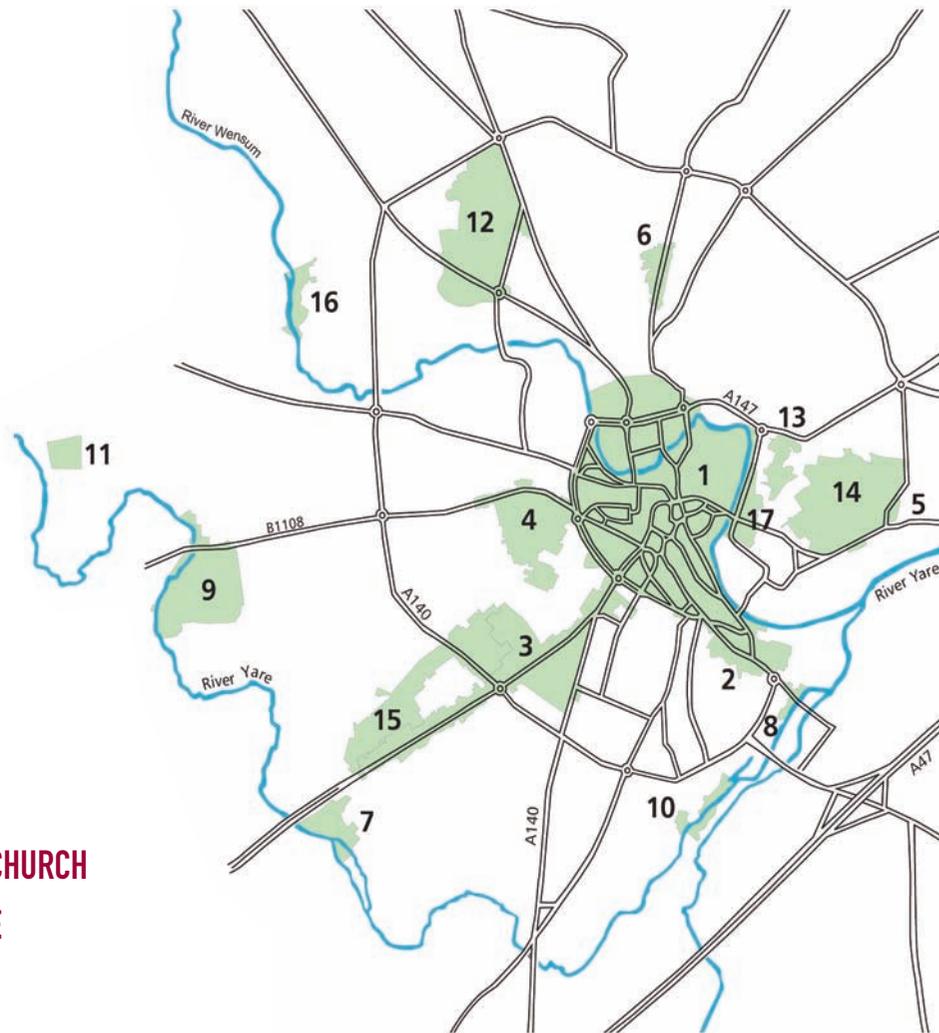
**NUMBER 2**

**MARCH 2011**

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## CONSERVATION AREAS IN NORWICH:

1. CITY CENTRE
2. BRACONDALE
3. NEWMARKET ROAD
4. HEIGHAM GROVE
5. THORPE
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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## INTRODUCTION

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The appraisal provides an assessment of the character and appearance of Bracondale conservation area and includes proposals for management and enhancement. This fulfils section 69 and 71 of the Planning (Listed Building and Conservation Areas) Act 1990.

The appraisal was subject to public consultation in November 2010 and was approved by the city council's cabinet on 16 March 2011. It should be read in conjunction with the City of Norwich Local Plan 2004 – in particular chapter three, Heritage and the Built Environment, which will be superseded by relevant local development framework policies when adopted – detailed guidance and site specific development briefs.

Bracondale was first designated a conservation area on 3 February 1970. On 6 October 1992 the conservation area boundary was extended to include part of Carrow Works and Bracondale Court, and at the same time part of the area within the city walls was integrated into the city centre conservation area. A further minor boundary change was made on 18 September 2003. Further changes to the boundary are now being made, including the extension of the conservation area to include Conesford Drive and the removal of the area occupied by the Norfolk County Council car park to the south-east. The conservation area lies to the south-east of the city centre and currently covers an area of 23.3 ha (57.5 acres).

The Bracondale conservation area lies outside the historic city limits, with the city walls just to the north of the area. Early occupation is evident at the 12th century Carrow Abbey, but it was not until the 18th century that more extensive development outside the walls began. In the 1850s, J J Colman moved his Carrow Works to a site in the river valley. This successful business had a great impact on the built environment, with the company

expanding to cover a significant part of the conservation area and building a number of facilities for its employees. Today the area is very attractive, due to the high quality and varied nature of the historic buildings and its many mature trees.

## INTRODUCTION

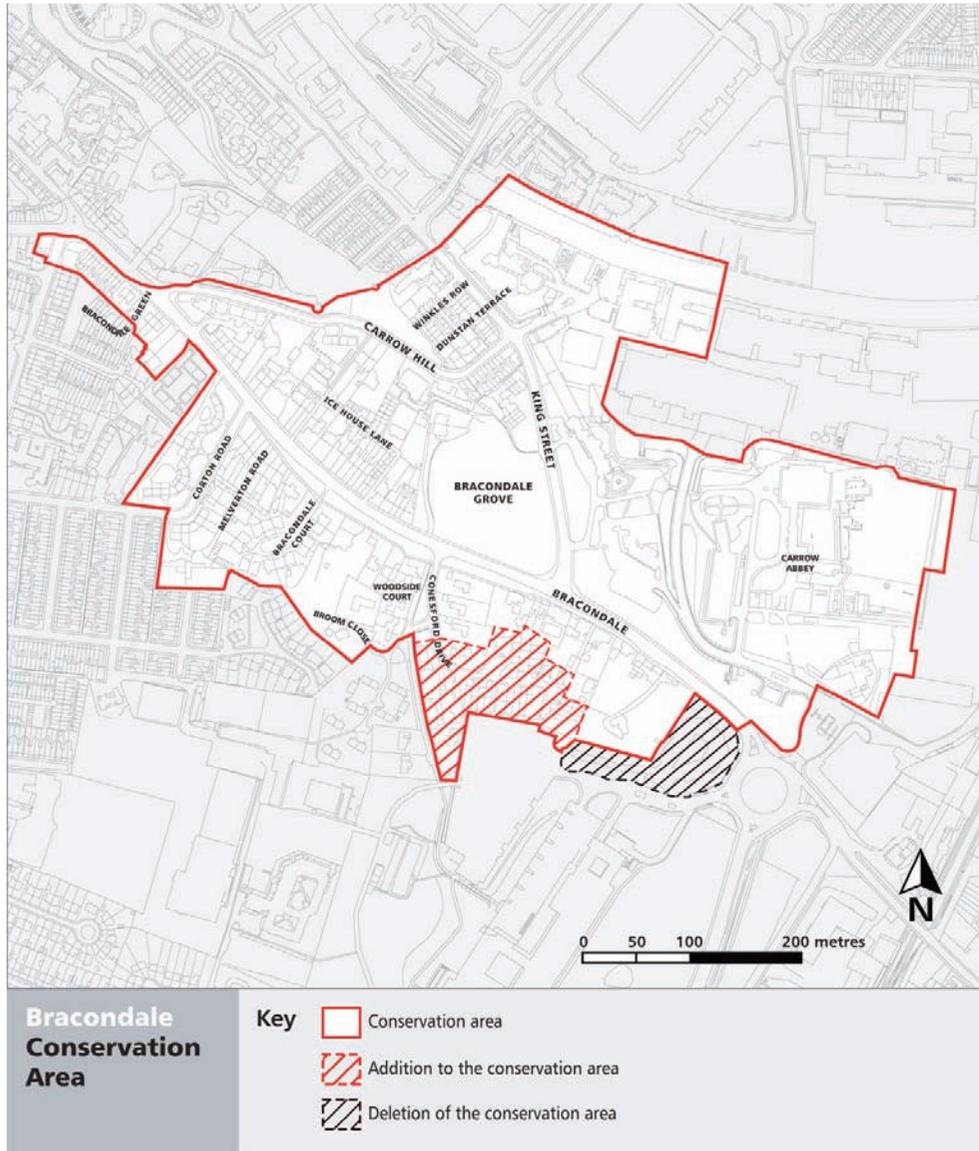
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The conservation area contains seven sub-areas of varying character, indicated on the map in chapter three.

The character of each area is described in more detail in following sections, with a programme of management and enhancement proposals.

This appraisal will be used by the council to determine planning applications affecting the conservation area, and will be taken into account by the Planning Inspectorate when considering planning appeals.

# CONSERVATION AREA MAP



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## HISTORIC DEVELOPMENT

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Bracondale is the main historic route leading out of Norwich to the south. Its name, which derives from 'a dale of bracken', gives an indication of the formerly rural nature of this part of the city. Although there are some early buildings, it was not until the 18th century that development really started outside the city walls. In 1850, Jeremiah James Colman bought land at Carrow and the establishment of the Carrow Works had a great impact on the built environment. The area continued to change with a number of high quality, small-scale housing developments in the 20th century.

The first buildings in the area were the religious institutions of St Nicholas' Chapel and Carrow Abbey. St Nicholas' Chapel was mentioned in the Domesday Book and was built just before 1086. There is some debate about the exact position of this chapel as it was demolished during the dissolution of the monasteries in the 16th century but it is thought to have been near the present Old School Court and was said to have been frequented by fishermen.

Carrow Abbey is the site of a Benedictine Priory, built in 1146 on the site of an earlier religious hospital following a gift of land from King Stephen. Parts of it, including remains of the Norman church (which was nearly 200 feet long and second only to the cathedral in terms of its size) survive, as do sections of the Chapter House and dormitory. The parish

church of St James also existed on the Priory site.

The Priory had strong city links, with many of the nuns coming from influential city families and a large number of local people employed there. From the 12th century, Bracondale and Trowse were outside the city's authority and the Prioress had full legal power over the area. This led to numerous tussles over the jurisdiction of the land between the Prioress, the newly formed county of Norwich (1404) and the Cathedral during the 15th century.

The demolition of the Abbey and church in 1536 must have had a huge social impact on those living in the area and significantly altered the appearance of the area and the approach to the city from the south. The site was bought

by Philip Martineau in 1811 and subsequently by the Colmans in the 1870s. Despite their remodelling in the second half of the 19th century, remnants of the 16th century Prioress's Lodging, (built by prioress Isabel Wygun in the 16th century) still survive. Today the building is used by Unilever as a conference centre. Access to the Carrow Works site for the general public is restricted due to the industrial nature of the site.

## HISTORIC DEVELOPMENT



Fig 2: The Manor House (54 Bracondale)

A manor house (now no. 54 Bracondale) was built between 1617 and 1632 for Ann Kempe, the widow of a wealthy grocer [fig 2]. A brick tower was built close by in the early 17th century (behind no. 58). The use of the tower is unknown but it may have been used as a hunting lodge and would have had fantastic views [fig 29].

By the 18th century, Bracondale had become a desirable residential location with buildings such as nos. 58 [fig 3] and 70 Bracondale being erected. The building of villas for wealthy Norwich families continued into the 19th century. Sales particulars from the 1830s describe how most of these benefited from large gardens, stables, coach houses, servants' quarters and "the great advantage of an airy and



Fig 3: 58 Bracondale, Tower House (18th century)

genteel situation, and at a distance not exceeding a ten minute walk from the Norwich market-place". The same dwelling is said to have had a "commanding and extensive and picturesque view of the Vale of Thorpe and the south-west scenery" (1836).<sup>1</sup> In 1831, the hamlet of Bracondale was said to be "perhaps the most pleasant in the liberties of Norwich, and contains some neat modern houses".<sup>2</sup> The elevated situation made it the perfect position for the windmill built by the Reed family in 1838 at the end of Mill Lane (now Milverton Road). This was demolished in 1890 by the then owner J J Colman.

Smaller red brick terraced housing was being built by the early 19th century. Examples include 2-22 Bracondale



Fig 4: Prospect Place (1820) on Winkles' Row

(1817), the houses on Ice House Lane, as well as dwellings on Carrow Hill and Winkles' Row [fig 4]. It is likely these houses were erected for workers in the malting and brewing industry that was prolific in the King Street area, although most of the buildings were later acquired by Colman's and were tenanted by their employees.

The Carrow Hill road (formerly known as Butter Hills), was created in 1817 to provide work for the poor. The road linked Bracondale to the Carrow Bridge, installed in 1810. The toll bridge had a cast-iron elliptical arch with a span of 50ft, cast-iron railings and piers, and white brick abutments. Remnants of these survive today. In 1833 it was rebuilt so boats could pass beneath it [fig 5]. In 1923 a new bridge was

## HISTORIC DEVELOPMENT



Fig 5: Carrow Bridge in its former position (c. 1920-22) (© Norfolk County Council)

erected to the west, in its current position, due to Colmans' desire to extend the site across the road.

In 1850, the successful mustard, flour and starch milling business of J & J Colman moved from Stoke Holy Cross and acquired a plot of land from the Norfolk Railway Company, ideally located near the river and new railway line. One of the first buildings to be erected was the Mustard Mill (1854). The business rapidly expanded as can be demonstrated by a photograph taken in 1857 [fig 6] and a perhaps exaggerated engraving dating from the late 19th century [fig 7].

The Colmans acquired Carrow House, as their family residence (it was converted into offices for the works in 1922 and



Fig 6 top: Colman's Carrow Works (1857) (Supplied by Unilever archive)

is now owned by the county council and occupied by the Textile Study Centre) [fig 34].

In 1864 Colman's erected a school on Carrow Hill for the children of their workers. It was so popular that in 1872 a second block had to be erected and it was extended again a year later. In 1900 the Carrow School was passed to the local education authority. The school closed 19 years later although both buildings remain as striking landmarks in the area [fig 36].

It is notable that there is only one public house (the Rose Tavern, 233-235 Queen Street – first licence issued in 1856) within this sizeable conservation area and this may be evidence of J J Colman's adherence to the

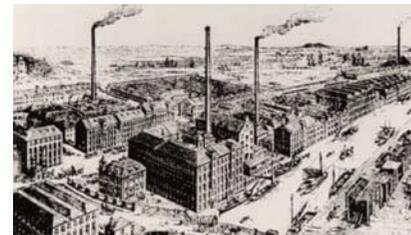
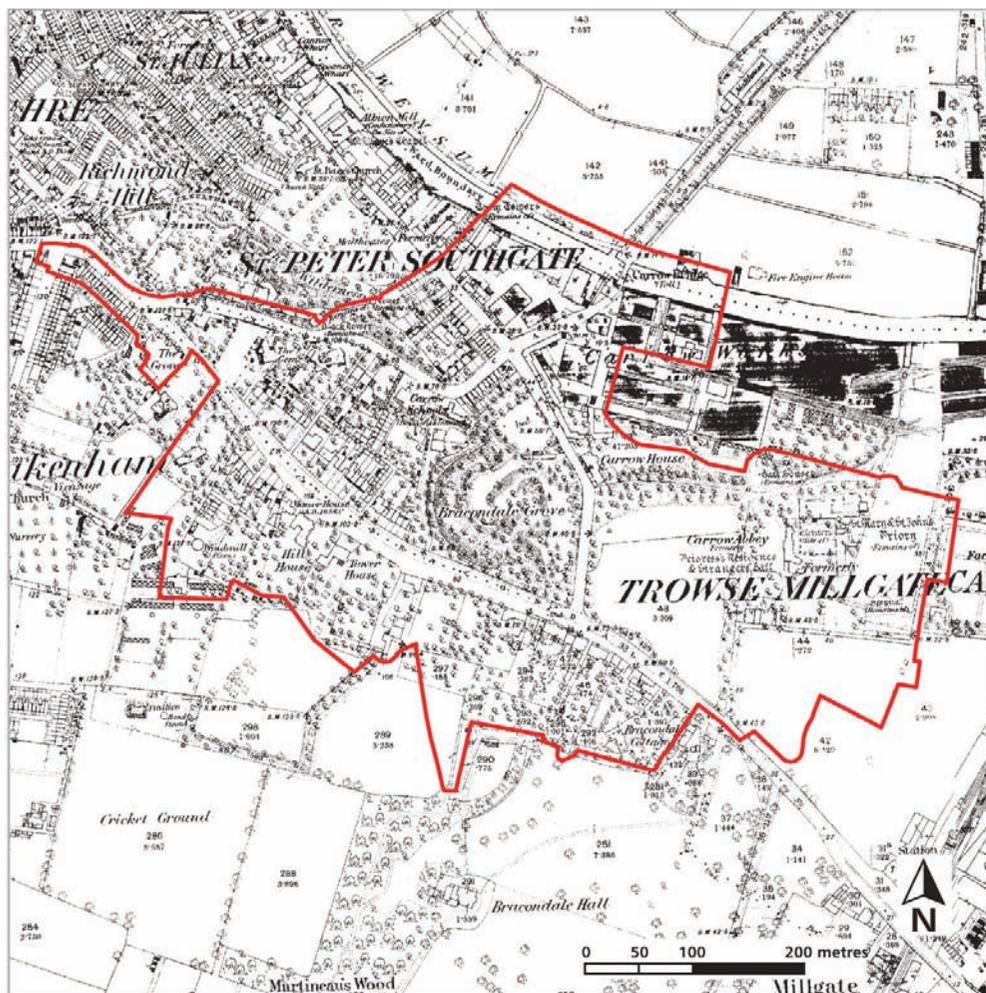


Fig 7: Carrow Works (late 19th century) (Supplied by Unilever archive)

temperance movement. He apparently ensured that all of the public houses close to his factory were closed down (although there were a number on King Street just outside the conservation area that would have been in walking distance of the works).

The Colmans bought Carrow Abbey in 1878 and it is still part of the Carrow Works site. Remnants of the Colmans' residential gardens are evident adjacent to both Carrow House and Carrow Abbey. In 1878 Colman's was in the news for another reason. The country's first long-distance telephone call was made from the Carrow Works direct to the firm's London office.

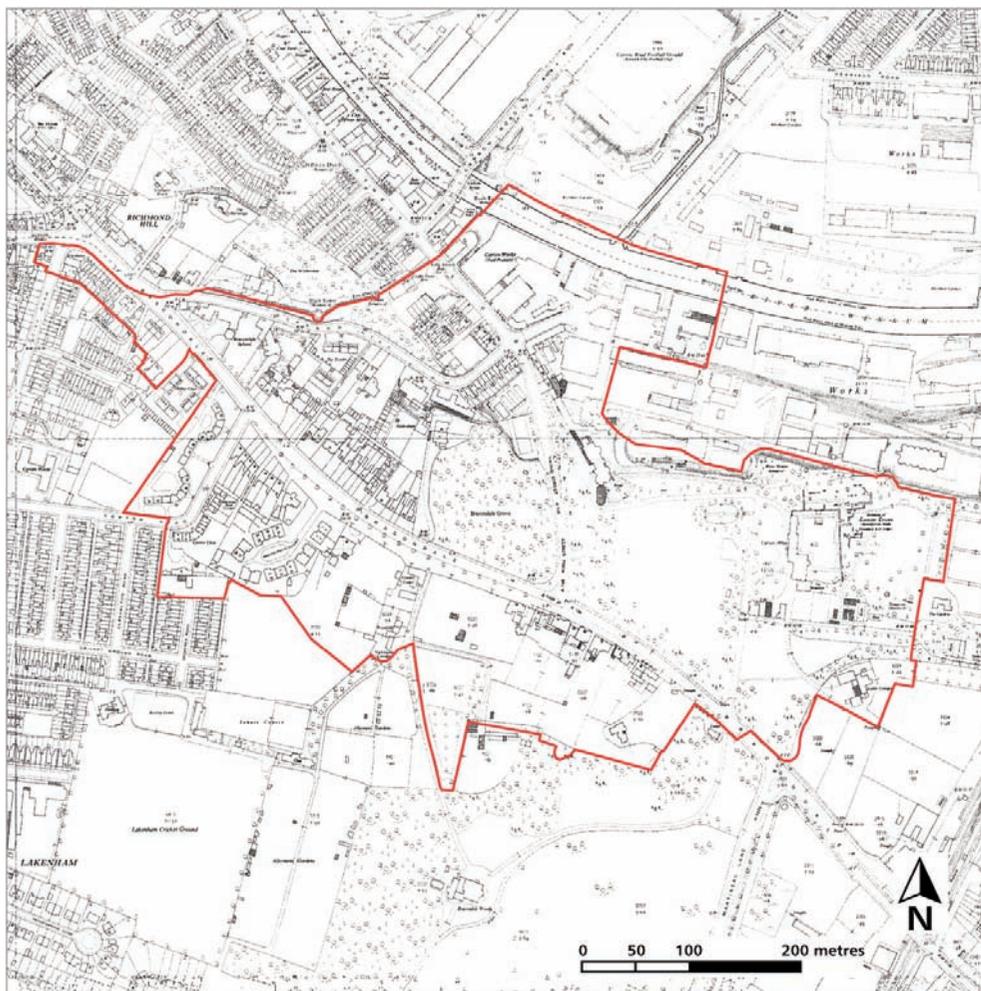
## O.S. MAP 1884 BRACONDALÉ HISTORIC MAP



**Bracondale  
HISTORIC MAP  
1884**

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## O.S. MAP 1955-58 BRACONDALÉ HISTORIC MAP



**Bracondale**  
**HISTORIC MAP**  
**1955-58**

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## HISTORIC DEVELOPMENT

A collection of deeds (now held at Port Sunlight) and other documents, demonstrate how by this date the company owned a huge proportion of the buildings currently within the Bracondale Conservation Area.<sup>3</sup>

Another former owner of Carrow Abbey was Philip Meadows Martineau. Born in 1752, he was a member of the well-known Martineau family of Norwich and was uncle to Harriet Martineau (1802-1876, considered the first female sociologist). He became a well-respected surgeon at the Norfolk and Norwich Hospital and was responsible for the erection of the first public library in Norwich (1821) among other philanthropic acts.

Martineau acquired the Carrow Abbey estate in 1811 and appointed William Wilkins to design a new house and Humphrey Repton to landscape the grounds. Bracondale Hall (or Bracondale Woods as it became known) was just outside the conservation area (on the site of the present County Hall) but Martineau had an impact on this area. He appears to have removed architectural features from the former Abbey to the grounds of Bracondale Hall in order to create a “fine imitation of an ancient chapel” and the approach to the hall was said to be “decorated with ancient

crosses and other relics of former ages”.<sup>4</sup> Bracondale Cottage (now no. 80 Bracondale) is thought to have been the lodge to the estate and this is corroborated by a date stone on the western boundary wall of the site that states ‘PMM / 1829’.

Between 1898-1900 trams were introduced in the city and ran along King Street and Bracondale. The southern end of King Street was re-aligned to accommodate the tramway (the original route is shown on the 1880 map and the re-alignment can be seen on the 1955-1958 plan). This improved the landscaped setting of Carrow House.

The area continued to change throughout the 20th century, primarily with infill housing development on the grounds of former houses. Bracondale Court was erected in 1937 on the site of Hill House which had been bought and subsequently demolished by an Indian architect, Mr Wadhwa [fig 24]. These were the first purpose-built flats in the city and are architecturally typical of their time. Apparently there is an exact copy of the scheme somewhere in north London.

Clyffe Cottages on Corton Road were another 20th century addition and are evidence of Colman’s continued

paternalistic approach to staff during the 20th century [fig 38]. Built in 1948 they provided almshouse-type accommodation for former Colman’s employees on the site of another large house, whose fine knapped flint boundary wall still survives facing Bracondale.

In the 1960s, Conesford Drive was established on land owned by Ernest Burrell and Son. The scheme was designed by Lambert and Innes Architects. The houses are arranged in sizeable gardens and provide well-designed family housing [figs 40 and 41]. The second part of the scheme is three storey terraced housing in a contemporary architectural style with first floor living accommodation overlooking a green containing large trees [fig 41].

## URBAN DESIGN AND STREETScape

The conservation area lies to the south of the city centre and spreads from the ridge of the hill down to the river valley. The area is varied in character, including 19th century villas set back from the road among mature gardens and tightly-packed terraced housing, as well as the industrial site owned by Colman's at Carrow Works.

The Bracondale conservation area is divided into seven character areas. They are: A historic villas, B small scale 19th century development, C wooded areas, D Carrow House and Abbey, E industrial, F planned 20th century development and G city entrance.

The majority of the conservation area belongs in area a (historic villas), which runs roughly east-west along Bracondale, although it is interrupted by other character areas following later infill development. The residential buildings are generally of two to three storeys with chimneys, ensuring an interesting skyline. The buildings are set back from the street with front gardens enclosed by boundary walls (normally red brick or flint battered and occasionally render), hedges or railings. This boundary treatment forms an almost continuous feature along Bracondale and should be retained and reinstated where necessary. There is a particularly fine example of a knapped flint wall at the south-western end of Bracondale,



*Fig 8: The canyon-like effect created by the high walls on either side of Carrow Hill*

which may be that described by J A Stacey in 1831 as being equal in quality to the prestigious wall at the Bridewell.<sup>5</sup>

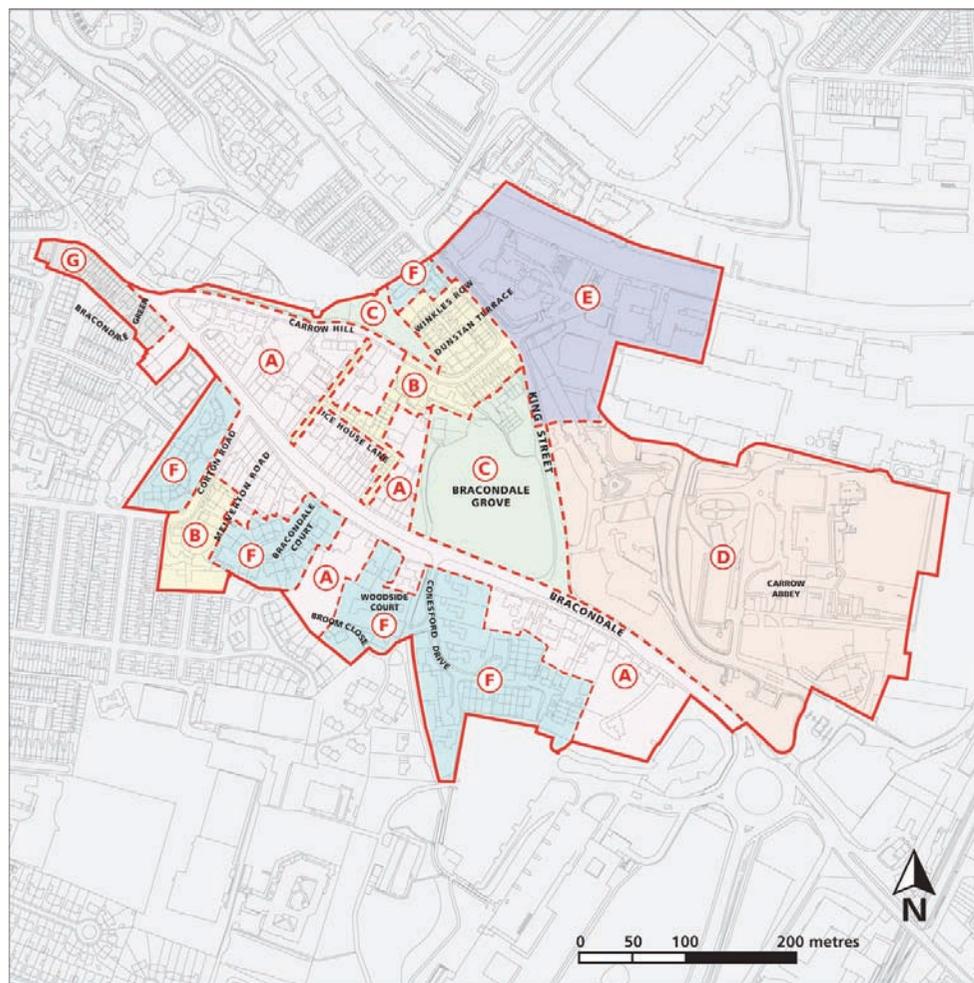
Boundary walls also characterise Carrow Hill, where brick and flint walls (partly the city walls which are just outside the Bracondale conservation area) form an almost canyon-like effect at the top of the hill [fig 8] and



*Fig 9: Corton Road characterised by its street trees and red brick walls*

also on Corton Road, dating from the late 19th century, where brick walls running along the street are partly formed by buildings built directly onto the street frontage [fig. 9]. St Mark's Church, City Road (by John Brown, County Surveyor, 1844) forms a focal point to the view west along the road. It is likely this was a planned vista.

# BRACONDALE CHARACTER AREAS MAP



## Bracondale CHARACTER AREAS

- |  |                                       |
|--|---------------------------------------|
| <b>Key</b> (A) Historic villas           | (E) Industrial character              |
| (B) Small scale 19th century development | (F) Planned 20th century developments |
| (C) Wooded areas                         | (G) City entrance                     |
| (D) Carrow House & Abbey                 |                                       |

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## URBAN DESIGN AND STREETScape



Fig 10: One of the grand terraces at 48-52 Bracondale (c. 1823)

The buildings within area A differ widely in style and appearance, from uniform terraces such as those at 40-52 Bracondale (c. 1823) [fig 10] and 37-43 Bracondale (c. 1822) to the 17th century manor house and detached Victorian villas. This architectural variety is characteristic of the area.

Bracondale is a particularly wide street, with grass verges and mature trees [fig 11]. The trees, both along the street and in many of the gardens, are a key feature of the area. In places verges are used for parking but this is quite successfully confined to dedicated areas with a bound gravel surfacing. Bracondale runs along the top of a hill and gently slopes towards the east and the river valley. It is a main route into



Fig 11: Bracondale with its wide grass verges (some of which are used for parking) and mature street trees

the city from the south and provides an attractive entrance to Norwich, although at times the traffic can dominate and affect the character of the conservation area. This forms a barrier to pedestrian movement.

Area B largely consists of 19th century development, much of which is early terraced housing. Erected before the establishment of the Carrow Works, these houses were presumably put up to accommodate employees from the railway or the brewing industry. They were later acquired by Colman's. Many of these dwellings were built away from the main roads and it has been suggested that developments such as those along Ice House Lane (c.1830) and Winkle's Row (a plaque



Fig 12: Terraced housing on Ice House Lane (c. 1830) with small front gardens defined by cast-iron railings and with a pedestrian alley providing access

on the terrace suggests it was built by Philip Blyth in 1820 and named Prospect Place) were a progressive step away from the earlier courtyard developments within the city centre. However, they still retain many of the characteristics of the earlier form of development, for example, pedestrian access and high density with a tight built form.<sup>6</sup> All the houses also have a front and back elevation and a degree of private external space [fig 12].

In area B topography is quite varied. The houses along Ice House Lane are positioned at the top of the hill and almost on the edge of the relatively steep drop down Carrow Hill.



## URBAN DESIGN AND STREETScape



*Fig 13: Terraced housing running up Carrow Hill (c.1820). The former position of the old Carrow Bridge can be seen at the end of the road.*

Further dwellings run up Carrow Hill, stepping up the incline [fig 13], while Winkles Row and Dunstan Terrace (a later row of houses erected in 1907) are at the bottom of Carrow Hill just off King Street. They are almost built into the bank and are overshadowed by the wooded ridge [fig 4]. Due to the changes in level there are good views across the valley from Carrow Hill and, when the ridge is viewed from King Street, interesting juxtapositions are created as the buildings rise up the hill. It is important that these views are retained.

It should also be noted that this is one part of the conservation area where the buildings front directly onto the street, something which is more



*Fig 14: Sense of enclosure along Ice House Lane*

typical in the city centre rather than the outer areas.

The buildings in this character area have two storeys and consistently use red brick with a slate or pantile roof. As in character area A, boundary walls and cast-iron railings are characteristic, particularly along parts of Ice House Lane and to the rear of 274-280 King Street and Dunstan Terrace, where red brick walls provide a sense of enclosure [fig 14].

As well as the many mature trees in the area, there are also more heavily wooded areas which provide an important backdrop to many parts of the conservation area and are significant when viewed from other parts of the



*Fig 15: The eastern end of King Street with two wooded areas to either side*

city (they form the wooded ridge to the south of the river Wensum). This is character area C, highly significant in terms of its townscape and ecological value.

The wooded ridge mentioned above is adjacent to Carrow Hill and just outside the city walls. It is part of the area known as the Wilderness (primarily within the city centre conservation area). The largest wooded space in the conservation area is found on the corner of King Street and Bracondale [fig 16] and forms the garden to nos. 59-61 Bracondale (known as Bracondale Grove). The area is heavily vegetated and has many changes in level.

## URBAN DESIGN AND STREETScape



Fig 16: Bracondale Grove

It was formerly used as a pit for the extraction of marl and in the 19th century it is thought to have been used as a pleasure garden. It has a positive impact on this prominent corner site which is otherwise dominated by cars. The character area also contains Governor's Court, King Street – a small 20th century housing development that successfully retains mature trees [fig 17].

Character area D is the area covered by Carrow House and Abbey. The area is dominated by historic Carrow House (1861-1895), with its impressive Boulton and Paul conservatory (1895), and the Prioresses' House (16th century with 19th century remodelling), as well as the remains of the Carrow Abbey (12th century), a scheduled ancient



Fig 17: Governor's Court, King Street successfully integrates mature trees into the development

monument of great significance. Locally listed buildings which contribute to the character of the area include The Lodge and garage (both c.1880) and the Stables Cottage, an early 20th century group of farm buildings.

The site has for many years been part of the Carrow Works. Inevitably utilitarian elements associated with this have been erected, for example the large 1960s block in the centre of this character area and the canteen building. Neither is too visually intrusive, although the security lodge at the entrance to Carrow Works is prominent and unfortunately does nothing to enhance the setting of the conservation area. A brick chimney, located just outside the conservation area, towers over



Fig 18: Carrow Works chimney viewed from Carrow Abbey

this part of it [fig 18], acting as a local landmark and is testament to the industrial history of the site. This character area contains some large car parks but they are not visible from outside the site and are positioned away from the most significant historic buildings, so do not affect their setting.

The area also contains some significant green spaces with many mature trees, including a green belt running along the west and southern boundaries of the site which gives parts of Bracondale and King Street a very wooded feel [fig 15]. The trees here mean that this character area is screened from outside its boundary and self-containment is an important character of this part of the Carrow site.

## URBAN DESIGN AND STREETScape



Fig 19: The weeping beech at Carrow Abbey

The large garden to the east of the Prioresses' House contains the remains of Carrow Abbey and some particularly impressive trees [fig 19]. There are also remnants of the formal gardens associated with the Colmans' residential occupancy of the site, for example the sunken garden to the west of the Prioresses' House and the Carrow House rose garden (both are clearly visible on the 1928 and 1956-1958 OS map). This garden still contains a decorative pole that would have been used to support a parasol-type canopy.

In the last quarter of the 20th century, an access route was created to provide better vehicular access to the northern part of the site. Higher ground level to the south, compared to the level along



Fig 20: Late 19th century building at Carrow Works

the river, meant excavation was required for the construction of the road and a bridge was installed in order to cross it. As in other parts of the conservation area, the changes in level here add to its interest.

Closely linked to this area is character area E: industrial character. This was one of the first areas that the Colman's factory occupied. It is low-lying, being situated in the river valley. The conservation area includes this part of the river Wensum, which is dominated by the red brick industrial buildings positioned almost directly on the water's edge. The former factory buildings, most of which date from the last quarter of the 19th century, are close together and a canyon-like



Fig 21: The conversion of former Carrow Works buildings at Paper Mills Yard, with new spaces and buildings

effect is created between the buildings, especially given their height (up to five storeys) [fig 20].

The part of the site known as Paper Mills Yard has now been redeveloped for housing, with some of the historic industrial buildings converted to apartments and new blocks built among them [fig 21]. Although the historic buildings have been preserved and their industrial nature is still evident, the new domestic buildings and the landscaped spaces between them have changed the character of the area and it is quite different from the parts of the Carrow Works which are still in use to the east.

## URBAN DESIGN AND STREETScape



*Fig 22: The city wall (left) and converted factory building (right), with improved public open space inbetween and path leading down to the river*

The boundary of the conservation area runs along the city wall to the north west of this area. The setting of the wall (a scheduled ancient monument) has been improved through the Paper Mills Yard development, with an attractive public open space on its eastern side [fig 22]. It should also be noted that this is one of the few parts of the conservation area containing historic interpretation, with metal plaques laid into the riverside walk providing information about Carrow Works.

The appearance of this part of the conservation area is detrimentally affected by adjoining industrial buildings in Carrow Works (outside the



*Fig 23: The north-east elevation of the Carrow House extension*

conservation area), and also the building occupied by the county council social services department on King Street (attached to Carrow House). This five-storey office building dates from 1959 and is visually intrusive [fig 23]. The space between the building and King Street is also unattractive and neglected.

The conservation area has a number of discreet pockets of 20th century housing. Most of this was architect-designed to a high standard and forms area F. Most of the houses are designed in a contemporary style typical of their time, for example the 1930s Bracondale Court [fig 24], Clyffe Cottages on Corton Road (1948) and Conesford



*Fig 24: Bracondale Court (1930s) is arranged around a 'green'*

Drive which dates from the 1960s and which it is proposed to add to the conservation area. The buildings are generally of two or three storeys, thereby fitting in with the predominant height of buildings in the conservation area.

These developments were built on the large gardens of houses that faced on to Bracondale and therefore they are often grouped together to form small cul-de-sacs, which have become characteristic of the area. Despite the differences in architectural styling, many of these schemes are low-density and arranged with consideration given to the open spaces between the buildings.

## URBAN DESIGN AND STREETScape



Fig 25: Varied housing styles in character area G



Fig 26: The City Road corner sites

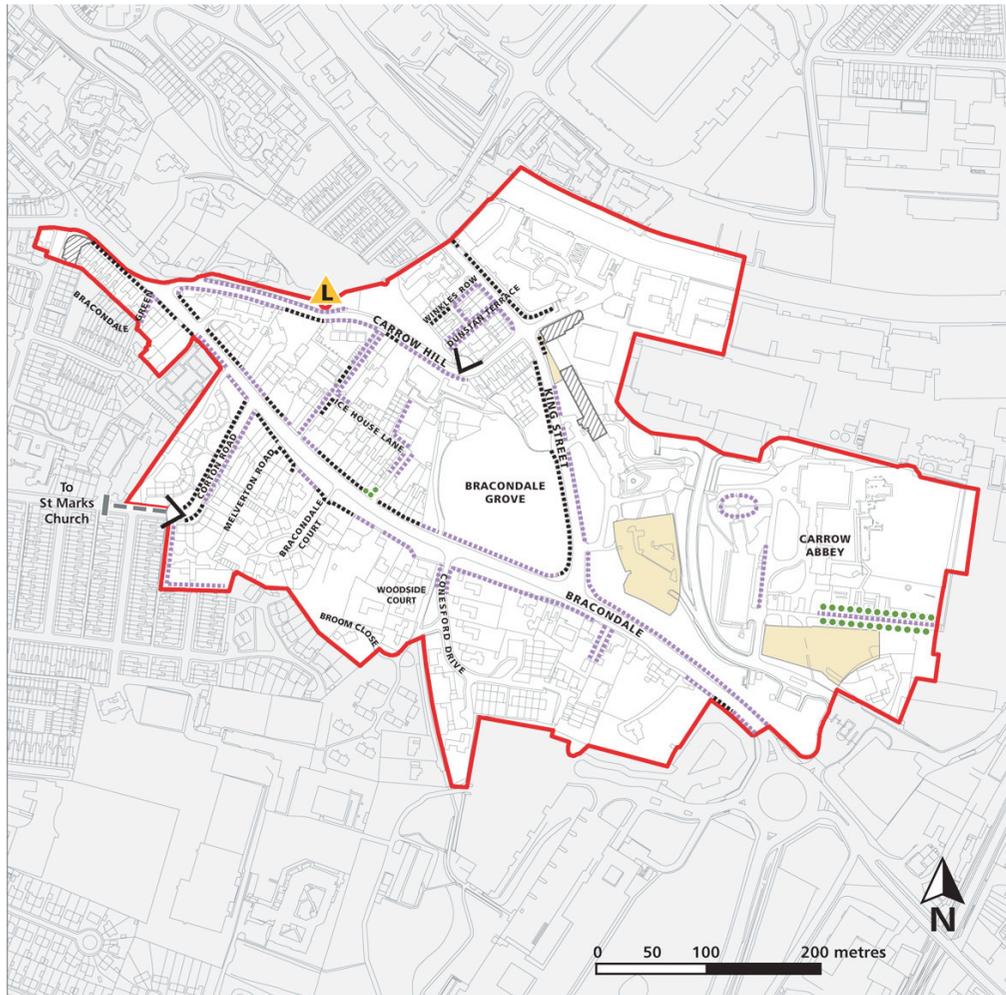
This enhances the setting of the buildings and provides amenity space for residents, for example at Clyffe Cottages, Bracondale Court, Conesford Drive and Rotary House on King Street. Like most of the conservation area, many of these developments are characterised by the mature trees that the development was built around.

Character area G relates to the western end of the conservation area on Bracondale and the corner of Queens Road and City Road. The varied architectural style of the buildings [fig 25] and the smaller front gardens gives the area quite a different character to adjoining character area A. Most of the buildings are domestic and include terraces at Richmond Place (2-20 Bracondale, c. 1817), nos. 32a-c

Bracondale (early 1910s-1920s) and semi-detached dwellings dating from the 1950s. All of the buildings in this area have two storeys, and the residential properties have walls delineating their front gardens.

The non-domestic properties include the early 19th century Rose public house and the semi-industrial building on the corner of Bracondale and City Road [fig. 26]. This unattractive building is detrimental to the character of the conservation area and its replacement with a better quality building, creating a proper frontage to this prominent corner, would be advantageous.

# URBAN DESIGN AND STREETSCAPE



## Bracondale URBAN DESIGN & STREETSCAPE

<b>Key</b>	-----	Boundary walls and railings	▲	Landmark	■	Neutral areas
	-----	Historic walls and railings	➤	Views	▨	Detrimental buildings/areas
	.....	Hedgerow	⊥➤	Terminated views		

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## ARCHITECTURE

The conservation area contains a diverse range of architectural styles, with buildings dating from the 12th century to the 20th century.



*Fig 27: The Prioress's Lodging, which dates back to the 16th century despite extensive 19th century remodelling*

The oldest (partly) surviving building in the area is Carrow Abbey (founded in 1146), the remains of which are a scheduled ancient monument. The Prioress's Lodgings at the Abbey dates in part from the 16th century, although it was extensively remodelled in the 19th century in the Arts and Craft manner, using local materials of knapped flints and red brick [fig 27]. Much of this later work was carried out by local architect Edward Boardman who married into the Colman family (owners of the site).



*Fig 28: The 17th century Bracondale Manor with its Dutch gables and brick detailing*

It is thought that Bracondale Manor (54 Bracondale) was built between 1617 and 1632 for Ann Kempe, the widow of a wealthy grocer, despite the date of 1578 that appears on its gables [fig 28]. It is built of red brick with moulded brick eaves and cornice, rusticated quoins, pediments and prominent string courses. The most striking part of the building is its Dutch gables which face the street and which are important as early examples of this feature. The building has timber transomed and mullioned windows with leaded lights.



*Fig 29: The tower to the rear of 58 Bracondale*

The tower to the rear of the 18th century Tower House (58 Bracondale) [fig 29] is almost contemporary to the manor house. Again it is a brick building, with brick pediments, mullion windows and leaded lights. The tower has a crenellated roof. It is set back behind the properties on Bracondale and is most visible from Bracondale Court.

## ARCHITECTURE



Fig 30: 62-64 Bracondale which has 17th century origins

In the late 18th century, residential development began along Bracondale and there are a cluster of buildings dating from this period opposite the junction with King Street. Nos. 62-64 Bracondale date from the 17th and 18th centuries and have stepped gable ends indicative of their 17th century origins [fig 30]. They also have prominent 18th century doorcases, with rustication and pediments.

The adjoining property at no. 66 dates from 1760-1770. This is a two storey red brick building with an ornate doorcase and canted window bays to either side of the door. No. 70 is another 18th century dwelling in similar architectural style.



Fig 31: 37-41 Bracondale which have cast-iron canopies

In the early 19th century, more rapid development began and access to the area was improved with the erection of Carrow Bridge in 1810 and the creation of Carrow Hill in 1817.

Around this time, numerous terraces were built in the area including Richmond Place (2-20 Bracondale, c. 1817), Prospect Place (Winkles Row, 1820), 37-41 Bracondale (1822), 40-46 Bracondale (1823) and the terraces on Ice House Lane (1830) [fig 12]. Most were two storeys and constructed from red brick with pantile roofs. The buildings have simple timber joinery, although in places a moulded architrave around the front door provides some embellishment and probably indicates a higher status dwelling.



Fig 32: 51-57 Bracondale

The relatively large chimney stacks that break up the roof slopes are also characteristic. There is a remnant of a former corner shop surviving in the form of a shopfront on the corner of King Street and Carrow Hill.

Slightly grander terraces were also constructed, often with gault brick (at least on the front elevation) and had detailing such as the cast iron verandah at nos. 37-41 and typically Georgian canopies supported on columns at nos. 51-57 [fig 32]. Many of these terraces have retained their fine original features, such as their sash windows, doorcases and eaves detailing.

## ARCHITECTURE



Fig 33: 13 Bracondale (mid-19th century)

A number of the houses, particularly on the north side of the street, have retained outbuildings, such as coach houses, and these can be seen running along Ice House Lane.

Towards the middle of the 19th century many larger villas were erected in the area. The former Bracondale School (13 Bracondale) dates from this era and was originally a house [fig 33]. This symmetrical building with three storeys and a hipped roof is typical of its time. An undated but 19th century painting held by the Castle Museum shows the building unchanged. The Grove (59-61 Bracondale) was built around 1840 as were nos. 29 and 31 Bracondale, although both



Fig 34: Carrow House, King Street built in 1861 for the Colman family

have later 19th century additions (29 Bracondale has a conservatory that is likely to be by Boulton and Paul on its front elevation, while no. 31 has had square window bays added either side of the front door, with plaques that indicate the house was the former vicarage of the nearby church of St John de Sepulchre).

A high proportion of the 19th century buildings are listed due to their architectural quality.

In the front garden of 34 Bracondale there is a small thatched 19th century summer house, erected as a croquet pavilion. This timber-clad building is typical of the rustic style popular at the time.



Fig 35: Carrow House Conservatory and decorative pole for sunshade

Carrow House on King Street (the former home of the Colman family) was erected in 1861, with an extension built in 1895 [fig 34]. The house overlooks the Carrow Works in the river valley below. It is constructed from pale buff brick and the original building was symmetrical and of four bays with the two central bays projecting under a pediment. These bays are decorated with paired pilasters and have centrally placed oculi within the pediment. The hipped roof has dormers and is topped with decorative ironwork balustrading. The extension is set back from the main façade but is built from matching materials and has similar detailing.

## ARCHITECTURE



*Fig 36: Ornamentation and knapped flintwork at the school on Carrow Hill*

A large hardwood Boulton and Paul conservatory was added to the building in 1895. It has fine leaded and stained glass in an Art Nouveau design [fig 35]. The building's national significance was recently recognised with a listing upgrade to II\*.

As well as domestic architecture, the conservation area also contains two school buildings erected by Colman's on Carrow Hill for the children of their employees. The first was built in 1864, the second in 1872 with an extension a year later. These buildings are good examples of 19th century school architecture. One of the buildings is constructed in high quality knapped flint, in keeping with the vernacular tradition. They have interesting



*Fig 37: The Counting House (Block 92), Carrow Works (1857)*

decorative detailing and both have slender glazed bell towers with slate roofs and weather vanes [fig 36]. One of the buildings has been converted to office use, the other to residential accommodation.

Colman's was also responsible for the industrial architecture to the north of the conservation area, in the Carrow Works site. One of the earliest buildings remaining on the site is the Counting House (also known as Block 92), built in 1857 [fig 37]. The building was used for administrative purposes for about 100 years. It was enlarged in 1874 and 1878. It is two storeys, with an attic floor lit by dormers with segmental heads, but is notable for its curved façade. It is constructed in red



*Fig 38: The Warden's House at Clyffe Cottages, Corton Road (1948)*

Somerleyton brick with white brick dressings and it has prominent chimney stacks.

Other buildings on the Carrow Works site are more typical of late 19th century industrial architecture though each building is different depending on its function and date of construction. Some of the buildings erected in the second half of the 20th century by the firm are not as architecturally distinguished, although they are typical of their time, and include the office block that runs along King Street adjacent to Carrow House (1959). The building is clad in curtain walling with a five storey north-east elevation and is therefore very prominent.

## ARCHITECTURE



*Fig 39: Bracondale Court (1937) with inappropriately replaced windows and door on the left and original windows on the right.*

Clyffe Cottages on Corton Road was a residential scheme by the Colman's (1948) [fig 38]. The development provided 16 flats for Colman's pensioners, arranged in two crescents, and a centrally-placed Warden's House. The buildings are architecturally simple but have decorative brickwork detailing and sit behind a grassed area set back from the street.

Bracondale Court (1937) is a group of two storey blocks containing flats. The buildings have white rendered walls, and originally had green glazed pantile roofs (some remain) with black Crittall-framed windows and doors [fig 39]. The arrangement of the glazing bars creates a streamlined



*Fig 40: A house on Conesford Drive (c. 1967)*

horizontal emphasis, as does the string course. The entrances are surrounded by stepped reveals.

Unfortunately the significance of these buildings has been eroded by alterations that do not retain the uniformity of the blocks, which is integral to their significance.

Some undistinguished individual houses were erected in the conservation area during the 20th century but the next major development was Conesford Drive, built in the 1960s [figs 40-41]. The road is currently outside the conservation area but the proposal is to extend the boundary around it. The scheme was designed by Lambert and Innes and



*Fig 41: A terrace with integral garages in Conesford Drive (c. 1967)*

provided family housing arranged around a green, containing mature trees. The design of the buildings attempted to bring traditional Norfolk buildings into the urban context and forward into the 20th century in a palatable manner.

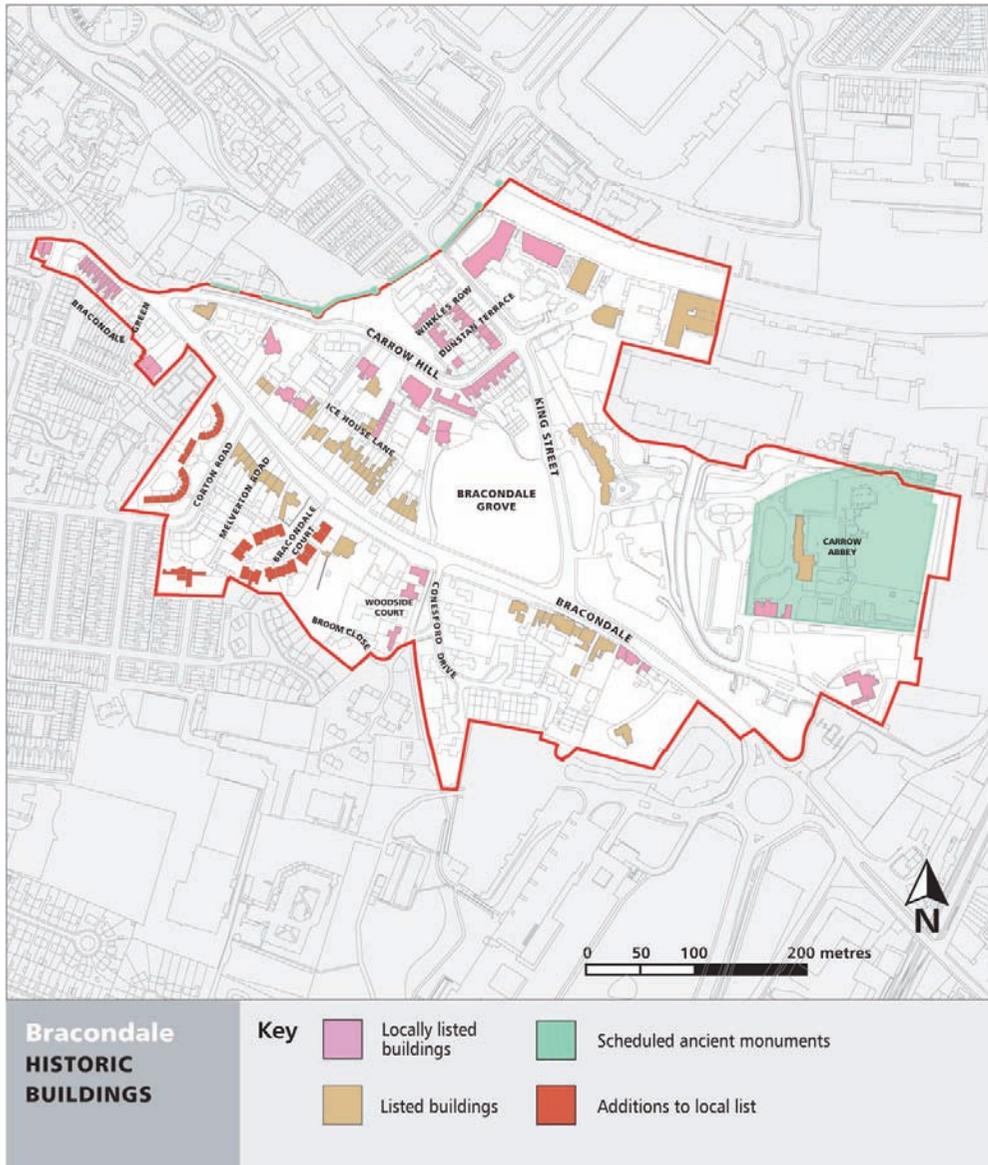
Although the development was built in phases (with the terraces being erected speculatively and larger houses built to order), the buildings have a common architectural theme and use a simple palette of materials to create this visual unity. The scheme successfully incorporates parking areas without allowing vehicles and roads to dominate.

## ARCHITECTURE



Top row l-r: 55-57 Bracondale, The old Colman's school, Carrow Hill. Middle row l-r: Carrow House conservatory, King Street, 11 Ice House Lane. Bottom row l-r: Wall to Clyffe Cottages, Bracondale, Glenholt, Carrow Hill, Clyffe Cottages, Corton Road

# BRACONDALE HISTORIC BUILDINGS MAP



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## NATURAL CHARACTER

One of the most prominent characteristics of the Bracondale conservation area is its varied topography and the huge number of mature trees. Many of the open spaces in the area are protected, such as the Wilderness and the Carrow Abbey site.

The topographical map shows the hilly nature of the Bracondale Conservation area. Its position at the south-eastern edge of the city, overlooking the river valleys of the Yare to the south-east and the Wensum to the north, means the higher ground is particularly prominent.

Today, the conservation area is characterised by many mature trees with pockets of wooded space. Changes in level across the city mean these wooded areas are not just significant within the conservation area but form a green backdrop to some of the more distant urban areas and are part of the wooded ridges characteristic of the city.

The wooded slopes at The Wilderness (the strip to the north of Carrow Hill, part of a larger area formerly used as a pleasure garden in the 18th and 19th centuries) and Bracondale Grove (the site on the corner of Bracondale and King Street) are protected woodland under policy NE2 of the *City of Norwich replacement local plan (2004)*.

The Wilderness [fig 42] is also a historic park and garden (within the *Local plan*) and is designated as publicly accessible recreational open space, ensuring that it has a certain level of protection under policy SR3 of the *Local plan*. Public paths through the Wilderness should be retained to allow access to this green space and the historic city wall. Undergrowth should be managed to retain accessibility and fly tipping should also be dealt with.



Bracondale Grove is designated as an urban green space, meaning it also benefits from additional protection through that policy. At present it is shown as a proposed public recreational open space in the *Local plan*. Work will be carried out on whether the site should continue to be designated the same way in the new *Local development framework*.

The perimeter of the Carrow Works site is surrounded by a wooded tree belt. The mature trees have a significant effect on the character of the conservation area. Much of the Carrow Works site, around historic Carrow House and Carrow Abbey, is protected as both an urban green space and a historic park and garden in the *Local plan*.

## NATURAL CHARACTER



Fig 42: The Wilderness to the rear of Rotary House, King Street

It is anticipated policies in the forthcoming *Local development framework* will provide similar levels of protection for these sites in the future. The site also contains many mature trees.

This woody landscape may be a recent development. In 1841 a description of the Wilderness suggests that the trees were relatively young and that 'none were remarkable for size or rareness'.<sup>7</sup> As has already been noted, the views from Bracondale across the river valleys were regularly described in the late 18th and early 19th centuries. In 1838, a house on Bracondale is said to have had 'an extensive view of the beautiful scenery of Thorpe, Trowse, Whitlingham and Crown Point'.<sup>8</sup>



Fig 43: Street trees on Bracondale

Again, this suggests that the area was not as heavily wooded as it is today.

There are many significant trees on private land throughout the conservation area. This is evident from the number of sites with Tree Preservation Orders attached to them. One of these is the impressive weeping beech at Carrow Abbey [fig 19]. With the mature and more newly planted street trees which line Bracondale, this major route into the city is a green route [fig 43].

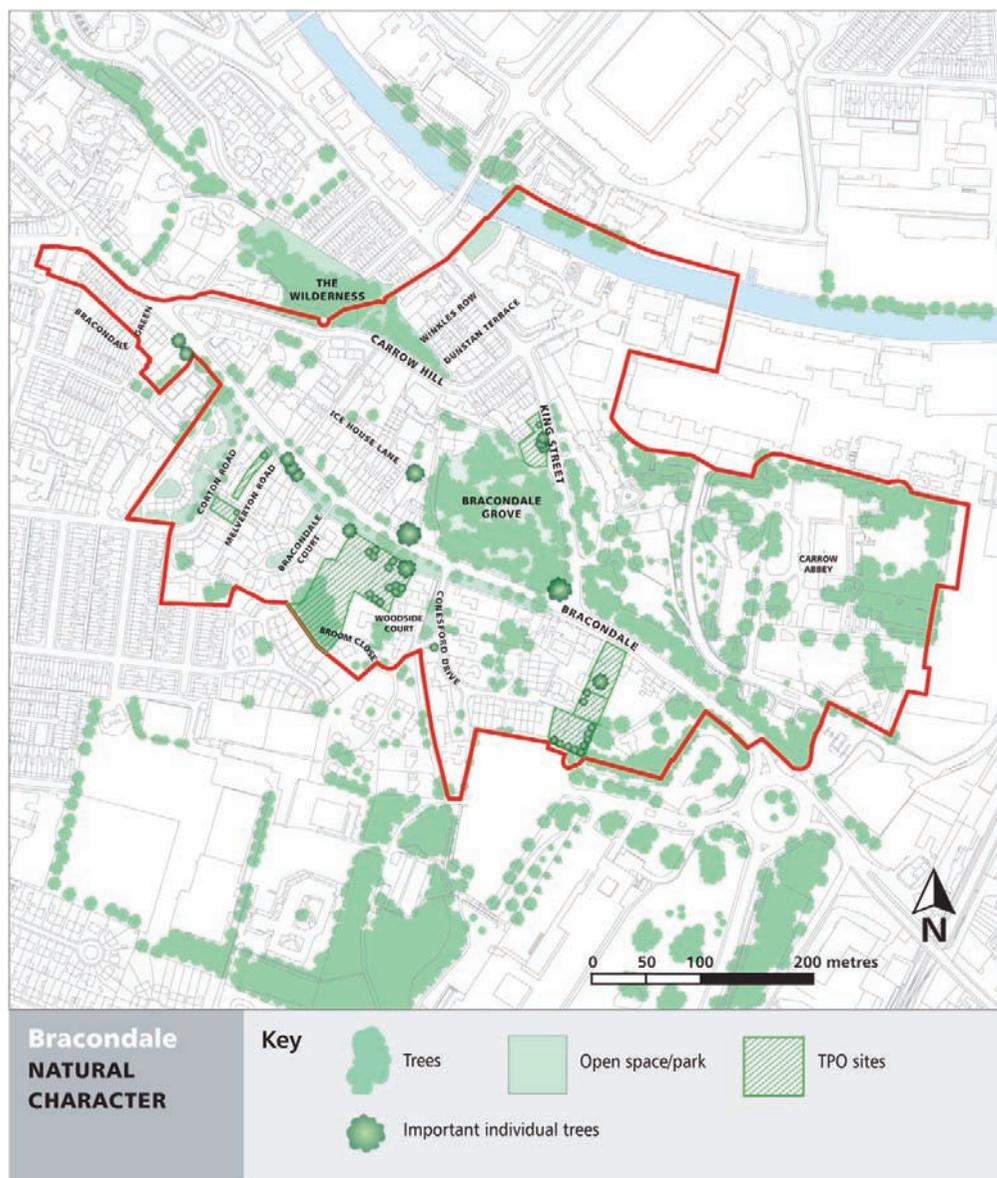
In terms of the street trees, the blue cedar tree on the corner of Bracondale and King Street is particularly significant and something of a local landmark [fig 44].



Fig 44: The blue cedar tree on the corner of Bracondale and King Street

Many of the 20th century developments off Bracondale, such as Bracondale Court and Conesford Drive respect the natural character of the area and are positioned around green spaces and trees. On King Street, there is an area designated within the *Local plan* as an urban green space, located between the Paper Mills Yard development and the city wall [fig 22]. This provides an attractive area for public use next to the river.

# 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 wherever possible. The following table highlights opportunities for management enhancement. Inclusion on the list is not a commitment by the council to undertake the work and further work will be required to establish feasibility. Each opportunity has been identified as a short, medium or long term goal, reflecting 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 whether

they give due consideration to preserving and enhancing the area when carrying out alterations. The list also identifies opportunities for private owners.

After five years the appraisal will be reviewed to see if the character and appearance of the area has been successfully enhanced, and any new opportunities will be assessed.

### (S) Short term

Straightforward enhancement or maintenance 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		Various	Deteriorating condition of cast iron street name signs	Retain and repair	S	Transportation
2		Bracondale	Narrow primrose yellow lines replaced with bright yellow standard width lines	Replace yellow lines with narrow yellow lines, as agreed for conservation areas	S	Highways and Transportation

## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
3		Junction of Bracondale and King Street	Proliferation of highways signs	Remove all unnecessary signage and consolidate necessary signage onto a single sign. Ensure this is in good state of repair	M	Transportation
4		Bracondale	Unattractive keep left sign on traffic island	Provide new more attractive sign that still ensures pedestrian safety	S	Highways and Transportation
5		Bracondale	Proliferation of highways signs, particularly parking control signs	Remove signs and poles where they could be better placed on existing poles or structures nearby	S	Transportation
6		The Wilderness, Carrow Hill	Litter problems. Overgrown vegetation, restricting access, obscuring views and potentially damaging the city wall	Ensure regular litter picks and suitable management regime for the woodland	S-M	Green spaces

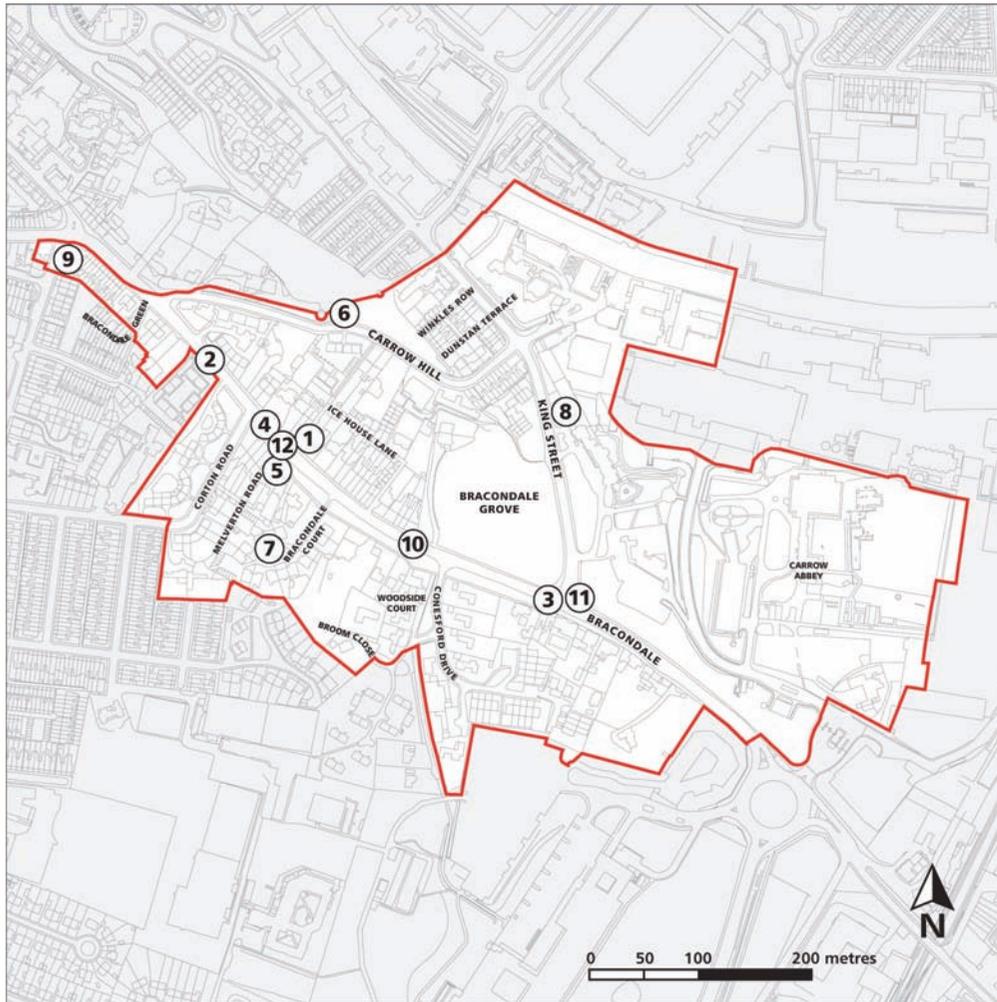
## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
7		Bracondale Court	Windows and doors being replaced in a style that is inappropriate and inconsistent with the style of the properties and therefore damaging the appearance of the conservation area	Ensure that planning permission is only granted for windows and doors in keeping with the original style. Attempt to work with owners of buildings which already have inappropriate windows to get them replaced	On-going	Owners and Planning
8		King Street (adjacent to Carrow House)	Unattractive and overgrown site	Bring forward suitable development of site or provide improved landscaping. Ensure site is well-maintained	M-L	Owner and Planning
9		1-1a City Road and 2a Bracondale	Unattractive building with lack of continuous street frontage on prominent corner site, with bins and parking on forecourt	Ensure any proposals for new development enhance the conservation area	M-L	Owner and Planning

## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
10		Various	Boundaries are generally defined by brick walls and/or railings	Historic boundary treatments should be retained where they exist. Where they have been lost or inappropriately replaced in the past, they should be reinstated	On-going	Site owners and Planning
11		Junction of Bracondale and King Street	Large and obtrusive traffic lights in front of listed buildings. Lights allow no pedestrian crossing time, which is needed due to lack of crossing points along this stretch of Bracondale	When traffic lights are next replaced ensure that they have a more simple design. Ensure light signals provide pedestrian crossing time	M	Highways
12		Verge outside 40-46 Bracondale	Parking on grass verge	Provide additional timber bollards or rail to prevent parking on verge	S-M	Highways

# MANAGEMENT AND ENHANCEMENT MAP



**Bracondale  
MANAGEMENT  
& ENHANCEMENT  
PROPOSALS**

**Key**

① to ⑫ Management and Enhancement sites (see text)

## ARTICLE 4 DIRECTIONS

In order to manage change in the conservation area sympathetically, article 4 directions will remove permitted development rights for certain type of alterations currently permitted for houses. The houses identified on the Article 4 Areas map will be covered by the directions.

The consistent and unified detailing of the buildings covered by the Article 4s is an inherent part of their significance and is easily eroded by relatively small changes, for example to windows and doors. Over time, these can harm the character and appearance of the buildings and the conservation area. It is therefore important that measures are taken to ensure that original features are retained where possible and that any proposed alterations do not harm the appearance of groups of houses.

Note: Flats and commercial properties already have these permitted development rights removed.

**There are two article 4 directions:**



### 19th century terraces

A strong and unifying characteristic of the Bracondale conservation area is the terraced housing, often dating from the early 19th century. The terraces have 'group value' in terms of sharing common architectural characteristics such as similar windows, chimney stacks etc.

The article 4 direction will remove permitted development rights for:

- The enlargement, improvement or alteration to a house where it fronts the highways (for example an extension such as a porch or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if that part of the building has not already been painted.
- The demolition of a chimney stack visible from a highway.
- The replacement of windows and doors on front elevations or side elevations where they front the highway.
- Altering the roof covering of a house where visible from the highway.
- Insertion of rooflights on to a roof slope where it is visible from the highway.

### 1960s – 70s houses in Conesford Drive and Churston Close

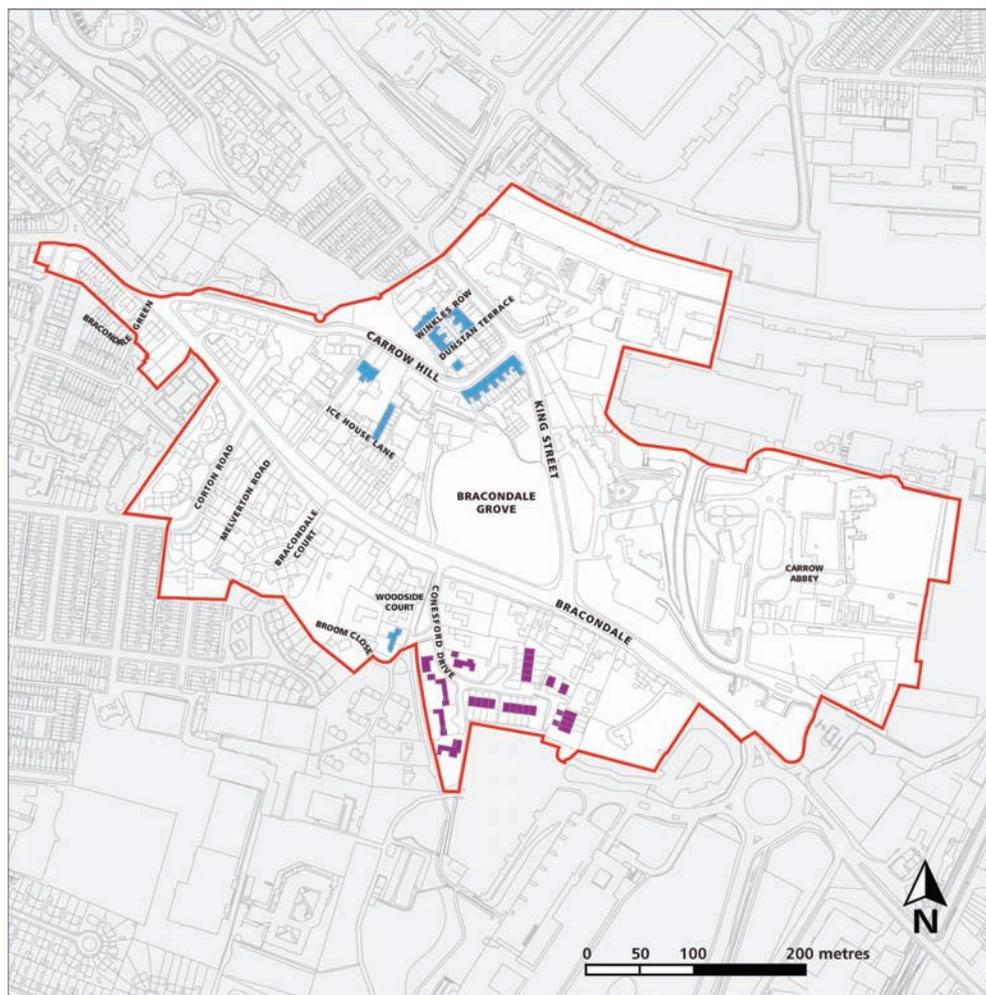
These architect-designed houses and terraces share a consistent palette of materials and have uniform architectural features that give this part of the conservation area its own character.

The article 4 direction will remove permitted development rights for:

- The enlargement, improvement or alteration to a house where it fronts the highway (for example an extension such as a porch or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if that part of the building has not already been painted.
- The replacement of windows and doors (including garage doors) on front elevations or side elevations where they front the highway.
- Altering the roof covering of a house where visible from the highway.
- Insertion of rooflights on to a roof slope where it is visible from the highway.

For further information please see [www.norwich.gov.uk/article4directions](http://www.norwich.gov.uk/article4directions).

## PROPOSED BRACONDALE ARTICLE 4 (2) DIRECTIONS MAP



### Bracondale Article 4 Areas

#### Key

-  Houses covered by Article 4 (19th century terraces)  
N.B. Commercial buildings and flats do not have permitted development rights
-  Houses covered by Article 4 (20th century terraces)  
N.B. Commercial buildings and flats do not have permitted development rights

## FURTHER READING

The following books have been used in the production of this appraisal and contain useful sources of information regarding the area:

Pevsner, Nikolaus and Wilson, Bill (1997) *The Buildings of England – Norfolk 1: Norwich and North-East*

Rawcliffe, Carole and Wilson, Richard (2004) *Medieval Norwich*

Barringer, Christopher (1984) *Norwich in the 19th Century*

## LISTED BUILDINGS

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

3-5 Bracondale	Grade II
7 Bracondale	Grade II
13 Bracondale (Bracondale School)	Grade II
17-19 Bracondale	Grade II
25-27 Bracondale	Grade II
29-29A Bracondale	Grade II
31 Bracondale	Grade II
33-35 Bracondale and attached garden wall to east of no. 35	Grade II

37-43 Bracondale (odd)	Grade II	2-4 Carrow Hill (Carrow Hill Hostel)	Grade II
45-47 Bracondale	Grade II	7 Carrow Hill (Peppers)	Grade II
51-57 Bracondale (odd)	Grade II	1, 1A and 1B Ice House Lane	Grade II
Carrow Abbey	Grade I	9-12 Ice House Lane (consec)	Grade II
40-46 Bracondale (even)	Grade II	Carrow House, King Street	Grade II
48-52 Bracondale (even)	Grade II	The conservatory at Carrow House	Grade II*
54 Bracondale (Manor House)	Grade II*	Carrow Works, Blocks 7, 7A, 8A and 8 and attached metal canopy	Grade II
South-east and south-west boundary wall to no. 54	Grade II	Carrow Works, Block 60	Grade II
58 Bracondale (Tower House)	Grade II	Carrow Works, Block 92	Grade II
Tower and adjoining retaining wall to rear of no. 58 Bracondale	Grade II*		
60 Bracondale	Grade II		
62-64 Bracondale	Grade II		
66A Bracondale	Grade II		
66 Bracondale	Grade II		
Forecourt wall, gates and railings to 66-66A Bracondale	Grade II		
68 Bracondale	Grade II		
Forecourt wall, gate and railings to 68 Bracondale	Grade II		
70 Bracondale	Grade II		
72, 72A and 72B Bracondale	Grade II		
80 Bracondale (Bracondale Cottage)	Grade II		

## LOCAL LIST

The following buildings in the conservation area are included on the local list for their architectural 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.

15 Bracondale
21 Bracondale
23 Bracondale
59-61 Bracondale
2-22 Bracondale (even)
34-34a Bracondale
Cricket Lodge and Garage, Bracondale
Woodside Cottages, Bracondale

74-76 Bracondale  
78 Bracondale  
The Lodge, Carrow Works  
Garage, Carrow Works  
Stable Cottages, Carrow Works  
1-29 Bracondale Court (consecutive)  
3-5 Carrow Hill  
Former school buildings, Carrow Hill  
9-29 Carrow Hill (odd)  
6 Carrow Hill  
Dunstan Cottages, off Carrow Hill  
2-8 Ice House Lane (consecutive)  
Hildersham, Ice House Lane  
274-280 King Street (even)  
282-290 King Street (even)  
6-10 Winkle's Row, King Street  
(consecutive)  
Carrow Works factory buildings –  
western building to east of city wall  
and building adjoining this to the left  
hand side.  
233-235 Queen's Road

#### **Additions to local list**

**1-29 Bracondale Court**  
1937. Group of two storey blocks of  
flats arranged around a green. Pitched  
roof with glazed green or black pantiles,  
white render and black Crittall-style  
windows. The first flats in the city, retaining  
their 1930s detailing. Group value.

#### **38-70 Corton Road (even), (Clyffe Cottages)**

1948. Residential development erected  
by Colman's for their former employees.  
16 flats in single storey almshouse-type  
dwellings arranged in symmetrical  
crescents to either side of a two-storey  
warden's house. Red brick, red tiles.  
Group value.

#### **The Shrubberies, 9 Corton Road**

Large two and three storey mid-late  
19th century red brick house with a  
slate roof, which appears to have been  
connected to a horticultural use (John  
Bell's Nursery). A significant number of  
large glass houses were positioned  
around the building in the 1880s.  
Prominent red brick boundary wall.

**A full list can be viewed at  
[www.norwich.gov.uk](http://www.norwich.gov.uk)**

## **SCHEDULED MONUMENTS**

Norwich city walls.  
Carrow Abbey (ruined portions).

## **REFERENCES**

- <sup>1</sup> *Sales particulars for a Freehold Estate comprising a capital Dwelling House with pleasure garden, stables, coach house and offices, pleasantly situated on Bracondale Hill, 1836* (NRO, SPR 332)
- <sup>2</sup> Stacey, J, 1831, *A Topographical and Historical Account of the City of Norwich*, p63
- <sup>3</sup> *Norwich Improvement: Book of Reference*, November 1878 (NRO, C/Scf 1/641)
- <sup>4</sup> Hankinson, Sophia, *Philip Meadows Martineau, Humphrey Repton and Bracondale Lodge, in The Annual Bulletin of the Norfolk Archaeological and Historical Research Group*, no. 9, 2000, pp27-33
- <sup>5</sup> Stacey, J, 1831, *A Topographical and Historical Account of the City of Norwich*, p92
- <sup>6</sup> Muthesius, Stefan, *19th Century Norwich Houses in Barringer, Christopher, 1984, Norwich in the 19th Century*
- <sup>7</sup> Taigel, Anthea, October 1997, *Norfolk Gardens Trust: Town Gardens Survey – Norwich*, p41
- <sup>8</sup> *Sales particulars for a modern and substantial built Freehold Family Residence...on Bracondale Hill, 1838* (Norfolk Record Office, SPE 73, 315X5)







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