



NORWICH
City Council



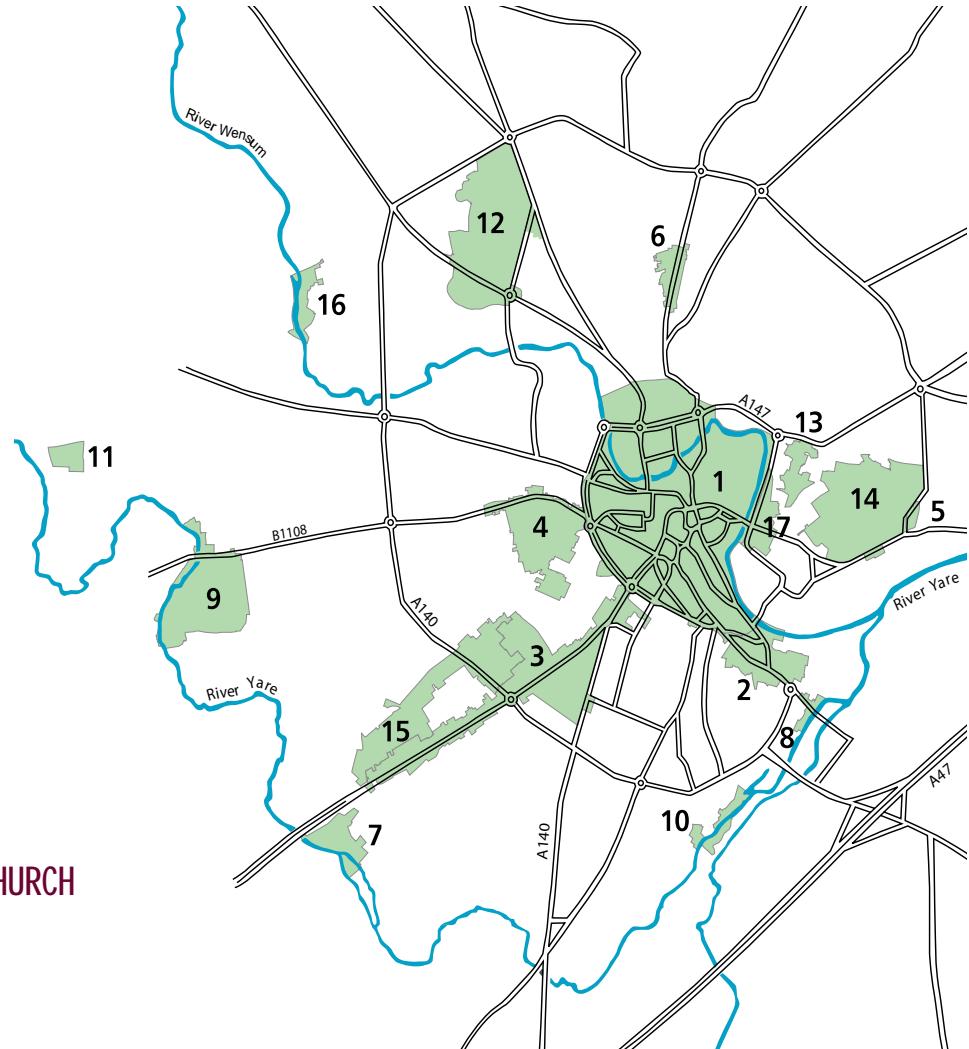
BOWTHORPE CONSERVATION AREA APPRAISAL

NUMBER 11

OCTOBER 2013

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



Bowthorpe Hall by Aaron Kelly

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 was approved by the city council's cabinet on 9 October 2013. 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.

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).

Policies in the site allocations and development management policies plans will replace the policies of the 2004 local plan once adopted – this is expected mid 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 Tolye 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



Bowthorpe CONSERVATION AREA

- Key**
- (A) Curtilage of Bowthorpe Hall
 - (B) Core settlement buildings
 - (C) Landscape setting of Bowthorpe Hall

Addition to the conservation area

Deletion to the conservation area

HISTORIC DEVELOPMENT

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.

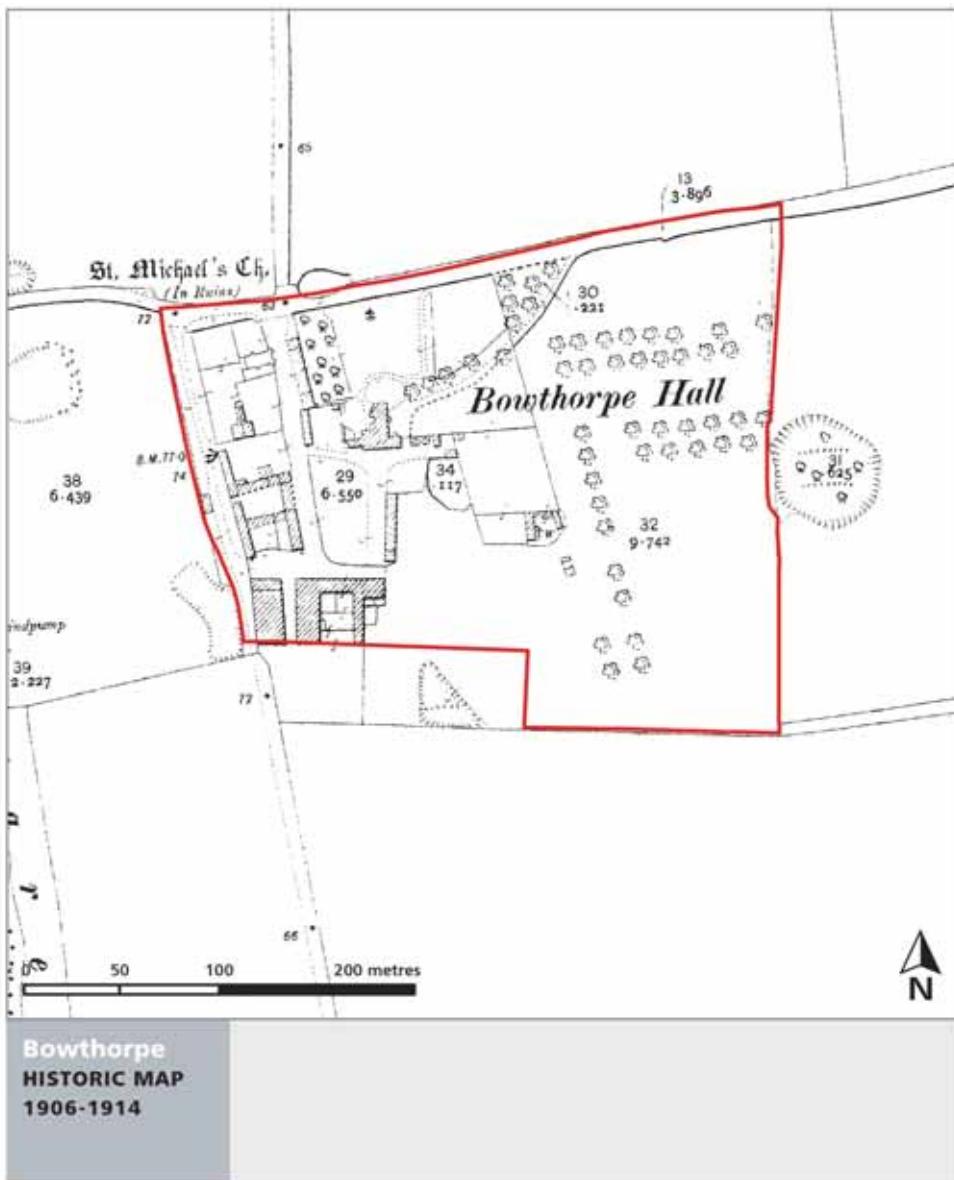
Although the reformation caused considerable change, many 'noble' land owning Catholic families remained rich and powerful. In order to keep their version of the Christian faith, practising Catholics often worshiped in secret to avoid the attention and disapproval of the reigning monarchs. Bowthorpe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

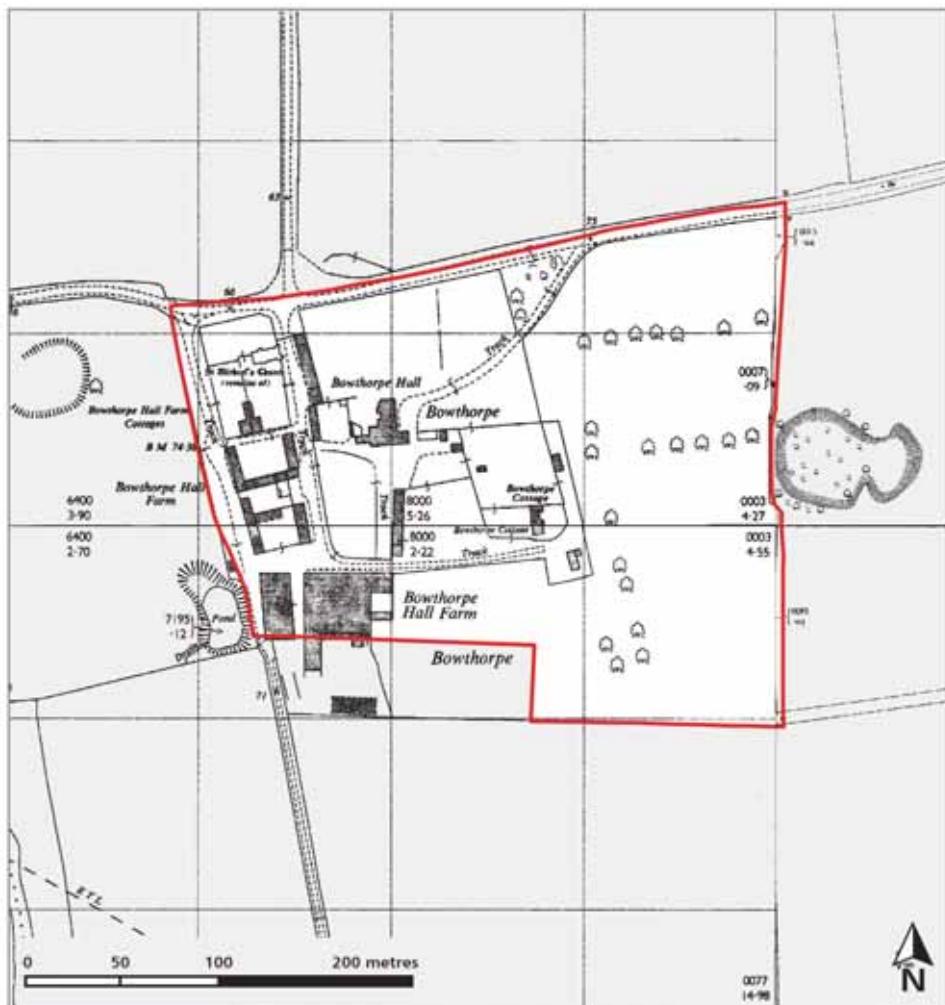
In 1635 Mathew Wren, a notorious High Churchman (ie someone who promoted a more traditional and conservative liturgy) became the Bishop of Norwich. (Wren was the uncle of the famous architect Christopher Wren.) Wren was associated with Laudianism – an early

O.S. MAP 1906-1914 BOWTHORPE HISTORIC MAP



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O.S. MAP 1955-66 BOWTHORPE HISTORIC MAP



**Bowthorpe
HISTORIC MAP
1955-1966**

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HISTORIC DEVELOPMENT

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



*19th 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.



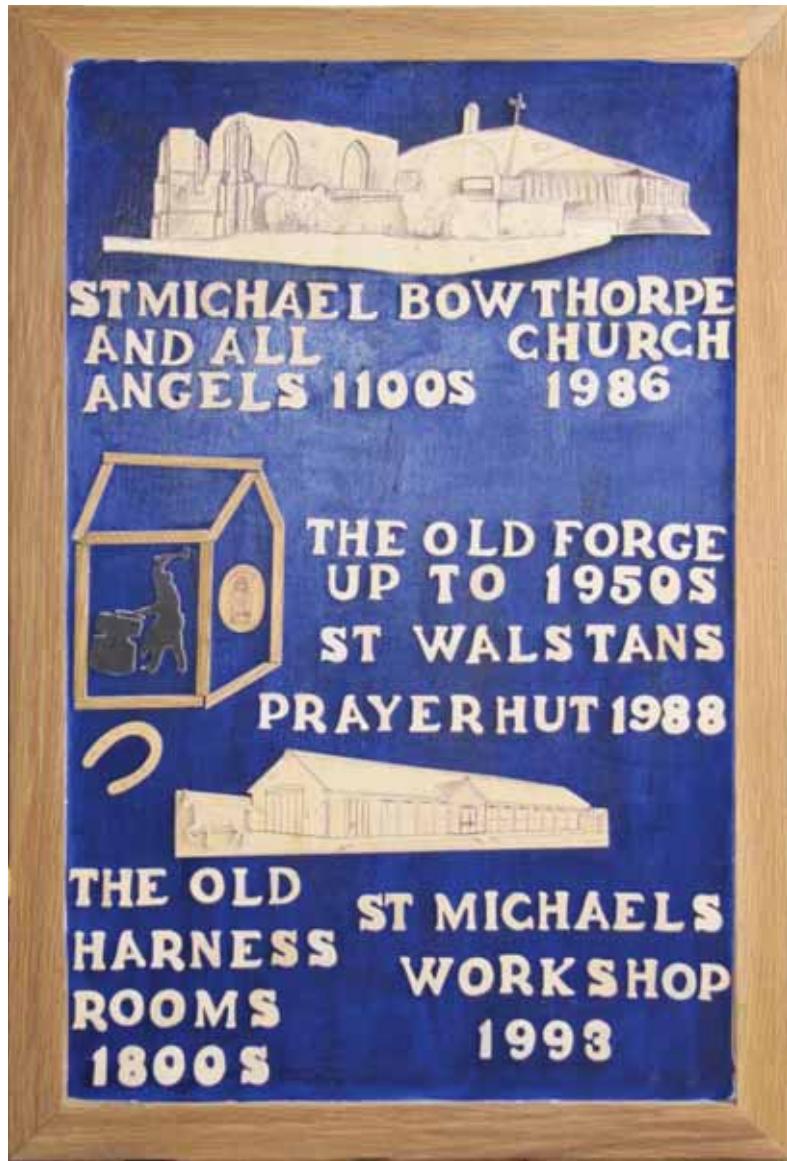
*Chris Davis calling a folk dance in church gardens
by Sally Simpson*

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 McEwan.

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

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 particular 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



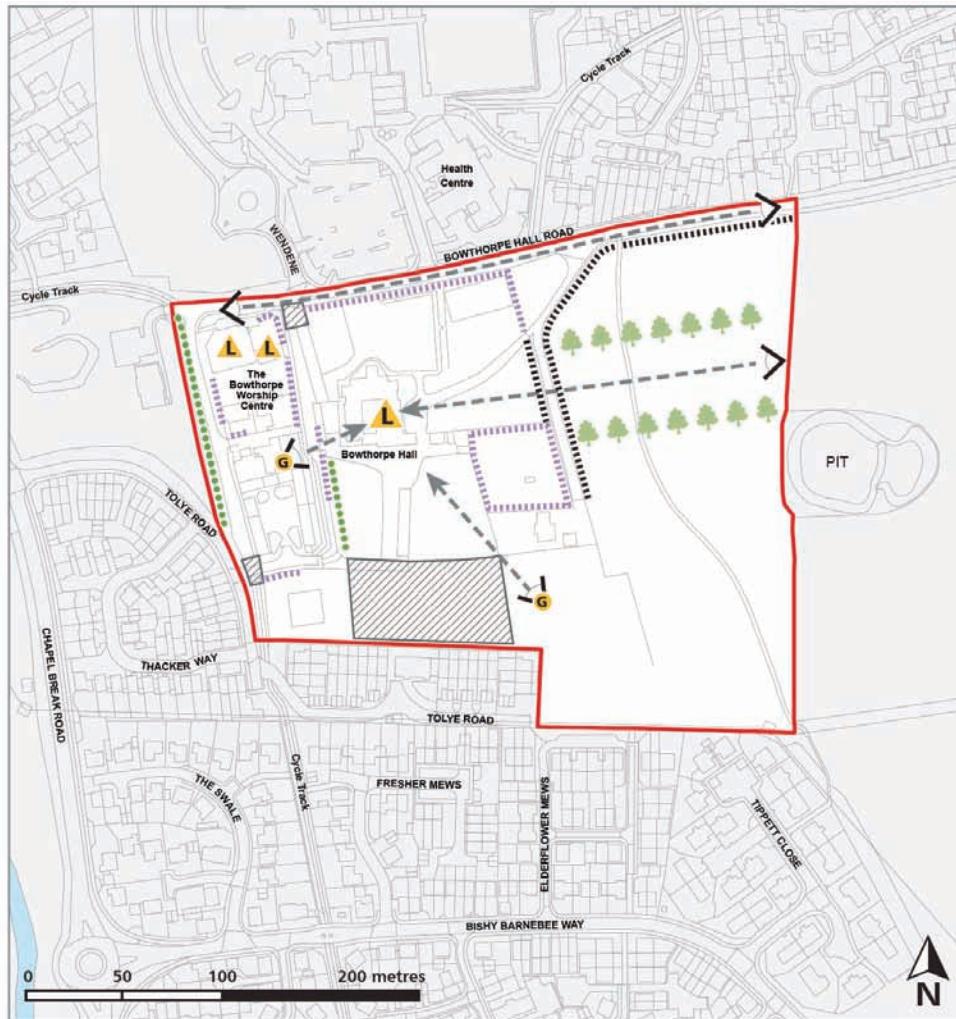
**Bowthorpe
NATURAL
TOPOGRAPHY**

Key

>30 metres
25-30 metres
20-25 metres
15-20 metres
10-15 metres
05-10 metres
<5 metres

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URBAN DESIGN AND STREETSCAPE MAP



Bowthorpe URBAN DESIGN & STREETSCAPE

- Key**
- Railings
 - Important/historic boundary walls
 - Hedgerow
 - Area for enhancement
 - Landmark
 - Planted vista
 - Views
 - Glimpsed views

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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 Ladbroke 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 NMAS 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.

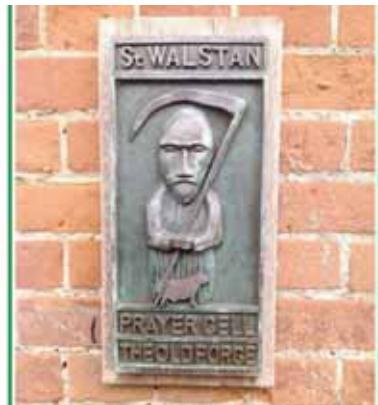
ARCHITECTURE



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



St Michael and All Angels preserved as a ruin



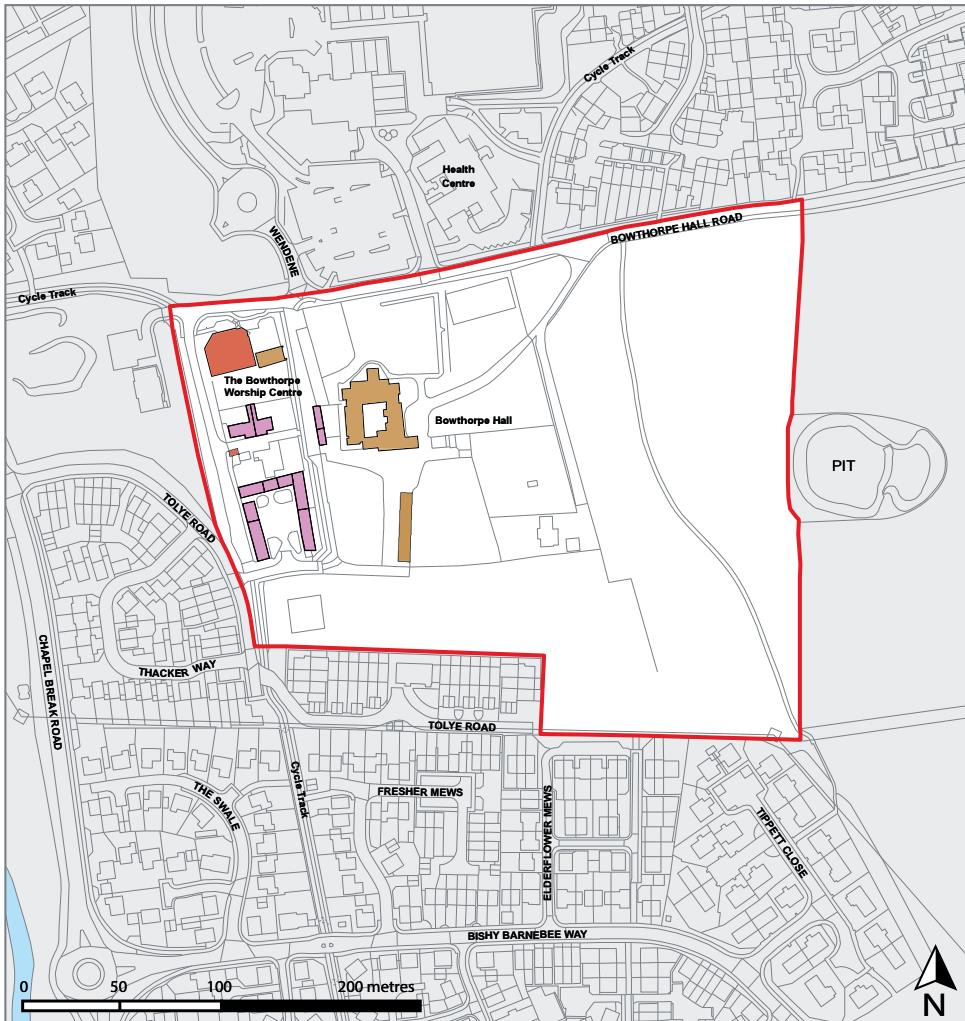
Created by Oliver Creed in the Bowthorpe Craft workshop

"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



Bowthorpe
HISTORIC
BUILDINGS

- Key
- Locally listed buildings
 - Additions to local list
 - Listed buildings

NATURAL CHARACTER

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'.

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,



View of Bowthorpe Hall from the east across parkland

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



Bowthorpe Community Garden by Jill Wragg



Missing tree in vista to east of hall

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.

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



Bowthorpe in Winter by Mark Elvin



Bowthorpe in Summer by Mark Elvin

NATURAL CHARACTER MAP



**Bowthorpe
NATURAL
CHARACTER**

Key



Urban
Green space



Trees
& hedgerows



TPO sites

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

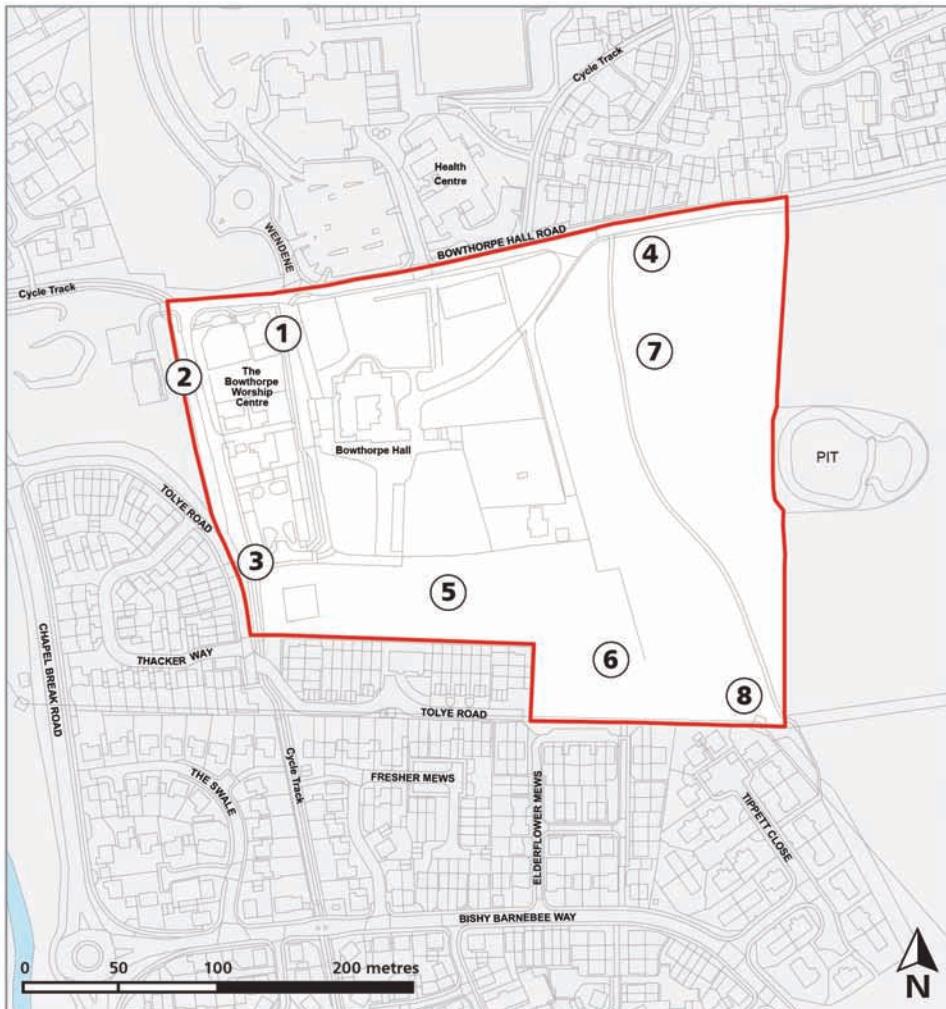
MANAGEMENT AND ENHANCEMENT

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



**Bowthorpe
MANAGEMENT
& ENHANCEMENT
PROPOSALS**

Key ① to ⑧ Management and Enhancement sites (see text)

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

CONTACT DETAILS
PLANNING SERVICES
CITY HALL
NORWICH NR2 1NH
T: 0344 980 3333

**IF YOU NEED THIS APPRAISAL IN ANOTHER FORMAT OR LANGUAGE
PLEASE PHONE 0344 980 3333, FAX 01603 213000 OR EMAIL INFO@NORWICH.GOV.UK**