



**NORWICH**  
City Council



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# OLD LAKENHAM CONSERVATION AREA APPRAISAL

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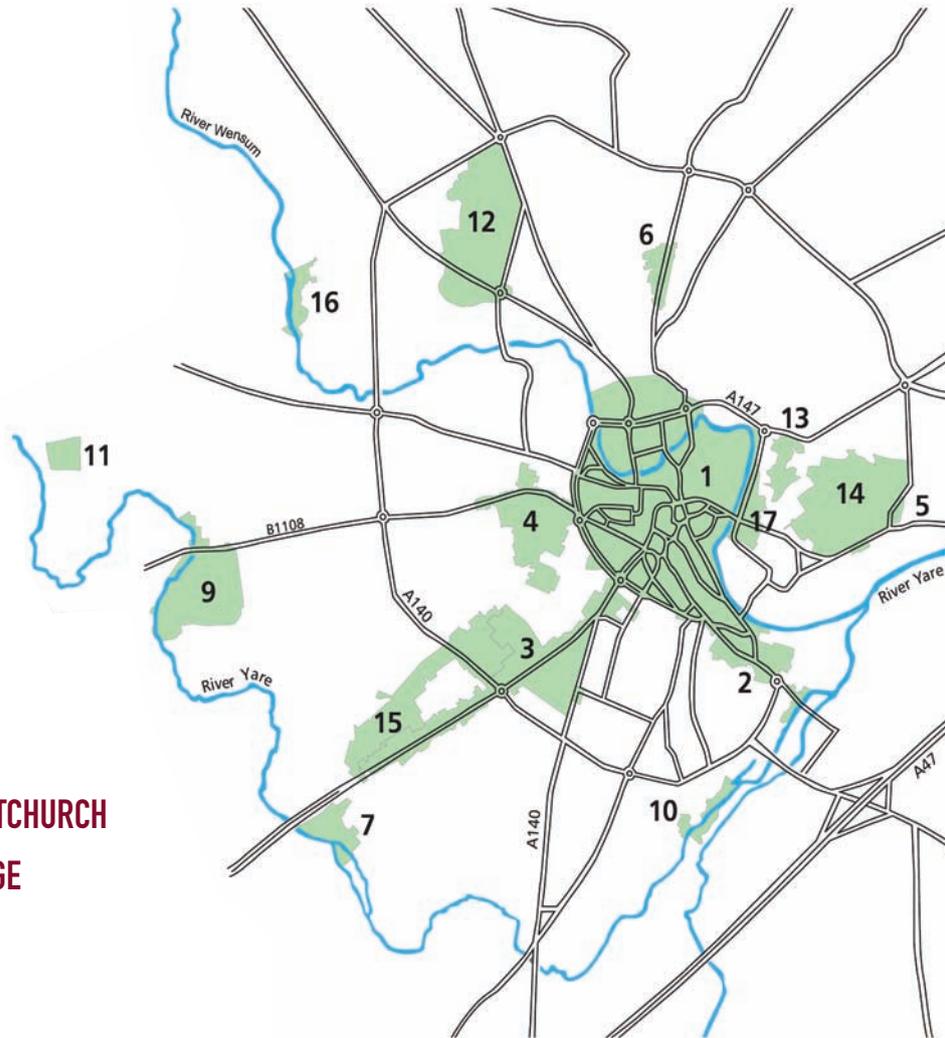
NUMBER 10

MARCH 2008

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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. EARLHAM
9. OLD LAKENHAM
10. BOWTHORPE
11. MILE CROSS
12. THORPE HAMLET
13. THORPE RIDGE
14. UNTHANK & CHRISTCHURCH
15. HELLESDON VILLAGE
16. ST MATTHEW'S



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# INTRODUCTION

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Old Lakenham was designated a conservation area on 5 February 1980. The boundary was subsequently extended on 18 September 2003 to include the camping grounds (site of the former swimming pool) and to omit the new house at 64 Sandy Lane. The area covers 3.9 ha (9.7 Acres).

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

The appraisal was subject to public consultation in February 2008, and was approved by the city council's executive on 19 March 2008. It should be read in conjunction with the city of Norwich Local Plan 2004 (in particular Chapter 3 'Heritage and the Built Environment'), detailed guidance and site specific development briefs.

**The historic settlement, located at a bridging point over the Rivers**

**Yare and Tas, was historically small and dispersed. Suburban expansion of Norwich has significantly altered the setting of the settlement, surrounding the area to the north and leading to a significant amount of infill development. Despite this, the rivers still provide an important landscaped backdrop, particularly in the area around the two bridges where the relationship between the river and historic buildings has been maintained.**

The conservation area can be divided into three sub areas, as indicated on the adjacent map. The character of each area is described in more detail in the following sections, followed by a programme of management and enhancement proposals on p20.

To the southeast lie two railway cottages within the neighbouring district of South Norfolk. For more information on this area please contact South Norfolk District Council.

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

# CONSERVATION AREA MAP

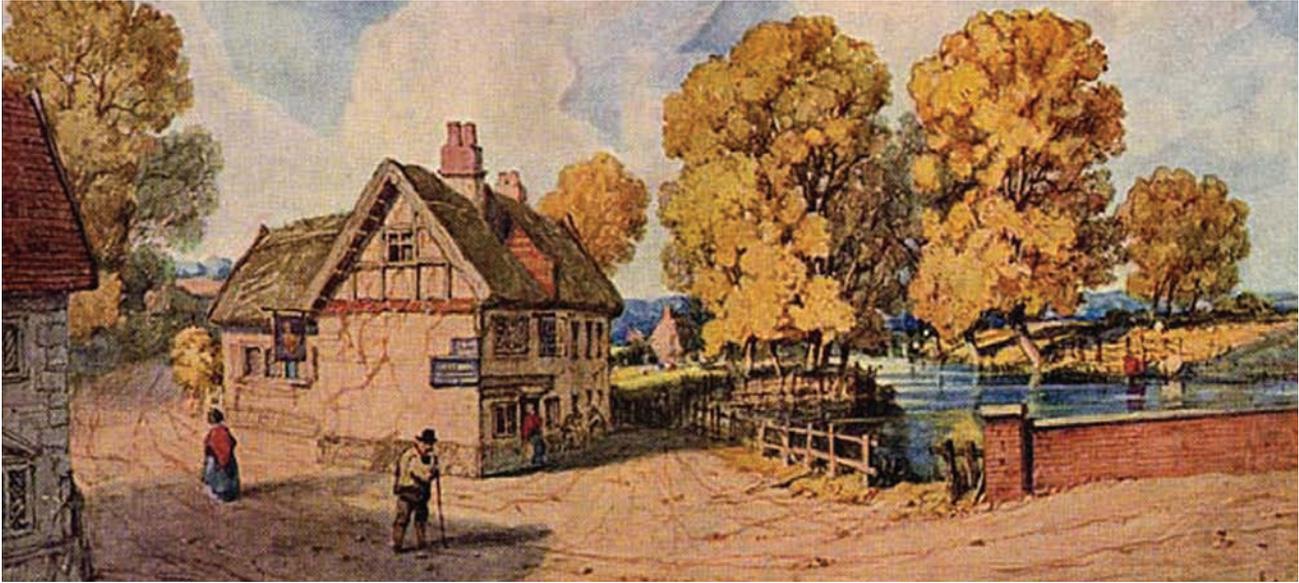


**Old Lakenham  
CONSERVATION  
AREA**

- Key**
- A** Historic village core
  - B** River & wet meadows
  - C** Church

## HISTORIC DEVELOPMENT

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*The Cock Inn early 19th century*

The Parish of Lakenham is today associated with large housing estates, however the original hamlet to the south has a rich history dating back many years. As an idyllic rural retreat close to the river it was a favoured destination for day excursions from the city during the 18th and 19th centuries when there were a number of 'spring gardens'. During the late 19th century the settlement was also well known for its large working mill, and more recently during the 20th century for its open air swimming pool.

The hamlet was first mentioned in the Domesday Book and was held by the Crown under Will de Noiers Stewart until Henry I gave the land to Bishop Herbert and the Priory and Convent of Norwich (later to become the Dean

and Chapter) under which it remained until the dissolution of 1538.

The oldest building in the settlement is St John and All Saints Church. The church has long been a historic

landmark although its relative isolation has in the past led to problems - during the 18th century it was a well known haunt of grave robbers.

## HISTORIC DEVELOPMENT



*Lakenham scene late 19th century*  
© Norfolk County Council

The O.S. Map of 1886 shows that Lakenham remained relatively undeveloped throughout the 19th century and for many years the mill would have dominated the appearance of the village.

The mill is first referenced in Pigot's directory of 1830 as occupied by Robert Hawkes & Co, wool spinners. In 1836 White's Directory lists the occupiers as the Lakenham Yarn Company under the management of Dodshon Blake of Magdalen Street, who was also at the time running the Norwich Yarn Co in Fishergate Street. The 1840 tithe map shows Edward and Robert Wiffin Blake (the sons of Dodshon Blake?) as the owners. They were using the mill to spin mohair and worsted yarns. By 1845 steam



*The mill after the fire of 1908*  
© Norfolk County Council

powered looms were installed and the mill was employing 100 males and 200 females. In 1866-7 the mill was taken over by Joseph Park & Sons of St James Mill. At this time the mill was considerably rebuilt and enlarged with a new boilerhouse, steam engine and chimney to supplement the water mill, new workers cottages, the re-alignment of the River Yare and the Tas, and the enlargement of the mill pond. However, the decline in the wool trade and yarn production meant that the mill was last listed for this use in 1890.

By 1892 Henry Hollidge was using the mill to crush grain, probably for animal feed. This era ended when the mill was destroyed in a fire on 31 March 1908.



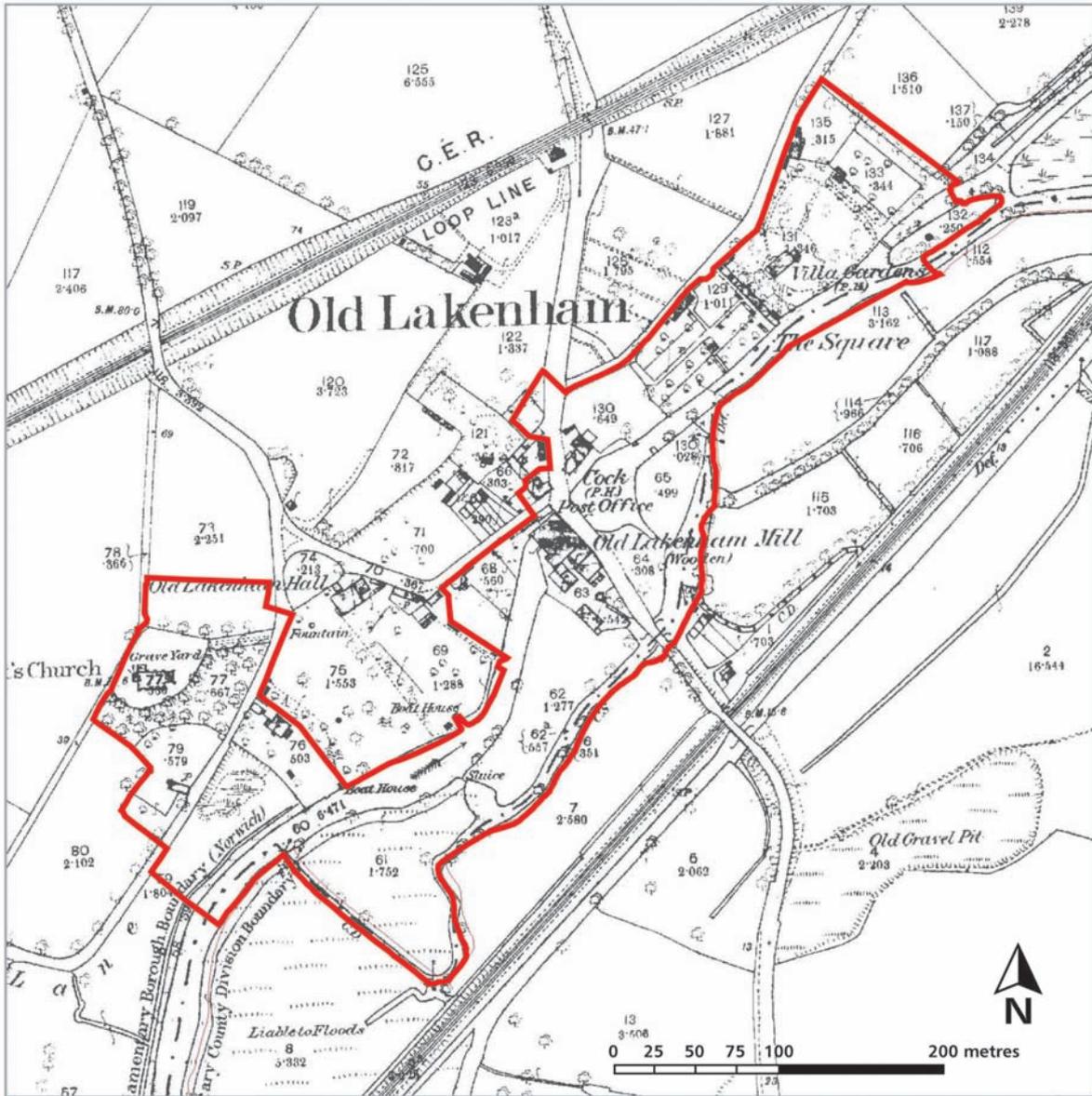
*The Cock Inn after the fire of 1908*  
© Norfolk County Council

After the fire the chimney stack of the boiler house was dismantled, the three storey bulding to the south had one storey removed, and a new, smaller mill was built by the insurance company.

**Also ruined in the fire was the neighbouring Cock Inn which was subsequently rebuilt in a similar style, although reduced in size.**

By 1911 the mill had been taken over by William Moyes who continued with the grist trade until 1914. In 1915 W.T. Jordan lived in the mill house and used the leased mill as a toy workshop until 1937. He sold his toys in his own shop, which was the previous factory, at 5 Golden Ball Street (later demolished to make way for road widening, also in 1937). The

# O.S. MAP 1880 - 1889 OLD LAKENHAM HISTORIC MAP





## HISTORIC DEVELOPMENT



*Villa Gardens, Martineau Lane*  
© George Plunkett

sawmill continued in use to supply timber for river bank protection until 1947 when the mill was bought as part of the Trafford Estate by the Norwich Corporation.

Two other important buildings now demolished were an old 17th century house along Martineau Lane, called Villa Gardens, and Old Lakenham Hall off Sandy Lane. Both buildings had associations with Lakenham's history as a destination for day excursions from the city.

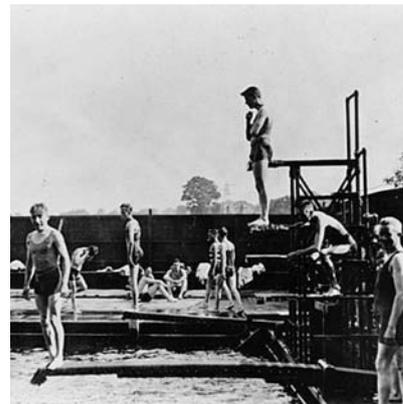
Villa Gardens had a datestone of 1638 and was a similar building in terms of architectural style to the Old Post



*Lakenham Old Hall*  
© Norfolk County Council

Office which survives on Mansfield Lane. The house was used as a public house between 1867 and 1895. During an air raid on 17th May 1941 the building was badly damaged, but it was not demolished until the 1950's. The Old Hall was situated on the site of Old Lakenham Hall Drive. It was once known as Kensington Gardens. During the mid to late 20th century the Hall became the County Training Headquarters of the Scouts before being demolished in 1971. The hall and grounds were subsequently developed.

The mill was also used to pump water into the open air swimming which was opened in 1908.



*The swimming pool*  
© Norfolk County Council

The swimming pool was 80 yards long, and constructed with a concrete bottom and sides, so that the river (and the fish!) continued to pass through it. Changing rooms were added in the 1930's, and during the 1950's the pool was modernised with a chlorination and filtration plant. The pool remained open until October 1992 when it was forced to close due to a bill for £100,000 for necessary repairs. All traces of the pool were removed in the following year and the area is now part of the campsite.

## URBAN DESIGN AND STREETSCAPE

Old Lakenham lies to the south of a swathe of late 20th century housing estates and the contrasting informal layout of the village and verdant green landscape of the river valley become immediately apparent when approaching the conservation area.

The historic core of the village clusters around the crossroads where the former mill, the Cock Inn and the Old Post Office are all located. This forms sub area A. This scene has remained relatively unchanged since the fire of 1908. The lanes have a sense of enclosure with buildings and high boundary walls abutting the street, in contrast to the more open frontage of the new housing on the north side of Mansfield Road.



*Village core*

The crossroads would once have been an informal pedestrian area lightly trafficked, but they are now part of a cut through route to the south. The road alignment and markings have been designed to ease the flow of traffic rather than pedestrians, and this is to the detriment of the village's character. The junction has recently (2007) been remodelled with a mini roundabout, and it is hoped this will reduce some of the traffic problems.

To the east and south of the crossroads the settlement has historically maintained a very close relationship with the river. It is important that the scenic views of the river from the bridges and the open space between them, as well as the relationship between the river and the Cock Inn, are preserved and well maintained.



*Views of river*

The area which lies to the east of the two bridges combines with the land to the south of Martineau Lane to form sub area B. This area is characterised by the river and wet meadows which form a 'backdrop' to the settlement where further sprawl of modern development has been prevented. However, in contrast to the views from the bridge, the river remains relatively inaccessible, and it does not feature in any views from either Mansfield Lane or Sandy Lane.

## URBAN DESIGN AND STREETSCAPE

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*Vegetation dominates Sandy Lane*

The church is some distance from the village core, situated on a hill above the river valley. The area forms sub area C and is characterised by detached buildings set within verdant landscaping and a long high wall to the south along Sandy Lane. The character of this area is dominated by landscaping with buildings largely hidden within street views.



*Views of the church from the West.*

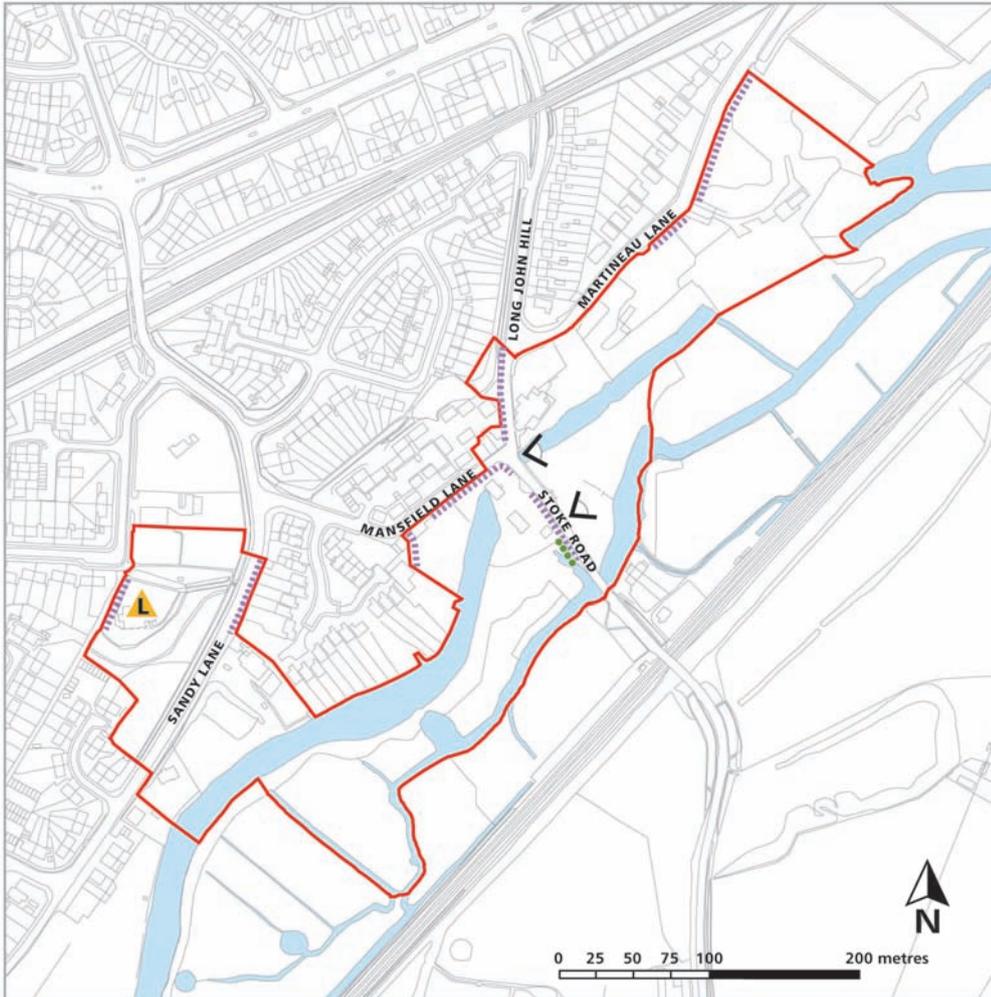
The church, although an important historic focal point and local landmark, is obscured in views from Sandy Lane by the dense vegetation that surrounds it. The church has now in effect been re-orientated to serve the new suburban communities to the west where it has become a more recognised landmark for the local area.



*Former wall to Villa Gardens*

There are a number of important historic boundary walls in the settlement. The red brick wall which borders the south of Sandy Lane was the former wall of the Old Lakenham Hall, whereas the flint and brick wall along Martineau Lane formed the boundary to a house known as Villa Gardens.

# URBAN DESIGN & STREETScape MAP



**Old Lakenham**  
**URBAN DESIGN**  
**& STREETScape**

- Key**
- Historic walls and railings
  - Hedgerow
  - Views
  - Landmark

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## ARCHITECTURE



*Far left:  
St John & All Saints Church*

*Left  
The Old Post Office, 161 Mansfield Lane*

Although the church dates from the 13th century there is surprisingly only one other surviving historic building that dates from before 1700. Many of the buildings within the village core have either been demolished or reconstructed following the fire of 1908.

The oldest parts of the church (1) date from the 13th century, however the tower dates from the 15th century, the north porch dates from 1824, the south aisle was rebuilt in 1825, and the chancel was constructed circa 1864 by J. Brown. The bulk of the church is constructed of flint, whereas the chancel is of brick construction and now rendered with a hard cement render. The lychgate was built as a memorial to those who died in World War II.

**The only other buildings to survive from before 1800 are, from the 17th century, the Old Post Office (161 Mansfield Lane) (2), and from the 18th century, 'The Lodge' on Sandy's Lane (3).**

The Old Post Office is constructed of flint and brick rubble with red brick dressings and pantiled roof. Early 20th century photos show that the building was formerly thatched and rendered. The windows are 20th century casements, but the greater width of the window surrounds indicates that

they were designed for wider 17th century windows with mullions. An interesting feature is the moulded brick pediments above the windows. The same characteristics were found in Villa Gardens, now demolished (see historic development section). It is unfortunate that the rooflight is on the steep front pitch, detracting from the appearance of the building.

The Lodge is red brick but painted, with a pantile roof and two brick end chimneys. The top floor retains the original iron framed casement

# ARCHITECTURE



*The mill*

windows, whereas the ground floor was extended in the late 19th century with white brick, sash windows and a new porch. Facing on to Sandy Lane is the converted coachhouse of The Lodge (4) with an interesting crow stepped gabled detail.

**Although the mill has a long history, the present mill buildings and the Cock Inn were rebuilt and the granary remodelled following the fires of 1908.**

The Mill House (5) along Mansfield Lane survived the fire and dates from the early 19th century. It is constructed of flint rubble with red brick dressings and a pantilled roof with a central brick chimney stack. Windows on the street are earlier 19th century sashes



*The Cock*

with smaller pane windows. The left and right gables have been rebuilt in red brick during the 20th century.

The old mill buildings (6) and (7) are both red brick, now whitewashed, with hipped slate roofs and simple casement windows. The mill to the right has a two storey timber clad hoist, whereas the mill building to the left has lucams.

The Cock (8) was also rebuilt following the fire of 1908, based on the original cottage design. 19th century photographs show the building elongated and rendered, however the present building has flint facing at ground floor with exposed timber framing around casement windows at first floor level.

*Pics over leaf:*

1. Weatherboard lucam  
former mill (The Old Granary)

2. Former window surround  
The Old Post Office

3. Gargoyle water spout  
St John & All Saints Church

4. Pub sign  
The Cock Inn

5. Date Stone  
St John & All Saints Church

6. Street Name and flint walling  
The Old Post Office

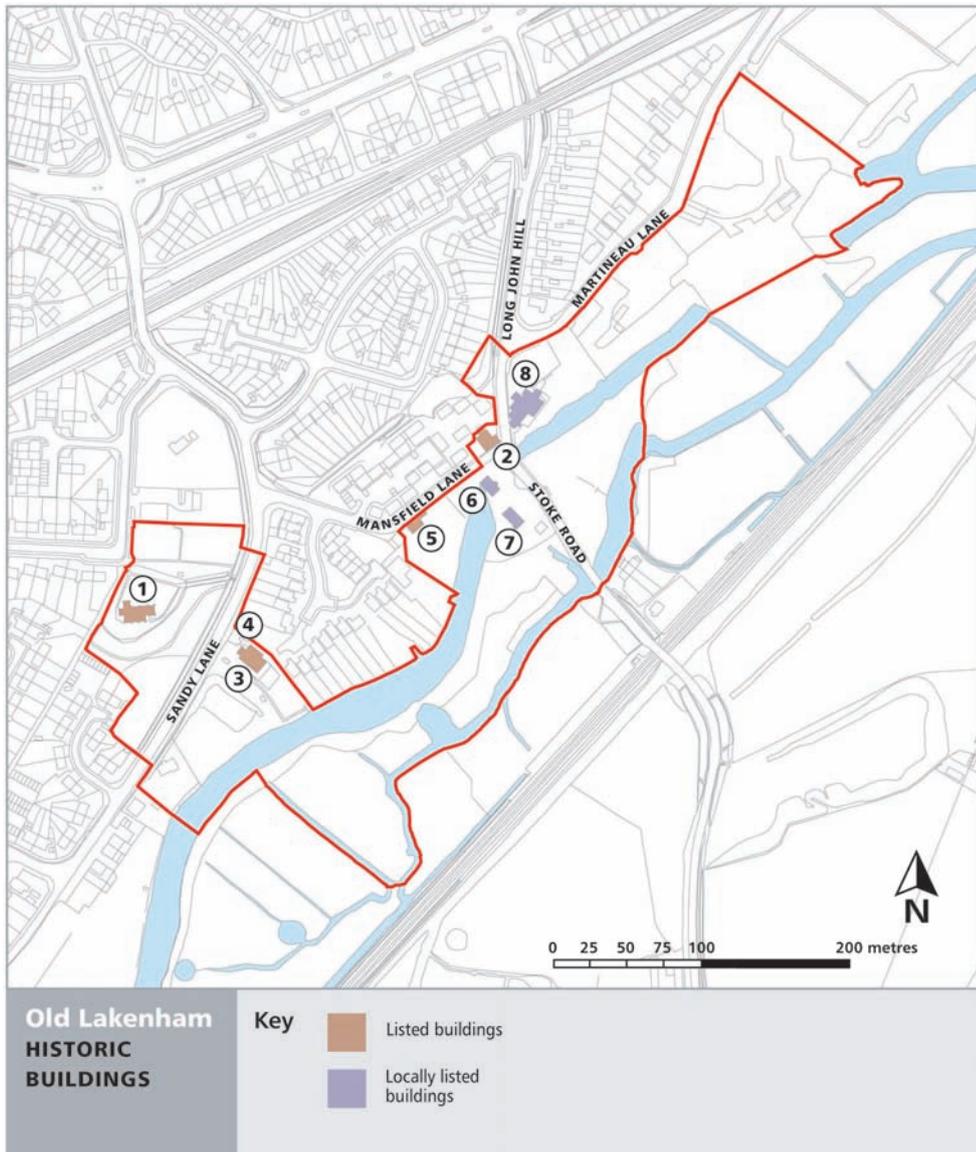
7. Memorial lychgate 1939-45  
St John & All Saints Church

8. Churchyard Memorial  
St John & All Saints Church

9. 19th sash window  
The Mill House



# HISTORIC BUILDINGS MAP



## NATURAL CHARACTER

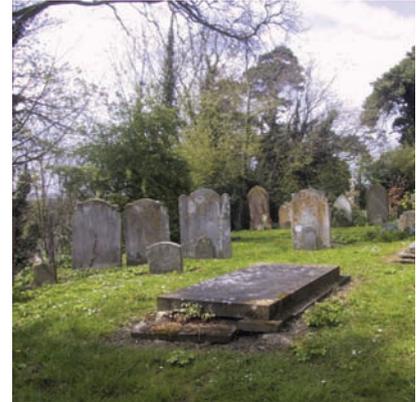
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*Looking East from the north bridge*



*The river adjacent to The Cock Inn*



*The churchyard of St John & All Saints*

The rivers and wet meadows make an important contribution to the character and appearance of the conservation area and provide an important natural habitat for wildlife.

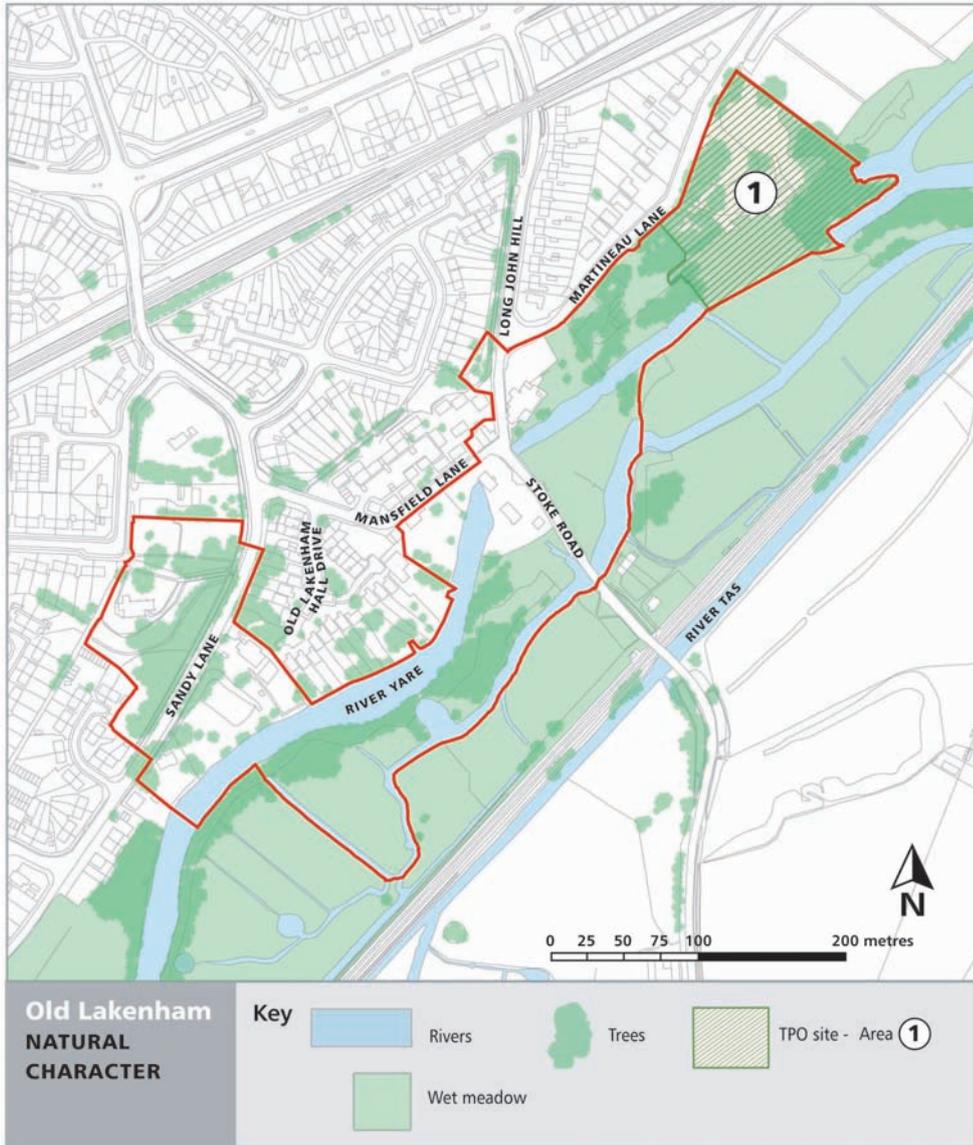
The rivers are most visible from the bridges and the publicly accessible small field which lies in between them. This section of the river has provided an important recreational resource for centuries and it is important that the river banks and the open spaces are preserved and well maintained.

Also fronting onto the river is the rear of the Cock Inn. The Cock Inn and the adjacent piece of land provide an important recreational resource.

To the east of the conservation area there are important private open spaces which include a Tree Preservation Order area. The city council owned campsite was the former grounds of Villa Gardens and also the former swimming pool which has since been grassed over.

To the west of the conservation area the churchyard lies on the brow of the hill above a steep embankment surrounded by thick vegetation. The graveyard is a pleasing mixture of lawned areas and more natural areas of managed decay. The area at the bottom is known as Sandy Lane Wood.

# NATURAL CHARACTER MAP



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## MANAGEMENT AND ENHANCEMENT

The city council has a duty to enhance the character and appearance of the conservation area where possible. The following table highlights opportunities to improve the management of the conservation 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 due consideration to preserving and enhancing the conservation area when carrying out alterations to their properties. 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		Junction of Long John Hill/Mansfield Lane/Stoke Road.	There is a problem of speeding traffic. Footpaths have been recently widened and a mini roundabout installed.	Consider further measures such as 20 mph speed restriction, speed tables and softer 'surface treatment' once the impact of the mini roundabout has been evaluated.	L	Highways.

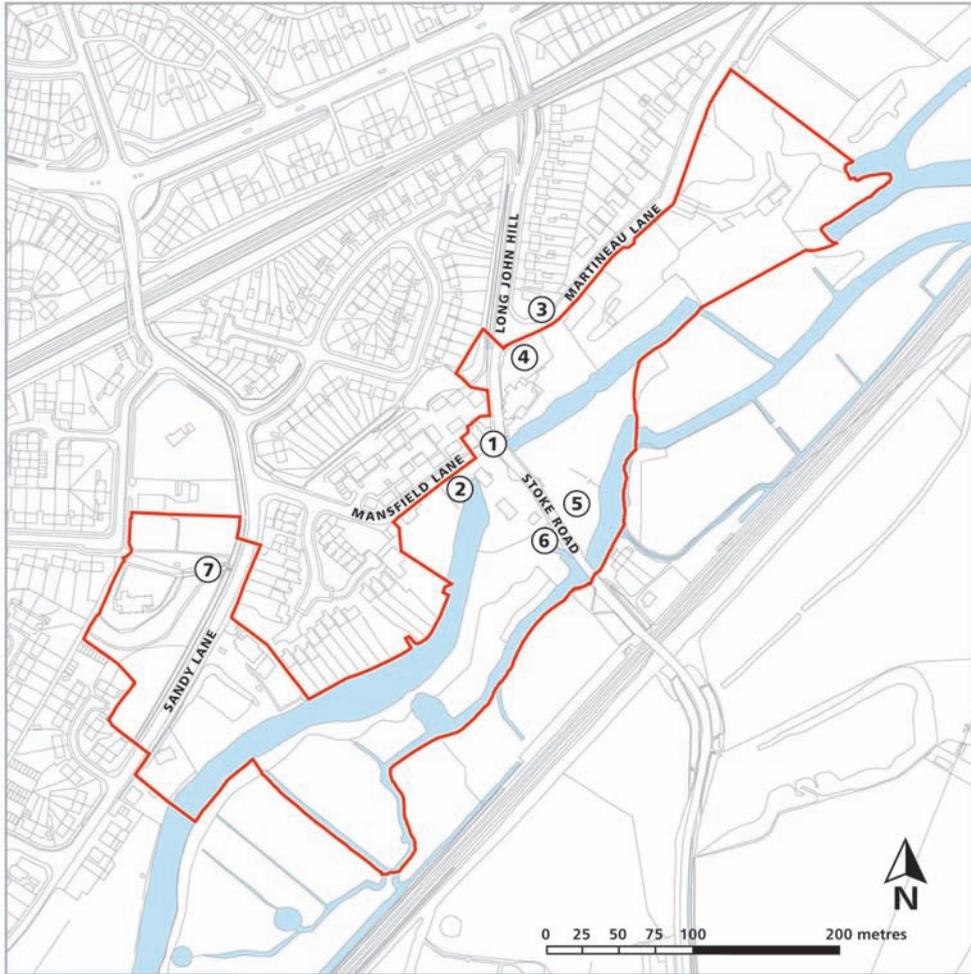
## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
2		Martineau Lane and Mansfield Lane.	Deteriorating boundary walls in need of repair.	Replace spalled brickwork with sympathetic bricks.	S-L	Owners and occupiers.
3		Martineau Lane.	Refuse bins appear in unsightly location.	Consider installing bin compounds or more attractive bins.	M	CityCare/Norwich City Council.
4		Car Park of The Cock Martineau Lane.	Boundary treatment looks tatty and the car park appears as a vacuous space dominating the streetscene.	Improve the appearance of the boundary to enclose car park and provide street frontage, for example planting.	M-L	Owner and/or occupier.
5		Open space east of Stoke Road.	Bin and kerbside of street appear tatty.	Consider way of enhancing appearance – more rural appearing bin and appropriate treatment.	M-L	Norfolk County Council, Norwich City Council (Transportation & Landscape Design).

## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
6		Wall west of Stoke Road.	Wall is obscured by overgrowth of vegetation.	Cut back vegetation.	S	Owner and/or occupier.
7		St John and All Saints Churchyard Sandy Lane.	Access from Sandy Lane is poorly maintained.	Repair steps and railings or install new access.	M-L	Parish/Diocese & Green Spaces.

# MANAGEMENT & ENHANCEMENT MAP



**Old Lakenham  
MANAGEMENT  
& ENHANCEMENT  
PROPOSALS**

**Key**

① to ⑦ Enhancement sites (see text)

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## 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.

### **Harwood Road**

Church of St John and All Saints.

### **Mansfield Lane**

161 (The Old Post Office)  
Mill House.

### **Sandy Lane**

The Lodge.

## LOCAL LIST BUILDINGS

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.

### **Long John Hill**

The Cock  
The Old Mill (including The Granary).

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









**NORWICH**  
City Council

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## **CONTACT DETAILS**

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