

## CONSERVATION AREA

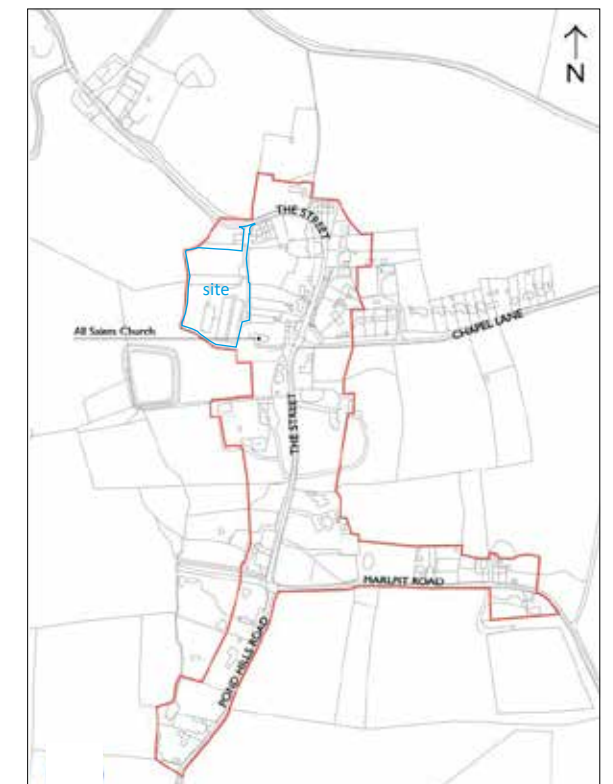
The site lies wholly within the Hempstead Conservation Area and is in close proximity to the Grade II\* Listed Church of All Saints. There are four other listed buildings within 1km of the site (all Grade II Listed), however, as set out in the Hempstead Conservation Area Appraisal the majority of these are not considered sensitive to development within the site due to distance and intervening topography and/or vegetation. There is some restricted intervisibility between the site and Green Farm House, located c.200m to the north-west.

The southern part of the site is currently occupied by a chicken farm which consists of three large agricultural buildings, three large silos, hardstanding and other associated structures. Owing to the existing buildings monotonous form and almost singular palette they are considered to be a negative feature to the character and appearance of the area as identified in the Conservation Area Appraisal. The main chicken sheds are fairly low buildings and are largely screened in long range views by mature vegetation and tree belts, although two silos rise above the sheds and are clearly visible in views from the south and west. At closer range the roofs of the chicken sheds are visible, particularly from the churchyard, from the window to the gallery within the church and between houses along The Street as an unbroken mass.

Views into and across the site from The Street are restricted by the bungalow (Rosedale) and Pinewood Cottages (constructed in the 1990s). From other directions views into and across the site are largely restricted by mature deciduous and coniferous tree belts, although some glimpsed views are available. Therefore, whilst the parts of the site beyond the poultry unit site form an area of open space within the conservation area, these are considered to make a neutral contribution to the character and appearance of the conservation area.



View of the site from the Parish Church showing the roof of the chicken sheds and silo.



Conservation Area Plan (source: Hempstead Conservation Area Appraisal pdf)



## CHARACTER STUDY

The predominant building materials used in Hempstead are flint, red brick and red pantiles which is typical of North Norfolk vernacular. In addition, the introduction of other materials such as painted render feature on a number of the houses within the local area. The majority of the flint used in the area are cobbles, however there are some examples where knapped flint details are used such as No. 3 The Street shown in the bottom right image adjacent. The form for the majority of the buildings consists of pitched roofs with brick chimney and gable ends.

Windows and doors are typically painted timber although there are examples in the conservation area where uPVC windows are used which are considered inappropriate to the area as highlighted in the Hempstead Conservation Area Appraisal. Brick detailing around window and door reveals is a common feature. First floor windows sit close to eaves or within a dormer form.

In the northern half of the conservation area in which the site is situated, the boundary treatments most common are flint and red brick walls and box hedging, typically used to determine property boundaries. In the southern half of the conservation area, thick hedging with mature trees behind are prevalent where buildings are more spaced apart. Boundary treatments that are also visible in the area but are considered not to be in keeping with the character include close boarded, chain link fences and tubular metal handrails.

The parish church of All Saints' is unusual in the fact that the apse has a thatched roof, the main part of the roof being of pantile. At the western end of the church is a red-brick built, short tower which was rebuilt in 1744. The boundary to the churchyard is demarcated by a wall visible from the road but with a traditional metal fence to the south and west of the plot.

Most of the buildings in the Conservation area are purpose built residential. They range from small cottages, farmhouse to larger detached houses in which many of them have associated garages or outbuildings. The majority of the more recently built houses are bungalows.



The Old Forge Cottage typical of the area with the use of red brick, flint and terracotta pantile roof.



1 White Horse Cottage Gable end stepped roof detail



Grade II\* listed All Saints Church



Dormer details to match gable end roof on White Horse Cottages



19th Century Hempstead Hall



Brick and flint cottage and garden wall against roadside. White flint course detail used on No.3 The Street





**NOTES**

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All dimensions are in millimeters unless stated otherwise.

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These duties can be found at:

<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

- KEY**
- Site application boundary
  - Ownership boundary
  - (A) 3 Bed Bungalow
  - (B) 4 Bed Two Storey House
  - (C) 5 Bed Two Storey House

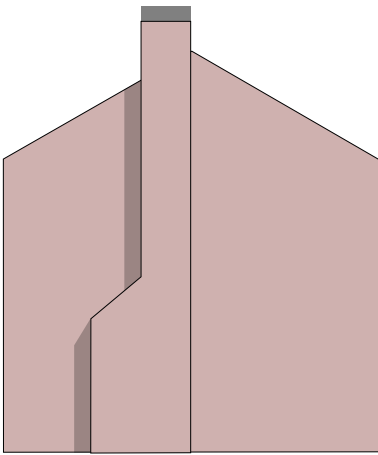
**DRAFT**

PURPOSE OF ISSUE FE - For Feasibility		RIBA STAGE 3	
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DRAWING NUMBER			
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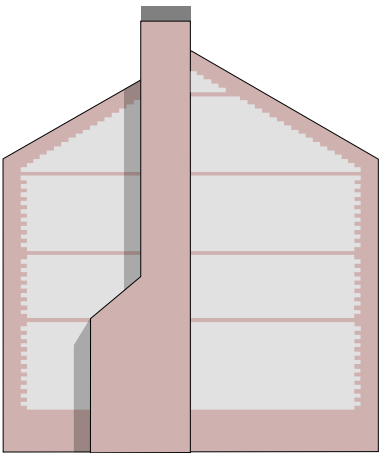
HOUSE TYPE DESIGN, APPEARANCE + MATERIALS

Hempstead’s rural and historic character is one of the things that make it so special. The character is strengthened by the conservation of its historic buildings which utilises a minimal material palette consisting mainly of flint, red brick and pantiles. The form of the buildings that are considered to positively contribute to the area are typically 2 storey, pitched roofed with gable ends and brick chimneys.

Despite the site being well screened with thick hedging and mature trees the site will be an extension of the main street. Therefore it is important that the proposed house types draws influence from the features that defines the Hempstead Conservation Area. The design and appearance for the proposed scheme will therefore utilise the key characteristics identified in our study of the area in regards to materials and form, ensuring the proposal positively enhances the character of the area.



**Form**  
Shallow pitch roof to reduce height that is sympathetic to its surroundings and reflects local vernacular.  
  
Gable ends and chimneys stacks in keeping with surrounding character.



**Detail**  
The elevations of the proposed house types are broken up through the use of a red brick border and flint panels with horizontal strips of red brick drawing reference to buildings found in the conservation area.

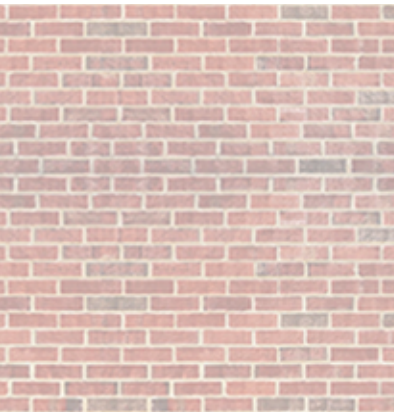


House Type B Side Elevation

- Key**
- 1 - Red brick
  - 2 - Flint
  - 3 - Red pantiles
  - 4 - White window frames
  - 5 - Roof light
  - 6 - Grey metal gutter and downpipes

**Fenestration**  
The arrangement of the house type fenestration reference that typical of the rural area with windows aligning and positioned close to the underside of eaves. Window aperatures are such that the internal spaces can benefit from natural daylighting as well as maximising the connectivity to external spaces and street scene.

External Materials Palette



Red Brick



Flint



Grey metal for rainwater goods and chimney cap



Red roof pantiles

Reference Images



No.3 The Street



Hempstead Hall



All Saints' Church