



NORWICH
City Council



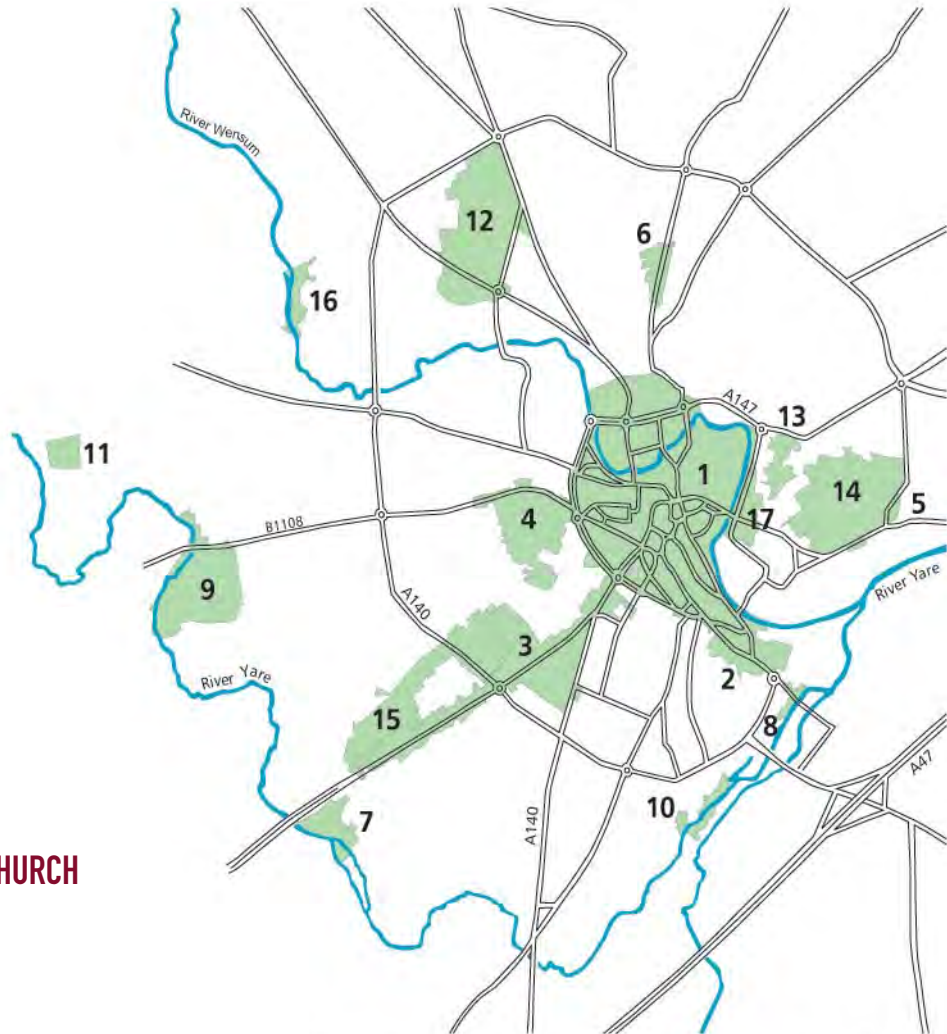
HEIGHAM GROVE CONSERVATION AREA APPRAISAL

NUMBER 4

MARCH 2011

CONSERVATION AREAS IN NORWICH:

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



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INTRODUCTION



Heigham Grove was first designated a conservation area on 4 September 1973 and was extended on 8 January 1991 and 18 September 2003. The boundary of the area has now been revised with the removal of part of Heigham Road and the inclusion of the remaining section of Park Lane, the south side of Parker Street and 1 Trinity Street.

The appraisal assesses the character and appearance of Heigham Grove conservation area, and includes proposals for 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 November 2010 and 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 3 "Heritage and the Built Environment") and development guidance to be provided in the Joint Core Strategy and other local Development Documents.

Heigham Grove is predominantly an area of 19th century residential development, ranging from streets of small Victorian terraced houses to more substantial villas set within leafy surroundings. Although the area tends to slope down towards the south west, the topography is fairly erratic, partly as a result of medieval chalk workings and incisions by later road alignments. **This results in some disjointed and irregular street patterns and unusual 'hidden' spaces and buildings. Although sometimes disorientating, this has also created an element of surprise.**

The north east of the conservation area borders the city centre and many houses have been converted to office or hotel uses. This part of the conservation area is also dominated by the monumental Roman Catholic Cathedral, which towers over neighbouring buildings.

The unusual topography of the area and the nature of speculative Victorian development creates eight distinctive character areas. Sub area A is an area of transition – it has a more urban character and feels more closely connected to the city centre.

INTRODUCTION

Sub area B contains a variety of buildings ranging from large detached villas set within spacious grounds to post-war deco style flats. Sub area C is characterised by mid to late Victorian villas set within spacious grounds lining Unthank Road, many of which have been converted to offices. Sub area D is characterised by plain, small, mid 19th century artisan white brick terrace houses. Sub area E contains a variety of terraces, best demonstrating the different styles adopted by different builders. Sub area F is a compact area of medium sized terrace houses with decorative features. It is proposed to extend the conservation area to include 1 Trinity Street, an important corner building which is harmonious with the character of the rest of the street. Sub area G is a distinctive enclave of arts and crafts style houses set around a spacious lawn. Sub area H contains predominantly medium sized terrace villas and includes the proposal to extend the boundary of the conservation area to cover late 19th century terrace housing on Park Lane where the majority of features such as timber sash windows, stained glass

and porch tiles have been retained. The area also contains the former Swedenborgian church and the Park Lane Methodist Church. Sub area I is characterised by larger villas, many of which are double fronted.

A section of Heigham Road has been removed from the conservation area as the houses no longer retain their original features, and the majority of houses have lost their front gardens and garden walls when converted to parking areas. It is considered that the street no longer has sufficient local architectural or historic interest to merit conservation area status. Although the area also contains a significant number of trees in the grounds of the former St Phillips Church and vicarage, these are covered by an existing tree preservation order, so remain protected (see page 30).

There are a number of sites in and around the area which are have either been redeveloped with three storey blocks of flats or garages and can be considered to harm the character and appearance of the conservation area (identified on the map p19).



If these sites are subject to redevelopment this appraisal should be used to assist in designing appropriate new development in terms of scale, height, massing, alignment, materials and use to meet the requirements of Planning Policy Statement 5 paragraph 7.5.

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



Heigham Grove CONSERVATION AREA

- Key**
- | | | |
|--|---|---|
| A City centre fringe | E Medium size C19th terraces varied in character | I C19th larger villas |
| B Early to mid C19th villas with C20th infill | F Mid C19th small & medium size terraces |  Addition to the conservation area |
| C Mid to late C19th villas | G C20th Alms Houses |  Deletion to the conservation area |
| D Mid C19th small terraces | H Medium size terraces (including addition to the conservation area) | |

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HISTORIC DEVELOPMENT

The first part of the conservation area to be developed was the area immediately adjacent to St Giles Gate and along Earlham Road. To the south of Earlham Road, much of the land fell within the Unthank and Heigham estates. These were gradually parcelled up and sold off for the speculative development of terrace houses during the mid to late 19th century.

It is believed that for several hundred years after the 11th century (and maybe earlier) the area was closely associated with chalk and flint mining. In 1823 an extensive system of tunnels were rediscovered under Earlham Road. They became a tourist attraction and candle-lit tours took people through various tunnels with names including Beehive Lane, Bacchus Street and Royal Arch. One cave was found to contain the inscription 'John Bond 1571'. In 1986 Earlham Road gained international notoriety when the roof of a former tunnel collapsed, in the process consuming the back end of the No 26 bus. Fortunately no-one was injured.

The oldest built up part of the conservation area is near the pedestrian bridge adjacent to the site of the former St Giles Gate, although the area has undergone significant change during the 20th century.



18th century sketch of St Giles Gate entrance to the city. (© Norfolk County Council)

St Giles Gate, demolished in 1794, was one of the principal gates into the city from the west and was just outside the present conservation area on the site of the Grapes Hill dual carriageway. The oldest surviving building is the 17th century public house now known as the Temple Bar (formerly The Tuns). Adjacent to the present pedestrian bridge along Earlham Road was The Grapes Hotel (commonly



The Grapes Hotel and tram tracks on the bend of Earlham Road. (© George Plunkett)

known as 'the Grapes', and originally called 'The St Giles Gate'). The Grapes first gained a licence in 1811 and the building appears to date from c1800. Further along the street was a more elaborate three storey Victorian red brick building. The photograph above shows both buildings in 1933 with workmen in the foreground replacing tram tracks, although within two years the tram tracks were to be removed altogether.

HISTORIC DEVELOPMENT



4-8 Unthank Road taken in 1937. (buildings date to c1838) (© George Plunkett)



Former early 19th century terrace. Adjacent to the Black Horse (now demolished). (© G Plunkett)



The Black Horse in 1937 before road widening. (© G Plunkett)

In 1935 the tramline closed and in following years both buildings in the photo were badly damaged during the war and later demolished. A new building was built in 1950, but was demolished in 2005 when the site was redeveloped with sheltered housing.

From 1828 until 1884, before the construction of the Roman Catholic Cathedral, the city's gaol occupied the corner site. The gaol was a rectangular late Georgian building designed by the architect Phillip Barnes. In 1884 the gaol was moved to Mousehold and the prominent site was considered the ideal location for the new Roman Catholic Church.

The Roman Catholic Cathedral of St John the Baptist was designed by George Gilbert Scott and his brother John Oldrid Scott following the former's death in 1897. Construction took place from 1884-1910. Although completed in 1910, the church was not granted cathedral status until 1976.

The Tithe Map of 1844 (available at <http://www.historic-maps.norfolk.gov.uk>) shows development already beginning to spread out from the city during the early 19th century. This early development was quite dispersed in contrast to the more compact and rigid planning of later streets of terrace housing.

Just east of the Black Horse Public House (datestone 17 B WA 94) there used to be a terrace of three storey red brick buildings incorporating shop fronts on the south side of the road. These appear to have dated from c1800, but were demolished in the 1960s when Earlham Road was widened.

The majority of early development along Earlham Road was of large detached houses within spacious landscaped settings. Two houses, The Grove and Heigham Grove House, were destroyed by enemy action on 27 June 1942. The site was redeveloped in 1951 with flats in a vaguely art deco style. A plaque commemorates T Bright, an air raid warden who lost his life in the raid.

HISTORIC DEVELOPMENT



The Grove.
(© G. Plunkett)



The Plantation Garden in 1897.
(Courtesy of the Plantation Garden Preservation Trust)

Both the Grove and Heigham Grove House had an unusual gothic design, similar to Curfew Lodge further along Earlham Road (see page 20). Heigham Grove House was built in 1803 for Mr Adams, a stonemason on Chapelfield Road, and within the grounds there were several follies, including a three storey brick clock tower. The house became the city's maternity home in 1925.

The most notable surviving mid 19th house and garden are the Beeches and Plantation Garden. In 1855 upholster and cabinet maker Henry Trevor purchased a lease on the former chalk quarry on Earlham Road and set about creating an elaborately landscaped garden with feature walls and garden structures constructed with waste decorative brick and tiles from a local

manufacturer. In 1856 he built the Plantation Garden to live in himself, and in the 1860s the Beeches, which he let out.

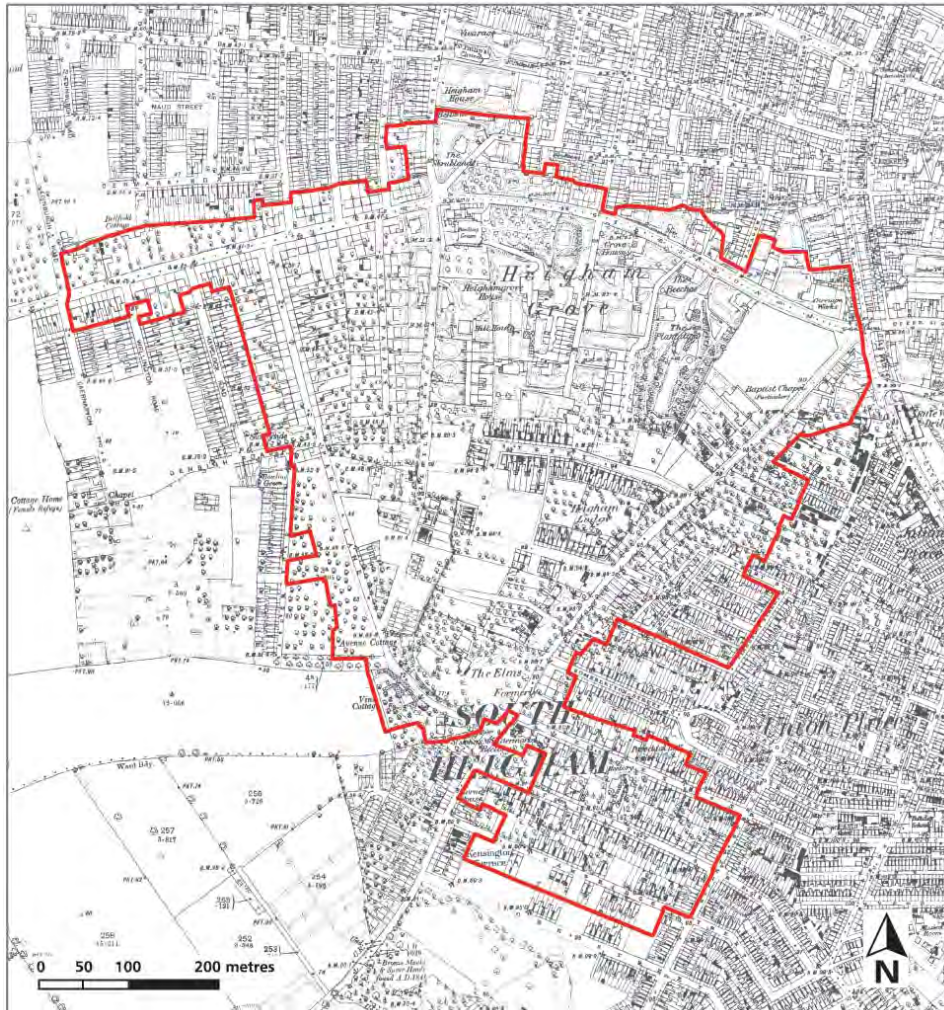
When the family's 75 year lease of the grounds expired, the site became a nursing home. During the next 60 years the buildings and structures were gradually removed and the gardens became overgrown. Salvation came in the form of the Plantation Garden Preservation Trust, set up in 1980, with the aim of preserving and reinstating the historic character of the gardens including restoring many lost features.

During the early part of the 19th century much of the land in the area fell within the Heigham and Unthank estates, owned by the Unthank family.

The Unthinks originally came from the village of Unthank in Northumberland, and appear to have 'made good' during the 18th Century. William Unthank, born 1760, was a solicitor, admitted freeman by patrimony in 1780. He died in 1837. He was a very successful land speculator, acquiring estate land in the Heigham Grove area around 1833 from the Rev John Humfrey and wife. His son, Clement William Unthank (1807? -1884), was born at Heigham House and went on to marry Ann Muskett, the heiress of Intwood Hall, in 1835. The move to Intwood perhaps led to the decision to sell parts of their estate in Norwich. C W Unthank appears to have spent the rest of the 19th century gradually selling off parcels of land either side of Unthank Road, creating the diversity of terrace housing which characterises the area today (there are numerous archived land contracts available to view in the Norfolk Record Office).

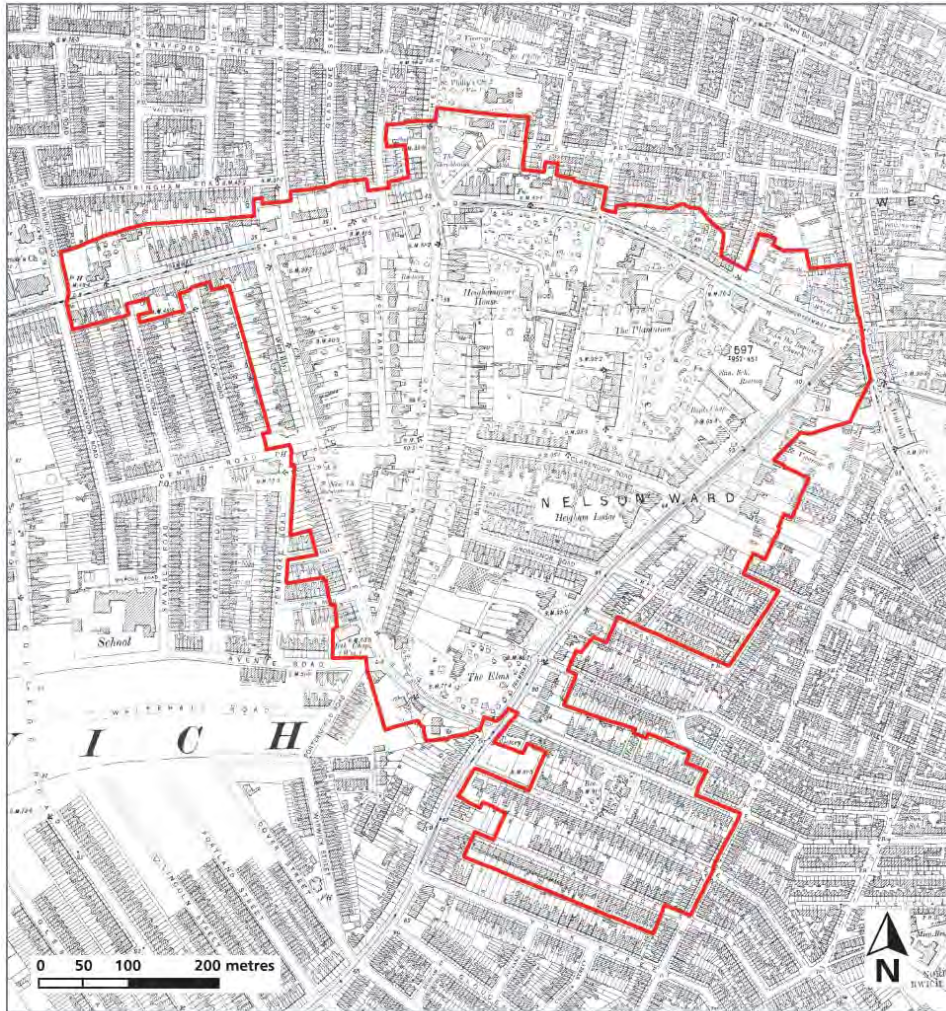
An interesting part of the conservation area is Park Lane, which was formerly an historic lane that connected Earlham Road and Unthank Road. The stretch of The Avenues between Park Lane and Pembroke Road (formerly Garden Road) was originally the beginning of the tree lined driveway to Heigham House, which was demolished in 1885. The 1885 map appears to show that the land between Park Lane and

O.S. MAP 1886 HEIGHAM GROVE HISTORIC MAP



**Heigham Grove
HISTORIC MAP
1886**

O.S. MAP 1907 HEIGHAM GROVE HISTORIC MAP



**Heigham Grove
HISTORIC MAP
1907**

HISTORIC DEVELOPMENT

Pembroke Road to have been some form of public space or garden, and there appears to have been market gardening activity behind Pembroke Road – these may provide an explanation for the various ‘garden’ and ‘park’ names for the streets and the local public houses (The Lily Langtry was formerly called the Park Tavern.)

To the south of Unthank Road was Unthank House, occupying a site that is now the junction of Onley Street and Durham Street, with farm buildings 200m to the south east on Gloucester Street. The date of the house is not known as it is now demolished, but the Historic Environment Record states that it was pre-19th century. Its park extended south to Mount Pleasant, east to Chester Street and north to York Street.

With the development of various plots of land to the west of the city during the early to mid 19th century the area became part of the wider area known as the ‘New City’. Estates were divided up gradually with plots of land sold to local financiers (such as local businessmen and professionals) who then employed local builders. Before development the streets were comprehensively surveyed and then passed by the City Corporation



Unthank Road c1900.

(a number of original street plans survive in the Norfolk Record Office). Although these plans often outlined plot sizes, building lines and service location (such as sewers), builders were able to design houses with distinctive architectural characteristics. The diversity of architectural styles found within a pre-planned street layout is most apparent in Clarendon Road, Bathurst Road, Neville Street and Grosvenor Road. These streets were developed towards the end of the C19th on land owned by Colonel Unthank, with the majority falling within the Heigham Lodge Estate. The grounds were surveyed and the layout for the streets was planned by Boardman Architects in 1877.



A typical suburban street at the turn of the century.

The 1884 map shows that Clarendon, Bathurst and Grosvenor Road were known as Grove Street. Heigham Lodge still exists as 19-23 Unthank Road, although now much altered.

The houses were then rented annually to the middle and skilled ‘artisan’ classes, the rents in this area generally being higher than in the areas of overcrowded housing in the city’s yards, or the more densely developed early 19th housing in Pockthorpe to the north and Peafields to the south of the city.

HISTORIC DEVELOPMENT



*St Philips, Heigham Road
Demolished 1975.
(© George Plunkett)*

The area contained a number of churches which are notable in the development of ecclesiastical architecture in Norwich.

Holy Trinity Church, between Trinity Street and Cambridge Street, was built in 1861 and is the largest Victorian church in Norwich with a capacity for 1,000 people. In 1870 the foundation stone was also laid for the church of St Philips on Heigham Road with a capacity for 768 people. Following the Brooke Report in the early 1970s the church was made redundant and, due to a lack of an alternative use, the building was demolished in 1975.



*Former Methodist Church, Park Lane.
(© Norfolk County Council)*

A Methodist chapel, designed by Boardman, was originally built on the Park Lane site in 1894 when the congregation expanded from their church in Lady Lane within the city centre. A new, larger church was built alongside the existing church in 1939 when the remaining congregation decided to move here. The original church was refaced in the early 1960s and converted into a church hall. Also on Park Lane is the charming Swedenborgian Chapel, built in 1899 to the designs of local architect A F Scott for the editor of the EDP and the head of the congregation, James Spiller, who lived at 30 Park Lane (see page 21).



*Former Baptist Church, Unthank Road
Demolished 1954.
(© George Plunkett)*

Trinity United Reform Church was built on Unthank Road by local architect Sir Bernard Feilden. The building replaced the Baptist Church by Boardman, although the original Victorian church hall survives at the rear.

The Norwich Synagogue lies within the conservation area at the city end of Earlham Road. There has been a Hebrew congregation in Norwich since 1840. The original synagogue, dating from 1849, was located on Synagogue Street off Mountergate, but was destroyed by enemy action in 1942. The current site was first occupied in 1948, and the present synagogue, consecrated in 1969, replaced an earlier prefabricated building.

HISTORIC DEVELOPMENT



Until the postwar period both Earlham Road and Unthank Road remained relatively free of traffic (pictured). (© Norfolk County Council)

The front gates were recast from the remains of the former Synagogue.

During much of the 20th century the area was relatively free of traffic. Photos taken in the early 20th century show that trams were a feature of Earlham Road up until the closure of the line in 1935. Tracks were also laid along Heigham Road, but these were taken up by 1924. A surviving tram column on the corner of Earlham Road and West Pottergate, which until recently was used as a lighting column, is reputedly the last remaining column in Norwich.

URBAN DESIGN AND STREETScape

The conservation area lies between the city centre and large swathes of later Victorian and early 20th century development to the west. It has a varied townscape, ranging from the grand scale of the Roman Catholic Cathedral, dominating views into the conservation area from the east, to tightly knit backstreets of Victorian terrace housing. Surprisingly there are also a few large detached villas remaining within spacious grounds relatively close to the city centre, which lends this part of the conservation area a more suburban feel.

Although the area is now quite dramatically severed from the city centre by the inner ring road, the part of Earlham Road closest to St Giles Street (sub area A) remains closely connected to the city centre in terms of the scale of buildings, the grain of development, and the mixture of uses.

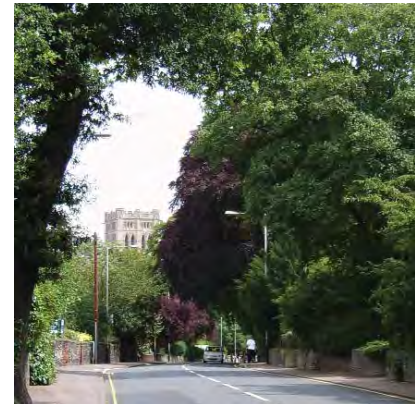
The monumental Roman Catholic Cathedral is identified as a city wide landmark in the city centre conservation area appraisal and is the largest building in this part of Norwich, dominating views into the conservation area from the east and the north. However, due to the irregular topography of the area, which generally drops down towards the 'Rose Valley' to the west, and the significant tree coverage, the cathedral is surprisingly hidden within the conservation area itself, becoming a significant landmark only when approaching the city along Earlham



Views into the conservation area from Upper St Giles Street.

Road, and in glimpsed views along Unthank Road.

At street level there are several local landmarks, including The Temple Bar public house at the west entrance to the pedestrian bridge, and the smaller scale Holy Trinity Church with its tower, when approaching the area from



The cathedral is only partially visible in glimpsed views from Unthank Road.

St Giles roundabout. In terms of activities, this part of the conservation area is also notable as the location of the city's Synagogue, an important focal point for the city's Jewish population.

The area immediately beyond the Roman Catholic Cathedral along Earlham Road (sub area B) was the

URBAN DESIGN AND STREETScape



Retaining existing walls and landscaping helps to screen parked cars in street views.



Winchester Tower – a modern landmark adjacent to the conservation area.



Pedestrianisation of Woburn Street.

first part of the conservation area to be developed, and some earlier houses retain generous gardens.

One of the gardens, known as The Plantation Garden, has been restored as an important open space. The area is also unusual in terms of the juxtaposition of older housing alongside postwar blocks of flats; the result of earlier houses being subject to bombing in WWII and their grounds being redeveloped at a higher density. Further along Earham Road, which slopes down from the cathedral, there are a further two 'left over' landscaped spaces known as The Dingle and The Dell. These areas make a significant contribution to the landscape character of the area, but

remain fairly undefined areas in terms of use. Both areas would benefit from community use and enhancement.

When passing along Unthank Road (sub area C) the majority of buildings are set back from the pavement with driveways, curtilage walls and generous landscaping. In many cases the larger houses closest to the city centre have been converted into offices or hotels, and their front gardens converted into parking forecourts. Boundary walls, railings and hedgerows continue to define the division between public and private space, and should be preserved or reinstated where possible. Further along the street some properties have replaced hedges with tall close boarded fences, but these are quite alienating

for pedestrians, creating inactive and bland frontages. (see p32).

Unthank Road gently drops down and turns south west. As a result, even though the road is lined with mature trees, there is no 'vista' as such, nor are the Roman Catholic Cathedral or the shops clearly visible until in close proximity. Winchester Tower, which is a prominent, modern landmark when viewed from the flatter areas to the south and St Giles roundabout, is lost fairly quickly in views along Unthank Road and the surrounding residential streets. The tower has the potential to be enhanced.

To the south of Unthank Road sub area D is characterised by a much denser network of narrow streets and

URBAN DESIGN AND STREETScape



There are fine examples of late Victorian railings along Clarendon Road.



Public houses, such as the Rose Tavern, provide important local landmarks on street corners.



The spire of Holy Trinity church can be glimpsed above roof tops from several streets.

uniform rows of small terraced houses, which front almost directly onto the back of the pavement with very little front garden. Because the streets are very narrow, parking has been a problem, and a scheme in the 1980s created a more pedestrian friendly environment through blocking access to Amphill Street from Unthank Road and pedestrianising a part of Woburn Street. This area is representative of much of the housing that previously existed to the south east of the conservation area, now virtually all demolished and replaced with mid 20th century social housing, some of which is much larger in scale creating quite a strong contrast in townscape. There is a particularly fine Boulton and Paul gate at the entrance to 2 Oxford Street which is worthy of note (see introduction).

The grid of streets defined by Clarendon Road, Neville Street and Grosvenor Road form sub area E. The streets are relatively wide in comparison to sub area D, and there are numerous variations in the scale, form and materials used for terrace blocks. Clarendon and Grosvenor Road generally have the more decorative buildings, with frontages set back from the road behind shallow front gardens, boundary walls, railings and hedges. Several surviving cast iron railings along Clarendon Road are particularly fine and rare examples of once common Victorian ironwork found in Norwich cast by local firms such as Barnard, Bishop and Barnard. In some places boundary walls have been removed and frontages have become unsightly. Two historic

alleyways connect the area with other streets. The Clarendon steps link the playspace on Bathurst Road with Mill Hill Road down a flight of steps with original blue brick pavements and iron bollards. Henry Trevor Walk links Clarendon Road with Heigham Grove.

Crossing back over the road, Essex Street, Trinity Street and Cambridge Street were developed with slightly larger and higher-status properties than those found in sub area D. There is also more consistency in terms of scale, materials and a continuous and uninterrupted building line than is the case with the terraces found in sub area E. Many properties retain their decorative features, which vary along the street in identifiable blocks of properties. The area forms part of a

URBAN DESIGN AND STREETScape

wider network of terrace streets where corner shops and public houses provide important local landmarks on street corners. Holy Trinity Church provides an important focal point and landmark within the area, and its spire can be glimpsed from surrounding streets above rooftops, particularly to the south and north.

Further along Unthank Road, on the corner with Park Lane, is a small estate called the Elms (sub area G). Situated on raised ground, the site was formerly the grounds of a large house, but was redeveloped as a small 'garden suburb' settlement with housing designed in an interwar 'cottage' style arranged around a large lawn with flower beds. It is quite a distinct development and very different in character to the rest of the area, but only really stands out in views when approaching along Avenue Road to the west.

Sub area H is formed by mostly medium sized terrace houses with single or double height bay windows. The topography changes quite dramatically, and there is quite a drop in gradient between sub area E, Mill Hill Road and Park Lane. The area has been extended in this location to include a number of late 19th century terrace houses with intact features, and two local landmarks:



St Peter's Methodist Chapel is an important landmark at the junction of five streets.

the former Swedenborgian Church and St Peter's Park Lane Methodist Chapel. St Peter's provides a very prominent landmark at the junction of four streets.

The development further along Park Lane, West Parade, Mill Hill Road (sub area I) Earlham Road and Heigham Road is an area predominantly characterised by medium sized houses set within fairly tight plots with high hedges, railings and walls defining boundaries. In parts these strongly defined edges have been either eroded through the removal of the boundary treatment and hard surfacing, or overemphasised with the erection of high fences. However, some properties have also sensitively converted front gardens into parking space with reinstated boundary wall, railings and landscaping.

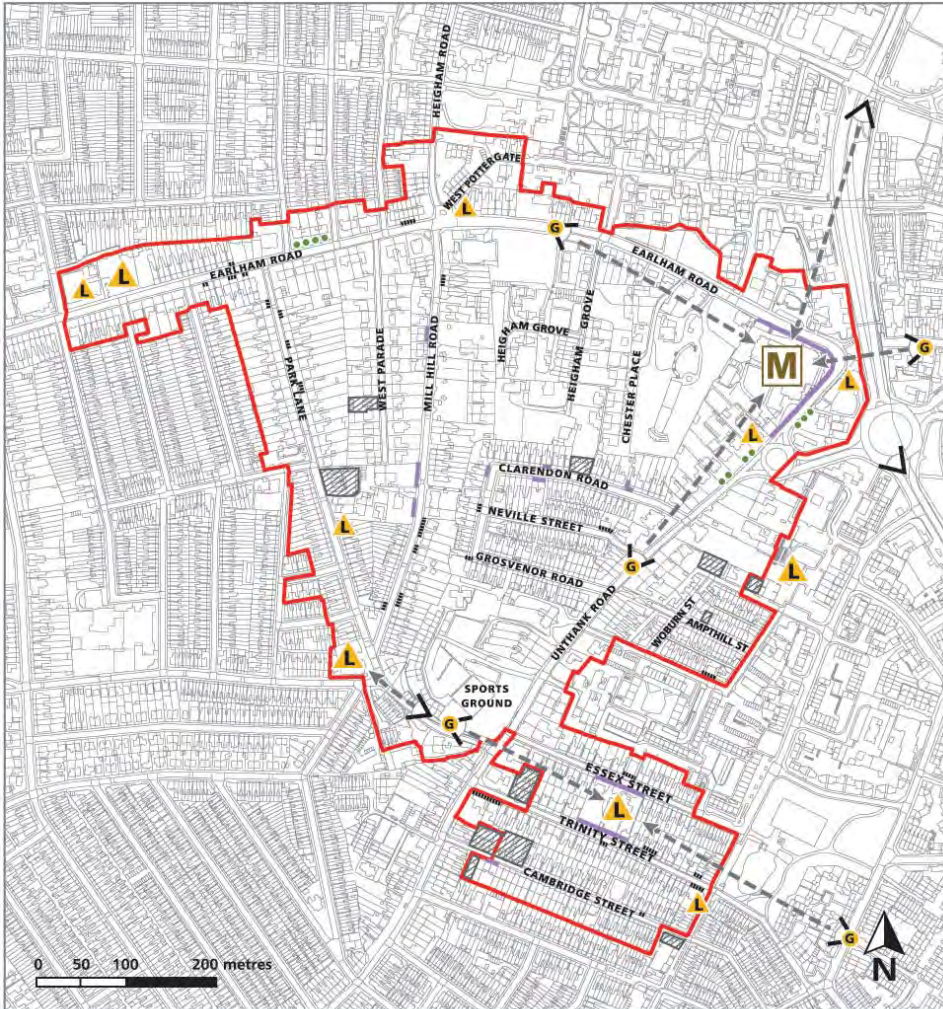


The corner of West Pottergate and Earlham Road, with surviving tram column to left.

Towards the western end of Earlham Road the interwar pub style of the Mitre public house and the gothic frontage of Curfew Lodge (see page 20) are distinctive buildings that punctuate the predominant white and red brick housing.

The building at the corner of West Pottergate and Earlham Road has a feature slate turret and is also quite a distinctive landmark when approaching from the west, helping to mark the junction with Heigham Road. Interestingly, the last remaining tram column in Norwich remains on the corner, although it is uncertain whether the column is in its original position or relocated when converted to a lighting column.

URBAN DESIGN AND STREETScape MAP



Heigham Grove
URBAN DESIGN & STREETScape

Key	Historic walls and railings of particular interest	Detrimental buildings	Landmark
	Loss of important boundary walls and railings	Monument	Views
	Hedgerows		Glimpsed views

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ARCHITECTURAL CHARACTER

The area contains a number of architecturally distinctive detached buildings and there is a particularly good representation of ecclesiastical architecture, however the majority of the area is characterised by Victorian suburban terraces, which although architecturally fairly undistinguished, have pleasing scale, proportions and materials.

The oldest building in the conservation area is the Temple Bar public house, dating from the 17th century (1). It has characteristics typical of its date, including flint walls and a Norwich 'lucam' – the local term for an oversized dormer window. Further along Earlham Road the Black Horse Public House (2) is a surviving inn that dates from 1794 and is typically red brick, smut pantiled roof and has well proportioned 8 pane sash windows.



Temple Bar (1), Earlham Road.

Further along on the right hand side is Curfew Lodge (129 Earlham Road) (3), built in an early 19th century gothic style with a castellated parapet, casement windows, gothic tracery windows and drip moulds. The former St Andrews Rectory, 82 Unthank Road (4) is designed in a Venetian gothic style, with polychromatic red and white brick detailing around pointed windows (unfortunately now painted over). Adelaide Villa (5) on Park Lane is a mixture of tudor and gothic influences, and contains an interesting 'cosseyware' tablet dating the building to 1861.

The house is red brick with polychromatic pointed windows in the side gable, and square tudor style windows with white brick surrounds and drip moulds on the façade facing the street.

The most important building in the conservation area is the 'Early English' style Roman Catholic Cathedral of St John the Baptist (6) on the corner of Earlham Road and Unthank Road. It is a heritage asset



Curfew Lodge, Earlham Road (3).

of outstanding national importance and consequently listed grade I.

The cathedral was constructed over a long period from 1882-1910, originally to the designs of George Gilbert Scott Jnr, but later by his brother John Oldrid Scott following the former's premature death in 1897. The nave is by the older brother, the chancel designed by both brothers. The church is faced in Ashlar with Beer Stone to the nave and

ARCHITECTURAL CHARACTER

Ancaster and Clipsham to the remainder. The stained glass is by Hardman & Powell. Adjacent to the cathedral is the Cathedral House (7), also by J.O. Scott. To celebrate the 100th anniversary of the consecration a new visitor centre has been built to the south west.

There are also numerous smaller religious premises of architectural and historic note. Holy Trinity Church (8) between Trinity Street and Essex Street was built in 1859-61 and is listed Grade II. It was designed by the architect William Smith in the 'strong, 'muscular' High Victorian Gothic style of the day' (Pevsner) and is constructed in flint with stone dressing. The Swedenborgian Chapel (9) on Park Lane is a charming little church designed by A F Scott in 1899, which although very modest in its architectural pretensions, has a scale and appearance which is harmonious with the red brick of the opposing terrace houses.

Also along Park Lane is St Peters Methodist Church (10) by local architect Cecil Yelf, dating from 1939. In contrast to the Swedenborgian chapel the building's monumental scale and buff brick dominates the surrounding streets. A more architecturally accomplished building is Trinity Church (11) on Unthank Road (1954-6) by local architect Bernard Feilden,



Former Swedenborgian Church, Park Lane (9)

one of the few postwar buildings in Norwich to be listed grade II.

On Earlham Road the city's synagogue (12) was completed in 1969, designed by local architects Wearing Hastings & Rossi with stained glass by Paul Jefferies of local firm G. King & Sons.

A number of large residential properties were built in the area during the early to mid 19th century.

These earlier houses had classical proportions and were double-fronted, appearing Georgian in style. The predominant materials were white brick, which was increasingly fashionable during the early to mid 19th century (15,16). A number of the houses are Grade II listed. 19-23 Unthank Road



Trinity Church, Unthank Road (11)

(13), formerly a nursing home, has been extensively altered, however underneath later additions it is possible to recognise a classically proportioned 18th century three storey building. There are also two interesting early 19th century houses (14) at the rear of the Swedenborgian Chapel on Park Lane, which predate the surrounding development. These have a stucco finish and elaborate 'reeded' timber doorcases, features which are commonly found in early 19th century houses.

As the 19th century progressed development pressure created by the burgeoning Victorian middle class led to larger houses being developed on much smaller plots. Many were built either as semi-detached houses or terraces. Examples can be found

HEIGHAM GROVE HOUSES

14.



15.



16.



17.



18.



5.



19.



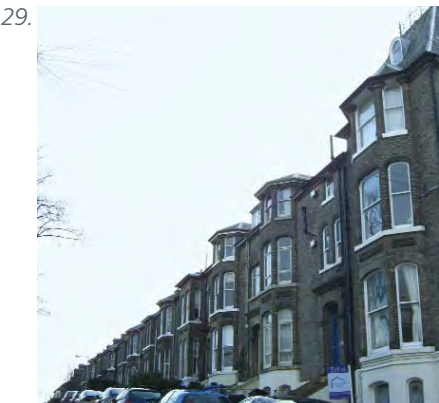
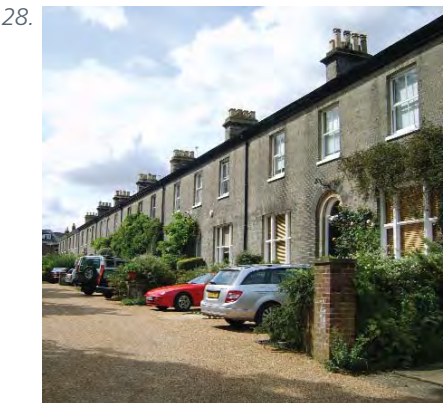
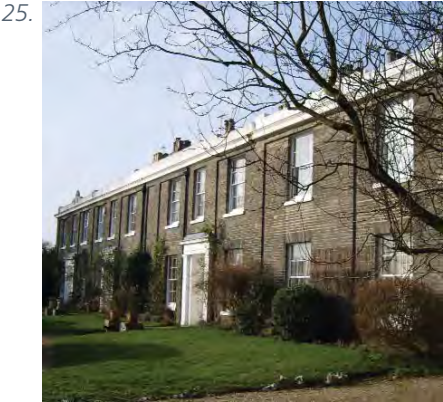
20.



21.



HEIGHAM GROVE TERRACES



ARCHITECTURAL CHARACTER

along Unthank Road (25) and further along Earlham Road, Unthank Road, Mill Hill Road, West Parade (17) and Park Lane (18). In some cases divisions between houses were marked out using brick quoins, imitating classical detailing (27). Perhaps the most impressive terrace of large houses is 1-7 Chester Place (28) designed by local architect Boardman in 1869. It has simple detailing, but is very well proportioned.

The majority of houses in the conservation area are asymmetrical small to medium sized terraces. Individually the houses have relatively simple facades, but when viewed together the houses provide a harmonious grouping, with a strong sense of rhythm in the repetitive arrangement of proportioned windows and the regular placement of chimney stacks at high level. Houses built by different local builders also adopt various 'pattern book' designs and decorative features, breaking streets up further into identifiable smaller blocks of terraces, giving the area a pleasing variety of decorative styles in terms of detailing.

During the 19th century the development process involved dividing up parcels of land into plots and then selling these to businessman and

builders who leased them on long term leases, commonly 99 years. The houses were then built and let to occupiers on yearly rents. Outright homeownership by occupiers was relatively unusual. This resulted in streets planned on a formal grid structure (usually based on former field boundaries and tracks) with common building lines, within which groups of houses were designed with differing details depending on who financed and built the plot. The clusters of houses also had associated names such as 'Claremont Terrace 1879' on Clarendon Road. There are also some houses on different streets (eg Trinity Street and Cambridge Street) which share common characteristics and are most likely developed by the same financier and/or builder.

Some of the earliest houses (and houses that date to the end of the century) were built in red brick, for example Grove Place 33-39 (odd) Earlham Road (23) which date from 1827. By the mid 19th century the arrival of the railways led to the easy transportation of materials, and white bricks from the Costessey and Somerleyton brickworks (known as 'cossey whites') began to be fashionable for most housing, imitating the early use of expensive gault white brick on important buildings such as Holkham Hall. Cheaper Norfolk reds

continued to be used for the sides and rear. The railway also led to Welsh slate becoming fashionable during the mid 19th century, although there is a mix of both slate and clay pantiles throughout the conservation area.

In terms of elevations, the terraces that date from the early to mid 19th century to the south of Unthank Road mostly had quite plain elevations, with minimal decoration usually applied around front doors (24 & 25). Towards the mid 19th century there was also a fashion for incorporating reconstituted stone surrounds to emphasise windows, as can be seen on Trinity Street (26) and Earlham Road (27). Many of the houses dating from the early to mid 19th century also incorporated very fine gauged (closely pointed) brickwork above windows, a detail Norwich is particularly noted for (28).

During the early to mid 19th century windows remained similar to 'Georgian' 6x6 sashes, for example Grade II listed Grove Place (33-39 odd Earlham Road) (23) and (14, 15, 22-25). After c1850 better glass technology and changes in style led to the typical Victorian 2x2 sash windows (16, 18, 26 & 27), and with subsequent innovations large central panes with sidelights (28). By the 1880's some window panes were very large indeed, for example on Cambridge Street (29). Large window panes also resulted in

ARCHITECTURAL CHARACTER



The Elms, Unthank Road (31).

the need for window ‘horns’ – small strips of wood either side of the frame. These can be used to tell the difference between early and late 19th century windows, as towards the end of the 19th century fashion again reverted back to the upper sash being designed with smaller panes (20 & 30).

Mid to late 19th century houses used increasingly decorative brickwork rather than timber or stone as brick companies began to manufacture more ‘specials’. Porches were more often formed out of decorative brickwork rather than joinery (29). Towards the end of the century the fashion for the ‘Queen Anne’ style led to a revival in the use of red brick. Arts & crafts features, such as mock timber framing, also began to be introduced (30). Applied decoration became more ornate, with emphasis given to bay



Frances Court Earham Road (32).

windows, and recessed porches with increasingly elaborate front doors and stained glass windows, combined with highly decorative tiling. Examples can be found on Clarendon Road and Park Lane. Ironwork also became far more decorative, and a number of very good late 19th century railings survive in Clarendon Road and Bathurst Road. The end of the 19th century was a particularly eclectic period with houses mixing a variety of styles and materials (20, 30).

By 1900 the area had been almost fully developed, and during the early to mid 20th century there was relatively little change. During the interwar period buildings harked back to vernacular cottage designs using traditional looking materials such as whitewashed rendered elevations, plain ‘pin’ tiles and

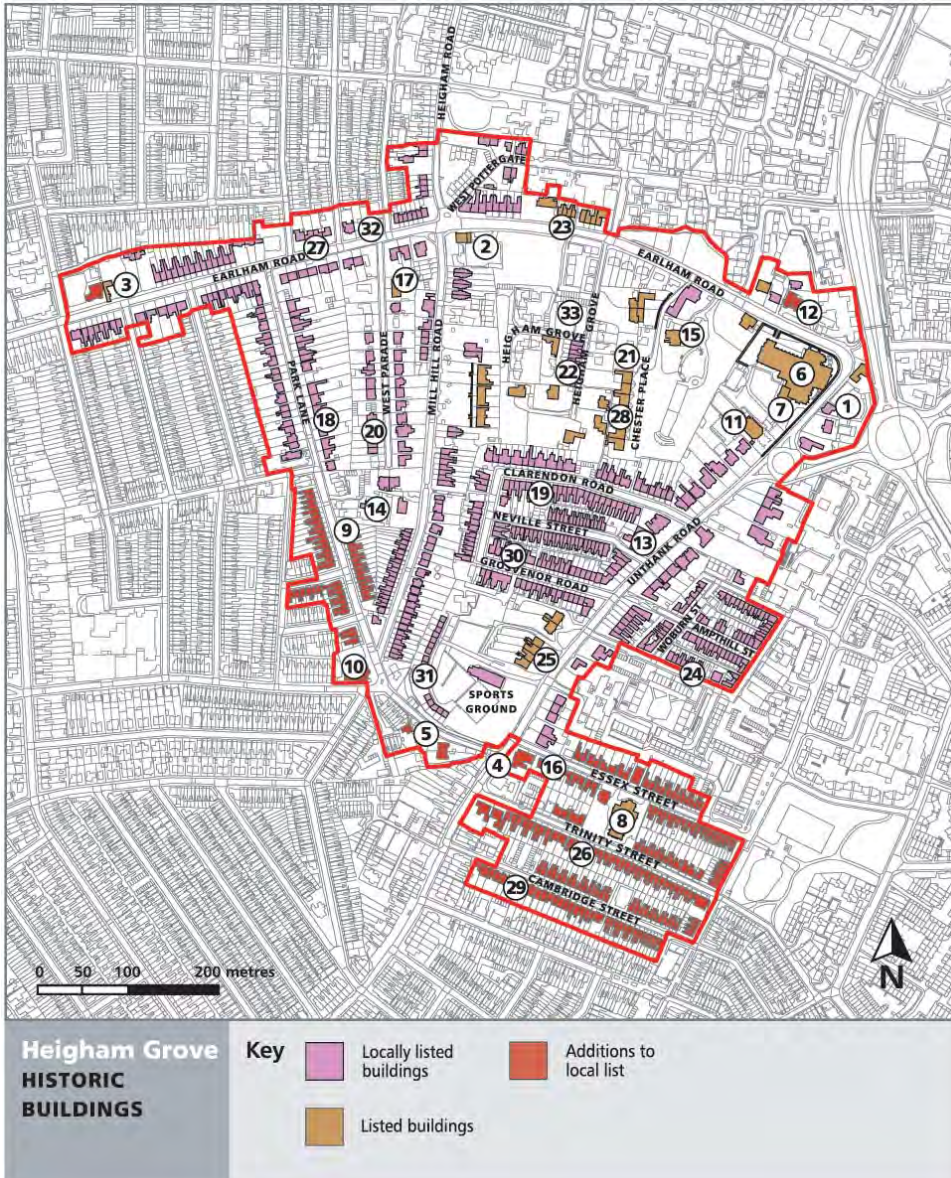


117-137 Heigham Grove (33).

casement windows with horizontal rather than vertical emphasis. ‘The Cottage’ on Chester Place (21) and The Elms on Unthank Road (31) are interesting examples. At the same time some design elements associated with the modern movement were also adopted, for example Crittal metal windows. Frances Court, 73-75 Earham Road (32) is an interesting block of flats rendered with red brick detailing, Crittal windows and a large external chimney stack as a feature.

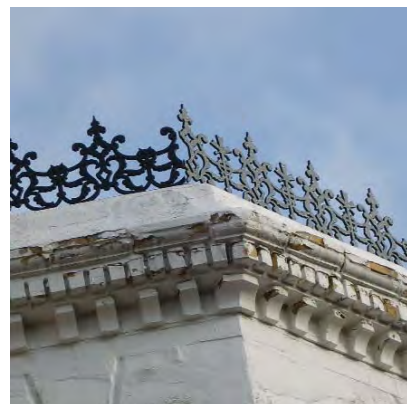
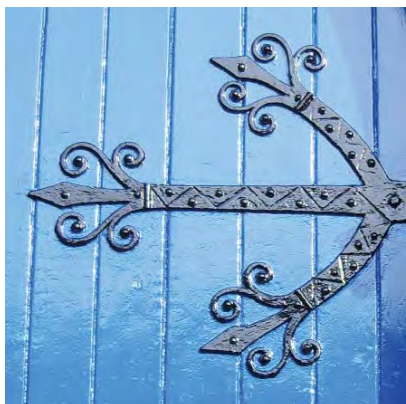
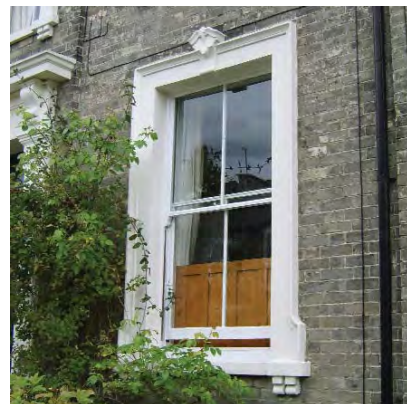
Only small areas of housing were built following the war, mostly on the north side of Earham Road and some infill houses along terraced streets. The Heigham Grove flats are designed with flat roofs and curved balconies quite ‘modern’ and ‘art deco’ in style (33).

HISTORIC BUILDINGS MAP



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ARCHITECTURAL DETAIL



NATURAL CHARACTER

The part of the conservation area closest to the city has inherited a rich and verdant landscape which survives from the earlier developments of larger houses in spacious grounds, lending this part of the conservation area a suburban feel. Of particular note is the Plantation Garden, a garden set in a former quarry that now provides an interesting secluded area away from the hubbub of the city centre close by.



The Plantation Garden

Earlham Road and Unthank Road are both attractive tree-lined routes leading out of the city. The majority of houses built along these roads, as well as along Mill Hill Road, West Parade and Park Lane in the north part of the conservation area, have generous front gardens with mature trees dating back to the 19th century. Although some of the front gardens have now become parking courts, especially when former houses have been converted to commercial uses, the existing trees remain important landscaping features and should be retained. Hedgerows, low garden walls and railings contribute to attractive street views, and their

replacement with close boarded fencing along some parts of both roads has had a detrimental impact on the character of the area, particularly on the stretch close to Park Lane junction.

One former resident's garden of particular note is The Plantation Garden, originally designed for Henry Trevor in the mid to late 19th century (see p9). The garden is a Grade II listed park and garden and is preserved and maintained by the Plantation Garden Preservation Trust. The location of the garden within a former quarry provides a particularly attractive 'sunken garden' setting.

Serpentine paths lead to the bottom of the quarry where there are flower beds and ornamental features constructed out of reclaimed building materials. At the south end overlooking the garden is a large 'Italian wall', a retaining wall of flint and brick debris with steps. The park is surrounded by a dense thicket of mature trees and shrubberies adding to the feeling of seclusion and intimacy.

Further along Earlham Road are two important landscaped areas 'The Dingle' and 'The Dell'. Although both areas include mature trees, landscaping at ground level is less well-defined, and there is an

NATURAL CHARACTER



The Elms

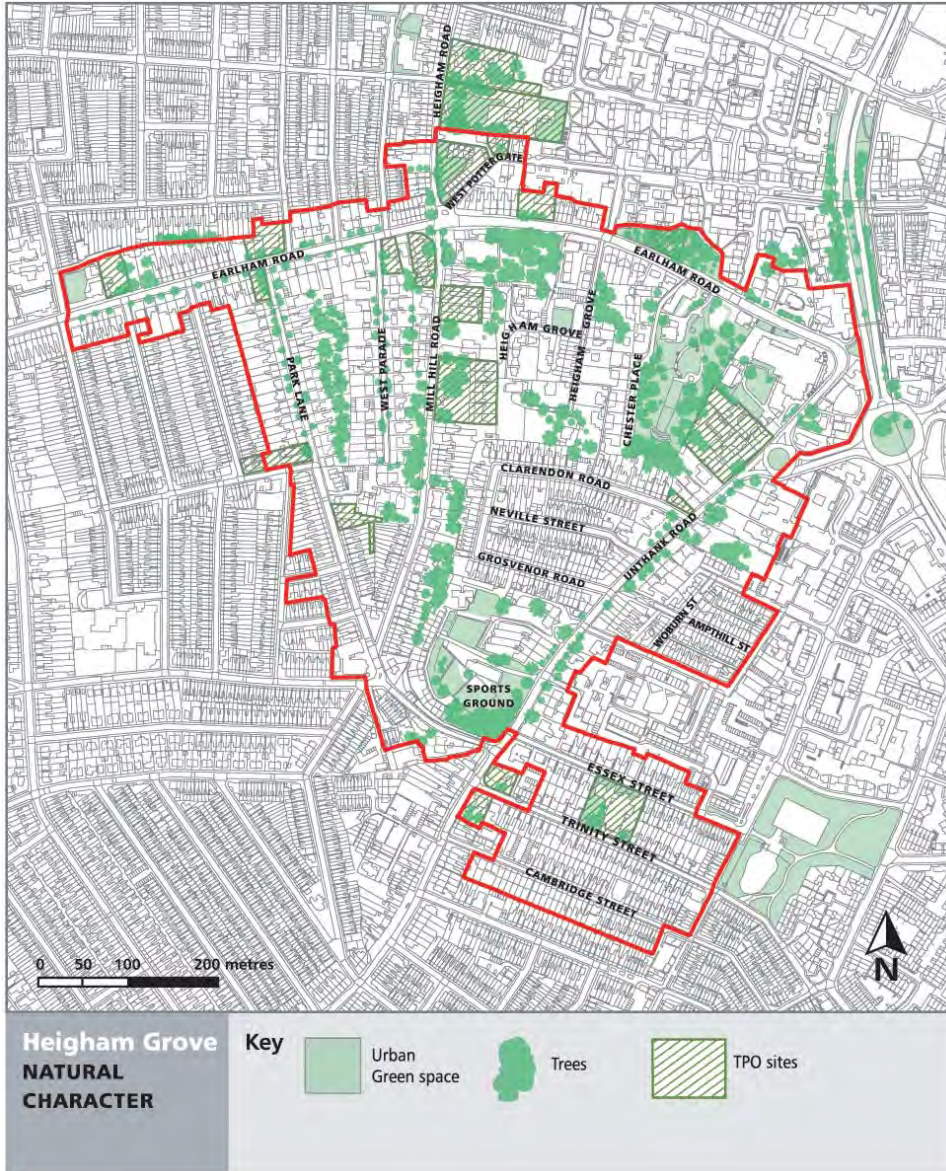
opportunity to bring both areas into better use with appropriate community engagement.

The south west parts of the conservation area have been more densely developed and terraces are closer to the back of the pavement. There is less tree planting, but several hedges have been retained and many houses have attractive front gardens.

These make an important contribution to the overall character and appearance of the conservation area and should be maintained and reinstated where possible. The grounds of Holy Trinity Church provide an attractive section of landscaping between Essex Street and Trinity Street.

Along Unthank Road lies the unusual development of The Elms a sheltered housing scheme for the former employees of chocolate maker Mackintosh, who formerly had a factory in Norwich and were known for the care of their employees. The development is designed with cottage-style houses around a large lawn, with attractive landscaping around the perimeter and well-maintained flower beds. The whole site is raised up on an embanked site above Unthank Road and Park Lane, with the result that there is again a good sense of seclusion within the development, but very few views into the area from surrounding streets.

NATURAL CHARACTER MAP



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MANAGEMENT AND ENHANCEMENT

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

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

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




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

No.		Location	Issue	Action	Term	Responsibility
1		Various (example 58 Earlham Road)	Cleaning of brickwork – the area contains a number of ‘white brick’ buildings where the brick has changed to a silvery grey colour due to pollution. Sandblasting, which is a very abrasive method of cleaning, has irreversibly damaged the surface of the brickwork, affecting porosity.	Owners should seek advice on appropriate methods of cleaning from the Conservation and Design section. Alternative methods of cleaning to sandblasting should be used.	S-L	Private owners/occupiers

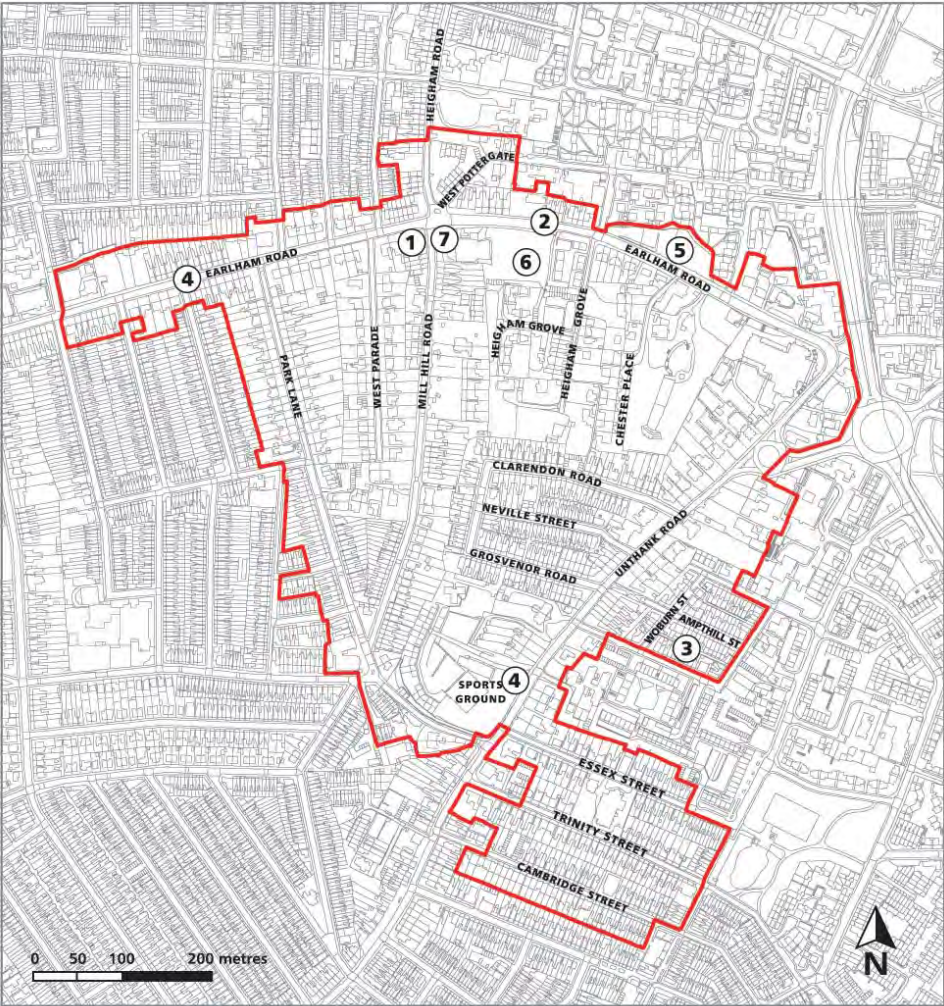
MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
2		Various (example 33 & 35 Earlham Road)	Alterations to windows and doors which introduce different styles which (even if these are attractive in themselves) disrupt the visual harmony of traditional terraces within street views.	Care should be taken to repeat existing details as closely as possible – if replacing old alterations, the easiest option is to copy neighbouring properties which form part of ‘the harmonious grouping’. Various alterations will be covered by article 4 (2) directions.	S-L	Property owners Urban design and conservation section; Development management
3		Various	Installation of satellite dishes in very visible locations on front elevations	Planning permission is normally required for the erection of satellite dishes in conservation areas. Satellite dishes should be located in positions where they are least visually intrusive within the street views, such as the area around the ridge/chimney stack.	S-L	Development Management
4		Various, particularly parts of Earlham and Unthank Roads	High fences bordering roads obscure landscaping and create a less attractive environment for pedestrians.	Controlled through development management.	S-L	Building owners Development management

MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
5		The Dingle Earlham Road	Grounds of former house since demolished. Area has been prone to antisocial behaviour.	Need to ensure regular maintenance programme is in place and that area is secure. Long term management programme should be considered in liaison with local community.	S-L	Norwich City Council housing team
6		The Dell Earlham Road	Former quarry and grounds of Heigham Grove House (see page 28) which has now become informal public space.	Need to ensure regular maintenance programme is in place and that area is secure. Long term management programme should be considered in liaison with local community.	S-L	Norwich City Council open spaces team and community engagement officer.
7		Sub station adjacent to Black Horse PH, Earlham Road	Untidy area which appears to suffer from lack of maintenance from owner	Discuss measures to improve visual appearance of area.	S-M	Owner/occupier

MANAGEMENT AND ENHANCEMENT MAP



**Heigham Grove
MANAGEMENT
& ENHANCEMENT
PROPOSALS**

Key
 ① to ⑦ Management and Enhancement sites (see text)

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ARTICLE 4 DIRECTION



Loss of architectural details can significantly change the appearance of a building.

In order to manage change in the conservation area sympathetically parts of the area are covered by an article 4 direction which removes permitted development rights for certain types of alterations currently permitted for houses. The properties are identified on the article 4 direction map, p36.

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

A strong and unifying characteristic of the Heigham Grove conservation area is the streets of similar houses or terraces which have 'group value' in terms of sharing common architectural characteristics such as similar windows, chimney stacks etc. that help to create a strong unified street scene. Developments in different streets also clearly demonstrate the changing architectural fashions and technical innovations that occurred throughout the 19th century. Small changes to architectural features such as windows can, over time, harm the character and appearance of an area and it is important that measures are

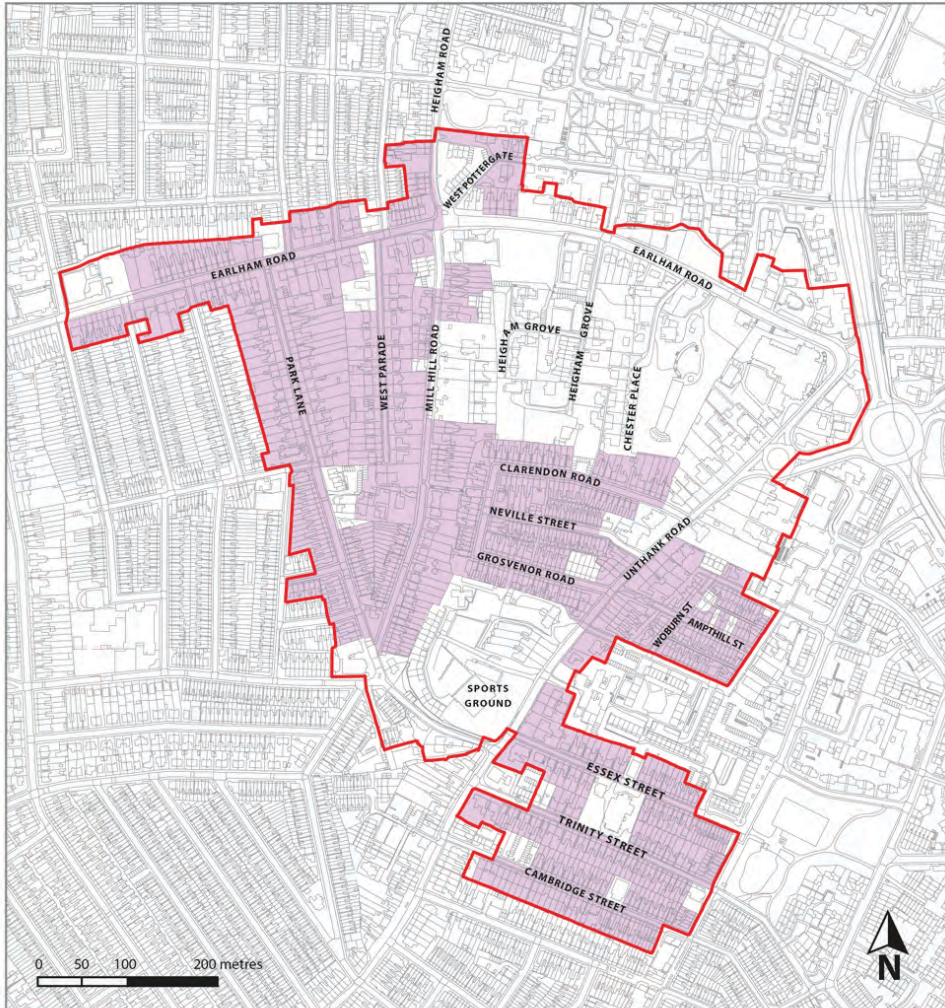
taken to ensure that original features are retained where possible, and that any proposed alterations do not harm the appearance of groups of houses.

The article 4 direction removes permitted 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 the building has not already been painted.
- The demolition of a chimney stack.
- The replacement of windows and doors on front elevations and side elevations where they front the highway.

For further information please see: www.norwich.gov.uk/article4directions

HEIGHAM GROVE ARTICLE 4 DIRECTION MAP



**Heigham Grove
ARTICLE 4
DIRECTION
AREAS**

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FURTHER READING

“The Plantation Garden, A History and Guide” (1998) Sheila Adam
“Norwich in the Nineteenth Century” (1984) Christopher Barringer et al (particular ch 4 by Stephan Muthesius on housing).

LISTED BUILDINGS

The following buildings have been listed Grade II (The Roman Catholic Cathedral is Grade I) either because of their architectural interest, their historic interest, their close historical association or because they form part of an important group.

Chester Place

Chester House and Magnolia House
Forecourt Wall, gate and gate piers to Chester house and Magnolia House
Chester Lodge
Forecourt Wall, gate and gate piers to Chester Lodge
1-7 (Consecutive)

Earlham Road

Roman Catholic Cathedral of St John the Baptist
Boundary Wall of Cathedral House and Roman Catholic Cathedral of St John the Baptist
2 & 2A, 4, 38, 50
Ice House West of 21, 25-31 (odd), 33-39 (odd), 41, 129

Heigham Grove

12 (The Grove); 13 (Craster House), 14, 19 (The Elms), 20, 10, 11 (The Cedars); 56 (St Ouen)

Unthank Road

Cathedral House, Boundary Wall of Cathedral House and Roman Catholic Cathedral of St John the Baptist; Trinity United Reform Church; 37 & 39; 41-47 (Grove Terrace) (odd) 2 and 2A (Temple Bar public house).

REGISTERED PARKS AND GARDENS

The Plantation Garden is a Grade II registered historic park and garden.

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. The local list is due to be updated.

Amphill Street

3-31 (odd), 4-14 (even); 20-30 (even)

Bathurst Road

1-15 (odd), 4-10 (even); 24-34 (even);

Clarendon Road

2-22 (even); 46-74 (even); 3-49 (odd)

Earlham Road

6, 58, 60, 62, 66-124 (even), 5, 7, 43-55 (odd), 57, 57a, 59-71 (odd), 79, 81-87 (odd), 93-127 (odd)

Grosvenor Road

5-41 (odd), 2-40 (even)

Heigham Grove

1-9 & 9a

Heigham Road

1-13 (odd)

Kimberley Street

1-15 (odd)

Mill Hill Road

2-10a (even), 12, 14, 28, 30, 36-96 (even), 1-11 (odd); 51-91 (even); 2-46 (even); 15-43 (odd)

Oxford Street

2-20 (even), 26, 28

Park Lane

2-18 (even); 22-36 (even); 60, 62, 1-35 (odd)

Troy Street

35, 32, 9-33 (odd),

Unthank Road

18-62 (even), 62a, 64, 66, 72-80 (even), 3-35 (odd), 1-17 The Elms, Clubhouse

West Parade

8 -28 (even), 5, 9-30 (odd)

Woburn Street

10, 1-11 (odd)

West Pottergate

130-136 (consecutive)

Additions to the local list**Cambridge Street**

Importance: houses along the street have many common original features and seen together, many within continuous terraces, have shared group value. Of particular note is the use of moulded brick for decoration, particularly at eaves level.

3-37 (odd). C19 terrace houses (gap between 19 and 21, and 33 and 35). 3, 5 and 7 are three-storey with basement and have four-storey bay windows (cutting through eaves on 5 and 7), 9, 13, 17, 21, 25, 29 are two-storey with basement and have two-

storey square bays; 11, 15, 19, 23, 27, 31, 35 and 37 are two-storey with basement and have double storey splayed bays; 33 has no bay, but paired windows. White brick. Slate. Linear shared stacks. Decorative moulded brick to eaves and panels between ground and first floor windows. Sash windows (all original except 37) with unusual curved corners to upper glazing and segmental brick flat arch with curved corners. Projecting brick architrave to doors with entablature. 3 has an unusual attic roof form in a 'French chateau' style with dormer window. 5 and 7 have original cast iron railings to front.

41 and 43. C19 two-storey terrace houses. White brick. Smut pantiles. Moulded bricks for eaves. Side stacks. Round segmental arch to doors with semi-circular fanlight. Sash windows. Gauged brickwork for lintels (painted on 41).

45. Detached house. Two-storey double fronted with two-storey bay windows, right hand bays splayed, left hand bays square. Plain red tiles. Side stacks. Stone surrounds to windows and door with decoration. Door has side shafts with rosette detailing and swags cornice with grotesque faces and large central keystone. Brickwork tile panel between ground and first floor.

49-63 (odd) (53 and 55 'Pentrell Villas'; 57 and 59 'Oak Villas'). C19

terrace. Single-storey bay window to 49, 51, 53 and 55. White brick. Smut pantiles (61 replacement cement tiles). Side stacks slightly of edge. Moulded brickwork to eaves. Red brick gauged brickwork lintels (Only 53 and 57 retain original sash windows.)

65-75 (odd). Terrace houses. White brick. Red pantiles. Shared white brick stacks. Sawtooth brick eaves detailing. Red brick gauged brick flat arches (65 and 67 painted). All windows originally sashes but now replaced except 55 which is missing central glazing bar. 73 has later porch extension.

26-40 (even) 'University Terrace'. C19 terrace houses. White brick. Ground floor splayed bay windows with cornice. Projecting brick architrave to front doors with entablature. Smut pantiles. Bracket dentilled brick cornice to eaves. Gauged brick flat arches with brick keystones (36 painted). Shared stacks except ends of terrace. 28 and 30, 36 and 38, and 40 have original dentilled detailing.

42 and 44 'Jasmine Villas'. Semi-detached houses. White brick. Smut pantiles. Side stacks. Dentilled brick eaves. Gauged brick flat arches. 44 has original sash windows, 42 modern windows.

46, 46a and 48. Terrace houses. White brick. One-storey bay with

moulded brick cornice, but only 46a remains unaltered and 46 has an uncharacteristic red tile pitch over bay and door. Replacement tiles. Side stacks, missing on 48. Sawtooth eaves. Sash windows (46 replacement).

50 and 52. Semi-detached pair of houses. White brick. Two-storey with two-storey splayed bay window. Slate. Moulded brick special eaves. Sash windows. Central windows bordered with rusticated architrave with bracketed and egg and dart cornice. Rusticated shaft extension to eaves above. Eaves are bracketed and egg and dart moulded bricks. Rusticated brick quoins. Decorative brick panels with trefoil pattern between ground and first floors. Original doors and passageway entrance with rectangular fanlights containing original stained glass. Sash windows with unusual triangulated containing a motif and triangulated gauged brick lintels.

62 and 64. Pair of houses within terrace. White brick two-storey with two-storey bay window. Slate roof. 62 stunted stack, 64 missing. Decorative circular stone architraves to recessed porches and passageway door, with decorative keystone and springing points (flowers, grotesques). Moulded stone lintels with recessed panels and keystone. 66-72 (even). Terrace houses. White brick. Smut pantiles. Side stacks (66 replaced with later red brick stack).

Gauged brickwork lintels. Circular lintel to doors. Only 70 has original sash windows. 68 much altered.

74-76. Pair of houses within terrace. White brick. Smut pantiles. 74 has side stack, 76 ridge stack. Gauged brickwork lintels with circular lintels to entrances (74 painted). Sash windows.

78, 80 and 82. Terrace houses. White brick. Red pantiles. Side stacks (80 and 82 combined). Moulded brickwork to eaves. Stone lintels with keystone. 80 has original sash windows. 78 and 82 replaced. 82 has later porch extension.

Doris Road

2 See Park Lane.

Earlham Road

Synagogue. 1969 by Wearing Hastings and Rossi. White brick. Green zinc octagonal roof. Stained glass by Paul Jerreries of local firm G King and Sons.

Importance: unique building representing the Jewish faith group in Norwich. The building was designed by local architects and incorporates local craftsmanship.

1-6 Francee Court. Flats. Early to mid C20th. Render with red brick detailing. Pantiles. Crittal windows. Large prominent feature stack to front. *Importance: an interesting example of neo-vernacular interwar development*

retaining original stylistic features.

The Mitre

Public House. Early to mid C20th public house. Mock Tudor.

Overhanging eaves and plain tiles.

Importance: A typical interwar suburban style of pub that has become a local landmark.

Essex Street

Importance: Terrace houses and semi-detached houses retain many original features. Seen together they have shared group value.

1. C19. Detached double fronted two-storey house. White brick (red brick to sides and rear). Slate roof. Slightly off centre stack and side stack. Sash windows. Gauged brick flat arches. Feature central window surround to first floor with bracketed flat canopy. Gauged brick circular arch above door with segmental circular fanlight.

3. C19. 'Hanover House'. Detached two-storey double fronted house. White brick (red brick to sides and rear). Slate roof. Side stacks. Sash windows. Gauged brick flat arches. Circular arch to door with circular fanlight.

5 and 7 'Highbury Villas', 9 and 11 'Essex Villas', 13 and 15. C19 semi-detached houses. White brick (5 painted). Sash windows. Slate roof. Central shared stack. Timber door surrounds with flat canopies and

decorative scrolled brackets. (NB: Same design as 15-21 Trinity Street).

17. Rectory for Holy Trinity Church. Two-storey with basement. White brick. Slate roof and large stack with projecting cornices. Heavy dentilled red brick cornice at eaves and a decorative tiled string course. Paired sash windows with large panes and stone lintels (first floor lintels in line with cornice have stone brackets). *Importance: characteristic Victorian rectory designed with many decorative architectural features.*

Wall to rectory and church. C19 wall built of flints, white brick courses with stone coping and ironwork to ridge. *Importance: contemporary with church and rectory and therefore of group value. (See also Trinity Street.)*

19-29 (odd). C19 two-storey semi-detached houses. White brick. Slate roof (19 and 23 replacement tiles). Central stack (missing on 25). Sash windows (replaced 29). Gauged flat brick arches (painted 19, 25 and 29). Shared architrave to doors with entablature. Blind window above.

2 and 4 'Devonshire Villas'. C19 two-storey semi-detached houses. White brick. Slate roof. Shared linear stack. Sash windows. Gauged brick flat arches. Timber architrave to doors with fanlight.

6 and 8 'York Villas'. C19 two-storey semi-detached houses. White brick. Slate roofs. Shared linear stack. Gauged brick flat arches. Doors have double segmental gauged brick arches. Sash windows.

10 and 12 'Trinity Place'. C19 two-storey double fronted pair of houses within terrace. White brick. Slate roofs. Stacks removed. Gauged brick flat arches. Segmental gauged brick with recessed inner plaster door surround. Circular fanlight above door. Sash windows.

14 and 16. Two-storey pair of houses within terrace. White brick. Slate roofs. Shared linear stack. Replacement windows (originally sashes). Timber architrave to door with fanlights.

South Heigham Parochial Hall. C19 parish hall. White brick front elevation in pseudo medieval gothic, red brick to sides and rear. Front elevation has gothic stone windows, the centre door has a four centred arch, and all have drip moulds. Central stone rose window is a prominent feature on facade. *Importance: Victorian parish hall with interesting rose window and gothic style moulded brick lettering.*

18 and 20. C19 two-storey semi-detached houses. White brick. Door and ground floor windows have unusual projecting rusticated

projecting brick surrounds to door and ground floor windows. Wall band. Sash windows (replaced on 20).

22-28 (even) 'Belgrave Terrace'. C19 terrace. Two-storey. White brick. Slate roof. Shared stacks. Sash windows (unusual with three vertical panes). Timber architrave to door with fanlights.

30-40 (even). C19 white brick terrace houses (30 and 36 painted). Slate roof. Sash windows (Replaced 30 and 36). Paired architraves (38 and 40 individual) with fanlights. Blind window above.

Park Lane – additional local listings
Importance: terrace houses retain many original features and seen together have shared group value. Park Lane and Parker Street are particularly noteworthy for the survival of original stained glass within doors and fanlights.

37-59 (odd). C19 two-storey terrace houses. White brick. Slate (replacement tiles on 39-47 (odd)). Central stacks (missing 55). Single-storey splayed bay at ground floor. Sash windows. Painted stone lintels. Unusual painted stone pediment with decoration as part of architrave with fluted moulded brick shafts.

61, 63, 65 and 1 Parker Road. C19 two-storey terrace houses. White

brick. Slate. Central stacks. Single-storey splayed bay at ground floor. Painted stone lintels. Sash windows. Architrave with brick shafts and painted stone entablature.

67-73 (odd), 2-14 (odd) Parker Road 75-79 (odd). 2 Doris Road. C19 two-storey terraces. Red brick; replacement cement tiles on Park Lane. Slates on Parker Road. Moulded brick eaves. Shared stacks. Two-storey splayed bay windows. Sash windows (replaced on 1 Doris Road, 2, 4 and 12 Parker Road and 75, 77 Park Lane). Decorative stone to door surround. 67, 69, 71, 73 and 2-14 Parker Road all retain original front doors and stained glass. (69 has the date '1866' although the houses date from c1890).

St Peters Methodist Church. 1939. Buff brick with brown brick detail to windows. Designed by local architect Cecil Yelf in a simple but monumental style.
Importance: important community and landmark corner building in a style evocative of its time.

83 'Adelaide Villa'. 1861 Gothic style two-storey detached house. Red brick with white brick dressing and slate roof. Timber casement windows with drip moulding, gothic polychromatic arch in south gable end. Cosseyware panel in side gable end with initials, name and date.

Importance: an unusual style of building in Norwich incorporating some unusual features.

85 and 87 'St Johns Villa'. Mid C19 two-storey semi-detached house with name plaque. Red brick, pantilled roof. Sash windows.
Importance: A typical building of its period that still retains original feature.

Former Swedenborg Church. 1890. By AF Scott. Red brick with stone detailing. Gothic style windows
Importance: a good example of a late C19 suburban church that has a scale appropriate for the surrounding context. Currently under review for listed building status.

66-80. C19 two-storey terrace houses. White brick. Slate roof. Sawtooth eaves. Side stacks (replaced with red brick stack on 68, stunted on 70 and lost on 80). Single-storey square bay to 66 and 72 (lost on 68 and 70). Splayed bay to 74, 76, 78, replaced on 80. Stone lintels, Decorative circular lintels above door with keystone. Sash windows. 80 has stone plaque 'Melbourne Villas'.

82-88 (even). Mid to late C19 two-storey terrace; white brick; slate roof. Shared stacks. Gauged flat arches (painted 86, 88). Sash windows (replaced 82).

90 and 92. C19 'semi' forming end of terrace same design as 66-80 even).

Two-storey white brick slate projecting two light square bays. (90 has replacement windows)

Parker Road

1, 2-14 see Park Lane

Trinity Street

Importance: houses have many common original features and seen together have shared group value.

1. C19 house now surgery. Two-storey double fronted with two-storey splayed bay windows. Slate roof. Dentilled string course and brick quoins. Projecting brick rectangular porch surround. Stone lintels with vermiculated keystones. Sash windows.

2a,b,c and d. C19 house now offices and flats. Two-storey double fronted with two-storey splayed bay windows. Slate roof. Dentilled eaves and string course. Brick quoins. Gauged brickwork surround to door which is now blocked in. Gauged brick flat arches. Sash windows.

3-10 (consecutive). Stepped terrace houses. Two-storey. White brick (9 painted). Slate roof. Off centre stacks, missing on 3, replacement red stacks on 8, 9 and 10. Stone surround to door with scrolled bracket to flat canopy. Stone surround to sash windows with unusual ornamental 'keystone'. Stone circular surround to each paired rear access door with

shared blind window above. 3 has been partially rebuilt and lost original entrance.

11 and 12 'Woodleigh Villas'. Semi-detached double fronted houses. Two-storey. White brick. Slate roof. Shared central stack. Stone lintels. Sash windows. Circular stone arch with keystone to entrance.

13 and 14. Pair semi-detached houses. Two-storey. White brick with brick quoins (painted on 14). Slate roof. Separate stacks. Sash windows. Painted stone lintels. Door has circular stone arch with keystone.

15-20. Terrace (small gap between 19 and 20). Two-storey. White brick (20 painted). Slate roof (15, 19 and 20 replacement tiles). Side stacks (shared where adjoining). Sash windows (tripartite sashes to one side). Replace on first floor of 20. Stone lintels with vermiculated keystone. Door surround with flat hood and scrolled brackets.

21 and 22. Pair of houses within terrace. Two-storey. White brick (red brick bands below eaves). Slate roofs. Side stacks. Decorative 'fleur de lieu' style keystone to door and window lintels at ground floor level. Sash windows.

23-36 (consecutive). Terrace. Two-storey. White brick. Pantile roof. Stacks off from side. Sash windows.

Stone lintels. Circular stone door surround with keystone. 30 has modern porch.

Rose Valley Tavern
Public House. White brick.
Replacement windows. Original corner pub frontage, pilaster with ionic brackets to fascia.
Importance: retains original corner shopfront of public house and a key local landmark.

99-102. (consecutive). C19 terrace of two-storey double fronted houses. White brick. Smut pantiles. Rear stacks. Sash windows (101 replacement windows). 99 has pentice boards and gauged brick arches. 100-102 have stone (plaster?) lintels.

103-110 (consecutive). C19 two-storey terrace houses (follow on in design from 99-102). White brick (110 painted). Pantiles. Shared side stacks (replaced on 107 and 108 with red brick and missing 109 and 110). Timber sash windows (replaced on 108 and 109 ground floor).

Wall to rectory and church
C19 wall built of flints, white brick courses with stone coping and ironwork to ridge.
Importance: Contemporary with church and rectory and therefore of group value.

111 and 112 'Aylesbury Villas'. Two-storey pair of double fronted houses. White brick. Smut Pantiles. Side stacks. Sash windows (112 has replacement windows) Stone lintels. Circular stone lintel to door with keystone.

113 'Sherwood House', 114 'Clydesdale House'. Two-storey pair of double fronted houses. White brick. Slate roofs. Side stacks. Sash windows (113 has replacements windows and 114 has an unsightly dormer)

Trotry Street

34. Former stables adjoining 32. Red brick. Red pantile roof. Gable fronting street with crow stepped parapet. Central stack. Later lean to timber extension to front.

Importance: rare survival of ancillary stable block within this area.

Unthank Road

37a. C19 lodge to 37 and 39 Unthank Road. Single-storey. Red Brick. Hipped roof with pantiles. Central stack. Sash windows.

82. Former St Johns Maddermarket Rectory, now guesthouse. Detached house. Red brick with white brick gothic treatment (although east and north elevations now painted).
Importance: historical significance as former rectory and corner landmark.

NOTES



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