



NORWICH  
City Council



---

# THORPE RIDGE CONSERVATION AREA APPRAISAL

---

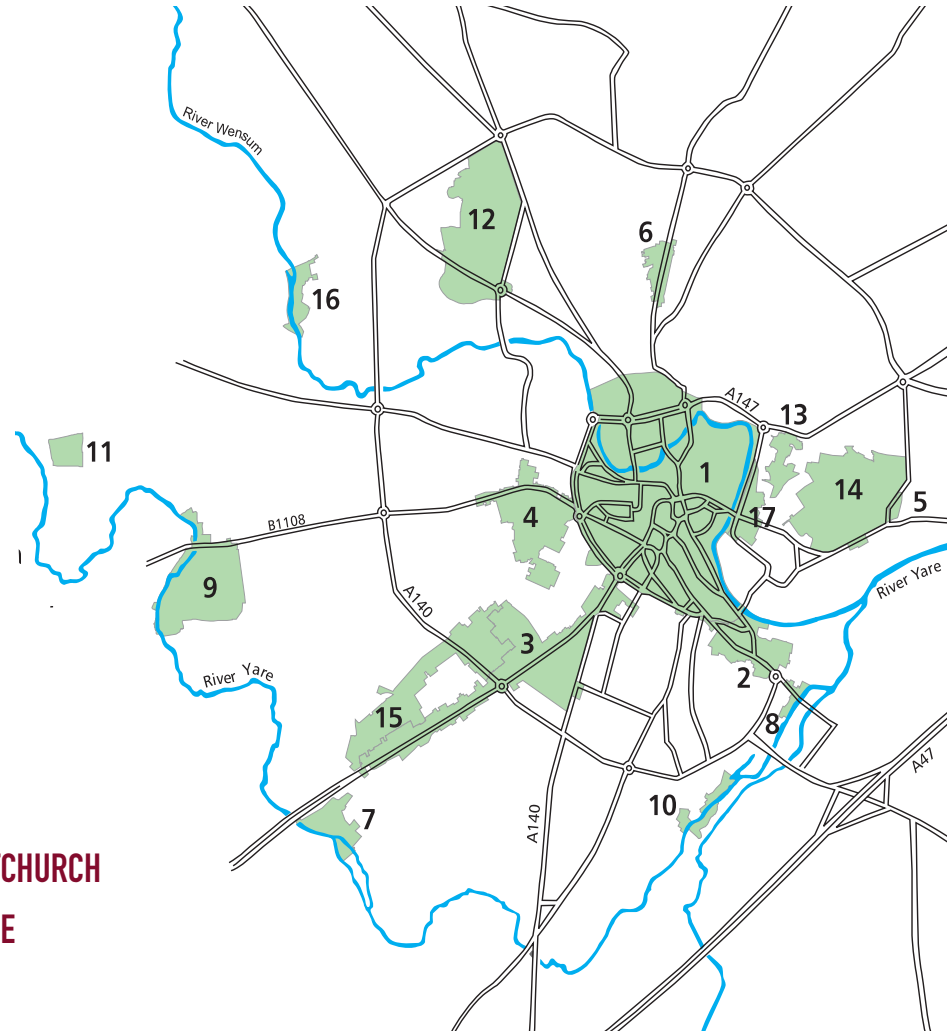
NUMBER 14

MARCH 2007

---

## CONSERVATION AREAS IN NORWICH:

1. CITY CENTRE
2. BRACONDALE
3. NEWMARKET ROAD
4. HEIGHAM GROVE
5. THORPE
6. SEWELL
7. EATON
8. TROWSE MILLGATE
9. EARLHAM
10. OLD LAKENHAM
11. BOWTHORPE
12. MILE CROSS
13. THORPE HAMLET
14. THORPE RIDGE
15. UNTHANK & CHRISTCHURCH
16. HELLEDON VILLAGE
17. ST MATTHEW'S



© Crown Copyright 2005. Norwich City Council Licence No. 100019747

## CONTENTS:

---

### INTRODUCTION

04

### HISTORIC DEVELOPMENT

06

### URBAN DESIGN & STREETScape

11

### ARCHITECTURE

14

### NATURAL CHARACTER

20

### MANAGEMENT & ENHANCEMENT

22

### FURTHER READING

25

### LISTED BUILDINGS REGISTER

25

### LOCAL LIST REGISTER

25

### NEUTRAL AREAS

25

# INTRODUCTION

---



*1930s suburban houses in Stanley Avenue*

Thorpe Ridge was designated a conservation area on 8 January 1991. The conservation area lies to the east of the city and covers an area of 60.1ha (148.5 acres.)

The appraisal provides an assessment of the character and appearance of Thorpe Ridge Conservation Area, and includes proposals for management and enhancement. This fulfils section 69 & 71 of the Planning (Listed Building and Conservation Areas) Act 1990.

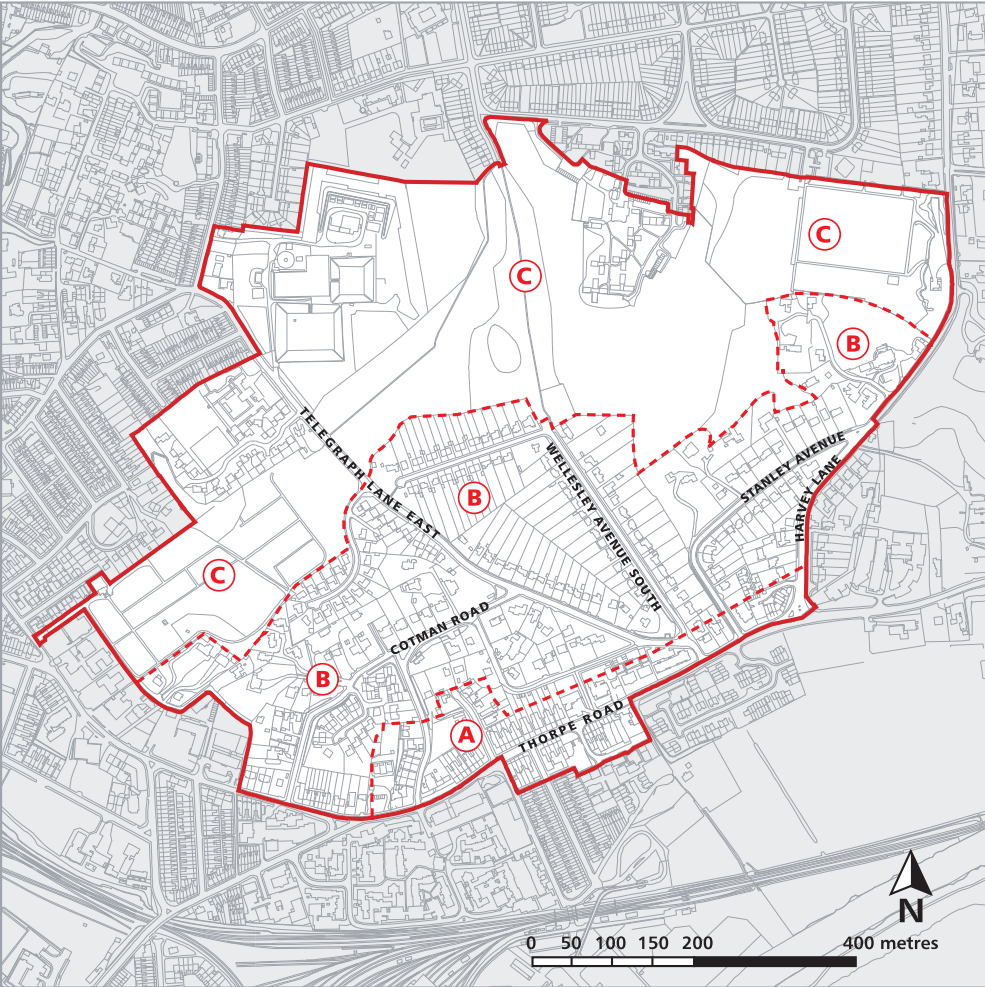
The appraisal has been subject to public consultation and was approved by the Council's Executive on 21 March 2007. It should be read in conjunction with the City of Norwich Local Plan 2004 (in particular Chapter 3 'Heritage and Built Environment'), detailed guidance and site specific development briefs.

**The area is characterised by large tracts of woodland and wide tree lined suburban streets. The land is undulating, but generally slopes towards the southeast, offering fine views over the river valley below. Of particular importance to the character of the area are the many mature trees.**

The Conservation Area can be divided into three sub-areas of varying character, 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 p22-25.

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



## Thorpe Ridge CONSERVATION AREA

- Key
- A** Late Victorian villas
  - B** 20th century suburban housing
  - C** Wooded areas

## HISTORIC DEVELOPMENT

---

Thorpe Ridge was historically known for its ancient tracts of woodland, and it was not until the construction of the first Foundry Bridge in 1811 that the area began to be developed as a desirable residential suburb with large houses set in spacious grounds. Further transportation improvements during the 19th and 20th centuries made the area even more accessible, and it was not long before demand for housing led to the subdivision of earlier plots, creating a suburban character of detached housing and mature landscaping.

Historically, tracks heading east to Great Yarmouth from Norwich criss-crossed the area and these have contributed towards the present day street layout.

Archaeological evidence indicates that an old Roman track, which later became the Pilgrim's Way, passed through Thorpe Hamlet crossing the River at the site of Bishop Bridge, up Gas Hill and through the Mousehold Estate (probably along the same route as Telegraph Lane) to join with Thorpe Road. Horseback and coaches went up Stowte Hill (Stowte or meaning hard or difficult), which later became Kett's Hill. Important archaeological finds in the area include remains of a Roman burial ground found during the construction of a tennis court at Oakwood, Stanley Avenue, in 1950. This included a female cremation with

flagon, beads and mirror in a Pompeian case.

During the 18th century the Yarmouth turnpike was routed along Rosary Road and Thorpe Road. The former Redan public house (currently a Chinese restaurant) was the site of the tollhouse.

In 1086 the Domesday Book referred to a wood at Thorpe, otherwise known as Thorpe Ridge, which encircled the area to the northeast of Norwich and beyond and included Lion Wood. In 1101 it is recorded that Bishop Herbert de Losinga acquired by charter from Henry I, the Manor of Thorpe and Thorpe Woods for the Church. The wood is likely to have been managed through coppicing for firewood and building materials, and hunting for deer and wild boar. In 1549 supplies were severely depleted

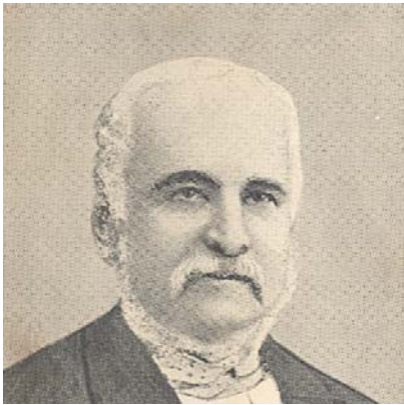
when Robert Kett established his base camp for the Rebellion in nearby Thorpe Hamlet.

In 1556 the 'city liberty' was established to the east of the area, confirming the enlargement of the City and separation from Norfolk in 1404. The area subsequently became known as 'that part of Thorpe within the 'city liberty', and subsequently Thorpe next to Norwich, falling within the Parish of Thorpe St Andrew or Thorpe-next-Norwich and forming part of the Blofield Hundred. It was not until 1852 that the separate Parish of St Matthew's was formed.

**By the 18th century much of the area fell within the estate of Mousehold House.**

## HISTORIC DEVELOPMENT

---



*General Sir Robert John Harvey*

The house was purchased during the early 19th century by General Sir Robert John Harvey (1785-1860), the eldest son of John Harvey Esq of Thorpe Lodge, and was remodelled in the Regency style by the architect William Mear in 1821. It is reported that Harvey recovered the cost of purchasing the house by the sale of timber from the estate, but was also responsible for replanting Lion Wood with Horse and Sweet Chestnuts, and the Telegraph and Mill Plantations with Scots Pine, Norway Maple, Horse Chestnut and Sycamore. The Estate was sold by the Harvey family to the City Council in 1931.

To the south west of the conservation area lies the Rosary Cemetery, the first non-denominational cemetery in England.

The cemetery was established in 1819 by a Presbyterian minister, the Reverend John Drummond, on land formerly used for market gardening. Drummond's wife was the first person buried there (re-interred from the Octagon Chapel). At first the cemetery was unpopular, but following the closure of the city centre churchyards for burials in the mid 19th century, 18,000 burials had taken place by 1884.

Cemetery buildings include the lodge, built in 1860 by J S Benest, and the mortuary chapel, redesigned by Edward Boardman in 1879 to replace an earlier building on the site. Further land was purchased in 1903 and an extension was laid out to the north-east in 1924 following the advice of Captain Sandys-Winsch, Superintendent of the City Council's Parks Department, who was also responsible for the design of the city parks including Eaton Park, Wensum Park and Waterloo Park. In 1954 the Rosary Cemetery became the responsibility of Norwich City Council and the oldest sections were left to nature. The Friends of Rosary

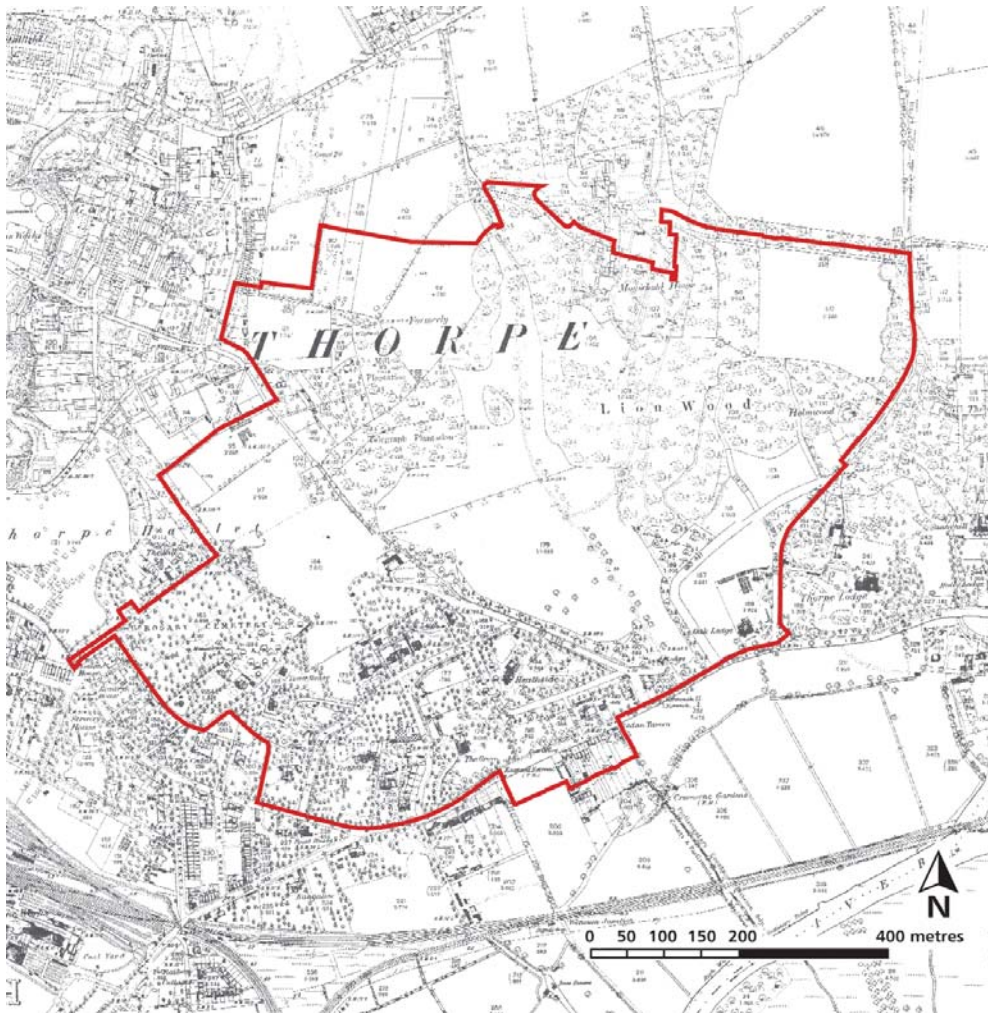
Cemetery were established in 1983 to help protect its historic character and ensure its preservation.

During the early to mid 19th century several large villa style properties with front gardens and driveways were built along Thorpe Road (see map of 1880-1889).

One of these early houses, 2 & 4 Cotman Road, originally built in 1820, was significantly remodelled in the Italianette style in 1873. Its owner during this period was I.B. Geldart, described as 'the mainstay of Norfolk Botany during the latter part of the 19th century'. He established a botanical library and a herbarium, which was continued by his daughter Alice (1862-1942.) Unfortunately there is now little left of the fine gardens he created and the setting of the building has been severely compromised by development along Thorpe Road between the wars.

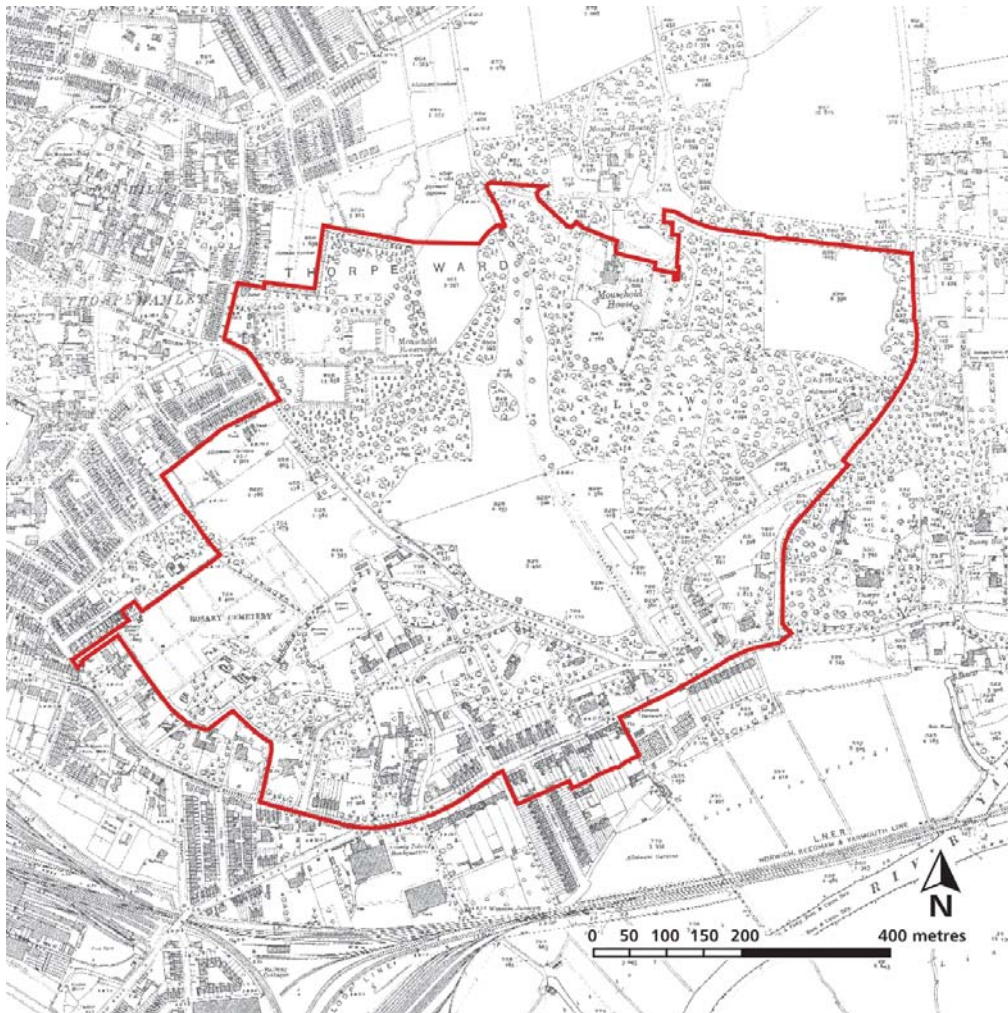
Further along Thorpe Road lay the estate of Thorpe Grove. The house and surrounding land were subdivided and sold at auction in 1858 by Sir Robert John Harvey as a result of a court case involving entailed property. Purchasers included William Butcher, William Jay (who owned the confectioners based at the Baltic Wharf site), and Harvey's eldest son

# O.S. MAP 1880-1889





# O.S. MAP 1928



## HISTORIC DEVELOPMENT

---

also called Robert John Harvey who lived at Crown Point near Trowse. The plots purchased by Butcher and Jay were also subsequently sold to Harvey. Not long after terraces were built on the west side of Heathside Road. Thorpe Grove was later sold to a Mrs Rix, and was subsequently extended and divided into two houses towards the end of the 19th century. It is now known as 2 & 4 Matlock Road.

Another influential Thorpe Ridge figure was I.B. 'Bugg' Coaks. Coaks, a Norwich solicitor, married into money, and through a significant inheritance in 1865 was able to build Fernhill house and a further five houses on the north side of Cotman Road, of which 34, 36 and 38 still stand, 40 and 42 having fallen victim to war damage. Coaks later extended the Fernhill estate further, establishing a farmstead along Telegraph Lane, and developing the Hill House estate to the west where the five roads are named after his five daughters: Beatrice, Florence, Marion, Primrose and Ethel.

Coaks lived at Fernhill until his death in 1909 and is buried in the Rosary Cemetery. An auction of his assets took place in 1910, but the house was left empty until its use as a war hospital in WWI. Following the war it was again left empty except for its use as a hotel between 1927 and

1931. In 1930 the land attached to Fernhill was disposed of. The area immediately around the house encircled by Cotman Road was bought by a builder called Southgate who built the unusual flat roof semi-detached properties in Fernhill and his own house to the east, since demolished. Part of the land was sold to the City Council to provide for a further extension of Rosary Cemetery, the Crome Schools and playing fields. Between 1930 and 1960 part of the land became a bowling green, a tennis court and allotments, before being sold for development of the High Green cul-de-sac in the 1960s.

**During the 20th century the character of the area went through significant changes with the development of interwar properties in the south east corner of the conservation area along Telegraph Lane, Wellesley Avenue, Cintra Road and Stanley Avenue.**

From Rosary Corner to Cotman Road on the north side of Thorpe Road many early villas were demolished and replaced with modern office buildings. Consequently this area is excluded from the Conservation Area although at one time it contained many fine buildings. Many larger houses which once graced the area, such as Fernhill and Bracken Brae on the north side

of Stanley Avenue, have also been demolished and their plots subdivided. The Mousehold Estate was bought by the City Council in 1931, allowing for the postwar development of Pilling Park and William Mear Gardens. The future of Mousehold House was however uncertain until 1969 when it was converted into flats following prodigious efforts by the local historian Geoffrey Goreham to save the house from demolition.

## URBAN DESIGN AND STREETScape

---

Thorpe Ridge is characterised by suburban development of detached housing and wide streets, accompanied by mature landscaping, which dominates the north of the Conservation Area and filters through the later development to the south.

There are no significant landmarks in the area except for the Waterworks tower, which is a distinctive landmark featuring in many long distance views into the Conservation Area from the city centre to the west, but not so visible from within the Conservation Area itself. There are some very good views from within the area across to the River Valley, particularly from the small green on Cotman Road. There are also good views from Telegraph Lane over the roofscape of Cintra Road across to Lion Wood (see left hand cover photograph). Wellesley Avenue offers a particularly fine tree-lined vista.

Although the scale and footprint of housing along particular streets appears very regular (as one would expect in a suburban street) the overall structure of streets is erratic and disjointed. This reflects the slow development of the area and the fact

that it has been planned around historic roads and boundaries. Thorpe Road, Telegraph Lane and Harvey Lane all follow historic routes which passed through the area, Cotman Road meanders around the former boundary of Fernhill, whereas Cintra Road follows a former field boundary and Wellesley Avenue follows an historic woodland track. More recently cul-de-sacs have been created within the former curtilages of large houses such as Fern Hill.

Thorpe Road (sub area A) has a distinctly different character to the rest of the Conservation Area. It has a more urban density, with significant parts of the road lined with continuous terrace housing. There are no grass verges, and the height of buildings makes them more prominent, partly as a result of their embanked position due to the gradient. The overall effect

creates a strongly defined edge to the Conservation Area to the south. Some of the earlier, larger houses in this area have suffered from unsympathetic development and poor design in the 1960s/70s.

Behind Thorpe Road, the layout and grain of the area is lower density and more suburban in character (sub area B). The streets are wider, with detached houses set back from the road behind grass verges, hedgerows and front gardens. Along the southern sections of both Cotman Road and Heathside Road the streets are narrower and there is a greater sense of enclosure. Trees and landscaping feature very prominently throughout the area, creating a soft suburban townscape. Many of the earlier buildings are also thoughtfully orientated towards the south, taking full advantage of the sun and views across the river valley.

## URBAN DESIGN AND STREETScape

---



*Views across river valley*



*Vista along Wellesley Avenue*

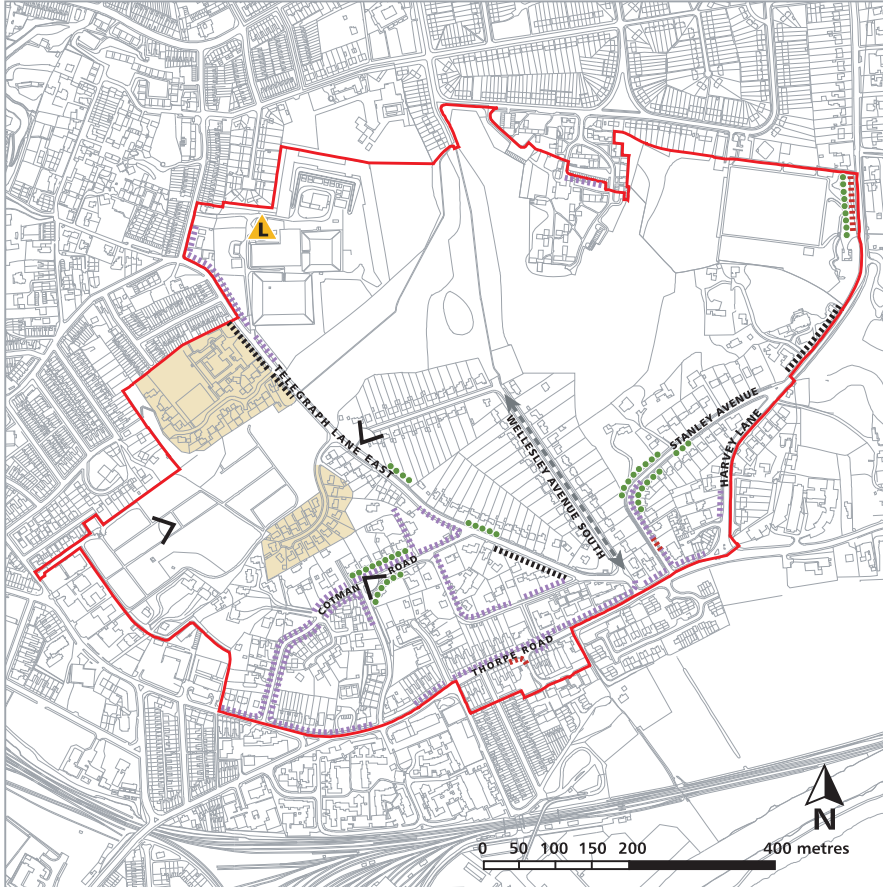


*Terraces on Thorpe Road provide a strong edge*

Boundary treatments make an important contribution to the character and appearance of the Conservation Area and reinforce its suburban character. Along Cotman Road there are 8ft high flint walls with brick dressing which enclosed the former curtilage of Fernhill. The former entrance still provides access to the 20th century housing estate. The former boundary of Heathside is also marked by a 6ft brick wall which follows the line of Ranson Road. Interwar development is characterised by softer boundary treatment of low brick walls and hedges set back behind grass verges.

Sub area C to the north includes the Rosary Cemetery, the ancient woodland of Lion Wood and the open spaces of Pilling Park. Interspersed amongst these open and wooded spaces are developments of late 20th century houses and flats, which have a very enclosed and separate character clearly distinct from the rest of the Conservation Area.

# URBAN DESIGN AND STREETSCAPE



## Thorpe Ridge URBAN DESIGN & STREETSCAPE

### Key

- Hedgerow
- Historic walls and railings
- Important boundary walls
- Loss of boundary treatment street frontage
- Views
- Vista
- ▲ Landmark
- Neutral areas

©Crown Copyright 2007

# ARCHITECTURE

---

The buildings in the Conservation Area reflect the diversity of building design and materials prevalent from the mid 19th to the late 20th centuries.

**Mousehold House (1 – see map p14) is the earliest building in the Conservation Area, originally dating from c.1760, but significantly remodelled by William Mear in 1821 for Sir Robert Harvey. The house was converted into flats by the City Architect David Percival in 1969 when the surrounding development was also built.**

The house has a symmetrical plan with five bays. Materials are red brick with a slate hipped roof. The frontage is dominated by a large portico with four Tuscan columns and a pediment. The front elevation contains sash windows under gauged brick flat arches. The entrance has double doors with side windows and pilasters, with a large segmental overhead and glazing bars set in a moulded

architrave.

**A number of large suburban villas were built along Thorpe Road during the early to mid 19th century, of which only 118a & 118d (2), 2 & 4 Cotman Road (3) and The Grove (4) remain.**

These houses were typically double fronted with a symmetrical fenestration and built of white brick with slate roofs. The latter two buildings were altered and extended during the mid to late 19th century.

Further along Thorpe Road to the south lies a small development of early to mid 19th century houses. 115, 117 & 119 (5) have original 8 pane timber sash windows and door surrounds, and 115 & 117 still have



*Mousehold House*

the original front railings, whereas 111 & 113 are slightly later, originally with 2 pane sashes, but now with uPVC. The buildings are currently painted in a variety of colours. Adjacent to these houses is a terrace of three soft red brick houses (121-125 (odd)) dating from the mid 19th century with simple detailing including gauged ('rubbed') brickwork circular arched lintols.

**Large houses continued to be built throughout the mid to late 19th century, using a variety of different materials and adopting more diverse forms and styles.**

These included Heathside House (6), 50 Cotman Road (7), 1a/1b Telegraph Lane West (8) and Holmwood (9). Four more large houses built at the

# ARCHITECTURE



111-119 (even) Thorpe Road



2 Heathside Road



34 & 36 Cotman Road

same time - Fernhill Tower House, Oak Lodge and Bracken Brae (to the north of Stanley Avenue) were all demolished in the 20th century. Changes in architectural style included the introduction of asymmetrical design with splayed bay windows, projecting gables, increased use of detailed ornamentation and the reintroduction of red brick.

**By the mid 19th century the large grounds of houses along Thorpe Road were being subdivided for redevelopment.**

Groups of smaller villas were built including 34,36 & 38 Cotman Road (10), 1-5 Heathside Road (11) and 144,146 & 148 Thorpe Road (12). These earlier speculative developments

retained the simpler symmetrical proportions of Georgian houses, increasingly using decorative brickwork and stained glass for ornamentation as these products became more widely available. They are constructed with both white brick (usually on front elevations only) and red brick, and have slate roofs. This type of small villa continued to be built throughout the mid to late 19th century (although some features changed, such as the increased use of reconstituted stone for window surrounds, lintols and sills, and the greater use of splayed bay windows).

**During the mid to late 19th century, tastes became more eclectic, and several architectural styles were revived.**

Gothic revival became popular c.1860 and is evident at the chapel and office at Rosary Cemetery (13), and 7 & 8 Heathside Road (14). By the end of the 19th century the Arts and Crafts movement began to influence domestic architecture on a much wider scale, and Vernacular 'cottage style' features became increasingly popular in lower status buildings, particularly the greater use of decorative joinery and roughcast rendering. The beginnings of this influence are demonstrated in the late 19th century terraces further along Thorpe Road (15) which incorporate timber studs and bargeboards within their projecting gables replacing moulded brickwork. The revival in vernacular style ornamentation was, however, most strongly expressed at

## ARCHITECTURE



5 Matlock Road



Terraces on Thorpe Road



6 & 8 Stanley Avenue

the turn of the century and during the Edwardian period. Much more prominence was given to bays and projecting gables which were often expressed with richly carved joinery and features such as Flemish crow stepped gables (see photo of 6 & 8 Stanley Avenue). Chimney stacks also became increasingly ornate, and faience and terracotta were used extensively for detailing. The use of traditional materials and techniques became commonplace. Materials introduced included plain tiles, red brick and mock exposed timber framing. Examples of this style can be seen at 4 to 12 (even) Stanley Avenue (16).

**The shortage of materials and skilled craftsmen following the First World War meant that buildings continued to be styled on the vernacular revival, but with simplified detailing.**

Cintra Road and the south side of Stanley Avenue were both speculatively developed during the interwar period. The best examples of interwar suburban style are 14-22 Stanley Avenue (17). The buildings incorporate a variety of arts and crafts influences such as mock timber framing, tile cladding and roughcast rendering. The typical plan was asymmetrical with projecting single or double bay windows and prominent porches. Also of the interwar period is the unusual White Lodge (46

Cotman Road) (18), a rendered art deco bungalow in a Spanish style with blue glazed tiles to window head and cills throughout and particularly prominent around the canopied side entrance. Unfortunately uPVC windows have replaced the original Crittal windows. The influence of the art deco and modernism movement during this period is also demonstrated with the simplistic flat roof and Crittal window design of 26 Cotman Road (19). 126a-d Thorpe Road and Fernhill have the typical form of an interwar suburban semi together with flat roofs – an unusual combination of styles.



# ARCHITECTURE



*Interwar houses Stanley Avenue*



*46 Cotman Road*



*Rosary Cemetery chapel*

Large areas of infilling occurred in the 1960s, particularly in the former grounds of the larger Victorian houses which in some cases were demolished, leaving remains of outbuildings, mature trees and boundary treatments including imposing flint and red brick walls.

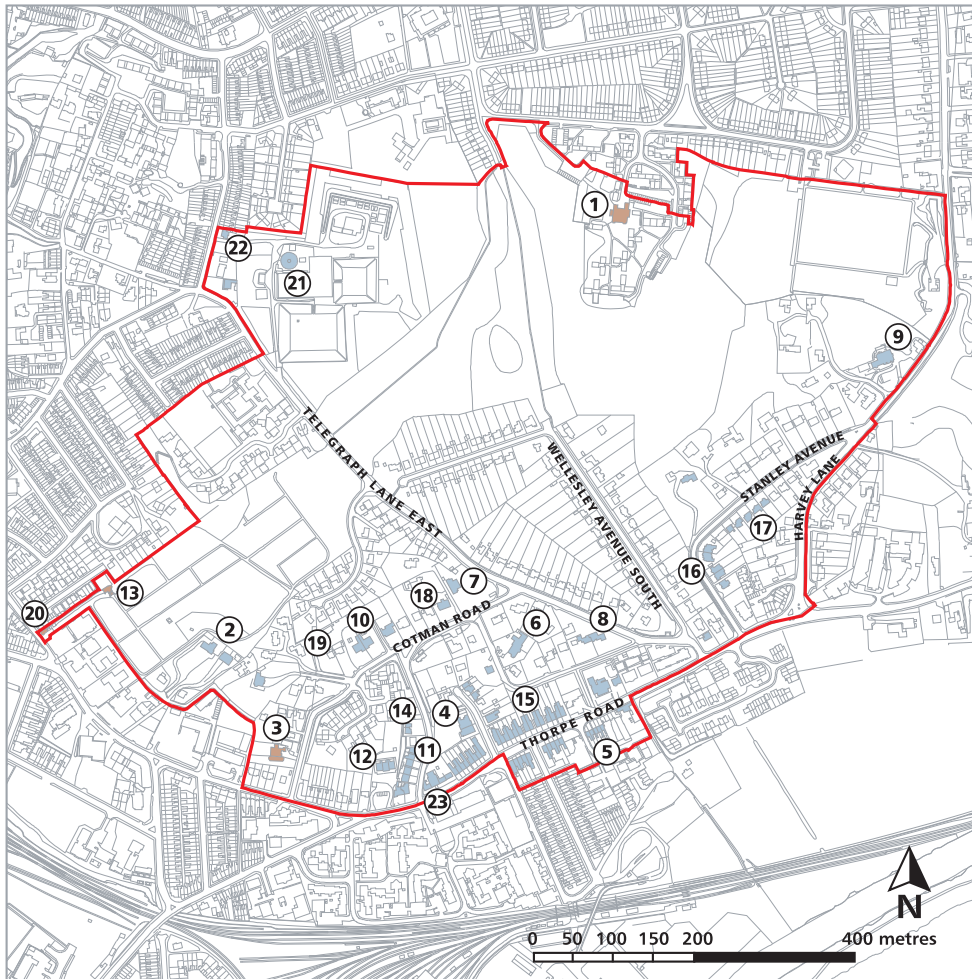
Along Thorpe Road, some houses were transformed into hotels and in the process, their character and appearance have been significantly altered. There are no post-war houses in the Conservation Area that can be considered of significant architectural merit.

The Conservation Area also contains a number of buildings not in residential use that are of interest.

Rosary Cemetery contains two listed buildings, the Chapel (13) and the Cemetery Lodge & Office (20), and a number of significant monuments and gravestones. The chapel dates from 1879 and was by the notable Norwich architect Edward Boardman. It is designed in Gothic Revival style with knapped flint and stone dressings and a plain tile roof. The plan includes a two bay nave, chancel and south porch and belfry over porte-cochere. Tudor gothic in style, the Lodge & Office building dates from 1860 and was designed by J S Benest. It is built of white brick in a Flemish bond with slate roof and moulded brick cornice.

On the opposite side of Telegraph Lane East is the waterworks. The large watertower (21) is constructed of concrete and rendered. It has eight plain piers and a central column holding a circular tank with a parapet. The waterworks also has an attached early 20th century lodge (22) built in a 'cottage' style with red brick, plain clay tiles and casement windows. Along Thorpe Road, Nos 154-160 (even) (23) were built as the former Norfolk Constabulary Headquarters, converted to houses and flats during the 1990s. Dating from the 1920s the building displays features typical of the interwar institutional classical style, constructed of red brick, plain tiles, sash windows and stone door surrounds.

# HISTORIC BUILDINGS MAP



## Thorpe Ridge HISTORIC BUILDINGS

### Key

- Listed buildings
- Locally listed buildings

*Pics over leaf:*

*From left to right*

1. Decorative Gables – Thorpe Road
2. Eaves detail – Thorpe Road
3. Decorative gables and tall chimney – Stanley Avenue
4. Mock Tudor bay – Stanley Avenue
5. Fanlight – Mousehold House
6. Overhang and facing tiles – Stanley Avenue
7. Verandah – 50 Telegraph Lane East
8. Stained Glass – 1 Matlock Road
9. Monument – Rosary Cemetery

©Crown Copyright 2007

1.



2.



3.



4.



5.



6.



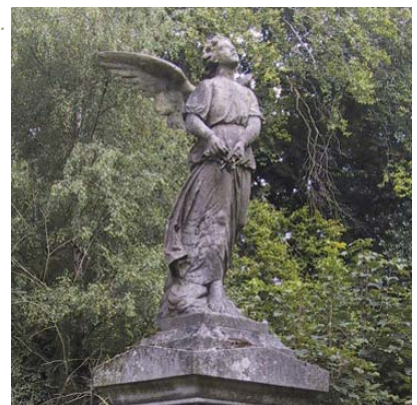
7.



8.



9.



## NATURAL CHARACTER

---



*Lion Wood*



*Telegraph Lane East*



*Rosary Cemetery*

Thorpe Ridge contains an abundance of natural features that make a very important contribution to the overall character of the Conservation Area.

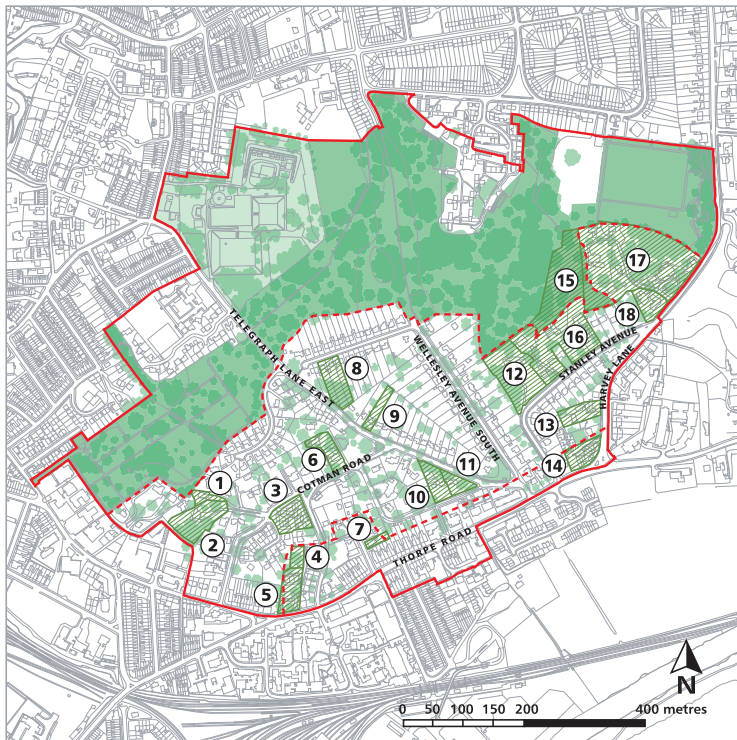
Included within the ridge are Lion Wood and the Telegraph Plantation, which both provide an important wildlife habitat and recreational resource. Lion Wood is a 12 hectare Oak & Birch woodland owned by the City Council and designated as a Local Nature Reserve and ancient woodland.

The area also contains important open spaces and areas of tree growth, including the Rosary Cemetery and the Mousehold reservoirs. The privately owned wooded slopes of Stanley Avenue and Holmwood Rise to the east, and the parkland environment of Woodrow Pilling Park, also make a significant contribution.

Hedgerows, trees and garden frontages make an important contribution to the streetscape of several roads.

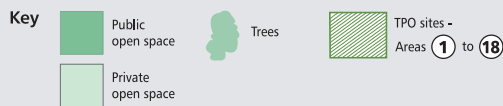
Rosary Cemetery has its own distinctive character. Originally laid out on a formal basis, the cemetery is now managed and has a more natural appearance, providing an important refuge for wildlife. Management of the cemetery allows for sufficient preservation and public access. The enclosure of the cemetery makes it an oasis of calm, far removed from traffic.

# NATURAL CHARACTER MAP



©Crown Copyright 2007

## Thorpe Ridge NATURAL CHARACTER



- |   |  |   |
|---|--|---|
| 1. Tpo 179, Tpo 181, Tpo 191,<br>4 The Heights, Cotman Road | 9. Tpo 330,<br>44 Telegraph Lane East                              | 16. Tpo 16,<br>Brackenbrae, Stanley Avenue                          |
| 2. Tpo 143,<br>Hawthorn House School,<br>off Cotman Road    | 10. Tpo 91,<br>1b Telegraph Lane East                              | 17. Tpo 84,<br>17 Stanley Avenue, Holmwood,<br>Harvey Lane          |
| 3. Tpo 21,<br>3 Cotman Road, Heathside, Fernhill            | 11. Tpo 173,<br>1a Telegraph Lane East                             | 18. Tpo 84a,<br>Land between 15 Stanley Avenue<br>and Holmwood Rise |
| 4. Tpo 192,<br>Land at rear of 144-148 Thorpe Road          | 12. Tpo 351,<br>1 Stanley Avenue                                   |   |
| 5. Tpo 172,<br>144-148 Thorpe Road                          | 13. Tpo 101,<br>3a, 3b and 5 Harvey Lane                           |   |
| 6. Tpo 166,<br>46 Cotman Road                               | 14. Tpo 139,<br>Site at junction of Harvey Lane<br>and Thorpe Road |   |
| 7. Tpo 278,<br>3 Matlock Road                               | 15. Tpo 208,<br>Brackenbrae, Stanley Avenue                        |   |
| 8. Tpo 14,<br>18, 20, 22 Cintra Road                        |  |   |

# 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 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

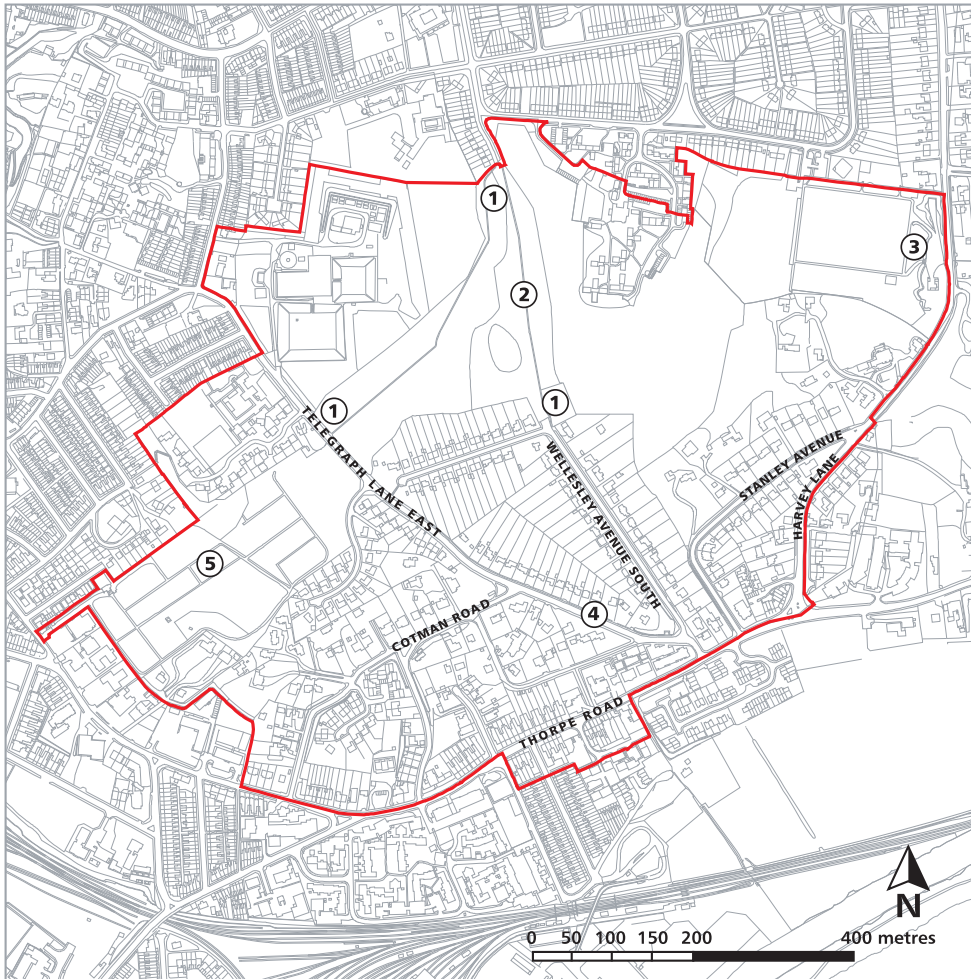
Complex proposals involving larger financial commitments

No.		Location	Issue	Action	Term	Responsibility
1		Entrances to Lion Wood.	The entrances contains poorly maintained and redundant signage.	Remove vandalised signs and investigate appropriate methods of signage and interpretation.	M	Parks & open spaces.
2		Lion Wood footpaths.	Footpaths are severely eroded and poorly maintained. As well as looking unsightly, the paths are a hazard for disabled users.	Repair footpath in a manner sympathetic to an area of ancient woodland.	M	Parks & open spaces.

## MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
3		Woodrow Pilling Park.	Steps are poorly maintained.	Repair steps.	M	Parks & open spaces.
4		General.	Removal of boundary walls, use of untraditional materials and poorly maintained hedgerows.	Boundary treatments should be retained or reinstated. Existing hedges should be well maintained, and when possible, existing concrete walls should be replaced with more traditional brickwork, railings and hedgerows.	S - L	All owners & occupiers.
5		Rosary Cemetery.	Some gravestones and monuments are in need of repair.	Seek grants and funding to maintain gravestones with an ongoing programme and ensure regular vegetation removal. Investigate improving interpretation and visitor amenities.	S - L	Norwich City Council & Friends of Rosary Cemetery.

# MANAGEMENT & ENHANCEMENT MAP



## Thorpe Ridge MANAGEMENT & ENHANCEMENT

### Key

① to ⑤ Management and Enhancement sites (see text)



---

## FURTHER READING

Goreham, Geoffrey (1964)  
**A History of the Residential and Industrial Development of Thorpe Hamlet in the City of Norwich**

Barringer, Christopher (1984)  
**Norwich in the nineteenth century**

## 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.

**Cotman Road**  
2, 4

**Rosary Road**  
Chapel at Rosary Cemetery, Rosary Cemetery Lodge

**Pilling Park Road**  
Mousehold House

## 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.

**Cotman Road**  
22 'Hawthorne House', 34, 36, 38  
'Braemar House', 46 'White Lodge', 50

**Harvey Lane**  
'Holmwood'

**Heathside Road**  
1-5 (consec.), 7, 8

**Matlock Road**  
1-4, 6, 11, 11a, 15

**Quebec Road**  
'Watertower', 'The Lodge'

**Ranson Road**  
'Heathside House', 'The Spinney'

**Stanley Avenue**  
1 'Woodend', 4-12 (even)

**Telegraph Lane East**  
1a/1b 'Ingleby', 50, 232

**Thorpe Road**  
118a, 11d 'Woodside', 144-200 (even), 212 – 216 (even), 81-99 (odd) 111-119 (odd), 129 'The Redan'

The following buildings have been added to the Local List:

**Stanley Avenue**  
14-22 (even)  
Five houses that demonstrate the variations in the interwar adoption of the 'neo-vernacular' suburban style

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

## NEUTRAL AREAS

Because of the size of the conservation area there are some areas that have been included within the designation where development carried out under normal planning regulations would not affect the area's character and appearance. These areas are indicated on the Urban Design and Streetscape Map (page 13) and include Thorpe Hamlet First School, Stan Petersen Close, and High Green.







NORWICH  
City Council

---

## CONTACT DETAILS

PLANNING SERVICES

CITY HALL

NORWICH NR2 1NH

TEL: 01603 212212

---



IF YOU NEED THIS APPRAISAL IN ANOTHER FORMAT OR LANGUAGE  
PLEASE PHONE 01603 212212, FAX 01603 213000 OR EMAIL [INFO@NORWICH.GOV.UK](mailto:INFO@NORWICH.GOV.UK)