
APPENDIX A HERITAGE POLICY 1 LISTED BUILDINGS, HERITAGE BUILDINGS AND BUILDINGS OF NOTE



Heritage Buildings (listed buildings and buildings of note)

For the purpose of this document, the generic term heritage building refers to a listed building, heritage building or a building of note. Although Listed buildings have protection under national law, we wish to provide protection to all buildings considered heritage. All are significant, each has a part to play in understanding the evolution, history, and development of the Parish.

The Parish of Dickleburgh and Rushall has a significant number of both listed buildings and other buildings that are locally distinctive. Many are built using traditional and locally sourced materials and display prominent details / features which reflect the era they were built in. Over time, these details and features have played an important part in forming the character of Dickleburgh, Rushall and Langmere. Some of these buildings are in the Dickleburgh designated Conservation Area¹ but equally many are not. It is the intention of the Neighbourhood Plan to protect the integrity of the listed buildings and buildings of note by ensuring their position in the landscape is recognised and protected (including vistas to, through and from the listed building, or building of note). Dickleburgh and Rushall have 2 Grade 1 listed building (both Churches) and around 90 Grade 2 listed buildings. In addition, the parish also has a significant number of heritage buildings and buildings of note.

The Importance of Heritage Buildings and buildings of note.

It is considered crucial that all heritage buildings and buildings of note are protected within their setting in order that we and generations after us are able to fully appreciate and reference the landscape, the villages and hamlets within the parish. Buildings of note are buildings that add to the knowledge and understanding of the land and the environment within which it is set. It may be for example a post-industrial conversion, an avant-garde building that enables contextualisation. No building will be allowed that detracts from a listed building or building of note and its setting.

Current Listed buildings within the Parish²

[1 and 2, Langmere Road](#), [13 and 15, Rectory Road](#), [Albion House](#), [Barn Immediately East of Green Farmhouse](#), [Barn Immediately East of Johnson's Farmhouse](#), [Barn Immediately North-West of Weggs Farmhouse](#), [Barn South-West of Langmere Hall](#), [Barnacre Cottage](#), [Brook Farmhouse and Adjoining Barn to East](#), [Church Cottage](#), [Church View](#), [College Farmhouse](#), [Common Farmhouse](#), [Control Tower](#), [Cottage Immediately East of Common Farmhouse](#), [Cottage Immediately East of Mr Griffin's Cottage](#), [Cottage to South of Half Moon Inn](#), [Cottages Occupied by Mr Fairweather, Miss Fewing and Mr Taylor](#), [Crown Public House](#), [Dickleburgh Hall](#), [Dickleburgh War Memorial](#), [Dye's Farmhouse](#), [East Bank](#), [Garden Cottage](#), [Green Farmhouse](#), [Half Moon Inn](#), [House Immediately North of Church of St Mary](#), [House Immediately West of the Gables](#), [House Occupied by Mr and Mrs Bloomfield](#), [Immediately South of Crown Public House](#), [House Occupied by Mr Debenham](#), [House Occupied by Mr Saunders Immediately North of Pavement House](#), [House Occupied by Mr Stapleton \(Opposite and Immediately East of East Bank\)](#), [Hunts Cottage](#), [Ivanhoe](#), [Ivy Cottage and Cottages Occupied by Mr Balomfield and Mr Abon](#), [Ivy House](#), [Johnson's Farmhouse](#), [K6 telephone kiosk at Rushall](#), [King's Head Inn](#), [Lakes Farmhouse](#), [Langmere Hall](#), [Leist's Farmhouse](#), [Little Green Cottages](#), [Lowbrook Farmhouse](#), [Manor Farmhouse](#), [Manor House](#), [Mellbreak House](#), [Milestone Cottage](#), [Mill House](#), [Moor Cottages](#), [Moor Farmhouse](#), [Mount Pleasant](#), [Mr Wilby's Cottages Immediately South-East of Church of All Saints](#), [Myrtle Cottage](#), [No 135 \(Occupied by Mr Back\)](#), [Nortons Farmhouse](#), [Oak Cottage](#), [Old Post Office House](#), [Orchard Farmhouse](#), [Pavement House](#), [Post Office](#), [Priory Farmhouse](#), [Rectory Farmhouse](#), [Rectory Farm Barn](#), [Red House](#), [Red House Farm](#), [Red and Green Nurseries](#), [Rose Cottage](#), [Rose Farmhouse](#), [Rosella](#), [Rushall Hall](#), [School Immediately to South-West](#)

¹ Dickleburgh Draft Conservation Area Character Appraisal and Management Guidelines July 2017

² Historicengland.org.uk

[of Church of All Saints](#), [Scotland Yard](#), [Semere Green Farmhouse](#), [Shape Cottage](#), [St Clements](#), [Stables Immediately South of the Beeches](#), [The Beeches](#), [The Forge](#), [The Gables](#), [The Old Bakery \(Premises of G W Arnold and Son\)](#), [The Stores \(Premises Occupied by C J Blyth\)](#), [Tudor Rose Cottage](#), [Wegg's Farmhouse](#), [Westview](#), [Whitehouse Farmhouse](#), [Willow Farmhouse Including Outhouse Immediately South](#).³

Map of Village of Dickleburgh

Dickleburgh Village 1843 (courtesy of Norfolk Heritage Library)



Examples of Buildings of note within their settings

It should be assumed that any building is a building of note. Characteristics of buildings of note can include:

Age of the building. Any building built prior to 1950 could be considered a building of note.

Setting of the building within the landscape. Whether it is an isolated building or group of buildings set in its / their own grounds, or part of a street scape.

Context of the building within the environment including materials used.

The story of the building including its references to the environment and setting.

There are buildings of note in the villages and scattered throughout the Parish. Over time some may cease to be buildings of note and added to the listed buildings. Buildings of note are designated as such due to their location within the landscape / village scape, the sensitive nature of the build within the wider setting or the historical / social reference.

List

All buildings within the village of Rushall, on the Harleston Road, Langmere Road and Pulham Road should be considered Buildings of note. Many houses on Norwich Road, Harvey Lane, Burston Road

³<https://britishlistedbuildings.co.uk/england/dickleburgh-and-rushall-south-norfolk-norfolk>

and Rectory Road are buildings of note. When considering a building it should be considered a building of note unless good reason can be found to justify it not being a building of note.

Examples of Buildings of Note

Moor View, Norwich Road, Dickleburgh Moor. Originally two small cottages converted into one home. The house sits on the edge of the current moor. The house sits on an East West axis with a top floor balcony to observe sunrise over the moor and the views and vistas afforded the location. The grounds include ditches that contain rare flora such as sulphur clover.



Picture courtesy of Google Maps. Summer 2021

St. Clements stables (Stables conversion), Langmere Road Rushall. The setting of this building plays a significant part in the overall aesthetic of the development. This sensitively converted stables is set amongst established woodland with significant ponds and paddocks and within the once extensive grounds of St. Clements house (listed building) and demonstrates how new builds/conversions can sit beside protected buildings without detracting from the protected building.

The Hatchery, Langmere Road, Rushall. – This modern build is mock post-industrial. The home is built in the style of an industrial chicken barn. The building is set well with extensive grounds, reflecting the nature of the original concept building, and supporting the concept of rurality.



Picture courtesy of Google Maps. Summer 2021

Ganders, Langmere Road, Rushall. – Post-industrial threshing barn conversion. This sensitive conversion has included references back to the building’s industrial past through the retention of original and significant features. An excellent example of a modern conversion embracing the concept of both rurality and beautification.



Picture courtesy of Google Maps. Summer 2021

The old Council Houses, Rectory Road, Dickleburgh. This row of post-world war two houses clearly demonstrate the drive from the late 1940’s to provide substantial housing for people to live and work in a rural setting. The pebble dashed properties stand uniform and distinct amid the varied housing on Rectory Road. The significant feature of the properties is the size of gardens which extend down to the village playing field. The gardens reflect the understanding of providing space for children to play and thrive, providing space for growing crops to feed the mind, and providing sustenance.



Picture courtesy of Google Maps. Summer 2021

Mulberry Barn, Langmere Road, Langmere. This modern building is a building of note due to its setting within the landscape. The property is set within significant gardens. It is wooden clad with extensive use of glass and energy efficiency features.



Picture courtesy of Google Maps. Summer 2021