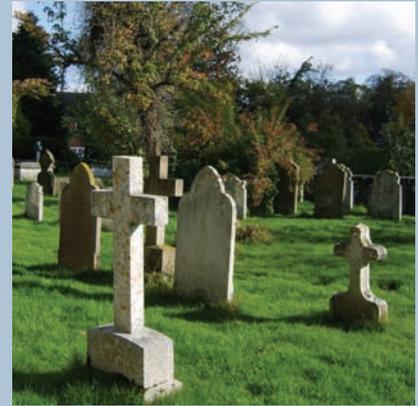




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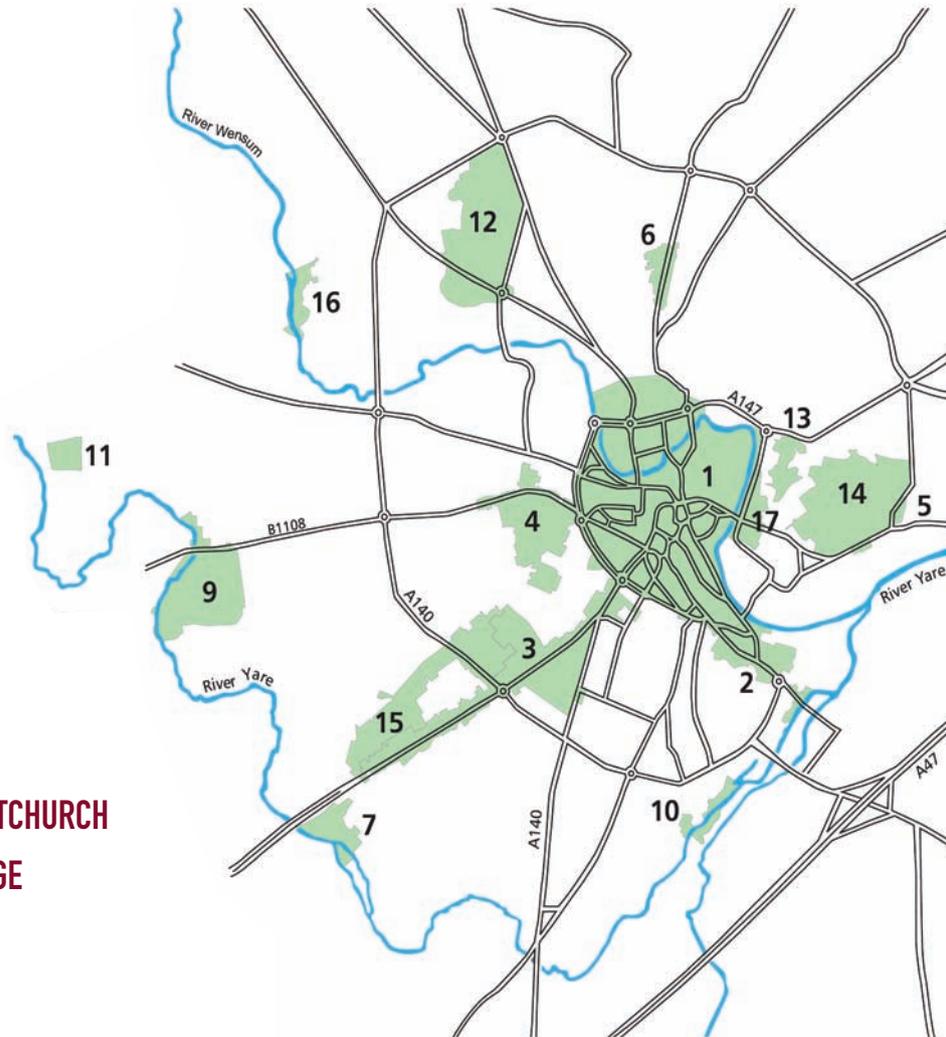
EATON CONSERVATION AREA APPRAISAL

NUMBER 7

MARCH 2008

CONSERVATION AREAS IN NORWICH:

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



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INTRODUCTION



Eaton was designated a conservation area on 2 January 1979. The conservation area lies to the south west of the city, and covers an area of 13.1 ha (32.4 Acres.)

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

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

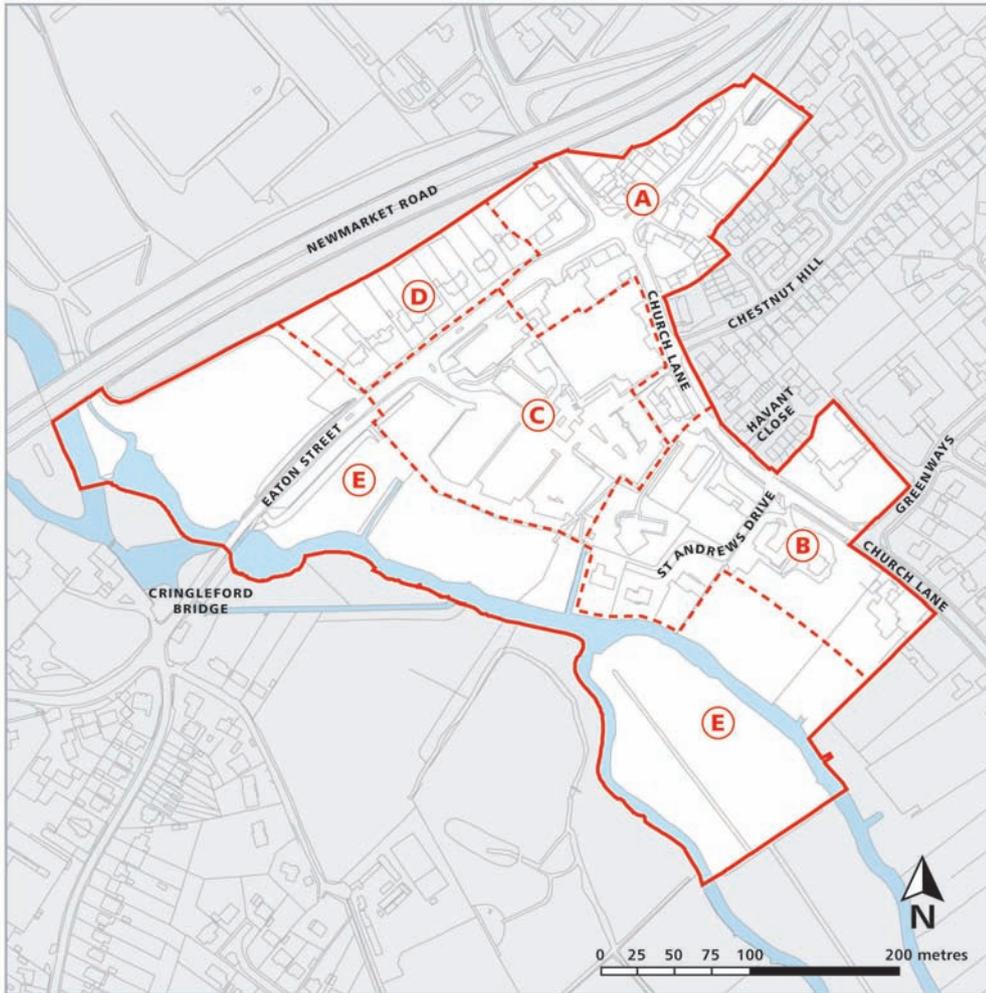
Although close to a historic bridging point over the River Yare, the settlement historically clustered around a crossroads on slightly higher ground above the floodplain approximately 500m to the east. The settlement has been subsumed within the suburban growth of Norwich, which has significantly altered the setting and rural character of the settlement. The village core remains a strong focal point, but is now dominated by traffic. The river and its environs, although not visible from much of the conservation area, provide an important landscaped area to the west.

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

To the southwest lies the historic village of Cringleford within the neighbouring district of South Norfolk. For further information on Cringleford, including Cringleford Bridge, please contact South Norfolk District Council.

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

CONSERVATION AREA MAP



Eaton CONSERVATION AREA

- Key**
- A** Historic village core
 - B** Larger houses & suburban infill
 - C** Supermarket
 - D** Suburban development
 - E** River & wet meadows

HISTORIC DEVELOPMENT

The Parish of Eaton is today recognised as a largely modern 20th century suburb, however the original village has a much earlier history, originating as a settlement that grew around the crossroads close to the River Yare on the main road linking the historic towns of Norwich and Thetford.

The parish of Eaton is recorded in several ancient records, including the Domesday Book where it is stated as being the Kings Land held by Edric of Laxfield. It was later passed to the Church of Norwich (which became the Convent and Prior of Norwich and then the Dean and Chapter in 1538) and was formerly part of the historic Hundred of Humbleyard, lying outside the city boundaries. The earliest reference to activity in Eaton is a Title Deed dated 14 September 1473 which refers to a "Lease by prior Thomas Bozoun to John Boydon, fuller, of Eaton, of fulling mill with house and appurtenances in the town of Eaton, including the dam of the said mill, a meadow lying at the south side of the mill and another by the churchyard of Eaton, prior and convent to find timber except that John shall find workmanship of timber at Eaton wood, for 10 years."

By the 19th century all traces of the mill had disappeared, but it is thought to have occupied a site on the opposite bank to Cringleford Mill. The great wood at Eaton is also referred to in a copy of a lease from Elizabeth I to Henry Ryce in 1573 for the term of 100yrs for land in Eaton. The lease specifically reserves for the Dean and Chapter "the great wood called Eaton Wood".

Although it is unclear how long a track has passed through Eaton and over the Yare to Cringleford, it is likely to have had ancient origins. Norwich has maintained strong ecclesiastical links with both Wymondham and Thetford since at least the 11th century and the Cringleford crossing provided easy fording of the river.

The present Cringleford bridge dates back to 1520 when a stone bridge was built to replace an earlier wooden bridge destroyed by flooding in 1519. How long the former bridge had been in place is unknown. The road which passes through Eaton, now known as Eaton Street, was formerly Eaton Lane, and before that Freeman's Lane or Half-mile Lane. In 1779 the Norwich to Thetford Turnpike Trust was formed to improve the road for travellers and this was paid for by tolls. The stone bridge was in turn widened in 1780. A toll gate was erected on Cringleford Bridge in order to collect money for the Cringleford to Hethersett section and the first Norwich to London stagecoach passed through the village in 1784. The road through Eaton remained the main road from Norwich to London until the village was bypassed in 1975.

HISTORIC DEVELOPMENT



*The crossroads c1900
(© Norfolk County Council)*

The crossroads is historically the focal point for many of the local community's services.

The buildings around the crossroads included the Parish Hall, a bakery at 20 Eaton Street (sold at auction as a Bakers house and shop in 1922), the post office, and a smithy located behind 18 Eaton street. The stepped gable of the Parish Hall is likely to date from the 17th century, although this may have been a later addition to the timber framed section of the building situated to the rear. The building was located on the corner of the Eaton Street and the much narrower Bluebell Lane, and appears to have been demolished sometime between 1913 and 1928 as part of a road widening scheme.



*The former Parish Hall, now demolished
(© Norfolk County Council)*

Historic activities associated with the village included agriculture, brewing, chalk mining and market gardening.

Eaton was very well known for its beer. It is recorded that Robert Holmes, who was sheriff of Norwich in 1646, first operated a brewery during the early to mid 17th century. His initials with the date 1643 were carved on the door of the Red Lion Public House. The chalk workings were to the north east of the settlement, now filled in and crossed by the A11. The former Mayor of Norwich, Walter Rye, states in his History of the Hamlet (1915) that the chief trade of the village was growing fruit trees and roses for Norwich market and the map of 1882



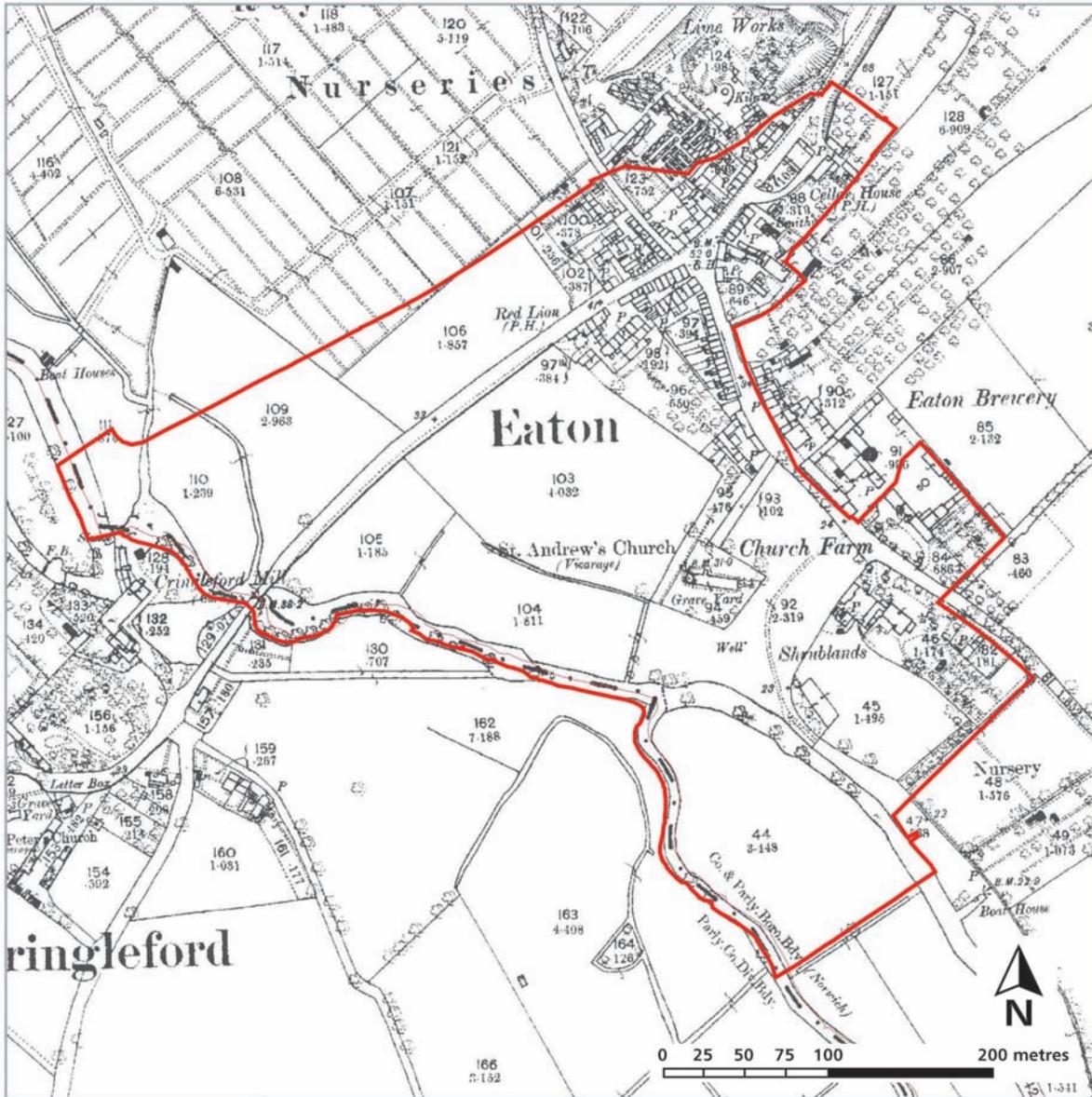
*Former door on the Red Lion dated 1643
(© George Plunkett)*

shows extensive nurseries surrounding the settlement.

The map of 1882 shows a cluster of buildings around the crossroads, with larger houses and outbuildings further out.

Many of the smaller terrace houses around the crossroads have now been demolished, partly due to road widening schemes, and also because they were probably considered to be poor accommodation. Further along Church Lane and Eaton Street historic properties remain, but many of the outbuildings, such as those associated with Church Farm, have been demolished. Even further out to the east was Eaton Hall. Built c.1800 it

O.S. MAP 1880-1889 EATON HISTORIC MAP



HISTORIC DEVELOPMENT

was used as the Judge's lodgings during the late 19th century (hence the name of Judges Drive). It now lies within a large area of suburban development isolated from the village.

During the 20th century the village has undergone significant changes with the growth of Norwich. The only barrier to further development has been the river and its floodplain. The road has been widened on at least two occasions. The building of the supermarket has had a significant impact on the settlement, both in terms of the size of buildings, and through creating additional traffic. The village sign on the green has occupied its position since 1956 and is a play on words; the 'E' for elephant and 'tun', another word for a barrel (see photo page 16).



c1900



c1960



2007

Changes in the levels of traffic and subsequent road widening since 1900.

(top two photos © Norfolk County Council)

URBAN DESIGN AND STREETScape



The flyover has become a modern day landmark



Enclosed walls to the south, Church Lane



Glimpsed views of the church from Church Lane

Although the character of the settlement has seen significant changes, the settlement still retains a village core around which historic buildings cluster.

Sub area A comprises the historic settlement core where the majority of buildings are set tightly to the back of the pavement. Originally the crossroads would have been an ‘informal’ public space, however heavy traffic now dominates. Pedestrians are pushed onto narrow pavements and hemmed in by steel barriers, and although a small patch of lawn remains in front of 18 Eaton Street, the space has become cluttered with traffic signage, which detracts from the village sign, a potential landmark. Although it may be viewed as an eyesore, the flyover over Bluebell Road has become a modern

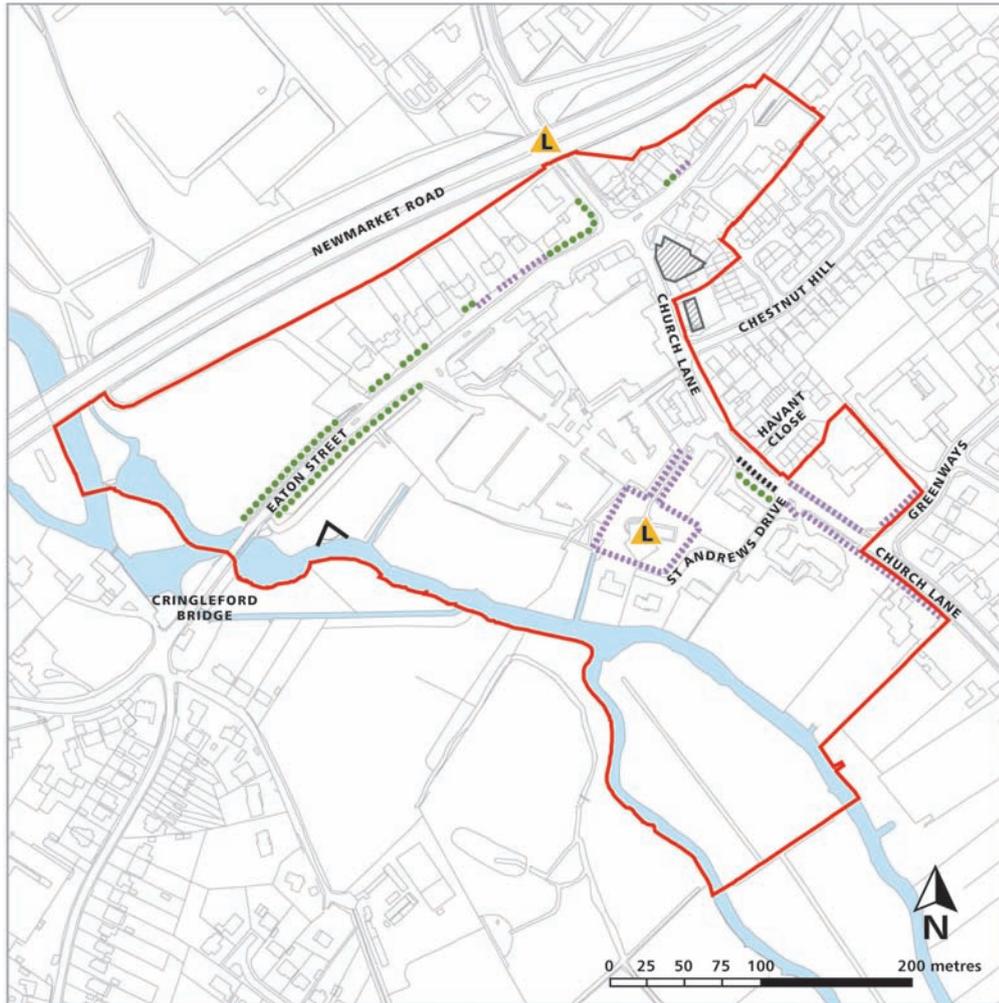
landmark and has in effect become a ‘gateway’ to the village. This area presents an opportunity to recreate a better sense of place for the village. The yard adjacent to 18 Eaton street and the neighbouring Barclays Bank building also present opportunities for enhancement.

Sub area B is characterised by the spacious earlier housing now set behind high walls, together with some late 20th century infill housing. Within this area the church tower provides the most historic landmark in the settlement. However, because the

church is set back from the road, it is only visible from Church Lane. The church is connected to Church Lane via a tree lined vista, which provides an attractive gateway.

Sub area C is characterised by the large supermarket complex and its adjacent car park, whereas sub area D is interwar suburban housing comprising detached and semi detached houses set back from the road with hedges and low walls as boundary treatment. Sub area E is the river’s floodplain that remains undeveloped.

URBAN DESIGN & STREETScape MAP



Eaton
URBAN DESIGN
& STREETScape

Key

- | | | | | | |
|---|-----------------------------|---|----------|---|------------------------------|
|  | Historic walls and railings |  | Hedgerow |  | Landmark |
|  | Important boundary walls |  | Views |  | Detrimental sites (see text) |

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ARCHITECTURE

The village retains a rich variety of historic buildings, including a number of buildings dating from 17th century, many of which are listed.

St Andrew's Church (1) is the earliest surviving building in the village and dates from the 13th century, although there have been numerous phases of alteration.

The church is constructed with knapped flint, Caen stone dressings and a thatched roof. The tower dates from the 15th century and has an interesting cut stone and lozenge detail. In 1860-1 the church was extensively restored by Thomas Jeckyll and in 1992-3 a new extension of cut flint and stone was added (see photo above). A memorial lychgate was also erected at the entrance to the churchyard during the early 20th century.

There are a number of surviving 17th century buildings in the

village and these have flint work and thatched roofs, or in the case of the Red Lion, early brickwork.

15 and 17 Eaton Street (2) retain much of their original appearance, although the two 'eyebrow' windows are unlikely to be original features. Further along Eaton Street the Red Lion (3) public house has also remained little altered. Photographic evidence of a door surround, now removed, possibly dates the building to 1643. It is constructed almost entirely of brick with 'Dutch gables' at each end and plain red tiles. The mullion and transom windows are not original, replacing sash windows, which in turn are likely to have been put in during the 18th century.

Many buildings in the village are older than they appear, having



been re-fronted. In some cases a small part of the original structure is still visible externally.

31-33 Church Lane (4) dates from the 17th century with 18th and 19th century alterations. It is constructed in red brick with an English bond, the west façade has been rendered and the gables mostly rebuilt. 30 and 32 Eaton Street (5) date from the 17th century but have been re-fronted in brick and painted. No 2, the Cellar House, (6) has an early 19th century rendered classically proportioned façade with a slate roof, but may internally have earlier origins. Church Farm (7) has a 19th century front range, but the rear wing has low ceilings and chamfered ceiling beams, and is likely to date from the 17th or earlier.

ARCHITECTURE



5 & 7 Eaton Street

25 Eaton Street (8) is a mid 18th century house, rendered, with a hipped pantile roof and two red brick chimneys. The house has a pedimented doorway, a symmetrical fenestration of sash windows, the central first floor window with a flattened segmental head and Gibbs surround, and a bracket cornice for the eaves. No. 18 (9) is a much simpler building, single storey with an attic, simple pilasters and an open pediment, large paned sashes throughout, and a thatched roof.



18 Eaton Street

A number of the buildings have features typical of the 19th century

47 & 49 (The Old House) Church Lane (10) both date from the early 19th century (there is a 1822 datestone on the inside of an entrance pillar). 47 & 49 Church Lane is three storeys with five bays, sash windows with rusticated lintels on the ground and first floors. The six panelled (two glass) front door is set within panelled reveals with a moulded and rusticated architrave with a keyblock under an open pediment with consoles.



The Cellar House, Eaton Street

1 & 3 Eaton Street (11) also date from the early 19th century. The building is rendered with rusticated quoins and a pantilled roof. The six panelled front door is flanked by two pilasters with plain cornice and simple hood. Also of note are the decorative bargeboards with finials on each gable.

Church Farm (7), remodelled in the early 19th century, has a simple rendered front elevation with large paned sash windows, but has an imposing entrance porch with ionic half columns supporting a high level hood.

ARCHITECTURE



47 & 49 Church Lane

Along Eaton Street there are a number of mid to late 19th century brick built cottages, but these have been much altered. Of more interest is 7 Eaton Street (12), constructed with close set flints on the ground floor, and larger flint rubble to the 1st floor. The house is rendered to the left where it was once adjoined by cottages. The building has two red brick chimneys in a 17th century dutch style, with moulded white brick dentilled pediments around the casement windows and front door. Also of note are 2,4, and 6 Bluebell Road (13) which are also constructed with flint and redbrick dressing, although these have been much altered.



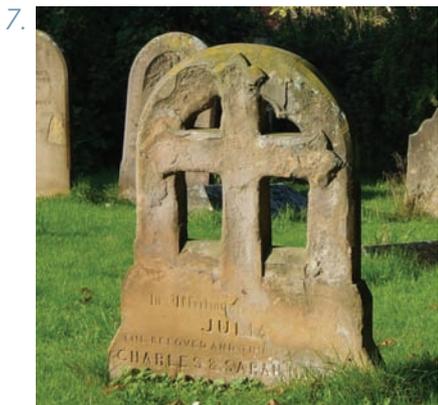
Church Farm, Church Lane

20th century development is of little interest and generally detrimental to the character and appearance of the conservation area. The only exceptions are the suburban interwar 'mock tudor' semi detached houses on the north side of Eaton Street (14).

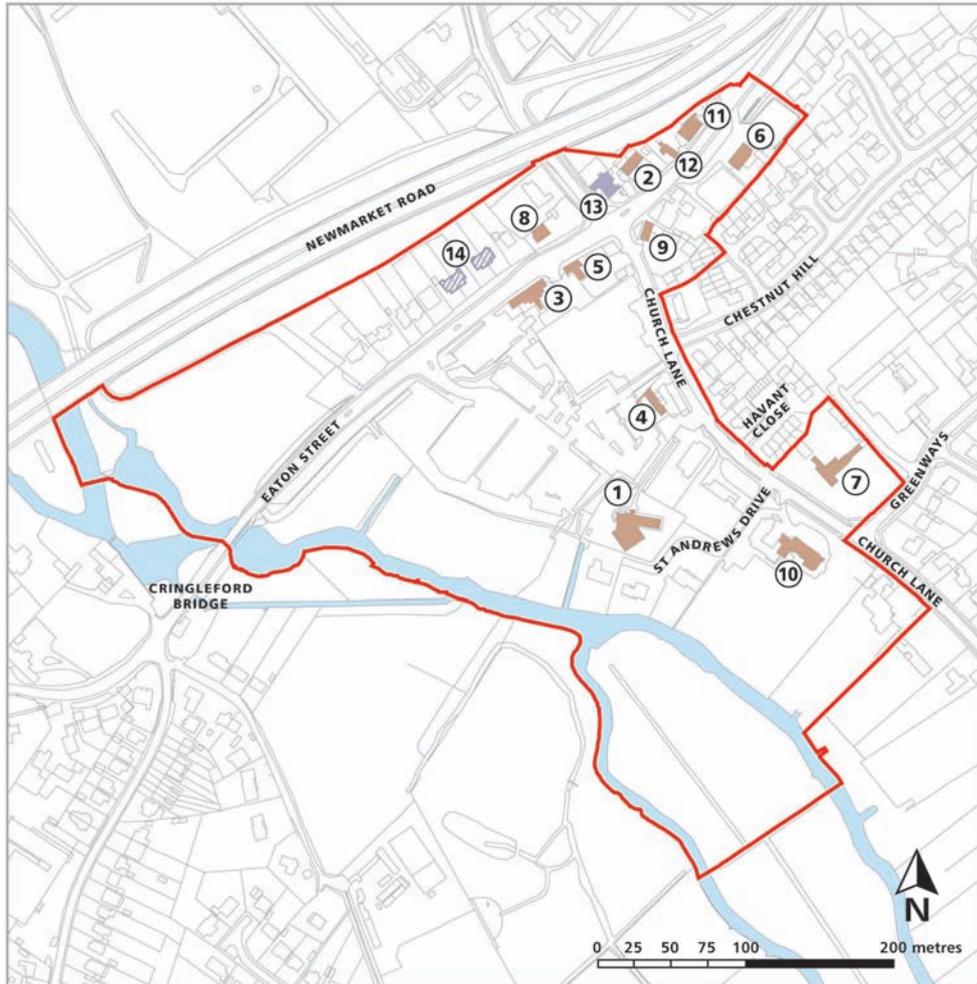
Pics over leaf:

From left to right

1. Mock timber framing – Eaton Street
2. Dutch gable – Red Lion PH
3. 19th Century window – 3 Eaton Street
4. Eyebrow window – 17 Eaton Street
5. Village Sign
6. Lych Gate – St Andrews Church
7. Gravestone – St Andrews Church
8. Pedimented door canopy – 18 Eaton Street
9. Door surround – 7 Eaton Street



HISTORIC BUILDINGS MAP



Eaton HISTORIC BUILDINGS

Key	
	Listed buildings
	Locally listed buildings
	Additions to local list

NATURAL CHARACTER



The river

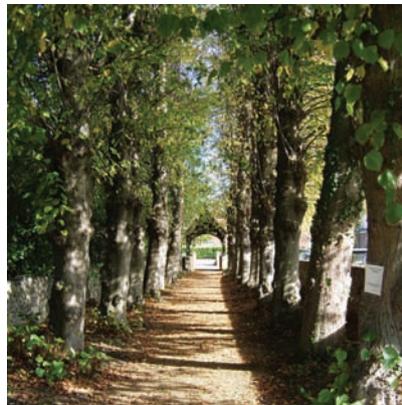
The open spaces to the west provide an important gap between the two settlements of Eaton and Cringleford. Because of the low lying nature of the floodplain the river banks have remained relatively undeveloped with the exception of the large supermarket car park. This part of the river valley is protected from development; however the area also needs to be well managed because it provides both an important natural habitat and a recreational resource (a riverside walk crosses through the area). The trees at the western end of Eaton Street are also of landscape value but need maintaining.

The former curtilage of 47 & 49 Church Lane contains a significant number of mature trees protected by

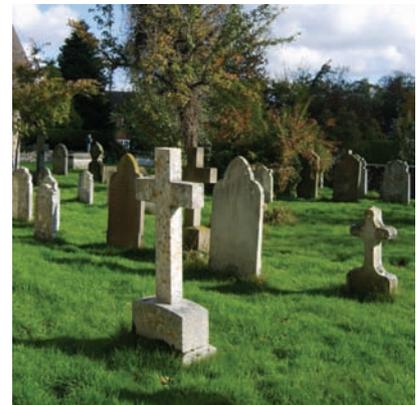
The River Yare and its accompanying water meadows comprise a large part of the conservation area and demarcate its boundary and separation from the settlement of Cringleford to the west. In contrast the landscape quality around the crossroads at the centre of the settlement is poor, however there is significant landscaping along the streets leading away from the crossroads, particularly along Church Lane. The avenue of trees leading to St Andrew's Church is also noteworthy.

a Tree Preservation Order. The tree coverage on the opposite side of the road within the curtilage of Church Farm also contributes to the significant landscape quality of this part of the conservation area.

The other important natural feature is the avenue of trees that leads to St Andrew's Churchyard. The churchyard provides an important enclosed and secluded area of public open space within the settlement.

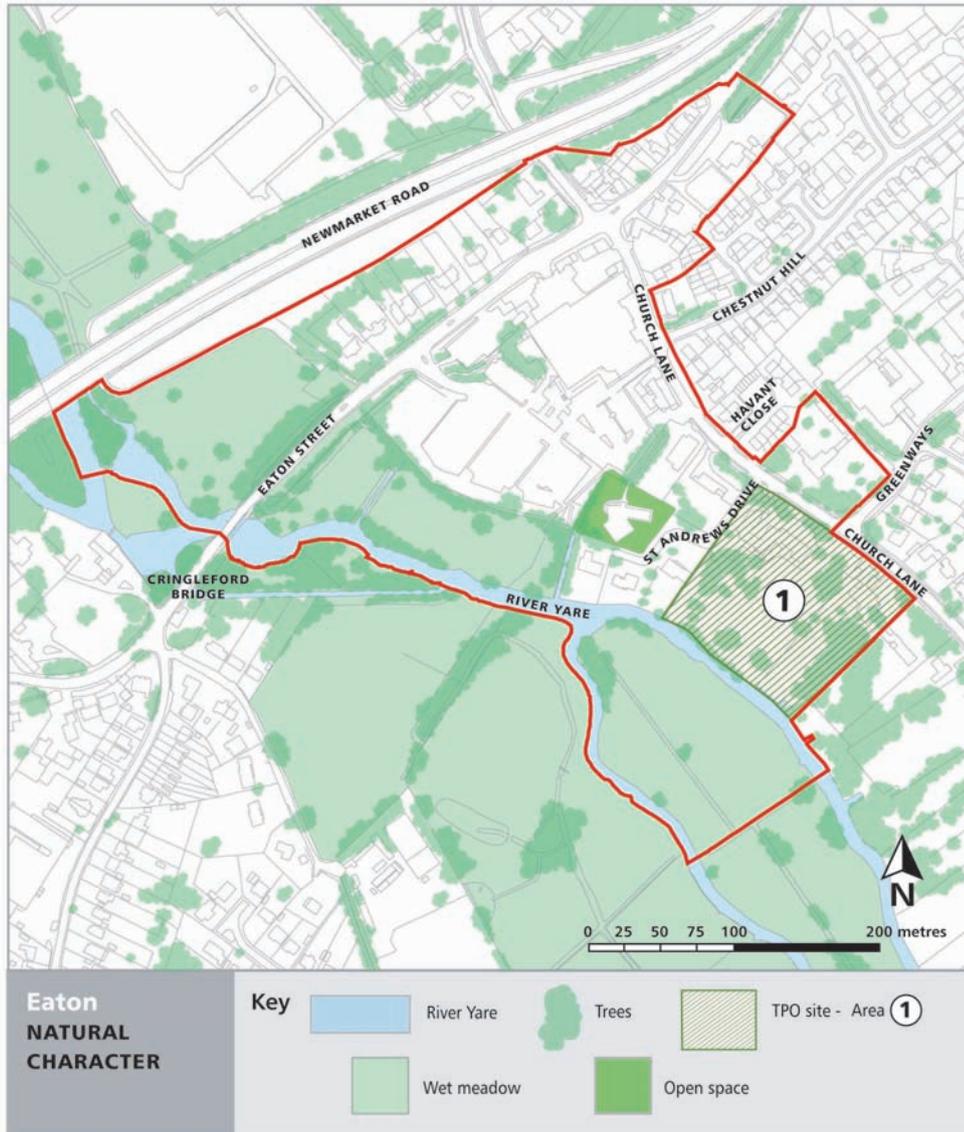


Avenue of trees leading to St Andrew's Church



St Andrew's Churchyard

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 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		Eaton Street/Church Lane/Bluebell Road junction.	Heavy traffic dominates the junction and restricts pedestrian movement.	The junction needs to be redesigned to give more priority to pedestrians. Footpaths should be widened.	L	Transportation Policy & Landscape Design.

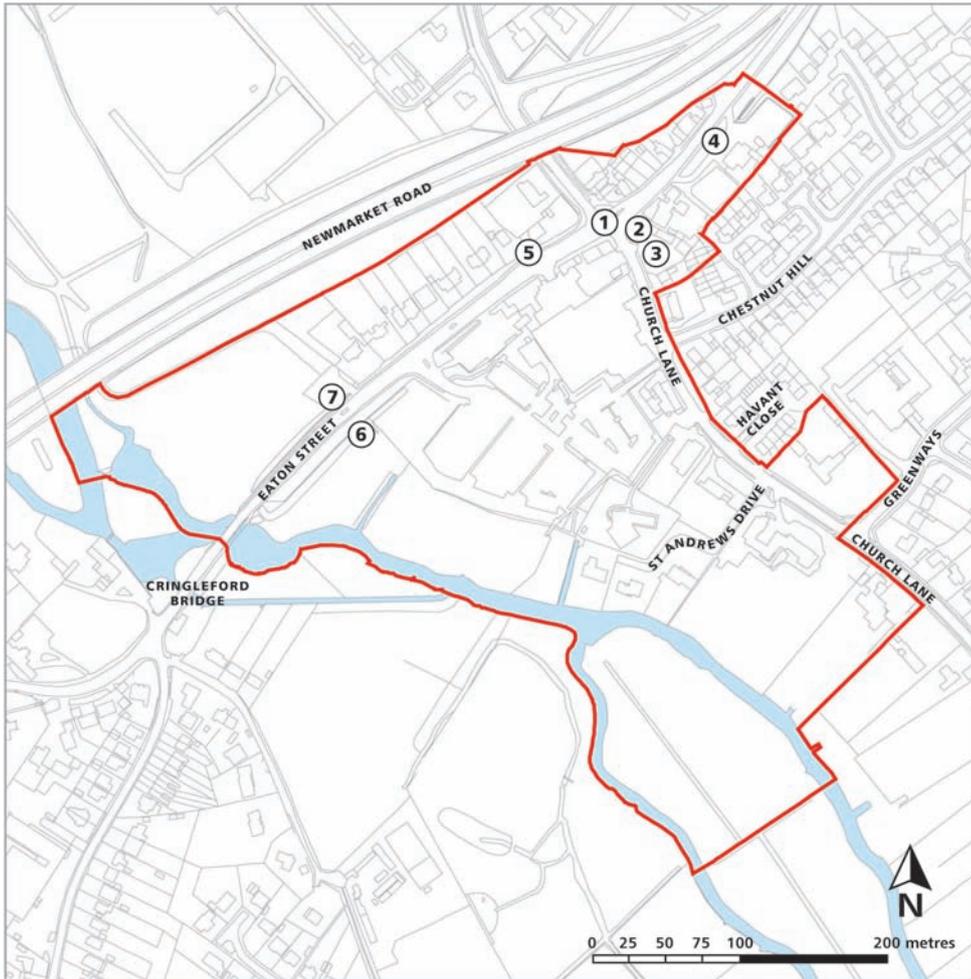
MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
2		Eaton Street/Church Lane corner.	Poor streetscape and signage clutter.	Rationalise street signage and enhance landscaping.	M-L	Transportation Policy & Landscape Design.
3		Church Lane/area adjacent to 18 Church Lane.	Existing use of the site appears temporary.	Seek enhancement and/or appropriate redevelopment of area.	L	Owner and/or occupier.
4		Eaton Street.	Position of bus stop makes it difficult to walk past.	Investigate wheter footpath can be widenend.	S-L	Transportation
5		Eaton Street.	Bench slats are broken and vegetation is encroaching.	Repair bench and ensure vegetation is kept clear.	S	Highways.

MANAGEMENT AND ENHANCEMENT

No.		Location	Issue	Action	Term	Responsibility
6		Eaton Street.	Vegetation often grows over paths.	Ensure footpaths are kept clear of vegetation.	S-M	Green Spaces.
7		Eaton Street.	Vegetation has spread over path and is particularly dangerous at the crossing point.	Ensure vegetation is cut back from footpath – particularly around crossing.	S-L	Highways.

MANAGEMENT & ENHANCEMENT MAP



**Eaton
MANAGEMENT
& ENHANCEMENT
PROPOSALS**

Key

① to ⑦ Enhancement sites (see text)

FURTHER READING

Walter Rye “Hamlet of Eaton” available in the Local Studies Section, Millennium Library, Norwich

LISTED BUILDINGS

The following buildings have been listed Grade II (St Andrew’s Grade II*) either because of their architectural interest, their historic interest, their close historical association or because they form part of an important group.

Church Lane

31-33 (including attached boundary wall), Church Farm, Church of St Andrew, The Old House

Eaton Street

1 & 3, 2 (The Cellar Public House), 7, 15 & 17, 16, 25 (St. Margarets), 30 & 32, 52 (The Red Lion Public 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.

Bluebell Road

2, 4 & 6

The following buildings have been added to the Local List:

29-35 Eaton Street (odd)

C20. Interwar semi detached suburban houses in the mock tudor style with decorative projecting gables. Rendered with red brick detailing. Pantiles. Replacement uPVC windows match original style. Importance: Good example of an interwar suburban building.

A full list can be viewed at www.norwich.gov.uk



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