

PURCELL

## **THE ROOKERY, ROCKLAND ALL SAINTS**

### **HERITAGE STATEMENT**

FOR APPEAL APP/F2605/W/19/3236051

October 2019

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## 1.0 INTRODUCTION

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- 1.1 This report has been prepared as part of a submission by the owner of The Rookery in relation to an appeal against the rejection of the request for planning permission to construct a new dwelling on the land adjacent to The Rookery and formerly part of its garden (Application Reference 3PL/2018/1533/O).
- 1.2 The Heritage Statement concludes that the development site constitutes part of the setting of The Rookery and the character of the setting and its contribution to the significance of the Grade II listed building will be harmed by the construction of a new dwelling.
- 1.3 The Heritage Statement provides a brief overview of the historical development of the site and the development of the village in which it sits, an analysis of the immediate and wider setting of The Rookery and key views, a summary statement of the significance of The Rookery and the contribution made to its significance by its setting, and an assessment of the impact of a new dwelling on the setting of the listed building.
- 1.4 This report is informed by a short site visit on 24 October 2019 and limited desk-based and archival research at the Norfolk Record Office. It has been prepared by Rowenna Wood, MA(Cantab) MA IHBC, Associate with research undertaken by Declan Allison, Architectural Assistant, on behalf of Purcell, a practice of architects and heritage consultants.

## 2.0 HISTORICAL DEVELOPMENT

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### 2.1 OVERVIEW OF THE HISTORICAL DEVELOPMENT OF THE SITE

- 2.1.1 No specific documentary evidence regarding The Rookery has been identified from before the nineteenth century. The listing description states that the house has a c.1600 core. William Faden's map of Norfolk published in 1797 indicates a house in this location but is not of a scale to provide more detailed information.
- 2.1.2 There are two maps from the mid-1840s of Rockland All Saints in the Norfolk Record Office (see Appendix B: B1 and B2). The first dated 1845 shows an L-shaped house (tinted red) with outbuildings to the west culminating in a large barn. The barn is accessed via a track from the south-west with two other small outbuildings along it. The triangular area to the north-east of the site is distinctively marked with trees indicating woodland.
- 2.1.3 The second map is the tithe map dated 1846-8. It is very similar in what it shows to the 1845 map. The tithe apportionment provides additional information about the site. Plot 385, the site of The Rookery, is described as "House and Premises" with an area of 4 acres and 30 perches, which indicates that the area to the north-east was included in this plot.
- 2.1.4 The Rookery was the centre of 129 acres occupied by Benjamin Barnard but owned by the executors of Robert Whincop, a gentleman and lawyer of King's Lynn (see Appendix B:B3). The land comprised arable and pasture as well as woodland, one area of which, plot 384 to the south-east of the house, was called the Rookery. The holdings also included the cottage and garden to the north-west of the house.
- 2.1.5 In addition, Benjamin Barnard was listed as the occupier of Allison's Farm, just across the road from The Rookery. This farm was leased to him by George Edward Simpson.
- 2.1.6 The 1883 OS map provides a more accurately plotted plan of the site. The Rookery is shown as a long range with tracks accessing it from the north and south. These may have existed earlier in the century but such tracks were often not recorded on tithe maps. As well as the extension or partial rebuilding of the farm buildings to the west, the map also shows two ponds and a wooded area to the south of the house. The area to the north-east comprised a densely wooded north-eastern portion and a somewhat more open area with mature trees. The triangular plot had drains on the two sides bounded by roads.
- 2.1.7 The next record is of the house being sold in June 1902. It was described as "...comprising [a] comfortable Farmhouse, Cottage, extensive and convenient Premises...as occupied by Mr. John Rayner..."<sup>1</sup> Four years later, notices appeared
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<sup>1</sup> *Eastern Daily Press*, Tuesday 10 June 1902, 1.



in newspapers inviting tenders from building contractors for works to the house.<sup>2</sup> These are likely to have been the substantial alterations that extended the house. As the footprint of the house was the same on the 1904 OS map as it had been on the 1883 OS map, it is unlikely that the works took place before 1904.

- 2.1.8 By the time of the outbreak of the Second World War, the owner of the house was Hilary Holman Hunt, son of the Pre-Raphaelite artist William Holman Hunt. He constructed an air raid shelter for the village in the grounds of The Rookery to the south of the pond, which has his name and the date inscribed above it. Holman Hunt died in 1949 and the house was sold in 1951.
- 2.1.9 The house has changed hands several times in recent decades. By 1980, when the next detailed OS map was published, the old Rookery Farm had undergone several changes. A new farmhouse had been built and the number of agricultural buildings increased. A garage and two sheds had been erected to the north-west of The Rookery, the access from the south had been rerouted and a more direct access laid from The Street to the north.
- 2.1.10 The house was bought by the current owner in 2012, at which time it was separated from the historic barns to the west and the triangle of land to the north-east as the previous owner retained these. The yew hedge around the north-east garden was planted at this time. (The historic barns had been separated in the twentieth century but had been brought back into the same ownership as The Rookery by the previous owner of The Rookery.)

## 2.2 ANALYSIS OF THE DEVELOPMENT OF THE VILLAGE CENTRE

- 2.2.1 This section provides a brief overview of the development of the village centre of Rockland All Saints over the last 170 years to provide an understanding of the wider setting of The Rookery historically and how this has been changed by post-war development. The text below should be read in conjunction with the diagrams in Appendix C.
- 2.2.2 The Rockland All Saints tithe map of 1846-8 indicates that there were approximately seventeen buildings used for residential accommodation south of the Wayland Union Workhouse, which was located at the north end of The Street. A further two or three were shown to the north of it. The dwellings were arranged in a linear form along The Street with the two farms, Rookery Farm and Allison's Farm at the south end of the village. (See diagram C1 in Appendix C.)
- 2.2.3 A small number of new buildings appeared along the main stretch of The Street by the time of the 1883 OS map. In addition, two buildings were constructed to the west of the village beginning a change in the form of the

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<sup>2</sup> *Eastern Daily Press*, Friday 16 February 1906, 4.

village. Two further buildings were constructed to the north of these by 1904. (See diagram C2 in Appendix C.)

- 2.2.4 The pattern of the village settlement was substantially altered by the middle of the twentieth century. As well as a few infill buildings of interwar semi-detached houses, two developments of semi-detached housing were added to the south-west of the village along Rectory Road. This reflects the expansion of villages that was seen across the country in the interwar and post-war periods. (See diagram C3 in Appendix C.)
- 2.2.5 The two and a half decades between 1953 and 1980 saw the most rapid period of expansion in the village's history with over thirty new dwellings constructed on infill sites along The Street, in a long row on the south side of Mill Lane and the spur of Mill Lane. Closer to The Rookery, there were new dwellings built along The Street and Low Lane. (See diagram C4 in Appendix C.)
- 2.2.6 Development in the village has continued since 1980 although at a much slower rate. Again some of the new construction has been along the roads flanking The Rookery. (See diagram C5 in Appendix C.)
- 2.2.7 It can be seen that the nucleus of the village of Rockland All Saints was concentrated along The Street north of The Rookery from at least the mid-nineteenth century until the mid-twentieth century. In the mid-nineteenth century the buildings, which often combined shops or other work premises with dwellings, were thinly spread offering ample opportunity for new buildings to be added between the existing. The third quarter of the twentieth century saw a sharp increase in the number of dwellings in the village nucleus resulting in both infill development and extensions to the settlement pattern. This has continued through the late twentieth century to the present albeit at a slower rate. Despite the changes, the triangle of ground bounded by trees to the north-east of The Rookery has been a bulwark of green space around which development has flowed, concealed by the bends in the roads, so that the southern and western expansion of the village is not obvious from the historic centre of The Street.

## 3.0 SETTING ANALYSIS

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### 3.1 IMMEDIATE SETTING

*Refer to Appendix D for photographs.*

- 3.1.1 As its name implies, mature trees in rows and clusters dominate the setting of The Rookery and contribute to its enclosed character. The trees mean that the house and grounds of The Rookery feel secluded from the village.
- 3.1.2 Close to The Rookery lie historic outbuildings (Images D1 and D2) that are now in separate ownership and which, together with the large barn, once defined the main yard of the farm. Whilst there is some sense of the physical separation of the two parts of the site, the outbuildings run almost up to the house. Thus they form part of the physical as well as the historical setting of The Rookery and, with the barn, are illustrative of its original use as part of the farm.
- 3.1.3 The large pond (Image D3) to the south-east of the house is another historic feature that has long contributed to the setting of The Rookery and was one of three within the area between Low Lane, The Street and Rectory Road occupied by Benjamin Barnard in the mid-nineteenth century. It is possible that the ponds were created when clay was excavated to create the clay lump buildings as one pond is near the house, one was near the barn and a third was close the now replaced cottage to the north-west. The track from the south-east that was shown on the 1883 OS map no longer survives but there is a line of mature chestnut trees that once bounded it and indicates where it would have been (Image D4). Trees in the north-west garden may also indicate part of the lost track (Image D5)
- 3.1.4 A more recent addition of historic interest is the air raid shelter (Image D6) to the south which has a plaque inscribed by HL Holman Hunt and adds to the historical value of the building.
- 3.1.5 The setting of the Rookery has been altered in the last fifty years or so by the addition of garaging and sheds (Image D7) together with the rerouting of the track forming the northern approach from The Street (Image D8). These changes reflect the separation of The Rookery from the farm buildings and the need for new outbuildings associated with The Rookery.
- 3.1.6 Until seven years ago, the large area to the north of The Rookery was an expanse of lawn scattered with mature trees and fruit trees but seven years ago a substantial area to the north-east was separated by a yew hedge (Image D9). The yew hedge is out of keeping with the character of the setting of The Rookery, where the trees are generally deciduous. The hedge does not appear to follow a line that existed historically.

## 3.2 WIDER SETTING

*Refer to Appendix D for photographs.*

- 3.2.1 As noted The Rookery feels very separate from its wider setting at the southern end of the nucleus of Rockland All Saints. Historically there were only two cottages on the opposite side of Low Lane (Yeoman's Cottage and Rookery Cottage) and Allison's Farm opposite to the north on The Street (Images D11 to D13).
- 3.2.2 The village nucleus comprises historic buildings interspersed with modern infill development. Generally the buildings are of one to two storeys, making them smaller than The Rookery. The older historic buildings are generally clay lump with smooth or roughcast render (Image D14). Other historic buildings are red brick and often incorporate a simple dentil cornice. Roofs are mostly pitched and covered in the red or black glazed pantiles that are typical of Norfolk; the notable exception is Yeoman's Cottage, which should have a thatched roof although this has been temporarily lost to a fire. The survival of historic windows is rare. Historically several of the buildings were also shops but only the community shop survives. The primary school, built c.1875, is just to the north of wooded triangle with small-scale, rendered buildings that do not obtrude on the streetscape.
- 3.2.3 The modern infill housing generally comprises bungalows or two storeys houses of red or buff brick with modern tile roofs with uPVC windows. The scale of them increases westwards along The Street and the landscaping around them becomes less rural in character.
- 3.2.4 Despite the expansion of the village along The Street and Low Lane in recent decades, the tree-lined triangle of land to the north of The Rookery maintains the sense of the size of the historic village nucleus. Looking south-westwards down The Street, the village appears to terminate approximately where the road forks as the newer houses further along The Street are concealed.
- 3.2.5 There are only a small number of dwellings along Low Lane and on The Street west of The Rookery. To the south the lane continues, partly amidst hedges, through undulating pasture and arable farmland. The church of All Saints lies separate from the village nucleus to the south-east and there are scattered farms as well as very small areas of interwar housing along Rectory Road. Although a separate dwelling has been created on part of the historic Rookery Farm site (the Coach House), the wider setting to the south of The Rookery is predominantly farmland.
- 3.2.6 In addition to the physical setting of the site, analysis of the tithe apportionment has revealed that the occupier of The Rookery in the 1840s, Benjamin Barnard, was also the occupier of Allison's Farm opposite. There is, therefore, an intangible historical link between the listed building and the non-designated heritage asset although it is not known how long this connection was sustained. More importantly, the presence of two farms at the southern end of the village nucleus is a reminder that that this was historically the southern edge of the main built area of Rockland All Saints.

- 3.2.7 The other listed building nearby is Yeoman's Cottage, which is of a distinctly smaller scale than The Rookery. Its thatched roof and rendered walls are illustrative of a poorer dwelling than the farmhouse of The Rookery and the cottage is of a slightly later date: mid-seventeenth century.
- 3.2.8 Although the three heritage assets are not clearly inter-visible, their proximity means that they influence the wider setting of each other and contribute to the perception of a stronger historic character to this part of the village.

### 3.3 VIEWS

*Refer to Appendix E for views map and photographs.*

- 3.3.1 The triangular shape of the site means that there are key dynamic views on the approaches along The Street in both directions and from Low Lane to the south (Views 1-3). The view from The Street to the north is one of the main views in the village nucleus (View 1). The views from the west along The Street (View 2) and from the south along Low Lane (View 3) are also important views as one comes into the village. The large barn of Rookery Farm is visible with the tallest section of roof and chimney of The Rookery beyond, which indicates the historic character of the village despite the predominance of modern dwellings at the west approach into the village.
- 3.3.2 Aside from the glimpse of its roof, in all these views, The Rookery generally appears concealed by the mature trees and vegetation growth at the lower level. However, both along The Street and Low Lane, there are breaks in the vegetation that allow for glimpses of The Rookery. These breaks are most pronounced at the gates to The Rookery (View 5) and to the proposed development site (Views 4a and 4b). The fact that these views are only glimpsed contributes to the character of The Rookery and its setting as a place of seclusion on the edge of the village.
- 3.3.3 Within the grounds of The Rookery, there is a striking view of the house as one nears the end of the drive (View 6). Along the drive the house is partially concealed by trees and the yew hedge so there is a sense of arrival when the house is first fully visible. This is not a historical view although is possibly similar to the one from the original track approach from the north.
- 3.3.4 There are a number of glimpsed views of the building through the trees within its setting, including from the site to the north-east. Equally there is a view from the open area in front of the house looking northwards towards the site, which is thought to have once been an attractive view of the house against the backdrop of an enclosed area of lawn and trees but which is today divided by the yew hedge (View 7).
- 3.3.5 From the south there is an attractive view looking across the pond which captures the sense of the secluded building in its setting (View 8). This side of the house was altered in the early twentieth century but these additions are recognised as part of its historic interest.

## 4.0 SUMMARY OF SIGNIFICANCE

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### 4.1 ASSESSING SIGNIFICANCE

- 4.1.1 Significance can be defined as the sum of the cultural, social and/or natural heritage values that make a place important to this and future generations. Understanding the significance of a place is vital to inform sensitively managed change to ensure that the significance is maintained and, where possible, further revealed, reinforced and enhanced.
- 4.1.2 This summary of significance has been based on a site visit to the exterior of the building and grounds and limited archival and desk-based research.
- 4.1.3 Where appropriate reference has been made to the different types of values identified in Historic England's *Conservation Principles, Policies and Guidance*. These guidelines separate heritage values into four categories:
- **Evidential** The potential of a place to yield evidence about past human activity.
  - **Historical** The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.
  - **Aesthetic** The ways in which people draw sensory and intellectual stimulation from a place.
  - **Communal** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 4.1.4 The relative contribution of the heritage values to the significance of the site are graded as either high, medium, low, neutral or detrimental, where:
- **High Significance** is attributable to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance.
  - **Medium Significance** is attributable to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
  - **Low Significance** is attributable to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the site.
  - **Neutral Significance** – elements of neutral significance typically do not possess any heritage values which are important to the site. As such, they neither contribute to – nor detract from – its overall character and understanding.



- Detrimental – elements that are intrusive to heritage value have characteristics which detract from the overall significance and character of the site.

## 4.2 SUMMARY OF SIGNIFICANCE

- 4.2.1 The Rookery is significant as a large house within the village of Rockland All Saints that demonstrates the typical vernacular materials of this part of Norfolk alongside distinctly Edwardian additions. There is an air of whimsy to the unusually proportioned house, which is reinforced by the secluded setting.
- 4.2.2 The Rookery is one of the oldest buildings in the village; based on other designation descriptions it is second only to the church. With the historic barns, it is illustrative of the farming economy that dominated Norfolk for centuries. Its Edwardian extensions also illustrate wider trends in fashionable housing in the Victorian and Edwardian period through the addition of the large conservatory and the billiard room. The air raid shelter in the grounds, built for the use of the whole village, reflects the relationship of the larger site to the rest of the village and the small size of the village population as well as more generally the impact of the Second World War on all communities. The historical value is high.
- 4.2.3 Most of the owners and occupiers of The Rookery are likely to have been well known local figures in their day. The most notable owner and occupier of the house was the son of William Holman Hunt, Hilary. This connection is reflected in the fabric of the air raid shelter he built. The associative value is medium at a local level.
- 4.2.4 The use of clay lump and roughcast render are typical of this area of Norfolk and root the building in the specific local building traditions whilst the flint and brick extension illustrates another typical Norfolk building tradition. The pitched pantile roofs with their tapering eaves are another traditional detail that places the building firmly in the construction traditions of Norfolk. The timber transom and mullion, leaded windows, whilst mostly thought to be late nineteenth/early twentieth century replacements<sup>3</sup>, are also typical in style of East Anglian houses of the seventeenth century whilst the panelled front door and door hood indicate a later fashionable addition. The large chimneys further add to the character of the building. The half timbered attic storey with dormers appears as though a later addition and creates an unusually proportioned building that contributes to the character of the building. The billiard room and conservatory extensions are typical in their detailing of vernacular Edwardian architecture with roughcast walls combined with an oversized semi-circular arch and large amounts of glazing. Overall the aesthetic value is deemed high.
- 4.2.5 The house has considerable potential to reveal more about its historic development. There are few documentary sources known to relate to the house and therefore the building is the best source of evidence for its own

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<sup>3</sup> List Description: see Appendix A.

history. It may also help aid understanding of farmhouses of the seventeenth century in mid Norfolk more generally. It is also possible that there may be buried archaeology associated with the past form and layout of the house, such as the cross wing shown on the tithe map. The evidential potential is deemed high.

- 4.2.6 The house is a private dwelling and has long been so. However, the air raid shelter was constructed for village use in the Second World War. Although not generally publicly accessible the house has some local value as one of the largest buildings in the village and the setting of the house provides an important green space within the village nucleus.
- 4.2.7 The setting of the house contributes to the understanding and significance of the house. The farm buildings, though now in separate ownership, contribute to the understanding of the historic ensemble of the original Rookery Farm. The gardens immediate around the house, including the separated area to the north-east, reflect the use of the house as a country gentleperson's home from the beginning of the twentieth century. The mature trees create a sense of enclosure that separates the house from the village and also serve to illustrate lost layout arrangements such as the old south track. The sense of separation from the village has meant that despite the extension of housing along Low Lane and The Street, The Rookery remains feeling as though it is on the edge of the village as it was historically.

## 5.0 ASSESSMENT OF HERITAGE IMPACT

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### 5.1 CRITERIA FOR ASSESSMENT

5.1.1 This section assesses the potential impact of the proposed works on The Rookery and its setting.

5.1.2 The impact will be assessed based on the following criteria:

<i>Magnitude of Impact</i>	<i>Definition</i>
High Beneficial	The development considerably enhances the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Medium Beneficial	The development enhances to a clearly discernible extent the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Low Beneficial	The development enhances to a minor extent the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Negligible	The development does not affect the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Low Adverse	The development harms to a minor extent the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Medium Adverse	The development harms to a clearly discernible extent the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
High Adverse	The development severely harms the heritage asset, views of the heritage asset, or the ability to appreciate its significance.

5.1.3 The National Planning Policy Framework requires, where the impact is adverse, that this is assessed in terms of causing less than substantial harm or substantial harm.

### 5.2 HERITAGE IMPACT ASSESSMENT

5.2.1 The essence of the setting of The Rookery is its sense of seclusion and separation from the village despite its close proximity to it. The introduction of a dwelling on what was, until seven years ago, part of The Rookery's garden, will compromise this sense of seclusion.

5.2.2 The changes in ownership patterns across the historic Rookery Farm site, that encompassed the area between Low Lane and Rectory Road south of The Street, has altered the access between different parts of the site but the

relationships are still legible between the house and the farm buildings and between the house and the garden to the north-east. Changes to the access tracks are still discernible in the lines of the trees. Overall, although there have been changes, the historic setting of the house still has some coherence.

5.2.3 Historic England's guidance on setting states:

*"Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset."*<sup>4</sup>

Whilst the planting of a yew hedge along the new ownership boundary has started to impact on the sense of connectedness, this feature is not irreversible. The yew hedge is not in keeping with the character of the site and cuts a striking line that hems in the house but it could be removed in the future if the opportunity arose.

5.2.4 Although the applicant has not supplied details of the scale, massing and design of the proposed dwelling, it is highly likely that the proposed construction of a new dwelling will be visible from the house and its setting despite the level difference, the eight-year-old yew hedge and other trees. Allowing the hedge to grow tall enough to conceal the house would compromise the setting of the house by diminishing the perceived sense of space around the house, especially along the drive and in view 8. The existing trees and shrubs around the house help to create a sense of intimacy, forming different areas, but these generally have some intervisibility as the boundaries are not solid. The yew hedge, as noted, does not have the same visual permeability and so forms a harsh and discordant feature within the setting, an effect that would increase as it grows.

5.2.5 Compounding the likely visibility of the new house, the intangible elements of the proposed development will further impact the setting of The Rookery. It is proposed that the access drive will be covered in shingle. This will mean that vehicles or people arriving, leaving or moving around the property will create noise that will intrude further on the sense of seclusion. As there is no detailed design information, it is not possible to definitively state the impact of the light from the house or any external lighting on The Rookery. However, given that the house is currently largely sheltered from light pollution by the trees, any new development is likely to increase light levels and so affect the secluded nature of the setting of the house.

5.2.6 The setting of The Rookery does not only contribute to the experience of the listed building but it also contributes to an understanding of The Rookery's relationship with the village nucleus. Until the mid-twentieth century, The Rookery was at the southern edge of the main street and contributed to the historic settlement pattern and character of the village with a short principal street of dwellings, shops and businesses with farms (and the workhouse) at its ends with more dispersed dwellings and the church set amidst the agricultural

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<sup>4</sup> Historic England. *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition), 4.

landscape beyond. Despite the construction of new dwellings westwards on The Street past The Rookery and along Low Lane, the plot of wooded green open space has maintained the understanding of the village core as distinct from the farms beyond. Building on this site does not follow the precedent of infilling elsewhere along The Street because where new dwellings have been constructed along The Street, they have reinforced the sense of The Street as the main street within Rockland All Saints, the village nucleus. The proposed development site has always been of a different character from the village nucleus and not part of the hub of village dwellings.

- 5.2.7 The overall impact on the setting of the listed building is deemed to be medium adverse, equating to a high level of less than substantial harm.

### 5.3 CONCLUSION

- 5.3.1 The construction of a new dwelling will irreparably alter the setting of The Rookery and its relationship to the village nucleus. The fact that the yew hedge has already impinged on the quality of the setting of The Rookery does not mitigate the impact that the construction of a new dwelling will have on the listed building's setting. The yew hedge is reversible whilst the construction of a new dwelling would result in the total severance of The Rookery from its former garden to the north with concomitant impact on the character and quality of its setting. It will simultaneously permanently alter the relationship between The Rookery and the village nucleus by introducing what could be perceived as infill housing in an area that serves as an important demarcation of the end of the main street as it existed historically.

## 6.0 SELECTIVE BIBLIOGRAPHY

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BR 276/1/624 Rockland All Saints and Little Ellingham Map (Estate of Sir Edward Bowyer Smyth) 1841 [Boundaries shown only]

BR 276/1/832 Rockland All Saints Map (Estate of Sir Edward Bowyer Smyth) 1844 [Boundaries shown only]

BR 276/1/928 Rockland All Saints Map c.1825 [Site not shown]

C/Sca 2/224 Rockland All Saints Enclosure Award 1812 [No map]

C/Sce 2/22/9 Rockland All Saints-Stow Bedon Division of the Highway Plan 1865 [Site not shown]

DN/TA 939 Rockland All Saints Tithe Map and Apportionment

HNR/P 10/1 Rockland All Saints Plan 1845

### OS Maps

1883 1:2 500

1904 1:2 500

1953 1:10 000

1980 1:2 500

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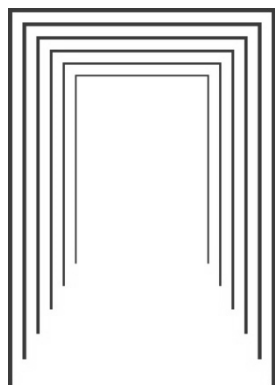
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### Website

Bygone Rocklands [http://rocklands.org.uk/wp/?page\\_id=24](http://rocklands.org.uk/wp/?page_id=24)





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## THE ROOKERY, ROCKLAND ALL SAINTS

**HERITAGE STATEMENT APPENDICES**  
FOR APPEAL APP/F2605/W/19/3236051

October 2019

## APPENDIX A: LISTING DESCRIPTION

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### THE ROOKERY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1077575

Date first listed: 16-Nov-1983

Statutory Address: THE ROOKERY, THE STREET

#### Details

TL 99 NE ROCKLANDS THE STREET 4/56 The Rookery

- II House. c.1600 core, but mainly c.1900. Brick and roughcast clay lump with pantiled gable roof. Through passage plan. 2 storeys and dormer attic, 3 bay main range with door to left under flat hood. Timber moulded string course at first floor. 2 bay addition to left of 2 storeys. C19 casements throughout, some C20. Attic storey half timbered. External stack to extension, central stack to main range. Similar rear but with full length timber conservatory on roughcast plinth of c.1900. Cross gabled cruciform billiard room to right. South-west gable retains early C17 window of 5 lights with hollow chamfered timber mullions. Interior has pegged plank and muntin screen dividing original hall from passage. Plain section with 4 muntins missing to provide access. Rebuilt fireplace. Drawing room with 2 cross bridging beams with sunk quadrant mouldings. End stopped joists.

Listing NGR: TL9896196446

## APPENDIX B: MAPS AND DIAGRAMS ACCOMPANYING SECTION 2.1

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### BI Detail from plan of Rockland All Saints 1845

*Norfolk Record Office HNR/P 10/1*



## B2 Detail from the tithe map of Rockland All Saints 1846-8

Norfolk Record Office DN/TA 939

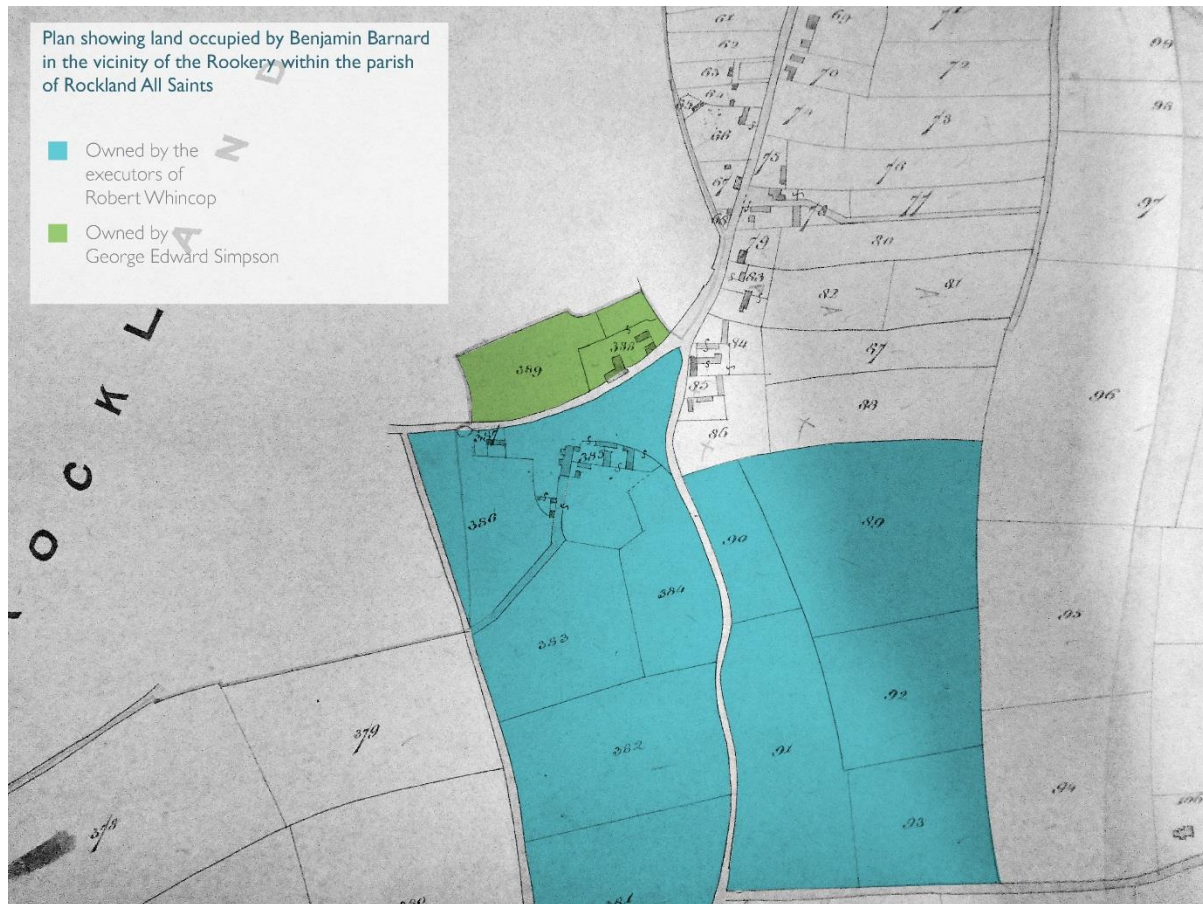
Note: the red line indicates the parish boundary with Rockland St Peter. Buildings in the other parish were not shown. The Rockwell St Peter tithe map shows that there were buildings opposite plots 79 and 83.



## B3 Tithe map coloured to show BB's holdings

Base image: Norfolk Record Office DN/TA 939





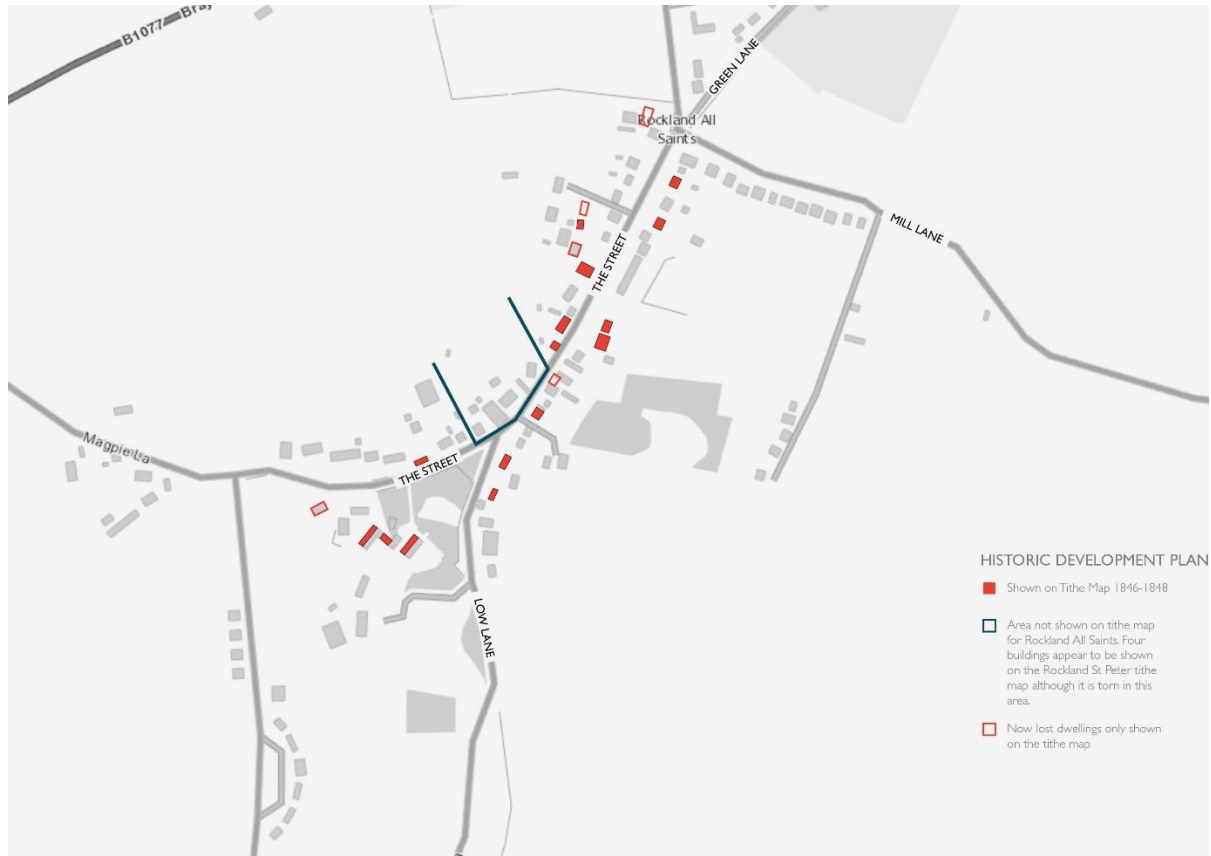
[illegible]



## APPENDIX C: DIAGRAMS ACCOMPANYING SECTION 2.2

CI Diagram showing the dwellings and Rookery farm buildings shown on the tithe map of 1846-8 on a current village plan

*Note: this plan is not to scale and building footprints and locations are approximate.*



## C2 Diagram showing the buildings that survive that are shown on the OS maps of 1883 and 1904 (1:2 500)

*Note: this plan is not to scale and building footprints and locations are approximate. Not all outbuildings are shown.*



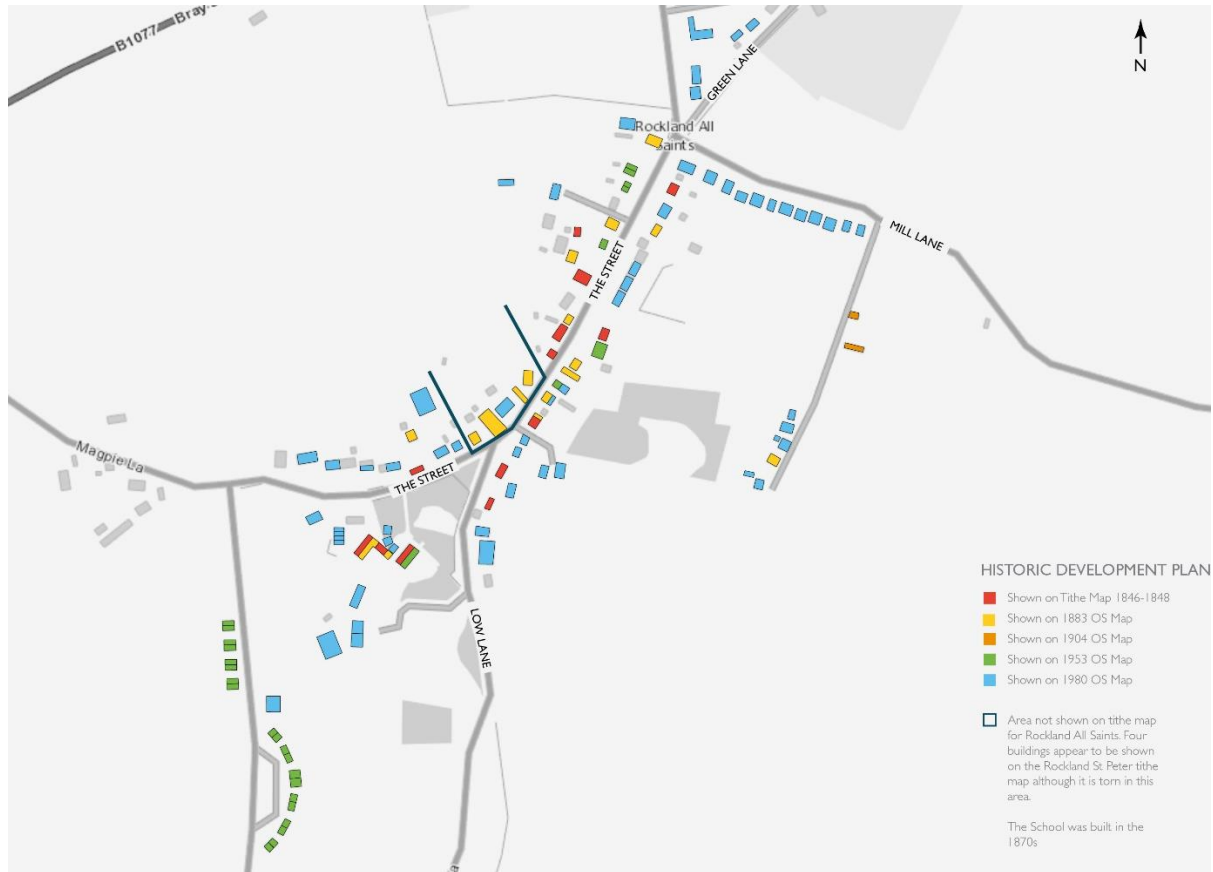
### C3 Diagram showing the buildings that survive that are shown on the OS map of 1953 (1:10 000)

*Note: this plan is not to scale and building footprints and locations are approximate. Not all outbuildings are shown.*



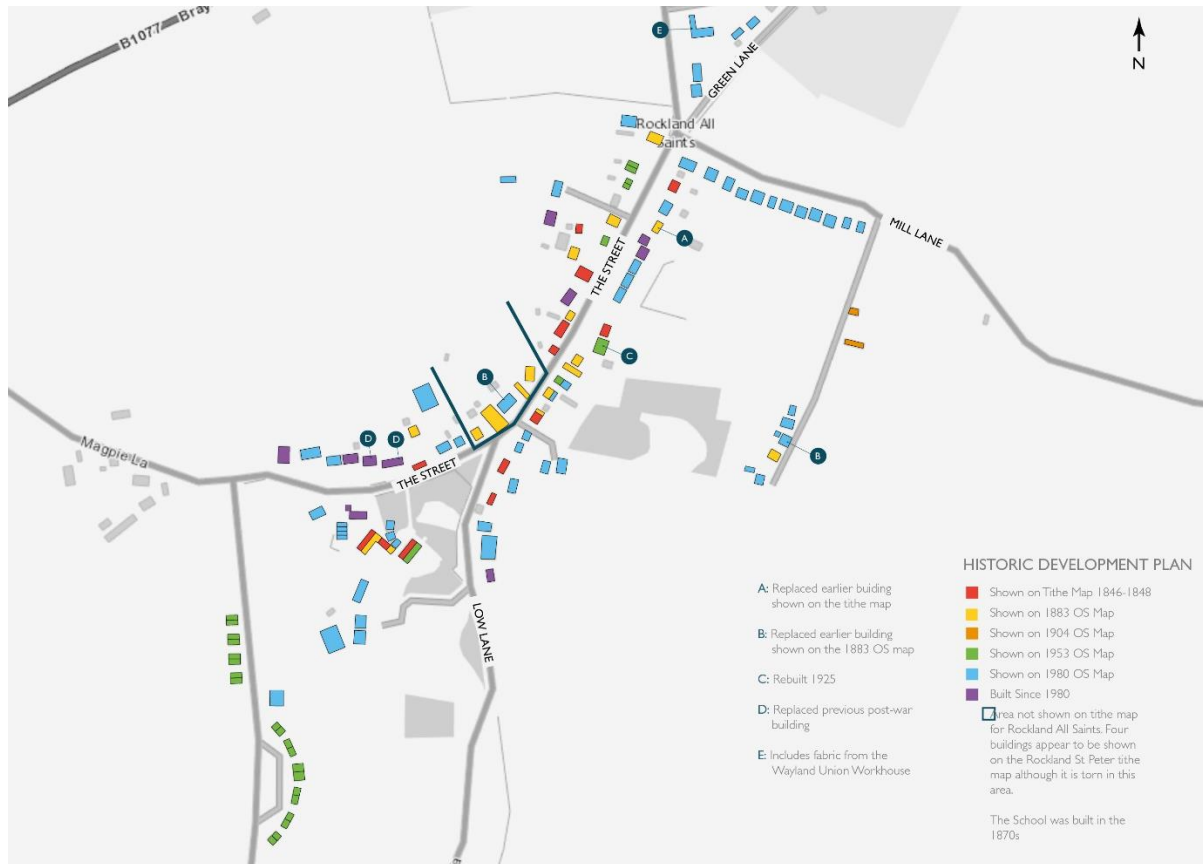
#### C4 Diagram showing the buildings that survive that are shown on the OS map of 1980 (1:2 500)

*Note: this plan is not to scale and building footprints and locations are approximate. Not all outbuildings are shown.*



## C5 Diagram showing the approximate age of buildings in the village today based on historic plan information

*Note: this plan is not to scale and building footprints and locations are approximate. Not all outbuildings are shown.*



## APPENDIX D: SETTING PHOTOGRAPHS

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### IMMEDIATE SETTING

D1: Outbuildings adjacent to the south-west boundary of the house, now in separate ownership





D2: Farm outbuildings to the west of the house, now in separate ownership



D3: Pond to the south of the house





D4: Line of trees demarcating the lost south track; there is also evidence of a flint wall in the foreground



D5: The garden area to the north-west of the house; the mature trees may reflect the line of the original access track from The Street towards the large barn





D6: The air raid shelter to the south-east of the house was built in 1939



D7: Mid-twentieth century outbuildings to the north-west of the house





D8: The access track looking south showing the contrast between the open garden to the west (right) and the yew hedge to the east (left)



D9: Looking north towards the site





## WIDER SETTING

D10: Yeoman's Cottage, a Grade II listed thatched cottage that is currently undergoing repairs following a fire



## D11: Allison's Farmhouse



D12: Rookery Cottage is an unlisted historic cottage on Low Lane



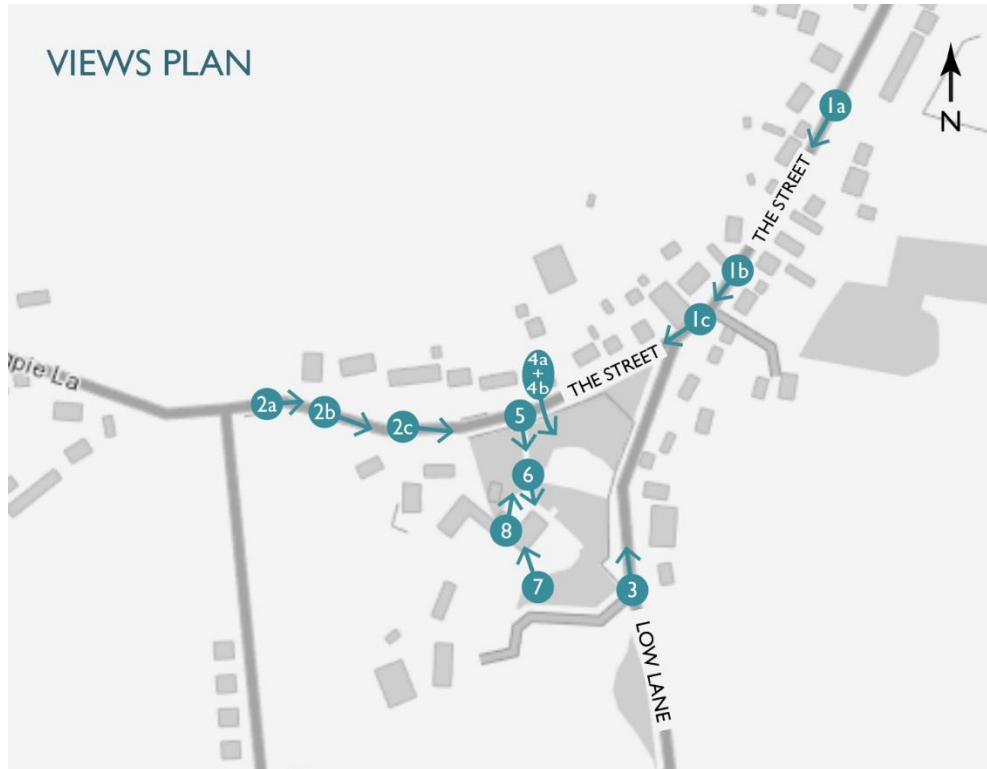
D13: Roughcast rendered historic building (probably late seventeenth or eighteenth century with later extension) on The Street





## APPENDIX E: VIEWS MAP AND PHOTOGRAPHS

### Views Map



### View 1a



View Ib



View Ic





View 2a



View 2b



Detail from View 2b showing the rooftop of The Rookery and the historic large barn





View 2c



View 3





View 4a



View 4b





View 5



View 6





View 7



View 8

