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The Cedars, 1A and 3 New Road, North Walsham, Norfolk: Historic Building Report

Emily Cole and James Shemmonds

Discovery, Innovation and Science in the Historic Environment



**THE CEDARS
1A AND 3 NEW ROAD
NORTH WALSHAM, NORFOLK
HISTORIC BUILDING REPORT**

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SUMMARY

This report focuses on The Cedars, a house constructed in the late 18th century and enlarged and altered in the 1860s/'70s and to a more minimal degree in the 20th century. The building, located just off North Walsham's Market Place, was a private residence for most of its history, before becoming the offices of the local council following the close of the Second World War. It was listed Grade II in 1972 and continued in use as council offices until 2016, when the council moved out and the property was left vacant. The Cedars is now being refurbished as part of the £3.2 million High Street Heritage Action Zone (HSHAZ) scheme, led by North Norfolk District Council and supported by Historic England and the New Anglia Local Enterprise Partnership. The building is a key component of the HSHAZ, and there are plans to offer the premises to let as well as plans for reuse of the outbuildings on the adjacent plot. This report aims to inform ongoing works on the site as well as plans for its future.

CONTRIBUTORS

This report has been researched and written by Emily Cole and James Shemmonds, respectively Senior Architectural Investigator and Architectural Investigator in the East of England region. Fieldwork was carried out by Emily Cole, Katie Carmichael and James Shemmonds. New photography has been taken by Patricia Payne and graphics have been provided by John Vallender. Quality assurance was provided by Rebecca Lane and desktop publishing was undertaken by Emily Cole.

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DATE OF INVESTIGATION

Site visits were undertaken on 27 June 2021, 15 March 2022 and 12 October 2022. Research was carried out gradually between mid-2021 and summer 2022, and the report was written between May and July 2022, with edits undertaken in September and October 2022.

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INTRODUCTION

The Cedars occupies a prominent site in the centre of North Walsham, at the eastern entrance to the Market Place. The property stands on the north side of New Road, at the northern end of Yarmouth Road (see Figs 19, 20 and 29). This part of New Road is ancient, although the eastern part of the thoroughfare – to the right side of The Cedars – dates only from the late 1700s.

As is discussed further below, The Cedars is believed to date from the late 18th century. It has seen considerable change since then, in terms of its fabric, use and setting, including a major phase of work undertaken in the Victorian period. The building seems to have been constructed as a family home and relates in terms of its function and setting to The Oaks, a large house with substantial grounds formerly located on the opposite site, on the south side of New Road (Fig. 1; demolished in the 1930s). Also comparable was Beech Grove, an early 19th-century house which was located on a site to the north-east until its demolition in the 1970s.

The Cedars remained in residential use until the second half of the 1940s, when it was converted as offices for North Walsham Urban District Council. Soon afterwards, the walled gardens at the house's north-east were reworked as office car parking. Slightly later, in the 1960s, the opposite site was redeveloped with council facilities including a post office, fire station and library, on the site of The Oaks and its grounds. In 1972, The Cedars was statutorily listed (Grade II), along with its outbuildings and boundary walls to the east and north. The site is located within the North Walsham Conservation Area, designated in 1972 and extended in 2009. A full timeline of the history of The Cedars is set out at Appendix 1.

In 2016, The Cedars was vacated by the Council and fell into some disrepair. It remains empty at the time of writing but has been the focus of a recent

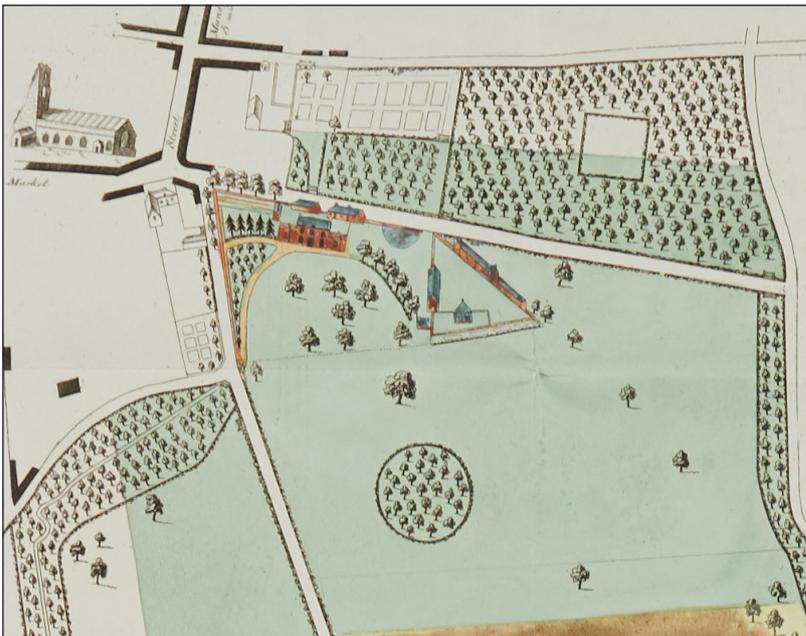


Fig. 1: Excerpt from map of The Oaks estate (north to the top). The document is undated, but the watermark of the paper is of 1817. The Cedars plot is shown as empty – to the east of the church and north-west of The Oaks mansion house – presumably because it was in separate ownership. [All rights reserved by Norfolk Record Office. Catalogue reference MC 78/30, 522X9]

refurbishment project, undertaken as part of the High Street Heritage Action Zone (HSHAZ) scheme being led by North Norfolk District Council in partnership with Historic England. According to a condition survey carried out in 2020 by Kings & Dunne Architects, the property 'is generally in a serviceable condition despite being unused for some time', though there were then said to be some areas 'of immediate concern'. The outbuildings were described as being 'in reasonable condition', but with elements which were 'currently unusable and potentially unsafe'.¹

This report aims to inform this programme of work and also discussions about the future use of the building and its site. It is based on primary and secondary research and on limited investigation of the fabric. Due to the condition of the building and health and safety considerations, access to all areas was not possible – for instance, physical access was not gained to the roof spaces. However, due to the presence of scaffolding around the building, it was possible to view the roofs and other exterior areas with more than usual ease.

It should be noted that the name The Cedars only came into use for this building around the 1870s. Before then, it seems to have been unnamed – being listed simply as a residence on New Road. However, for consistency and to aid ready understanding, the building's Victorian name is used throughout this report.

HISTORICAL BACKGROUND

History Prior to 1824

No documentary sources which provide clear evidence about The Cedars are known to survive prior to the 1790s. The evidence of the building's fabric (*see below*) indicates that the house was constructed between the mid- and late 18th century. There is no indication that the core is earlier, though it is possible that The Cedars was constructed on the site of an earlier dwelling – as noted below, the earliest detailed map of Norfolk dates from the 1790s, so we cannot be sure. The buildings to the immediate west of The Cedars, along Church Street and the north side of Market Place, certainly date back to at least the 17th century – they were likely heavily remodelled or newly built following the fire which destroyed much of the town centre in 1600.

The house which became known as The Cedars had an important physical relationship to the property to the immediate south – The Oaks (Fig. 2). This was far more substantial than The Cedars, forming part of a large estate which included pleasure gardens, an orangery and orchards (*see Fig. 1*). The Oaks had been acquired by the Withers family around the late 17th century and in 1716 passed to the Coopers via the marriage of Anna Withers (1695-1741) to Thomas Cooper II (1688-1760).² Cooper went on to serve as Sheriff of Norfolk in 1731 and also a Justice of the Peace. He and Anna had seven surviving children, including Thomas Cooper III (1735-1823), who inherited The Oaks on his father's death in 1760. At its peak, The Oaks had a main estate of 120 acres, with extended landholdings in the area totalling 461 acres.³



Fig. 2: The south front of The Oaks in a photograph of about 1912. The house was demolished 1934.
[Courtesy of North Walsham & District Community Archive]



Fig. 3: Detail of map of 1790 relating to the order for the rerouting of what became New Road (north to the top). The site of The Cedars is towards the top left, north of The Oaks (shown in pencil), to the immediate left of the single line that runs north/south. [All rights reserved by Norfolk Record Office. Catalogue reference C/Scce 2/2/20]



Fig. 4: Excerpt from map of Norfolk by William Faden, surveyed 1790-4 and published in 1797 (north to the top). The Oaks estate is the shaded area at the bottom right of the drawing (above 'Walsham Wind Mill'). The Cedars appears to be shown to the immediate north-west of this estate – the small roughly rectangular structure on the north side of the orange-coloured road. [All rights reserved by Norfolk Record Office. Catalogue reference RFM 3/2]

In the late 18th century, Thomas Cooper III decided to rework his North Walsham residence. A book of 1781 stated that he had ‘a most eligible seat at the east end of the town, which he has lately much improved and ornamented at a great expence’.⁴ This work included the rebuilding of the main (south) elevation of the house, which was captured in photographs in the early 20th century, prior to demolition in 1934 (see Fig. 2). In order to provide extra space for the estate, Cooper’s work also included the rerouting of an earlier road which passed through the north-east part of The Oaks’ grounds – this led from Market Place to White Horse Common, branching south-east just south of the site of The Cedars. The enclosure of this road was actually undertaken without consent, though Cooper built a new stretch of New Road at his own expense; approval was granted by the County Justices retrospectively, in 1790.⁵

The map relating to this rerouting is schematic and probably unreliable in its details (The Oaks itself was drawn on only as a pencil addition), but it appears to indicate that The Cedars was not in existence at that time (Fig. 3). However, William Faden’s map published in 1797 (survey undertaken 1790-4), the first large-scale map produced of Norfolk, appears to show a broadly rectangular block on the site of The Cedars (Fig. 4). It seems likely that the house was newly built in the early 1790s, as part of the wider works undertaken on the estate of The Oaks around the 1770s to 1780s. Possibly, the land had previously been in the ownership of the Coopers and was sold as part of the new estate works, although there is no direct evidence of this.⁶

Further evidence of The Cedars is provided by the enclosure maps of North Walsham, dating from 1808 and 1814 (Figs 5 and 6). These documents depict the building as a long narrow structure aligned east-west. At this point, the building stood at the north-west corner of a narrow plot of land (no. 93 on the enclosure map of 1814) that extended along New Road, with open areas on the south, east and north-east. The enclosure awards of 1814 record the size of plot 93 as 20 perches (506 sq. m) and its owner as Francis Cremer.⁷ This may be the Francis Cremer who was born in Fring, Norfolk, in 1776 and died in 1816 in Paston, four miles north-east of North Walsham.⁸ His father was also Francis Cremer (1758-1823) but is less obviously associated with the North Walsham area.

Both enclosure maps show that The Cedars’s plot (no. 93 in 1814) was bordered by open land on the east, while on the west and north-west were complexes of



Fig. 5: Detail of enclosure map of 1808 (north to the top). The map is damaged in the relevant area, but The Cedars can just be seen beneath the rip, to the north-west of The Oaks (bottom right). A square outbuilding is shown to the east of The Cedars; this seemingly functioned as stables. [All rights reserved by Norfolk Record Office. Catalogue reference WD 58]



Fig. 6: Detail of enclosure map of 1814; this version is a copy of 1860. The Cedars is the thin rectangular structure beneath the numbers 94 (in other versions, the plot of The Cedars is numbered 93). The square outbuilding to the east is not shown. [All rights reserved by Norfolk Record Office. Catalogue reference CHC 164380/1-2]



Fig. 7: Painting of 1807 showing five of the ships in which Nelson served as Captain and Flag Officer. The *Agamemnon* is on the left, with its front (bow) forwards, while the *Captain* is in the centre distance. [© National Maritime Museum, Greenwich, London]

buildings to the rear of Church Street. This thoroughfare, to the immediate east of the church, was formerly named Buck Street after the Buck Inn (later 6 Church Street; closed 1962). Some of the Church Street plots were sizeable. Of particular relevance to The Cedars is plot no. 94, to the immediate north and west, which at the time of the enclosure was in the ownership of Robert Baker. As shown in the maps, it was at least three times the size of The Cedars's plot and seems to have comprised what became 2-4 Church Street, at the corner with Market Place. Later evidence – from the Valuation Office Survey of the early 20th century – implies that the buildings in this area included shops, stores, domestic accommodation and (facing onto a large yard) a warehouse and stables. As shall be seen, there was subsequently an important connection between this property and The Cedars. Robert Baker was still resident in what was by then Churchgate Street in 1830, working as a grocer, draper and fire, office and bank agent.⁹

In June 1824, two advertisements in the *Norwich Mercury* were published providing useful information about The Cedars. They indicate that the owner, still Francis Cremer, had let the house to Captain Withers, and suggest that the name The Cedars was not then in use:

TO BE SOLD OR LET, *With Immediate Possession*, A Very convenient DWELLING-HOUSE, fit for the residence of a genteel family: comprising 3 sitting-rooms, kitchen, out-offices, and 5 sleeping-rooms, stable and chaise-house, and a walled-in garden, well planted with choice fruit trees, situate within a minute's walk of the Market-place, and in excellent condition, now in the occupation of Captain Withers.¹⁰

Interestingly, this seems to be a reference to Captain Thomas Withers (1769-1843), an important naval figure of the time and an associate of Horatio, Lord Nelson (1758-1805) (*see* Appendix 2).¹¹ Nelson had been born in Burnham Thorpe, Norfolk, and attended the Paston Grammar School in North Walsham between 1768 and 1771, while Withers had been born in nearby Knapton; it is possible that the pair met locally or that their families were acquainted. In 1779, Withers entered Christ's Hospital, Sussex, as a nautical scholar, remaining there for six years.

In early 1793, Nelson was given his first naval command, of the HMS *Agamemnon*, which he said was 'without exception, the finest 64 [gunner] in the service' (Fig. 7).¹² It proved to be Nelson's favourite of the ships he served on – he wrote in January 1795 that 'she is the finest Ship I ever sailed in, and, were she a seventy-four, nothing should induce me to leave her whilst the war lasted'.¹³ Bills asking for recruits were posted throughout Norfolk, due to Nelson's preference for men from his home county.¹⁴ Withers may well have seen or been told about these bills, though it was not until May 1793 that he joined the crew of the *Agamemnon* – on which he served under Nelson over the next three years variously as Midshipman, Schoolmaster and Master's Mate. During this period, the *Agamemnon* took part in a variety of action – for instance, the ship formed part of Lord Hood's fleet at the siege of Toulon, France (1793), and was active in the sieges of Bastia and Calvi, Corsica

(1794), the Battle of Genoa (1795) and the subsequent capture of the French ship *Ça Ira*.

These years were notable within the life and career of Nelson. For instance, he met Lady Hamilton for the first time, in the company of her husband Sir William, in Naples in September 1793 (the Hamiltons boarded the *Agamemnon* that month); he lost use of his right eye at the Battle of Calvi in 1794; and he was promoted Commodore in March 1796. The years were dramatic for Thomas Withers also. For example, he was wounded in northern Italy in August 1795 and taken to the Austrian headquarters at Loano for extraction of the bullet, and later the same year was one of various crewmen taken prisoner by the French.

In June 1796, Nelson transferred his pedant to a 74-gunner, the *Captain* (see Fig. 7). Withers was one of those who went across with him, becoming Master's Mate. The following year Withers was promoted Lieutenant and soon afterwards he was appointed to the *Terrible*, under the command of Sir Richard Bickerton (1759-1832), serving during the expedition against the French in Egypt. In 1803 Withers was appointed to the command of the *Expedition* (a 44-gunner), and in 1809 the rank of Post Captain was bestowed upon him – a title given when a naval officer held the full rank of captain (and had been 'posted' in the seniority list) as opposed to an officer who held the title as a courtesy only. Withers was active mainly on the east coast of Spain in the period up to 1814, when his 21 years of active service came to an end, though he served in the Mediterranean until 1816. It was noted that 'Such was the confidence reposed in [Withers] that at one time the tonnage of the transports entrusted to him amounted to no less than 50,000 tons'.¹⁵

After his years of active service, Withers settled in North Walsham. Possibly, he moved into The Cedars in 1816, but there is no firm evidence about the building's residents at this date. Withers was certainly in occupation by 1824 (see above) and it may have been no coincidence that The Oaks, on the opposite plot, had once been the Withers family home (see p. 9). It was probably during his residence at The Cedars that, on 1 May 1822, Captain Withers married Melissa Kemp (1782-1851) of nearby Swafeld.¹⁶ The couple had a daughter two years later, on 28 June 1824 – Sarah Priscilla Harriet Bickerton Withers (1824-78).¹⁷ Known as Harriet, she is likely to have been born at The Cedars, an event which seems to have prompted the Withers's move to another house in North Walsham, for the house was advertised as available for sale or let only nine days before her birth.

By 1836 Withers was living with his wife and daughter in Antingham Lane or Road (now Cromer Road).¹⁸ From the evidence of the tithe map and apportionment of 1843, this place of residence was what is now the Beechwood Hotel, on the road's north side.¹⁹ Withers died in North Walsham two years later, aged 73, after 'a protracted illness'.²⁰ Published obituaries included a piece in the *Naval and Military Gazette* which stated that Captain Withers's years of active service were 'characterised throughout in the various situations of trust which he filled by an earnest devotion to his duties, which uniformly procured him confidence and esteem' (see Appendix 2).²¹ The obituary continued:

With the utmost kindness and gentleness of disposition, his character exhibited the rare union of the most inflexible integrity, firmness of purpose, and rectitude of conduct. Truthful himself, he was unsuspecting towards others, and preserved to the end of his life a remarkable simplicity and transparency of character. To these qualities he added a clear intellect and retentive memory, and few men were better versed in all the stirring events of that great contest in which he had borne a part. It was the delight of all who had the privilege of his acquaintance to hear him – the companion in arms and friend of Nelson – relate, in his truthful way, and with the animation which the subject always awakened in him, the perils and interesting incidents of the war.²²

During Withers's residence at The Cedars, he clearly had the use of a 'walled-in' and 'well planted' garden', referred to in the advert of 1824 cited on p. 15. The area given over to this garden – to the north-east of the house – had at the time of the enclosure map of 1814 been in separate ownership (owned by Robert Baker rather than Francis Cremer) (*see* Fig. 6). However, it seems to have been rented for use as part of The Cedars. At the time of the 1842 tithe, the walled garden was still owned with the adjacent property – this is shown by the tithe map (Fig. 8) and also by the fact that the area reportedly covered by The Cedars, 20 perches (506 sq. m), was identical in 1814 and 1842.²³ At some point prior to 1869, however, the garden became a formal part of The Cedars's land holdings (*see* p. 17).

To the south-east of the walled garden – to the immediate east of The Cedars – was an outbuilding. This may have been original to the construction of the property in

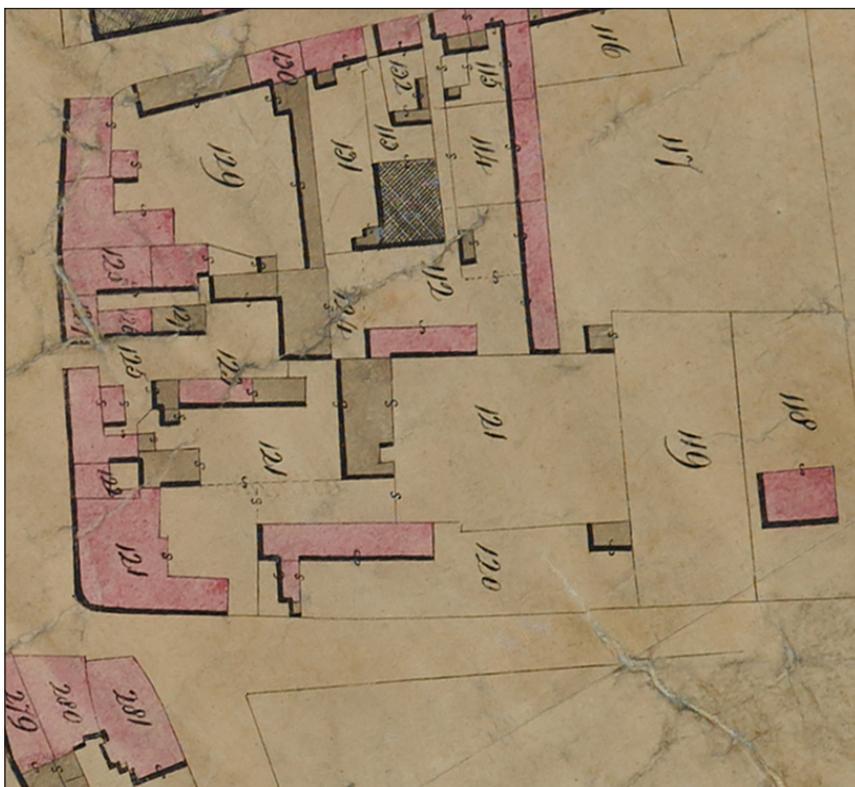


Fig. 8: Excerpt from tithe map of 1842 (north to top). The Cedars is plot 120, at the bottom centre, with the main house in pink and its square outbuilding in grey. The area to the north-east (part of 121) was the walled garden. Plot 119 was later developed with agricultural buildings. [All rights reserved by Norfolk Record Office. Catalogue reference DN/TA 663]

the late 18th century. The outbuilding was included on the 1808 enclosure map (see Fig. 5), and though it is absent from the enclosure map of 1814 (see Fig. 6), the structure appears again on the tithe map of 1842 (see Fig. 8). It must have been the 'stable and chaise-house' mentioned in the advert of 1824.²⁴ As noted below, this roughly square building was demolished as recently as the 1980s (see p. 38).

At some point between 1814 (see Fig. 6) and 1842 (see Fig. 8), a small block was added at the south-west of the house, extending from the west (service) end towards the boundary of the property on New Road. Almost certainly, this functioned as one or more service rooms for The Cedars. It may well have been included within the 'out-offices' referred to – in addition to the kitchen – in the advert of 1824, although construction following the change of ownership/residency in 1824 is also a possibility.²⁵ The block both extended the service capacity of the main house and served to divide the service entrance on the west from the polite entrance towards the centre of the building. Later evidence shows that, within this narrow enclosure at the south-west of the house, there was a well.²⁶

History: 1824 to 1886

It is unknown who acquired or rented The Cedars in the property transfer of 1824, but by at least 1842 – when the tithe apportionment was drawn up – it was the residence and workplace of William Shipley (1799-1877), veterinary surgeon.²⁷ Shipley had been born in Hempnall, Norfolk, and qualified at London's Royal Veterinary College in 1823.²⁸ He was listed in 1842 as 'Occupier' of the house and garden at The Cedars, totalling 20 perches (as in earlier years), while the landowner was 'Sewell Blake & Co.' – a reference to Sewell, Blake, Keith & Blake, solicitors, of Norwich.²⁹ Possibly, this solicitors' firm had bought the property in 1824.

In a directory of 1839 and the census returns of 1841 and 1851, Shipley's place of residence was listed under 'White Horse Road' or (in the case of the 1841 census) 'White Horse Lane'.³⁰ This no longer survives as a street name in North Walsham, but appears to have been used to refer to New Road at this time (at least for the purposes of these documents) – New Road led east to White Horse Road and White Horse Common.³¹ In 1836 Shipley was listed as living in Free (now Grammar) School Road, which indicates that he moved to The Cedars after this date.³²

Shipley lived at The Cedars with his family, which by 1841 comprised his wife Eliza, née Ward (1801-57), and their sons William (1833-1904) and Joshua (1834-91).³³ As a separate household at the same property were a servant, Mary Gibbs (then aged 15), and 24-year-old seaman John Besford, perhaps a visitor. In the census of 1851, Shipley – by then employing two men – was sharing The Cedars with his wife, eldest son and a 17-year-old general servant, Sophie Burman.³⁴ By that time, Shipley's son William was a vet's apprentice, while Shipley was describing himself as a 'veterinary surgeon & smith': newspapers show that he succeeded to the business of a shoeing-smith in 1845.³⁵ The information cited below in relation

to the sale of 1869 shows that The Cedars contained a dedicated veterinary surgery – probably located in the room between the kitchen and the entrance hall (G.10; see p. 54). From 1843, Shipley also ran a branch of his veterinary practice in Great Yarmouth.³⁶

The Cedars is known to have remained the home of the Shipleys until 1869. The census returns of 1861 show that William was still in residence, though by then was a widower living with his son Joshua, who had taken over from his brother as a vet's assistant.³⁷ His eldest son William had qualified as a vet in 1856, married in 1861 and moved to Southtown near Great Yarmouth, where he set up at the practice his father had established in 1843 (becoming the second of a long line of William Shipleys to work at the practice, later named Shipley & Son).³⁸ Also resident at The Cedars in 1861 were a 69-year-old housekeeper, Mary Moy, and a general servant, 14-year-old Mary Mack.

By 1869, Joshua Shipley had married – his wife was Jane Plumbly (1839-1913) – and taken over his father's veterinary business, presumably on William's retirement.³⁹ It is recorded that a phase of building work was undertaken at The Cedars that year, shortly before the property was offered for sale. This would have been carried out by the owners rather than by the Shipleys as tenants. A *Norfolk Chronicle* advertisement of 18 September 1869 provides numerous details about the property and will be cited in full:

TO BE SOLD BY AUCTION, BY
CHAS. FELTHAM, at the Angel Hotel, North Walsham, on
Tuesday, September 21st, 1869 ...

All that spacious and decidedly valuable Brick and Tiled
DWELLING-HOUSE and Premises, pleasantly situated at one of
the immediate entrances to the Town, and now in the occupation
of Mr. Joshua Shipley, whose tenancy expires on the 11th day
of October next, on which date the purchaser will be entitled to
possession of the property.

The House, with Premises, commands the extensive frontage of 156
feet [47.5m], more or less, and contains capital Entrance-hall, with
Staircase and good Landing, Parlour, Dining-room, and another
good room now used as a Surgery, good Cooking Kitchen, with back
Staircase, capital Cellar, good Scullery, with Soft-water Cistern and
Pump, Yard, with good Fresh-water Pump, Coalhouse, and other
domestic offices. There are five good Sleeping-rooms, and an Upper
Sitting-room; Front and Kitchen Gardens, Greenhouse, Two-stalled
Stable, Loose Box, Hayloft, Gighouse and Yard.

The above Property is in excellent repair, a considerable outlay
having been expended on it during the present year. From its
situation, it has peculiar advantages for making it worth the
attention of purchasers.⁴⁰

The owners were presumably the same as in 1842, as those interested were referred for further information to ‘Messrs. Keith, Blake, and Co., Solicitors, the Chantry, Norwich’. Following the property transaction, the elder William Shipley moved to Southtown to reside with his son William, while Joshua Shipley was living further down New Road as a boarder by 1871 and had relocated to the Gray’s Inn area of London by 1881.⁴¹

Meanwhile, the successful purchaser of The Cedars was George Smith (1812-86) – an advert for letting the building from Smith with immediate possession appeared in the *Norfolk News* in October 1869.⁴² Born in nearby Smallburgh, Smith had been associated with the plot to the west of The Cedars for many years. At the time of the 1841 census, aged 25 and working as a grocer and draper, Smith was living in ‘Churchgate Street’ (now Church Street) with his sisters Mary Smith (1820-43) and Harriet Smith (1829-1923).⁴³ When the tithe apportionment was drawn up in 1842, Smith was recorded as occupying a property comprising ‘House Shop Buildings Yard and Garden’ on the corner of New Road and Church Street.⁴⁴ This large, three-storey property survives at 2-4 Church Street, dating from the early 19th century, and is now listed Grade II (Fig. 9, and *see* Fig. 17).⁴⁵ Smith’s landlord and associate seems to have been the Robert Baker who owned the buildings at 2-4 Church Street in the first few decades of the 1800s (*see* p. 15).

The Smith family remained connected with 2-4 Church Street right through to the first half of the 20th century. By 1851, Smith, a general draper with three apprentices, was living at the property with his wife Martha, née Howes (1816-91), their three young children – Anna Martha (1848-82), George William (1849-1933) and Helena Jane (1850-1927) – plus apprentices and servants.⁴⁶ The family was



Fig. 9: Nos 2-4 Church Street, on the corner of Church Street and Market Place, North Walsham. This early 19th-century property had a long connection with the Smith family, who lived at The Cedars between the 1870s and the 1940s. [Emily Cole © Historic England]

still resident at the property in 1861 – with Smith by this time termed a ‘Draper & Grocer & Bank Agent’, living with two assistants, an apprentice and three servants – and also in 1871.⁴⁷ It was apparently in 1853 that Smith took on the savings bank (following the bankruptcy of the previous actuary), while by 1871 Smith had added ‘Stamp distributor’ to his list of professions.⁴⁸ He was then resident at 2-4 Church Street with his wife, 22-year-old son George (who worked as a ‘Clerk in Bank’), four daughters – those mentioned above plus Laura Elizabeth (1855-1937) and Kathleen Mary (1860-1953) – and two general servants.⁴⁹ As will be seen, 2-4 Church Street effectively served during this period as a bank and pseudo-post office.⁵⁰ It was sufficiently well connected with the family to become locally known as ‘Smith’s Corner’.⁵¹

George Smith did not initially move into The Cedars himself. Evidence cited above (the advert of October 1869) indicates that he chose instead to rent the property out. The occupant at the time of the 1871 census may possibly have been Mary Randell (1808-82), who had previously lived in Market Place and had just retired from her ironmongery and foundry business.⁵² A more likely alternative, however, is that the property was empty and was not included in the 1871 census at all, probably because it was being refurbished prior to Smith’s occupation (*see below*).

In 1876, George Smith retired from his general drapery and grocery establishment, but maintained his involvement in banking and insurance. He sold the drapery and grocery business to a Mr James Webb – although by 1879 the firm had passed to William Thomas Mullen (b. 1858), Smith’s nephew by his sister Harriet.⁵³ Mullen – listed as a grocer and draper employing six women and three boys – was occupying the premises at 2-4 Church Street at the time of the 1881 census, along with his sister, a dressmaking manager and various assistants and apprentices.⁵⁴ Mullen was still listed in directories at ‘Bank House’ in 1888 – seemingly a reference to 2-4 Church Street, which was also occupied at that time by G. W. Smith.⁵⁵

Meanwhile, after 1876, the agencies for the Norwich Union Fire Office and Mutual Life Assurance Society were to be ‘carried on at their Offices by Messrs. George Smith and Son as heretofore’.⁵⁶ This points to the fact that Smith was working increasingly with his son, George William Smith, who subsequently took over the banking and insurance element of the business; the latter was terming himself a ‘Grocer insurance agent &c’ by the time of the 1891 census.⁵⁷ The younger Smith had, in May 1881, married his first cousin Madeline Metcalfe Smith (1860-1946), who grew up in Witton, to the east of Norwich.

The elder George Smith was residing at The Cedars by 1879 – as shown by the Post Office directory for that year; he probably moved in following his partial retirement in 1876.⁵⁸ This is the earliest discovered use of the name ‘the Cedars’ (or ‘The Cedars’) for the house. It may have been invented by Smith, and was possibly conceived in imitation of the name of The Oaks, opposite, and the name of Beech Grove, a house built on adjacent Hall Lane in the early 1800s; it shows that Smith was aspiring to middle-class respectability for his new home.⁵⁹ In the census returns of 1881, Smith – still named a ‘Saving Bank, Fire & Life office agent &c.’ – was

residing at the property with his wife Martha, 21-year-old daughter Kathleen, a general servant and a housemaid.⁶⁰ Smith lived at The Cedars until his death in 1886, dying there on 1 March, aged 74.⁶¹

It has been noted above that The Cedars was reworked in 1869, when it was put up for sale – an advert of September that year stated that the house was ‘in excellent repair’, ‘a considerable outlay having been expended on it during the present year’.⁶² Smith almost certainly further altered the house and its grounds following his acquisition that year – just, today, as owners beautify a property about to be sold, while new owners make changes to adapt it to their tastes and needs.

The differences between the tithe map of 1842 (see Fig. 8) and the earliest large-scale Ordnance Survey (OS) map of 1884 (Fig. 10) show that The Cedars had been extended to the right (east) and also to the rear (north) between these years. The changes to the house served to make it larger, grander and more convenient to a family with servants and social pretensions. The new two-storey east block (Fig. 11) was taller than the main house and contained a grand dining room with bedroom suite above, while the rear extensions included a new staircase, rear hall and service corridor (Fig. 12).

It is difficult to say for certain whether these changes were made in 1869 (pre-sale) or the early 1870s (post-sale) – but stylistically they fit with this timeframe in general. The advert of 1869 cited above does not provide conclusive evidence about the date of the works – The Cedars had three reception rooms and five bedrooms according to the adverts of both 1824 and 1869, but this was also true of the house following expansion (the rooms were just larger and better appointed).⁶³ However, it may be notable that the advert of 1869 does not refer to the rear hall or service corridor, or to the large dining room and bedroom suite in the east extension. On balance, the evidence is that these additions to the house were built by George

Smith in the early 1870s, prior to his occupation from around 1876.

The sales advert of 1869 shows that the walled garden to the north-east of the house was certainly a formal part of the property’s

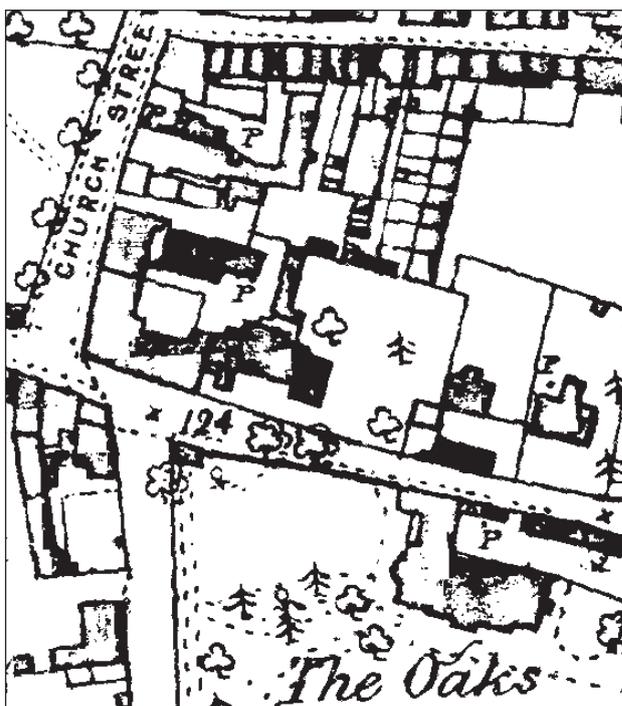


Fig. 10: 1:2,500 Ordnance Survey map of 1884 (north to top). The Cedars is just above the number 124 on New Road. This is the first map to show the house’s east and north extensions and also the agricultural buildings constructed on the plot to the east. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2022). Licence numbers 000394 and TP0024]



Fig. 11: The Cedars from the south-east in 2020. The brick section of the house on the right dates from the late 1860s or early 1870s. [Patricia Payne © Historic England Archive, DP278235]

grounds by that point, and contained a greenhouse (*see* p. 17). The same source referred to the outbuilding on the east of the house as a ‘Two-stalled Stable, Loose Box, Hayloft, Gighouse and Yard’.⁶⁴

By 1884, two outbuildings had been added to the east of the stable and chaise-house. These, built on the plot numbered 119 in the tithe map of 1842 (*see* Fig. 8) seem to date from the 1870s.⁶⁵ They formed the initial components of a small



Fig. 12: Aerial photograph of 1932 showing The Cedars (left foreground) from the north-east. This image clearly illustrates the east and rear extension works of the Victorian period. [Detail of EPW039256 JUL-1932 © Historic England Archive (Aerofilms Collection)]



Fig. 13: Photograph of 2022 showing the outbuilding complex of The Cedars from the east side. The buildings on the right and left – respectively a stable/barn and cart shed – seem to date from the 1870s, while the structure in the centre was added in the early 20th century. [Emily Cole © Historic England]

agricultural ‘complex’ (Fig. 13, and *see* Fig. 10). There is no firm evidence that the plot was owned by George Smith or that the structures were built by him – though directories of 1879 and 1888 refer to George Smith jun. (of Bank House, New Road) as insurance agent, savings bank actuary and also farmer of Rookery Farm.⁶⁶ At the time of the Valuation Office Survey inspection in 1913, this plot was owned by Elizabeth Ann Burton of Bacton Road, North Walsham.⁶⁷ Later, probably following occupation by the Council in the 1940s, the complex came into common ownership with The Cedars, and still forms part of the property today – for that reason, the buildings are considered as part of this report.

The structure on the north of the complex was especially large. From the evidence of the Valuation Office Survey of 1910-15 (*see* p. 28), this was in use as a barn, but may have been constructed as stables – a function indicated by the presence of upper and lower doorways. Meanwhile, the southern structure appears to have served as open cart sheds – it is shown as having an open north face in OS maps of 1906 onwards. The existing south brick boundary wall appears to have been built to screen this ‘complex’ from New Road; it butts up against the 18th-century boundary wall to the west.

Also between 1842 and 1884, changes were made to the buildings on the immediate west of The Cedars. In particular, it is notable that two single-storey blocks were added in this area, linked to 1 New Road – the low building to the rear of 2-4 Church Street. This change must reflect the shared ownership and use of 2-4 Church Street, 1 New Road and The Cedars by the Smith family, which dates the blocks to around the 1870s (no earlier than 1869 and no later than 1884). Most probably, they were built immediately following Smith’s retirement from the drapery business in 1876 and would – with the adjacent 1 New Road building – have provided office space for the savings bank, although OS maps indicate the two structures as falling within the formal property boundaries of The Cedars (Fig. 14). No. 1 New Road was certainly being used as the savings bank by the time a photograph was taken around the 1890s, with a sign naming it ‘Bank House’ (Fig. 15). This name seems to have been applied to 1 New Road from at least 1879;

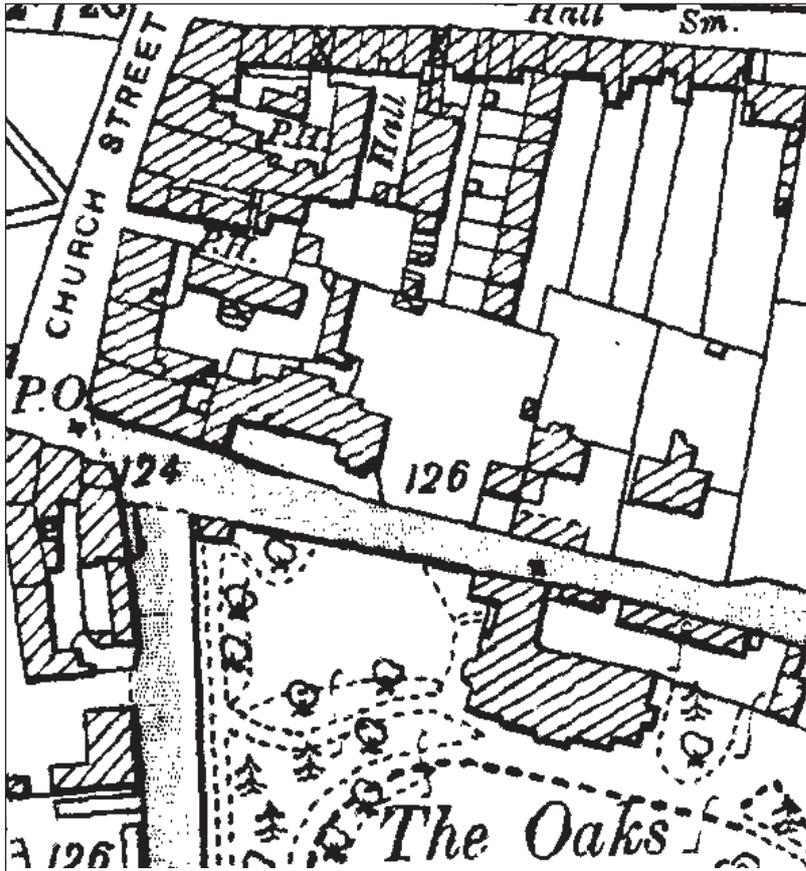


Fig. 14 (left): 1:2,500 Ordnance Survey map of 1906 showing The Cedars at the centre (number 126; north to top). By this date, the two single-storey structures on the west of the house were included within its boundaries, hence the changed ground plan. Also by this date, the projecting service block at the south-west seems to have been demolished. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2022). Licence numbers 000394 and TP0024]



Fig. 15: Photo of around the 1890s showing 1 New Road in use as the Norfolk and Norwich Savings Bank, with The Cedars on the right. Between the two buildings is one of the two single-storey extensions built by the Smiths, who owned these buildings and worked in those closest to New Road. [Courtesy of the Stanley Watts Collection, North Walsham & District Community Archive]



Fig. 16: This building was formerly 1 New Road and is now 2A Church Street. It was once occupied by the savings bank and was altered around the 1970s. [Emily Cole © Historic England]

probably, the bank moved to the building from 2-4 Church Street following Smith senior's partial retirement in 1876.⁶⁸

The two single-storey blocks built around the 1870s were both slate-tiled and of a similar design, with hipped roofs. The southernmost building was always the most visible and is today the only one still associated with The Cedars; the block to the north passed into separate ownership (of 2 Church Street) around the 1980s or '90s. The south block was directly accessible from the forecourt of The Cedars, making it possible for the Smiths to enter 1 New Road (and perhaps 2-4 Church Street, also owned by the family) without the need to pass into the street. This would have been important for security, as the Smiths are likely to have been carrying money and other valuables between their properties.

The historical arrangement of the interiors of these properties is unclear, and it seems that alterations were undertaken in the 1890s and in the later decades of the 20th century (*see pp. 33 and 39*).⁶⁹ The photograph reproduced as Fig. 15 shows, for example, that there was at that time only one entrance doorway to 1 New Road, while at a slightly earlier date there were paired doorways adjacent to each other (*see Fig. 87*). Today there are two separate doorways, in matching style, an arrangement which may date from the late 1970s (Fig. 16, and *see Fig. 78*)

History: 1886 to 1946

Following the death of the elder George Smith in 1886, The Cedars passed to his widow: Martha Smith was listed at the property in directories in subsequent years and in the 1891 census, when she was recorded as ‘Living on own means’ and sharing the property with a 27-year-old friend and companion, Lucy Seely, a parlour maid (aged 19) and a general servant (16).⁷⁰ Martha Smith died at the house on 21 December 1891, at the age of 76.⁷¹ This event was followed, on 16 March 1892, by a sale of Martha Smith’s household goods, held in a marquee in the grounds of The Cedars.⁷²

Meanwhile, George Smith junior and his four sisters inherited 2-4 Church Street – which seems to have been let out, in the years between their father’s retirement and his death, to figures including their cousin William Mullen (*see p. 19*), who was still there in the late 1880s.⁷³ By 1891 Smith jun. was living at nos 2-4 with his wife Madeline and their six children – Elizabeth Irene (1883-1966), Gladys Maud (1884-1962), Dorothy Martha (1886-1965), George William (1887-1972), Madeline Metcalfe (1888-1933) and Edith Marjorie (1891-1965), many known by their middle names – with the property (listed in the census under Market Place) seemingly known as ‘Bank House’ by this time.⁷⁴ Somewhat confusingly, the same name seems to have been transferred solely to 1 New Road shortly afterwards (*see above*, pp. 22 and 24). During this period, therefore, there was a very close connection between The Cedars and the buildings to its immediate west.

Following his mother’s death in 1891, George W. Smith moved into The Cedars with his wife and growing family.⁷⁵ Probably at this point, the Church Street property was subdivided to create 2 and 4 Church Street.⁷⁶ It is known that the town’s post office was based in the corner property (2 Church Street) from around the 1890s until it moved to King’s Arms Street in 1908 – in 1901, the occupant was postman Joseph Joslin (b. 1860), who lived there with his family.⁷⁷ By at least 1908, 4 Church Street was occupied by grocer and shopkeeper William A. Le Grice (1871-1943), while 2 Church Street was occupied (after Joslin) by Marjoram Brothers,



Fig. 17: Photograph of 1912 showing 2 Church Street occupied by the drapers Marjoram Brothers and 4 Church Street (on the left) occupied by Le Grice’s grocers. [Courtesy of North Walsham & District Community Archive]

a local drapery company run by Frederick C. Marjoram (b. 1871) (Fig. 17).⁷⁸ It is known that, by 1913, no. 4 included a double-fronted shop with store over and a house, yard, warehouse and cart-shed at the rear, while no. 2 also had a double-fronted shop with store at the back, rooms above and a small yard at the rear (*see* Fig. 14).⁷⁹

Smith jun. retained use of the low building, fronting New Road, that joined The Cedars with 2-4 Church Street; this was in use as a bank by at least the late 1880s (*see* Fig. 15). In a directory of 1896, Smith was listed at The Cedars but with an office at 'Bank House, New Road' – which could be accessed by a door from within the grounds of The Cedars.⁸⁰ By the time of the 1901 census – still residing at The Cedars – G. W. Smith was naming himself a 'Bank accountant', and continued to work at 1 New Road throughout these years.⁸¹ In 1901, Smith was sharing the house with his wife Madeline, their children – which by now also included Edward Pelham (1894-1918), Harold Guy (1896-1915) and Ethel Victoria (1901-42) – along with two servants. Smith remained in the same line of work until 1930, when a serious illness deprived him of the use of his legs and forced him to retire.⁸² Beyond work, Smith held various local posts including Deputy Superintendent Registrar of the Smallburgh Union workhouse, and became a member of the Urban District Council in 1928.⁸³

George Smith jun. was listed at The Cedars until his death in January 1933.⁸⁴ By 1911, the resident family included three daughters working as governesses (Gladys, Madeline and Marjorie), with Pelham, Guy and Ethel still at school, but by 1921 George Smith and his wife Madeline resided only with their unmarried daughter Gladys (by then aged 35) and a 16-year-old servant.⁸⁵ These years obviously saw various incidents and developments – some happy, some tragic. Of the latter type were the deaths during the First World War of the Smiths' younger two sons – Guy died at Gallipoli in 1915 and Pelham in France three years later.⁸⁶

A comparison of the large-scale OS maps of 1884, 1906 and 1928 shows that only comparatively minor changes were made to the extent of The Cedars during this period (Figs 18 and 19, and *see* Figs 10 and 14). By 1906, a small lean-to greenhouse was shown on the north of the walled garden, while another very small outbuilding had been built against the east wall of the garden (neither appears on the OS map of 1938, though they seem to have survived some time beyond this; *see* Fig. 27).

In terms of the agricultural complex on the east of The Cedars, a small structure had been added by 1906, projecting south-west from the largest (north) building and directly adjacent to The Cedars's stables (*see* Fig. 14). After that, some time before 1928, a more minor outbuilding was added on the east side of the north structure, while a group of three buildings was constructed at the north of the same plot (*see* Fig. 19); these were demolished around the mid-1960s. An inspection made in 1913 as part of the Valuation Office Survey shows that, by that time, North Walsham Urban District Council was in the final year of a 10-year lease on this plot as a whole (no. 789 in Fig. 18), owned by Elizabeth Burton (*see* p. 22). At that time,

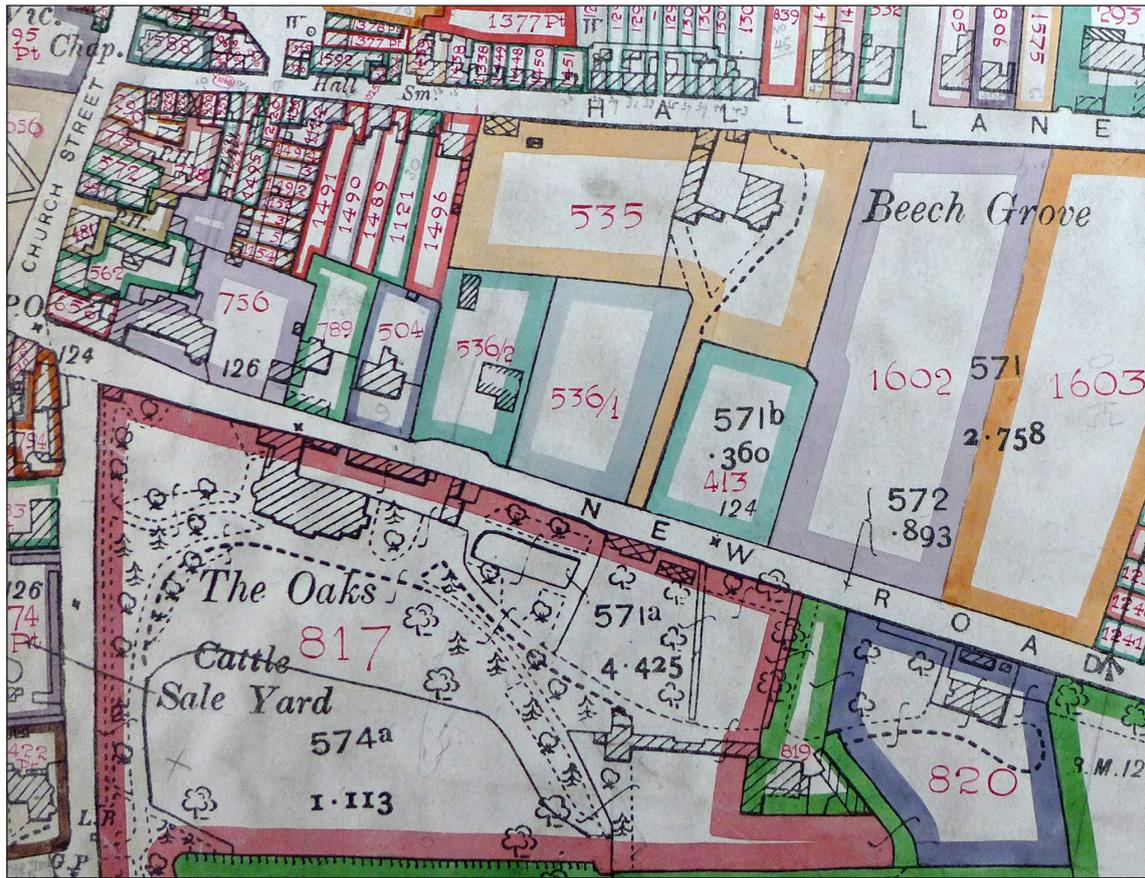


Fig. 18: Detail of Valuation Office Survey map of about 1910, which used the Ordnance Survey map of 1906 as its base (see Fig. 14) (north to top). The Cedars and its grounds are numbered 756 and coloured mauve. The agricultural complex is no. 789. [© The National Archives, ref. IR 127/6/791]

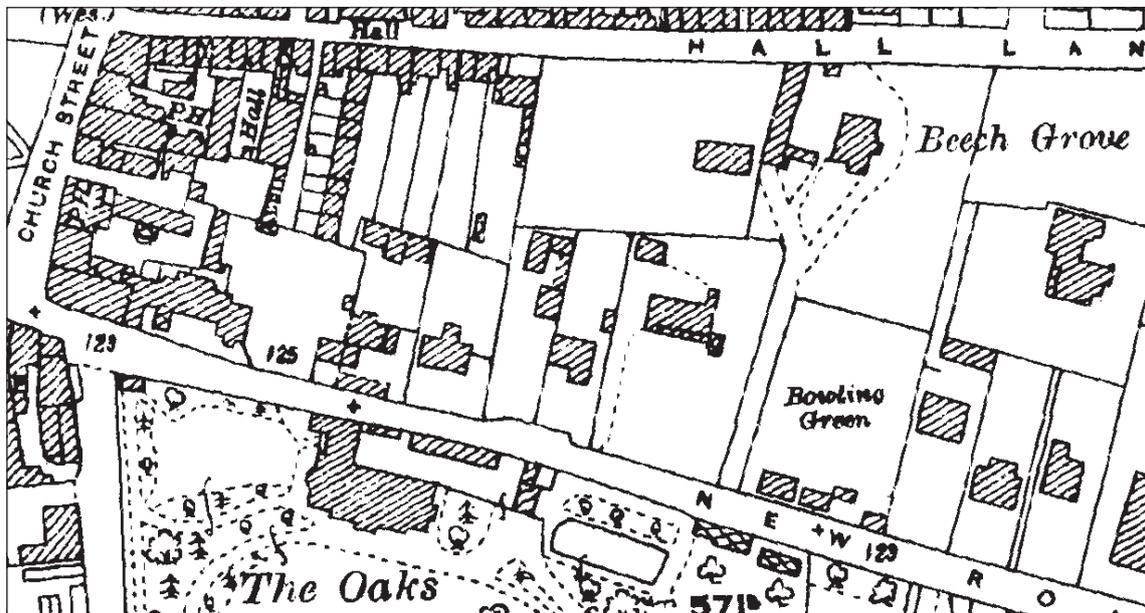


Fig. 19: 1:2,500 Ordnance Survey map of 1928 (north to top). The Cedars is towards the left centre, numbered 125. By this date, a new service extension had been built at the south-west of the house. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2022). Licence numbers 000394 and TP0024]

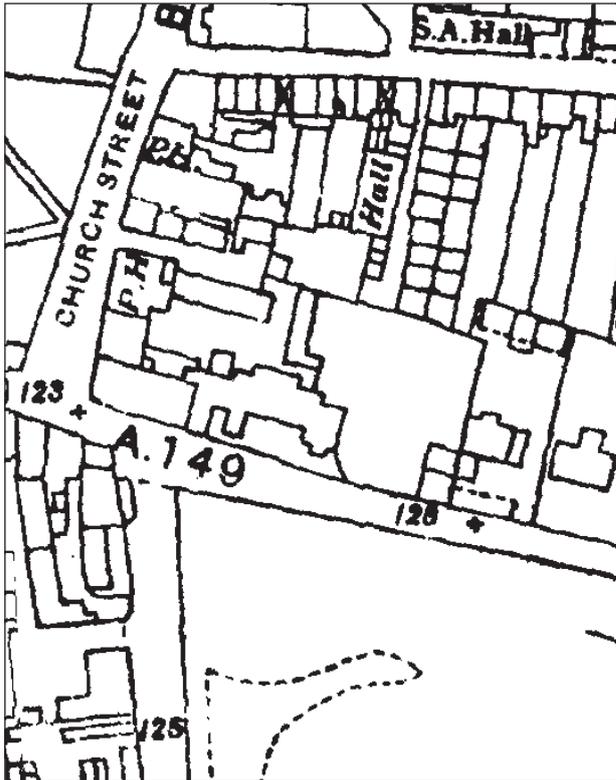


Fig. 20: 1:2,500 Ordnance Survey map of 1938 (north to top). The Cedars is just above the road number A149. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2022). Licence numbers 000394 and TP0024]

the land encompassed 15 perches (379 sq. m) and was valued at £145. The Council based its fire station here – directories actually list the town’s volunteer fire brigade in New Road from at least the early 1880s through to the 1930s.⁸⁷ The buildings of the complex were described as follows:

Buildings & yard with frontage to New Rd.
 Open cart sheds of W.[ood] B[rick] & T.[ile] in fair order & 1 stall stable at end.
 Barn (used for fire engine house) & loft over.
 1 stall stable & fodder ho[use] W[ood] & C.[orrugated] I.[ron]
 Store of W[ood] & C.[orrugated] I.[ron] adjoining barn in tenants prop[erty]⁸⁸

The 1906 OS map (*see* Fig. 14), surveyed in 1905, is of interest in indicating the subdivision of the narrow stretch of land to the immediate north and north-west of the house into three separate parcels. Whether these were ownership/functional distinctions or whether they were represented by physical divisions (such as walls or fences) is unknown; they appear on the OS map of 1928 also (*see* Fig. 19). It would seem likely that at least the central of these parcels was used by the servants of The Cedars; otherwise, access to the house’s gardens could only be gained by using the main rear door, towards the east. The parcel on the west seems to have been associated with the single-storey block added in the 1870s, in association with the savings bank. By the time of the 1938 OS map, this was the only parcel indicated (Fig. 20).



Fig. 21: Aerial photograph of 1928, showing 2-4 Church Street and The Cedars from the west. The cart-shed to the rear of The Cedars is shown towards the centre of the image. [Detail of EPW021294 MAY 1928 © Historic England Archive (Aerofilms Collection)]

In the Valuation Office Survey of 1915, a fairly detailed description of The Cedars was set out and this will be cited in full here – it includes the main house, the stables and the ‘office’, presumably the buildings to the west, though these are confusingly described as two-storeyed:

An old fashioned B[rick] & T[ile] House, with Garden, Stabling & Office. The House contains: on 1st floor: 6 bedrooms, 1 Dressing room, Bathroom & W.C. On Ground floor: Hall, 3 sit. rooms, back hall & door to Garden & kitchens &c. & Lobby to: office: which has 2 rooms & entry & another room over. B[rick] & I[ron]. Stable & Gighthouse.⁸⁹

On this inspection, which took place on 12 October 1915 – during the First World War – the surveyor estimated The Cedars to have a gross value of £1,060. The map which accompanied this Survey (*see* Fig. 18) shows that at this point, the narrow outbuilding to the immediate north of the house was part-owned by The Cedars (the north section) and part by 4 Church Street (numbered 562 on the plan). It may have been a cart-shed or carriage house and appears in aerial photographs as a two-storey structure with arched entrances on the west side of the ground floor (Fig. 21).

The OS map of 1906 does throw up a point of in clarity about the south-west corner of The Cedars. As noted above, the tithe map of 1842 clearly showed a narrow projecting range at the west end of the house’s main front (*see* Fig. 8). This was still extant in 1884 – by which time 1 New Road, to the west, had been extended with the two single-storey blocks discussed above. In the map of 1906, however, this part



Fig. 22: Aerial photograph of 1928, showing The Cedars and 1 New Road from the south-east. The projecting south-west block and service 'courtyard' are clearly visible. [Detail of EPW021289 MAY 1928 © Historic England Archive (Aerofilms Collection)]

of the house is shown with no narrow range projecting forwards (see Figs 14 and 18). This indicates its demolition – possibly in the 1890s.

By 1928, a range is shown on the site once again, projecting south from The Cedars (see Fig. 19). This part of the house is recorded in photographs of that time, which indicate that it was a narrow single-storey range with a pitched roof, imitating that on its west (Figs 22 and 23). It may possibly have had vehicular access from the south, as the absence of a kerb (or the presence of a dropped kerb) is implied by the aerial photograph.⁹⁰ Between the two single-storey ranges was a narrow pathway



Fig. 23: Photograph of 1930/1 showing 1 New Road (left) and The Cedars (right), with the single-storey block of the 1870s between. The new service extension block can just be seen intersecting with the house. The vehicle shown was the town's second motorised fire engine. [Courtesy of Derek Woods, North Walsham & District Community Archive]

or small courtyard, accessed by a gate set in the boundary wall – which was taller in this area than to the immediate east. This block was probably built in the years immediately prior to the First World War.

George Smith junior's widow, Madeline Smith, was listed at The Cedars ('3 New Road') throughout the 1930s – a decade which saw fairly substantial change to the house's environs.⁹¹ In 1934, The Oaks – on the opposite plot, across New Road – was demolished.⁹² Its last residents were members of the Wilkinson family, who had taken on the property following the death of Robert Summers Baker in 1888.⁹³ The land was apparently acquired by a property company and parts sold to the local authority, for it was subsequently developed – in the 1960s and later – to include various public facilities, including a post office, library and fire station (*see below*). For many years, the site of The Oaks seems to have remained largely empty – no doubt because the advent of the Second World War delayed plans for redevelopment.

At the time of the National Register of England and Wales of September 1939, taken following the outbreak of war with Germany, Madeline Smith was living at The Cedars with her daughter Gladys – who had by then succeeded her father as 'branch manager of Savings Bank' (remaining so until her retirement in the early 1960s) – plus six others.⁹⁴ Some of the details of this Register remain closed to public access. The only names which can be viewed are: Madeline's daughter, married and by then named Ethel Seeley (who undertook 'Unpaid Domestic Duties'), and her 11-year-old son David (1928-2010); 15-year-old Joseph Reynolds (1923-96), Madeline's grandson by her daughter Madeline and son-in-law, Joseph Reynolds; and a 44-year-old domestic servant named Daisy Fisher. One of the two unnamed individuals must have been Madeline's granddaughter Madeline Mary Reynolds (1925-93), for the children are known to have moved to The Cedars following the death of their mother (in 1933) and father (in 1938).⁹⁵

Madeline Smith was still residing at The Cedars at the time of her death on 13 October 1946, at the age of 86.⁹⁶ Throughout her life, she had apparently been a force in the town, and her loss must have been widely mourned. Among various voluntary positions Madeline held were Captain of the Girls' Friendly Society Girl Guides, leader of the girls' Bible class and President of the town's Habitation of St Barnardo's Young Helpers' League.⁹⁷ In particular, she is remembered as a keen gardener, and apparently passed on her love of roses to Edward Le Grice (1902-77), son of the draper of Church Street (*see p. 25*), who went on to found a rose business.⁹⁸ Madeline's dedication to the community life of North Walsham passed on to her second daughter, Gladys, who as noted lived with her parents until their deaths and succeeded her father at the savings bank. Among the positions she held were Superintendent of the Sunday School, Cubmaster and President of the Women's Institute.⁹⁹

Madeline Smith's effects were left to her son George William Smith, who by 1946 was working as a farmer.¹⁰⁰ Shortly after this, Smith's daughters moved out of The Cedars (transferring to Ferncroft, Station Road) and it was at this point that the



Fig. 24: No. 2 Church Street during its time as Woolworth's. The photo was taken in 1956, two years after the store opened. [© Historic England Archive, FWW01/01/0841/001]



Fig. 25: View along New Road towards Market Place in about 1955, with 1 New Road in the right foreground shown as part of Peacocks. [© The Francis Frith Collection, ref. N42002]

building was leased to North Walsham Urban District Council – who, as noted above, had rented the adjacent site for a fire station for many years.¹⁰¹ Thus, the year 1946 marked the end of the use of The Cedars as a family home.

The Smiths' close connection with Church Street and 1 New Road may have ended at this point also. By 1933, 2 Church Street was functioning as Brenners Penny Bazaar; it became Peacocks in 1937, then reopened as Woolworths's in 1954 (Fig. 24), was Paperchain cards by 1999 and most recently (by 2014) became McColl's newsagents.¹⁰² No. 4 Church Street, meanwhile, continued as Le Grice's grocery through to at least the 1930s, was the Dutch Oven restaurant by 1999 and became Christopher's café and bakery (as it remains today) by 2014.¹⁰³ As noted elsewhere in this report, 1 New Road has been altered fairly substantially, with the ground floor incorporated into Peacocks by the mid-1950s (Fig. 25) and still today forming part of 2 Church Street. Since around the 1980s, the upper level (2A Church Street) has been the base of an accountancy firm.

History: 1946 to the Present

The years after 1946 saw considerable changes to The Cedars – which was apparently first leased to North Walsham Urban District Council by the Smiths and then acquired from them by the Council (Fig. 26).¹⁰⁴ As noted above (*see* p. 28), the Council had pre-existing links to the site, having rented a building on the adjacent plot for use as a fire station from around the 1880s; a permanent fire station had opened on the south side of New Road in 1942.

The full history of what happened to The Cedars during the years of Council ownership is unclear, as only a handful of documents are known to survive – none of them pre-dating the mid-1980s.¹⁰⁵ However, evidence is provided by surviving



Fig. 26: Photograph of around the mid- to late 1940s, showing The Cedars in use as the offices of North Walsham Urban District Council. [Courtesy of Derek Woods, North Walsham & District Community Archive]



Fig. 27: Aerial photograph of 1957, showing The Cedars and its grounds (bottom right) following conversion as council offices. At this point, the single-storey block projecting from the south-west of the house was still in existence, as was a greenhouse. [Courtesy of North Walsham & District Community Archive]

photographs. Soon after occupying the building, the Council converted the former walled garden to the rear of The Cedars into a car park and demolished a series of buildings on the site. These included the lean-to greenhouse attached to the garden's north wall – which appears in a photograph of 1957 (Fig. 27) but had gone by the mid-1970s.

At a similar time – around the early 1960s – the Council also took down the single-storey block which projected forward from the main elevation, although initially (until the 1990s) the western doorway in this area was retained (Fig. 28). This seems to have formed part of a 'tidying up' of the principal façade – climbing plants were also removed from around the main door and the low boundary wall was rebuilt. On the plot to the east, two buildings were constructed to the immediate north of the former barn or fire engine house. These were still present in 1975 (Fig. 29), but have long since disappeared.



Fig. 28: Image taken by local photographer Fred Mace around the mid-1960s, showing the front of The Cedars following alterations undertaken by the Council – including demolition of the single-storey range which formerly projected at the south-west. [Courtesy of North Walsham & District Community Archive]

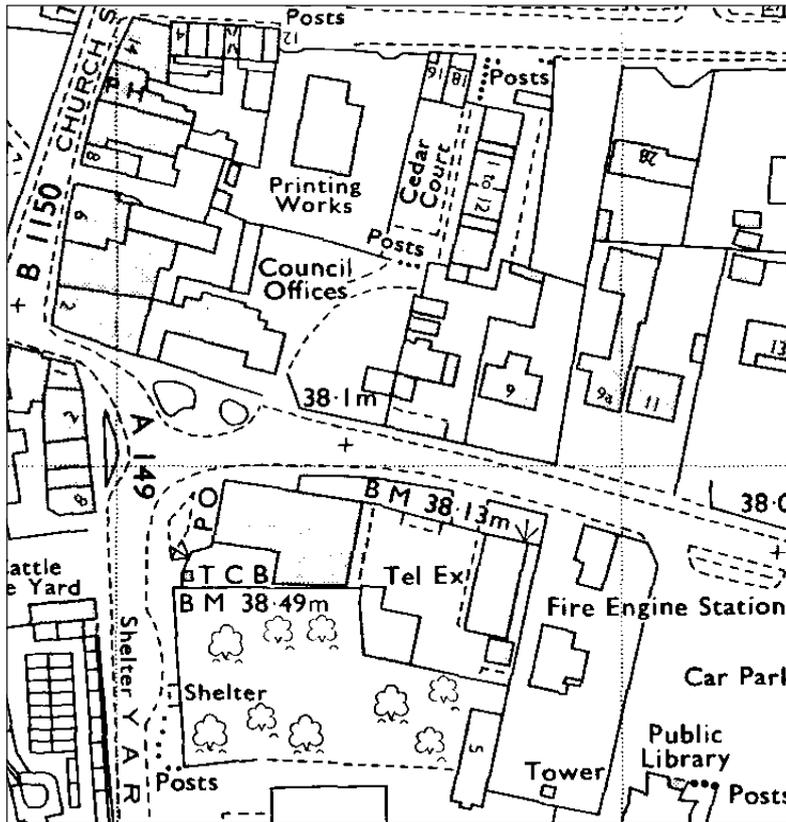


Fig. 29: 1:2,500 Ordnance Survey map of 1975 (north to top). The Cedars is marked 'Council Offices'.

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The majority of this work is likely to have been carried out simultaneously with or immediately before the Council's development of the opposite site – that formerly occupied by The Oaks – to form a public services complex. In 1960, demolition was

underway of some of the buildings belonging to the former Oaks estate – notably Oaks Lodge on Yarmouth Road.¹⁰⁶ While the south and south-east part of The Oaks's grounds became a public park, the site to the north – bounded by New Road and Yarmouth Road – was redeveloped to include a post office and savings bank (on the corner, opposite The Cedars), telephone exchange, fire station, youth centre, public library, public toilets and car park. The post office was dated 1965 on its west elevation (Fig. 30), while the library was formally opened on 23 May 1968; the fire station came later, opened in September 1981, replacing an earlier fire station on a nearby site.¹⁰⁷ Prior to these works, around the late 1950s, the west end of New Road – at the junction with Yarmouth Road – was broadened substantially, and a triangular traffic island created (Fig. 31; *compare* Fig. 22).



Fig. 30: Photograph of around the mid-1960s, showing The Cedars from Yarmouth Road. On the right is the post office (opened 1965). [Courtesy of North Walsham & District Community Archive]



Fig. 31: Mid-1960s view by Fred Mace looking west along New Road, with the boundary wall of The Cedars on the right. [Courtesy of North Walsham & District Community Archive]

Also around this time, there were radical changes to the north of The Cedars – between the property’s grounds and Hall Lane. Here, land owned by the Urban District Council was used for residential development. Various historic buildings in the area were demolished in the mid- to late 1960s – including a terrace of two-storey cottages aligned north-south (Fig. 32) and houses which fronted Hall Lane. A large historic hall (the George Edwards Memorial Hall) was retained and extended, but was later converted to a printing works and demolished in 2022. The north-east part of this cleared area was redeveloped as a three-storey residential block named Cedar Court, completed by 1970, along with other new housing (Fig. 33).¹⁰⁸ Perhaps in response to the scale of change in North Walsham around this time, The Cedars was listed Grade II in 1972, along with many other buildings in the town.



Fig. 32: Detail of 1928 aerial photograph, with The Cedars at the centre of the image. Much of the area to the north of the building was redeveloped in the 1960s, including the terrace of two-storey houses shown here. [Detail of EPW021292 MAY 1928 © Historic England Archive (Aerofilms Collection)]



Fig. 33: Detail of aerial photograph of 1989 showing The Cedars (centre bottom) from the south-west. Cedar Court is the three-storey residential block at the north-east. [Courtesy of Mick Starling, North Walsham & District Community Archive]

Later, in the 1980s, another phase of work was undertaken at The Cedars by what had become – in 1974, under the Local Government Act – North Norfolk District Council. By this time, The Cedars accommodated only some of the Council’s staff – functioning alongside the main Council offices in Cromer – and was also used by North Walsham Town Council.¹⁰⁹ A photograph of 1981 records substantial repair work to the property, including the replacement of the roof tiles (Fig. 34). An application for Listed Building Consent was submitted in early 1986 and approved that year, with drawings dated November 1985.¹¹⁰ This proposed minor changes – the insertion of a security hatch and counter within a room opening off the main hallway, and the insertion of a new half-glazed door in an office on the first floor.



Fig. 34: Photograph of 1981 showing maintenance work underway at The Cedars. [Courtesy of North Walsham & District Community Archive]



Fig. 35: Aerial photograph of April 2020 showing The Cedars at the centre, with the car park (former walled garden) to its north-east and modern flat-roofed structures on the site of the original stable building. The post office and other public buildings are on the plot at the bottom of the image. [© Bluesky International / Getmapping PLC]

In September 1986, the Council applied for Listed Building Consent to demolish the outbuilding (former stables) to the east of the main house – adjacent to the former agricultural complex (by then a council depot).¹¹¹ This structure, probably dating from the late 1700s, had been derelict for some time and was said to be in a ‘dangerous condition’ and beyond economic repair.¹¹² Subsequently, the site was redeveloped with some single-storey, flat-roofed structures, partly in use as a cab office by the early 21st century and still extant in 2020 (Fig. 35).¹¹³ These were demolished in 2021 and the site cleared (Fig. 36).

Another historic building to have been lost is the narrow structure to the immediate rear of The Cedars. As noted elsewhere in this report, this structure seems to have been a cart shed co-used/co-owned by The Cedars and 4 Church Street (*see* p. 29 and Fig. 18). It had been present in one form or another since at least the early 19th century and seems to have retained its original form into the inter-war years (*see* Fig. 21). Demolition or radical remodelling appears to have been undertaken around the early 1950s, and it was replaced with a smaller flat-roofed structure (*see* Fig. 27); this, in turn, was later demolished. The buildings to the rear of 4 and 6 Church Street have since been extended east into this area (extensions were in place by 2002).



Fig. 36: The car park of The Cedars showing the cleared area of the former stables building (on the right, near the tree), in a photograph of 2022. [Emily Cole © Historic England]

Further applications to alter The Cedars were submitted in the early 1990s. An application approved in January 1992, with drawings dated February 1990, proposed changes to the cashier's office and 'security screen' on the ground floor.¹¹⁴ Then, in December 1992, an application to refurbish the offices at The Cedars was submitted by the Council, with drawings dated October that year.¹¹⁵ This proposed minor changes, including: the blocking of the external ground-floor door at the south-west of the building, which had once provided service access; provision of a new hatch to the opening on the east side of reception; and replacing a door with a studwork partition on the west side of the first-floor landing.

A few years after this, in autumn 1996, the Council applied to convert the existing single-storey building to the west of The Cedars from a store into an office.¹¹⁶ As noted elsewhere in this report, this structure seems to date from the 1870s and was apparently used as an office in association with the savings bank then situated in 1 New Road. It had clearly fallen into disuse over the course of the 20th century – probably after the departure of the Smiths in the 1940s. Surviving drawings, produced in October 1996, show that proposed work involved raising the internal floor level by 10cm, relaying the roof, replacing the ceiling and installing a new south window and external door on the east.¹¹⁷ The structure was described as a 'small rendered & flint building' which was then in a 'relatively poor state of repair' (it is now entirely rendered).¹¹⁸ Permission was granted for the works, on condition that the replacement window was of timber, that new rainwater goods were of cast iron and that the replacement door matched the existing front door of The Cedars.¹¹⁹ The steel door and frame and the Victorian fireplace and timber surround within



Fig. 37: The Cedars in 2004. The single-storey block on the far left had then been recently refurbished (work completed 1997). [© Mr Peter Warwick. Source: Historic England Archive, IOE01/12721/32]

were to be retained (*see* Figs 62-63). The resulting refurbishment was presumably completed in 1997 (Fig. 37).

Plans for further changes to The Cedars were drawn up in February 1999 and an application was submitted a month later.¹²⁰ This proposed alterations including demolition of the entrance porch on the north façade, the construction of a new extension on the north and the erection of internal partitions. Despite being approved in July that year, however, only a few of the changes appear to have been implemented. Documents of 2000 record work to the ceiling of the council chamber (former dining room) on the east of the ground floor, which had partially collapsed in March 1999 and collapsed further in September 2000.¹²¹ This work was among the last undertaken by North Norfolk District Council before it left The Cedars in 2016.

DESCRIPTION OF BUILDING AND LANDSCAPE

Summary of Development

A detailed history has been given above, but a summary of the building's development is provided here, before the architecture of The Cedars is discussed in greater detail. The house appears to have been constructed around the early 1790s. Possibly, it was built as part of or following larger-scale works undertaken on the estate of The Oaks, a house located opposite, on the south side of New Road. Seemingly from the time of this original phase of construction, The Cedars was served by a stable building and 'chaise-house', a square structure located on the east. At some point between 1824 and 1841, there was some minor expansion of the house – a small block was added at the 'service end' on the west, projecting towards New Road. In 1869 and the early 1870s there were more substantial works, including the building of the tall east extension block (comprising dining room with bedroom suite above) and the extension of the house to the rear (including new staircase and service corridor). Overlays of maps of different periods show that the new east block was only a slight extension of the house's original dimensions, while the north extension was entirely new work (Figs 38 and 39). Also in this period, two agricultural buildings were constructed on the adjacent plot to the east – though these may not have been built by the Smiths.

They comprised a barn (to the north) and a cart shed (south). Around the same time – before the late 1870s – the neighbouring property at 1 New Road was extended through the addition of two single-storey ranges; both of these were used by the Smiths, in association with The Cedars.

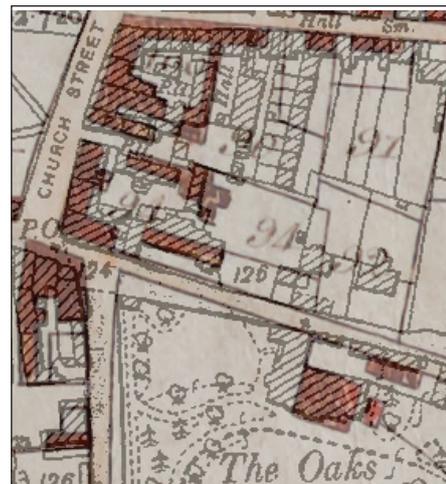


Fig. 38 (right): Overlay showing The Cedars as depicted in the enclosure map of 1814 (see Fig. 6) and the Ordnance Survey map of 1906 (see Fig. 14). The extension of the house to the west, east/south-east and north is clearly shown.

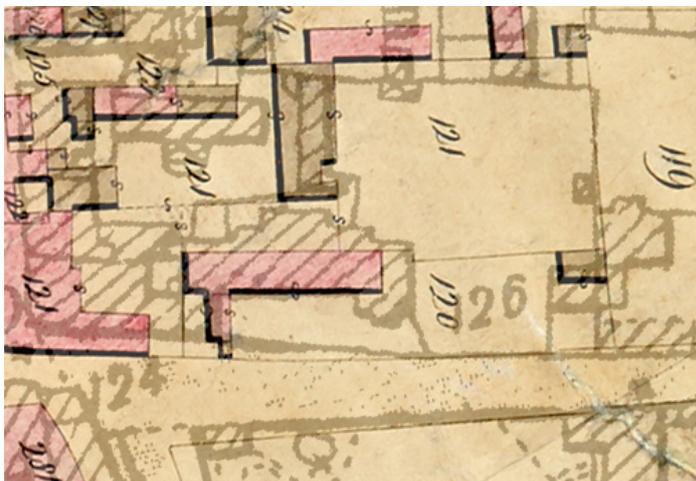


Fig. 39 (left): Overlay showing The Cedars as depicted in the tithe map of 1842 (see Fig. 8) and the Ordnance Survey map of 1906 (see Fig. 14). The block on the immediate west of the house comprises the two single-storey structures added in the 1870s.

Around the 1890s, the south-west front extension was demolished, and a replacement block was built on the same site at some point before 1928. Although the demolition of The Oaks in 1934 changed the setting of The Cedars and its grounds, these remained largely unchanged until the late 1950s or early 1960s – by which time the property was in the hands of North Walsham Urban District Council. Alterations undertaken in this period included the demolition of the projecting range at the south-west of the house, the construction of a single-storey porch at the north-east of the building (enclosing the rear entrance), the removal of the greenhouses and conversion of the walled garden to a car park, as well as internal work to refit the house as offices.

In the 1980s and '90s, further changes were made by what had by then become North Norfolk District Council. These included reroofing, minor interior alterations, demolition of the late 18th-century stable building, demolition (or radical remodelling) of the narrow outbuilding to the immediate north of The Cedars and restoration of the single-storey block at the west, joined to 1 New Road.

Plan Form

In plan, The Cedars began life – in the late 18th century – as a comparatively simple rectangular structure, with service rooms at one end. An advertisement for the sale of the property in 1824 shows that – at that date, prior to the remodelling of the Victorian period – it had three sitting rooms, a kitchen and 'out-offices' on the ground floor.¹²² It is fair to assume that the kitchen was always located on the west (on the left of the large chimney stack), close to the well at the south-west of the plot. This would have left space for three ground-floor reception rooms – as now – in the area to the east, plus an entrance hall. Until the 1860s/'70s, the house appears to have been one-room deep, probably with a dog-leg staircase at the rear of the entrance hall (*see* Figs 38 and 39).

In the early to mid-19th century, the west (service) area of The Cedars was slightly extended by the addition of a narrow front block. This created more space and – by creating a defined service courtyard at the south-west – formalised the division between service and family areas of the house, but does not otherwise seem to have changed its plan. As noted above, this narrow block appears to have been demolished in the late 1800s but rebuilt on the same site within a couple of decades, and was later (around the early 1960s) demolished again.

An advert for the sale of the property in 1869 provides further evidence. It mentions, as well as a 'capital Entrance-hall, with Staircase' and 'good Cooking Kitchen', three reception rooms – a parlour, dining room and 'another good room' which was then in use as a veterinary surgery.¹²³ The house was still described as having three ground-floor sitting rooms at the time of the Valuation Office Survey inspection of 1915 – plus 'Hall ... back hall & door to Garden & Kitchens &c.'¹²⁴ Since there were three reception rooms on the ground floor both before and after

the works of the 1860s/'70s, it is difficult to use the adverts of 1824 and 1869 as evidence for the precise date of the Victorian remodelling. However, it seems notable that the advert of 1869 does not refer to the rear hall, rear service corridor or strong room. This makes it probable, as discussed on p. 21, that George Smith was responsible for the extension of the house, following his purchase in 1869, although some reworking is known to have taken place the year the house was offered for sale.

Smith's works of the 1870s seem to have involved the rebuilding of the earlier east sitting room and east bedroom area and the construction of a taller block – projecting forwards beyond the main elevation – plus additions of differing heights at the rear. The main components of these were a rear hall (directly connecting house with garden), a new staircase hall (probably replacing a late 18th-century staircase arrangement) and a service corridor with two rooms opening off it to the north – that on the east served as a safe or strong room (at least by the late 1800s), while the area on the west is likely to have housed a service (secondary) staircase. These additions gave The Cedars an irregular stepped form to its north side and are the last major changes to have been made to the building in the course of its history.

The first floor of The Cedars provided bedchambers and associated areas for the resident family. In 1824, the house contained five 'sleeping-rooms'.¹²⁵ These would have filled the upper part of the main block, although alterations undertaken in the 19th and 20th centuries have obscured the exact arrangement. Possibly one of the bedchambers was heated by a chimney stack on the north side of the building, demolished in the Victorian works. This would allow space for heated bedchambers in the rough positions of the present F.10, F.09, F.07/F.08, F.06 and F.04/F.05 (see Fig. 64). It is clear, though, that before the works of the 1860s/'70s, the room at the east end of the first floor would have been smaller, as with the reception room below.

In 1869, The Cedars still contained five 'good Sleeping-rooms' plus an 'Upper Sitting-room'.¹²⁶ There is insufficient evidence to say that the 'Upper Sitting-room' was in the new east extension block – that is, that the block pre-dated the sales advert of 1869 – but it is possible. It may be notable that, by the time of the Valuation Office Survey of 1915, the first floor could be described as containing six bedrooms plus one dressing room, bathroom and WC.¹²⁷ The Victorian works had provided a lavish new bedroom suite in the east extension, above the dining room. Due to the height of the dining room, the suite is accessed by a flight of six stairs from the landing of the main block. These works also included the creation of the present landing areas – situated over the service corridor, stair hall and rear hall – and room F.13 (possibly a former staircase, at least in part) and F.03 (a lavatory) are also additions of this date.

It should be repeated here that OS maps of the 1870s onwards show parts of the adjacent properties – including the single-storey blocks attached to 1 New Road – as forming part of The Cedars. The impression given by the maps is of

extensions at the west end of the house. However, these reflect instead fluid ownership status between the house and neighbouring premises, which always served as ancillary structures rather than part of The Cedars itself.

Exterior

The Cedars is of brick construction, though the exterior is largely rendered. Exposed red brick (laid in Flemish bond) from the late 18th-century phase is visible only at the west end of the north (rear) elevation and on the west façade, where there is a brick dentilled cornice (Fig. 40); this resembles other local work of the same general date – for instance, in Vicarage Street. The Victorian east block is also unrendered on its east side and on the south, but built of grey brick, laid in Flemish bond (Fig. 41, and *see* Fig. 11).

The Cedars is served by two chimney stacks, at the west and east sides of the central core. Both are built of grey brick and are likely to be replacements of the originals, added in the 1860s/'70s. Additionally, there are the remains of a chimney stack attached to the west elevation; this served the adjacent single-storey structure added in the 1870s rather than the house itself. The roofs of The Cedars are a mixture of hipped and pitched and differ in material. The front part of the main block and the east extension are roofed in slate (relaid in the 1980s; *see* Fig. 34). At the rear of the main block, however, and over the north additions of the 1860s/'70s, the roofs are covered with pantiles (Fig. 42).



Fig. 40: The upper north-west corner of The Cedars, viewed from scaffolding in 2022. The 18th-century red brick has been left unrendered. [Emily Cole © Historic England]



Fig. 41: The entrance (south) front of The Cedars in 2021. The unrendered block on the right was added in the 1860s/'70s. [Emily Cole © Historic England]



Fig. 42: Detail of aerial photograph of 2020, showing The Cedars from the north-west. The different forms of roofs and roofing materials can be well seen. [Damian Grady © Historic England Archive, ref. 33932_006]



Fig. 43: 1960s image by local photographer Fred Mace, showing the main front of The Cedars viewed from the south-east. Shortly before this photo was taken, the projecting single-storey service block had been demolished but, at this point, the service doorway on the far west still remained. [Courtesy of North Walsham & District Community Archive]

The house's main block, around which extensions were built in the 19th century, comprises a broad but shallow building, with its entrance front facing south. The western end of this range incorporates two three-over-three horned sash windows with exposed box frames at ground-floor level, which are almost flush with the wall surface, and a six-pane casement window above, which is slightly recessed. For many years, there was a door in this area – to the left of the two ground-floor windows (Fig. 43, and *see* Fig. 28) – but this was blocked up in about 1993. The right-hand window of the ground-floor pair is an insertion of around the early 1960s – for most of the history of The Cedars, there was a projecting single-storey block attached to the main range at this point.

A large plain section of wall separates The Cedars's service end from the central part of the main elevation, which comprises three bays and incorporates fenestration with heavy moulded architraves. On the ground floor are what appear to be two two-over-two sash windows, both of which are flush with the wall surface (and that on the left has horns). However, the window on the right is actually a four-pane window which does not currently open. Between these is a stone doorcase which contains the main entrance, with pilasters supporting a segmental arch – an addition of the 1860s/'70s. The door itself (a modern replacement) is recessed; it is topped by a segmental fanlight and the lobby and doorway are both panelled.

Above the entrance door, on the first floor, is a round-headed window with prominent keystone and impost, with flanking windows to each side – the whole of the three bays forming a symmetrical composition. All of these windows have two-over-two horned sashes that are flush with the wall surface.



Fig. 44: Photograph of 2021 showing the rendered north elevation of the Victorian east extension. Modern alterations include the blocking of the ground-floor window and addition of a single-storey porch (right; since demolished). [James Shemmonds © Historic England]

The cross wing to The Cedars's east is unrendered, with the exception of its northern façade (Fig. 44). On the south is a first-floor, stone-built canted bay window, supported by arches which rest on brackets and columns with foliate capitals in a broad Gothic Revival style (see Fig. 11). The stonework of the supporting stone arcade is incised in a decorative manner, with a roundel at the centre. The windows of the bay are all horned sashes; the central one (two-over-two) is larger than the flanking lights (one-over-one). Since these seem to date from the construction of the extension (their appearance is convincing for the 1870s), the windows of the central part of the main block – which are of the same type – were probably installed at around the same time, replacing older glazing.

On the cross wing's east side are four two-over-two horned sashes with flat-headed gauged brick arches. Those on the ground floor are larger than those above. On the north (garden) side of the wing is a four-pane first-floor window, with a small opening above providing ventilation for the attic. The ground-floor window is now blocked, and in more recent times a small brick lean-to with corrugated tin roof was built against it. The render on the north side of the cross wing, as with that on the rest of the northern face of The Cedars, is incised with fake ashlaring.

The shallow but wide extension to the rear of the central Cedars block incorporates two two-over-two horned sash windows at its eastern end. There is also a stained-glass, round-headed staircase window on the east side of the extension's central section, which projects slightly further north (see Figs 12 and 52). In the corner between these a single-storey, flat-roofed rear porch was built around the 1960s, with a door facing east and a window facing north (see Fig. 44); this was demolished in 2022.

The remainder of the north elevation is windowless, apart from a sash window on the first floor next to the staircase (lighting room F.13). There are also windows at the west end of the service corridor (G.09) and the west side of what is now a



Fig. 45 (left): West end of the north façade, showing the (now blocked) service doorway which formerly opened into the kitchen. [Patricia Payne © Historic England Archive, DP346277]

Fig. 46 (right): A view of the roof of the most northerly of the two single-storey structures added to the west of The Cedars in the 1870s. This structure no longer forms part of the property today. [Emily Cole © Historic England]



Fig. 47 (left): View looking west along the main elevation of The Cedars, towards the single-storey outbuilding added in the 1870s and reworked in the 1990s. Beyond is 1 New Road and, in the distance, Market Place. [Emily Cole © Historic England]

disabled toilet (G.08). On the north face of the original main block, at its far west end, there is a blocked doorway, with an arched lintel (Fig. 45). It is not clear when this doorway fell out of use – possibly following transfer of the property to the District Council in the mid-1940s.

Finally there are the two single-storey blocks located on the far west of The Cedars. That on the north no longer forms part of the property (it is now part of 2 Church Street) and is therefore not described in this section (Fig. 46). The southern building, however, does still form part of The Cedars, opening west off its shallow forecourt (Fig. 47). As noted elsewhere in this report, both structures seem to date from the 1870s and have hipped slate roofs. On the east side, the south block – which is externally rendered – has a panelled door (a replacement of the original, inserted in about 1997), while on its south elevation it has a six-over-six horned sash with exposed box frame (also replacement work of about 1997).

Interior

Today, The Cedars contains a basement, four main rooms at ground-floor level and eight rooms at first-floor level, plus circulation areas (hall, corridors, staircase), toilets and attics. The layout of the interior has changed little since the 1870s – though comparatively minor alterations were undertaken in the second half of the 20th century. The earliest detailed plans of the building identified as part of this research project date from 1986 – we have no documentary evidence regarding the detail of the plan before that point.¹²⁸

Cellar and Ground Floor

The basement of The Cedars is located beneath the centre of the main, central block, and is accessed via a flight of stairs set beneath the main staircase. The cellar appears to date from the first phase of construction – that is, the late 18th century. However, as the current staircase is thought to be Victorian (*see below*), it may be that the present access to the cellar was created at that point – or alternatively that access was always gained from the area immediately to the north of the house, which would prior to the 1860s/'70s have been external.

Fig. 48: The cellar of The Cedars, showing the main area with coal chute and storage niches on the south. [Emily Cole © Historic England]



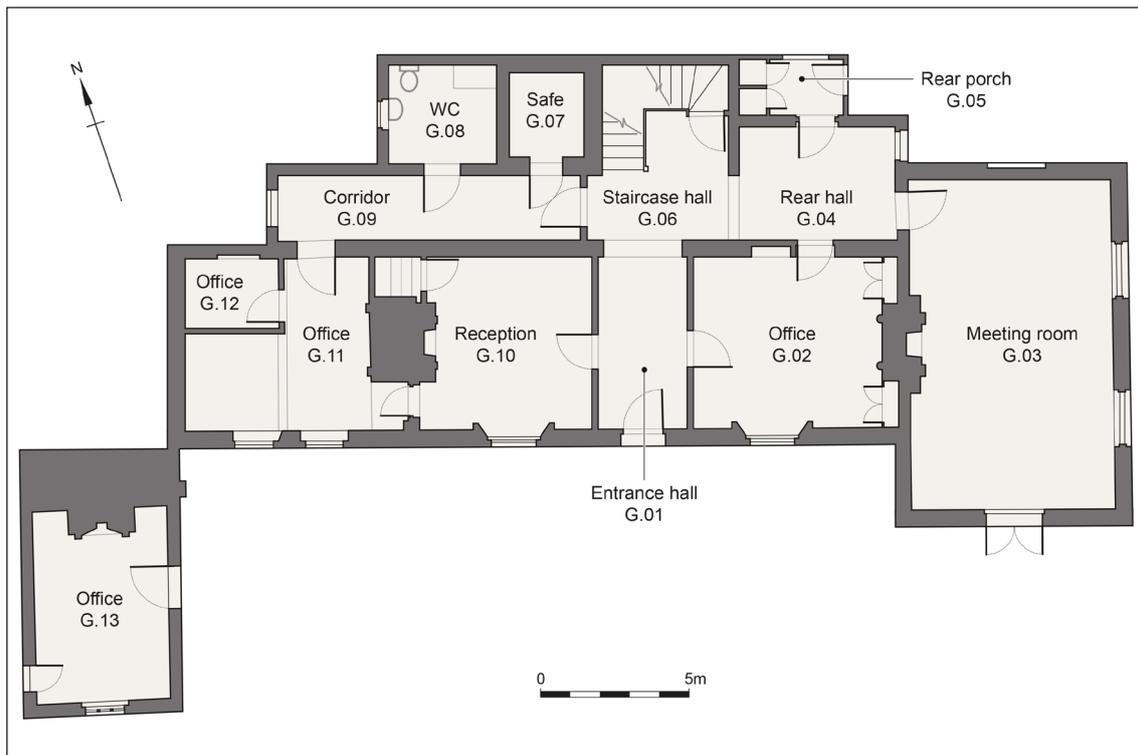


Fig. 49: Ground-floor plan of The Cedars, redrawn from a plan produced by Kings & Dunne Architects in 2021. The room numbers given here are used throughout this report. The rear porch (G.05) has since been demolished (in 2022) and there have been other minor alterations – for instance, the removal of the partitions enclosing G.12. [John Vallender, Historic England Archive]

The staircase to the cellar is built around a closed well and is of red brick edged with concrete. The internal walls and ceilings of the basement are also of red brick but are largely limewashed (Fig. 48). The basement space comprises a main room and a corridor; both areas have segmental barrel vaults. An opening high up in the south wall of the main room contains an inclined shaft accessible from the front of the property – evidence indicates this was previously a coal chute. Just below this are three niches set into the thickness of the wall – presumably used as shelves for candles and other items, as required. The basement has probably changed little since the original completion of The Cedars and must always have been used for storage – for instance, of wine, coal and items of furniture.

The ground floor of The Cedars has been modernised more extensively, as has the first floor. The years of use by the Council have left their mark in such fittings as suspended ceilings, fluorescent lighting and modern fire doors. Nevertheless, there are surviving historic features throughout, and these have been sensitively refurbished in a programme of work undertaken in 2021-22.

There are now three main family/reception rooms on the ground floor (Fig. 49). These comprise a roughly square room on the east of the entrance hall (G.02), a slightly smaller square room on the west of the hall (G.10) and a large, grand, rectangular dining room in the extension block on the east (G.03). The general dimensions of G.02 and G.10 have probably not changed much since the end of



Fig. 50: The entrance hall of The Cedars, looking north towards the Victorian staircase and rear hall. [Emily Cole © Historic England]

the 1700s, while the fabric of G.03 dates entirely from the Victorian remodelling. This work seems to have involved the complete rebuilding (or fresh construction) of the chimney stack and possibly the whole wall between rooms G.02 and G.03. The windows of the earlier block seem to have been replaced at the same time (*see above*, p. 49).

To take the ground-floor rooms and areas in turn, **G.01** – the entrance hall – is likely to be a space which dates back to around the 1790s, and originally (prior to the 1860s/'70s) probably contained the main staircase at its north end – though no clear evidence of this has been uncovered in the

fabric.¹²⁹ Following the Victorian changes, the stair hall was moved to the new north extension (**G.06**) and was joined by a rear hall (**G.04**) to the garden and the new dining room on the east (G.03). This whole circulation area – taking in the original entrance hall, new stair hall and rear hall – is floored in encaustic ware tiles, typical of the Victorian period. The tiles have decorative bands at the edges and also across the hall in the area of a three-centred arch which divides the original entrance hall from the Victorian stair hall (Fig. 50). There is a second three-centred arch between the stair hall and the rear hall; on the south side, this springs from a foliate corbel (Fig. 51). Also typically Victorian is the comparatively elaborate cornice in the stair hall and rear hall. In the entrance hall, the present cornice is post-war in date – it



Fig. 51: The Victorian rear hall and stair hall, looking west. The doorway on the right led to the walled garden. [Emily Cole © Historic England]

lies on top of some Victorian wallpaper surviving at the south-west corner. At the rear of the house, opening off the north of the rear hall, there was until 2022 a single-storey rear porch (**G.05**) (see Fig. 44). This was a rudimentary structure added by the Council – probably in the early 1960s.

The open-well staircase has an open string and is lit by a round-headed window on its east side, with red stained glass around its edges and decorative glass surviving in the lower panes (Fig. 52). The staircase itself is plain and although some of its components are Victorian, it was altered in the post-war years – probably around the 1960s. It now has simple, white-painted square newel posts and balusters, capped respectively by unpainted wooden flat-topped finials and a round-topped grip handrail. The square newel posts certainly seem to be a later addition: one has been driven through the handrail where it curls away on the curtail step (Fig. 53).

As noted, the Victorian rear hall provided direct access – for family members, guests and servants – to the new dining room (**G.03**) (Fig. 54). The rear hall's relationship to this room likely explains its generous proportions – it probably functioned as a servery space, when required. Prior to the 1860s/'70s, there seems to have been a smaller dining room in the location of G.03 – accessed from the adjacent room (G.02; see below). With the reworking of The Cedars in the 19th century, the

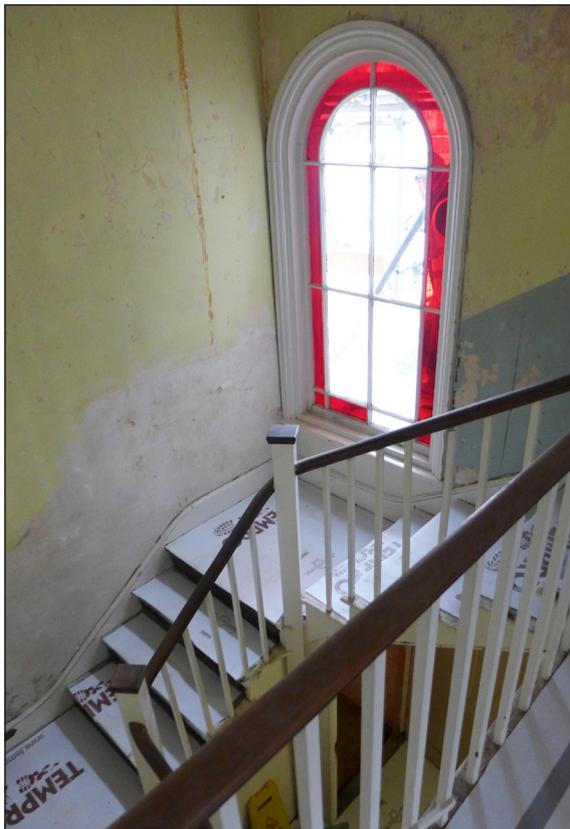


Fig. 52: The 1860s/'70s staircase of The Cedars viewed from the landing, with the stained-glass window on the east. [Emily Cole © Historic England]



Fig. 53: Image showing mid-20th-century alterations to the Victorian staircase. [Emily Cole © Historic England]

Fig. 54: The Victorian dining room (G.03), in the east part of The Cedars. This room was used as the Council Chamber in the post-war years. [Emily Cole © Historic England]



opportunity was taken to create a new, larger dining and entertainment space – reflective of the pretensions and standing of George Smith and his family. This room is the grandest in the house, with a very high ceiling, and was used from the 1940s as the Council Chamber.

Room G.03 retains its heavily moulded cornice (similar to that in the adjacent hall), skirting boards, sash windows to south and east (with their original folding shutters) and fireplace in the west wall. This is of grey marble, with a cast iron insert and tiled hearth; it is more elaborate than others in the house, having decoratively moulded corbels (Fig. 55). The only notable changes to the room undertaken in modern times have been the blocking of the sash window on the north – which would have overlooked the gardens (*see* Fig. 44) – and the replacement in 1999-2000 of the plaster ceiling and central rose following partial collapse (*see* p. 40). Adjacent to this, room **G.02** – probably the ‘parlour’ of the 1860s – was altered



Fig. 55: The Victorian fireplace in the former dining room is the most elaborate in the house. [Emily Cole © Historic England]



Fig. 56: Photograph of 2022 looking east into room G.02, with the fireplace believed to date from the remodelling of the 1860s/'70s. [Emily Cole © Historic England]

fairly heavily in the second half of the 20th century, but as noted above seems to retain its original dimensions. The room also retains its folding Victorian window shutters and a comparatively plain black marble fireplace in its west wall, with slate mantelshelf (Fig. 56); the insert has been covered over. Judging by its style, this fireplace dates from the works of the 1860s/'70s. To either side of the chimney breast were, until recent refurbishment works, fitted cupboards. It is possible that one of the alcoves adjacent to the fireplace formerly accommodated the doorway through to the adjacent dining room, prior to the alterations of the Victorian period, but there is no trace of this today.

There have been changes to the west and north walls of this room, as shown by the evidence of the fabric and surviving plans of the 1980s – for instance, a doorway was opened up at the north-west then later blocked, while the west wall formerly (until the early 1990s) contained a hatch opening onto the entrance hall. The latter feature related to the room's use as a cashier's office, a function it still served in 1999.¹³⁰ Today, its character is a long way from what must, before the Victorian extensions, have been an attractive, brightly lit room, with views over the walled garden to the north.

In contrast, the room on the west side of the entrance hall (**G.10**) must always have had a more homely, practical character – situated as it was next to the kitchen and other service rooms. It was probably this room that, in 1869, was the 'good room' in use as a veterinary surgery by the Shipley family.¹³¹ The presence of the original kitchen hearth in this area is indicated by the substantial proportions of the stack on G.10's west side. At its north-west corner, set within the depth of this stack, the room has a substantial closet with tiled floor (Fig. 57). Evidence of the fabric shows that the closet is not an original feature of the room – it was probably inserted in the Victorian period, and before that the space may have housed a staircase, at least in part (*see* p. 56). Like room G.02, room G.10 retains its Victorian sash window with folding shutters and Victorian fireplace; this is made of stone with timber

Fig. 57: Room G.10, showing the Victorian window shutters (left) and the west wall with the doorway to the former kitchen on the south, central fireplace and deep closet on the north. [Emily Cole © Historic England]



mantelshelf and console brackets, and retains its cast iron insert. As in G.02, the hall-side wall has been altered. In about 1991, a hatch was installed in this area, reflecting the room's use at that time as a council enquiry office/reception area.¹³²

A tiled floor similar to that in G.10's closet survives in the entry between G.10 and the adjacent kitchen (**G.11**), with some tile replacement and a well-worn timber sill. This doorway lobby has an arched brick vault above – clearly an early feature, presumably dating from the late 1700s (Fig. 58). At the south-west corner of G.11, the doorway blocked in the 1990s has been recently revealed (Fig. 59). This once led to a small service area within the forecourt, which for many decades was closed on its east side by a single-storey structure projecting out from the kitchen. The use of this block is unknown, but it may have contained a scullery or similar, as there was a well in this part of the site. A 'good Scullery' is mentioned in the sales particulars for The Cedars of 1869, along with a 'Soft-water Cistern and Pump,



Fig. 58: The east wall of room G.11 (former kitchen). On the right is the arch-headed lobby between the kitchen and the adjacent sitting room. This seems to be original work of the late 18th century. [Emily Cole © Historic England]



Fig. 59: The arched doorway opening at the south-west of the kitchen (G.11). This was probably original to the late 18th-century phase and was blocked in the 1990s. It formed a service entrance, accessed from the street via an enclosed part of the forecourt. [Emily Cole © Historic England]

Yard, with good Fresh-water Pump' and also a coalhouse.¹³³ All of these were likely situated in this part of the house and the open areas to front and rear.

Room G.11 has a plain fire surround in its east wall (the insert of which is now blocked), but no cornice or skirting boards survive, if indeed these features ever existed. As has been noted, changes have been undertaken to the room's south wall – the former external door has been blocked, while the windows both seem to be insertions of the 1960s (that on the east is on the site of the former intersection between the kitchen and the projecting range). At the north-west corner of the room, another doorway has been blocked but can still be seen (*see* Fig. 45). This would have led to a service yard and possibly from thence to the walled garden – though historic maps indicate the land on the immediate north of The Cedars was divided into discrete parcels (*see* p. 28). At some point after the 1940s, the doorway was closed up. It is not shown as a functioning opening on plans of the 1980s and '90s, by which time G.11 was an office for the Council's Housing Inspectors.¹³⁴ More recently, the north-west corner of the kitchen was subdivided as a small office (G.12 in Fig. 49), but these partitions have recently been removed.

Prior to the Victorian remodelling, it is probable that G.11 also incorporated a back staircase of some kind, allowing servants to access the upper floors without the need to use the main staircase. Mention of such a stair is included in the sales advertisement of 1869 – this refers to a 'good Cooking Kitchen, with back Staircase'.¹³⁵ The position of this is unknown, but it may have been at the north-east corner of the room – perhaps partly within the deep space on the north of the chimney stack that now forms a closet serving room G.10 (*see* Fig. 57). The west partition of this closet, on the kitchen side, is clearly an insertion, probably of the 1870s (*see* Fig. 58).

A door in the north wall of room G.11 leads to the service corridor (**G.09**), which was – as previously noted – an addition of the 1860s/'70s, along with the rooms to its north, the stair hall and rear hall. The corridor is a simple space, with no cornice

or skirting boards, lit by a sash window at its west end (now wholly inset with textured glass dating from around the 1960s) (Fig. 60). At its east end is a service door leading to the stair hall (see Fig. 51). There must always have been a door in this general location, dividing the service area of the house from the polite spaces, but the current partition between G.06 and G.09 appears to be modern in date.

The corridor has two rooms opening off its north side. The easternmost of these (**G.07**) is a windowless strong room or safe, which retains its metal door and shelving within (Fig. 61). The existence of this room reflects the profession of The Cedars's residents from the 1870s to the 1940s – George Smith was a banker, as were his son George and granddaughter Gladys. The strong room would have provided safe storage for monies and other valuables, which would have been dispensed/transferred at the neighbouring properties which functioned as the bank proper, 2-4 Church Street and subsequently 1 New Road.

The safe door, hinged on the left, bears handles and the badge of Chubb, 'lock & safe makers' of London, with arms signifying the firm's royal appointment. This badge includes the firm's London address, 128 Queen Victoria Street. These became Chubb's offices from 1877 and formal headquarters from 1882 until the 1940s. The lock of the door bears a reference number, and this has made it possible to



Fig. 60: The service corridor at the rear of The Cedars, with the safe door on the right. [Patricia Payne © Historic England Archive, DP346284]



Fig. 61: The interior of the safe or strong room at The Cedars. [Emily Cole © Historic England]

glean further information: the door was made in 1911/13 and classified as a book-room door, indicating the safe's key function was the secure and fireproof storage of ledgers and other documents.¹³⁶ A decorative round vent in the wall above the door bears the name of 'Hobbs Hart & Co. Limited'. This London-based firm was founded in 1851, and specialised in locks, safes and strong rooms.¹³⁷ Hobbs, Hart & Co. was only incorporated as a limited company in 1887 – so this dates the existing ventilation system of the strong room to some time after then too. It is possible that the safe was originally installed by George Smith sen. in the 1870s or '80s, but the above evidence certainly indicates its reworking (if not its creation) shortly before the First World War by Smith's son, George W. Smith, also a banker. The room continued in use as a strong room right through to recent times.¹³⁸

The development and function of the room on the west of the strong room (**G.08**) is less clear. In recent years, this has functioned as a disabled toilet, lit by a small window on its west side, and was formerly (by the 1980s) men's lavatories.¹³⁹ Evidence indicates that there were, however, no toilets in this location in the late 19th and early 20th centuries.¹⁴⁰ A more plausible option is that this area contained a service staircase, created in the 1860s/'70s to replace what must have been a small back stair in the area of the kitchen. The staircase would have risen to what is now room F.13 – an ideal location to enable servants to access the bedrooms and other upper-floor areas discreetly, without using the main staircase. This part of the building has been altered fairly substantially, and it has not been possible to search for hidden evidence within the fabric.

Before moving to consideration of the upper-floor rooms at the The Cedars, it is worth noting the comparatively modest room contained within the one-storey block on the west of the forecourt (**G.13**). As discussed elsewhere in this report, this block was constructed in the 1870s by George Smith, and served to link The Cedars (his home) directly with 2-4 Church Street and 1 New Road (his workplaces, also in his ownership). The main component of these workplaces by the 1870s was the savings bank, which remained based at 1 New Road into the 20th century. Room G.13 likely served as an office for Smith, and later for his son George W. Smith and then his granddaughter Gladys, who succeeded him as managers of the savings bank.

The floor level of this building is 78cm lower than the pavement to its south and about 60cm lower than the main building of The Cedars – presumably because of its previous accessibility from 1 New Road, which is built on a downward slope. The room is entered via a door on its east side, accessible from the forecourt of The Cedars (*see* Fig. 47). This door is now reached via a sunken channel or 'gully', but originally was entered off the service area of the forecourt. The door itself – with the sash window on the south – is a replacement of about 1997, when the structure was refurbished (*see* pp. 39-40). Within, the room has a fireplace in its north wall (Fig. 62) – of simple Victorian design, similar to those within The Cedars – plus a simple skirting board; there is no cornice, and it is unclear if there ever was one.

Perhaps the most notable surviving feature within G.13 is the arch-headed steel door at the south end of the west wall (Fig. 63). This was presumably strengthened



Fig. 62: The Victorian fireplace in the the single-storey office building on the west of The Cedars, built in association with the adjacent savings bank. [© North Norfolk District Council]



Fig. 63: The steel door which once joined the single-storey office building with the savings bank at 1 New Road. It was probably bricked up after the Second World War. [© North Norfolk District Council]

for security, given the presence of the savings bank in the adjacent property, 1 New Road. The door has been bricked up, work which may have taken around the late 1940s, following the departure of the Smiths from The Cedars. Ownership of the single-storey block was retained by the Urban District Council when they took over The Cedars – it was being used as a council depot at the time it was listed Grade II in 1972 – but the Council, unlike the Smiths, has never had owned 1 New Road or the single-storey block to its immediate north.¹⁴¹ The structure had fallen into disuse by 1996, when permission was granted for conversion from a store into an office (*see* p. 39).

First Floor and Roofs

The first floor of The Cedars is now reached solely via the main staircase, on the north side of the building (Fig. 64). The landing (**F.01**) is a bright, spacious area – even more so since the removal in 2022 of two partitioned stores at its west end (**F.11** and **F.12**), opening up its full original length (Fig. 65). Plans show that this west area was a single store in the 1980s. It seems to have been an insertion undertaken by the District Council in the 1950s or '60s – until recently, wallpaper of around that date survived in the store at the far west, and there are other changes of a similar date elsewhere on the first floor.¹⁴² A balustrade separates the staircase

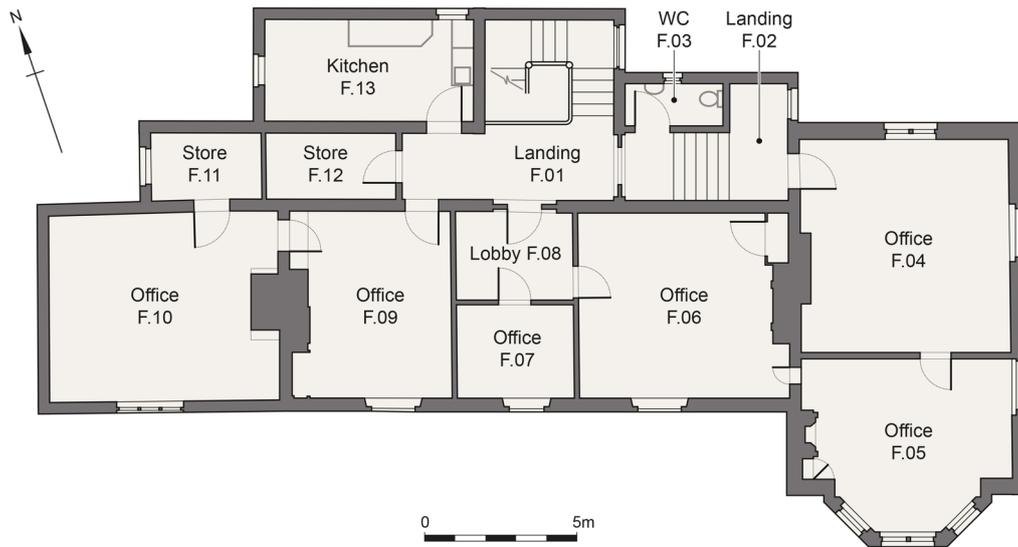


Fig. 64: First-floor plan of The Cedars, redrawn from a plan produced by Kings & Dunne Architects in 2021. The room numbers given here are used throughout this report. The partitions in the areas of F.11 and F.12 were removed in 2022, leaving the main landing fully open. Rooms F.06-F.08 have also been opened up as a single space. [John Vallender, Historic England Archive]

from the main part of the landing and the bedrooms beyond. As noted in relation to the main staircase, the square newel posts appear to be post-war insertions (*see* p. 52). The majority of the simple cornice and skirting boards survive in the landing area, except for areas around the former stores.

The room to the immediate west of the main stair, **F.13**, may formerly have contained a service staircase, as has been discussed above (*see* p. 58). This would have been lit by the surviving window on its west side. The eastern part of F.13 may once have been a closet or possibly a bathroom/WC; it is lit by a sash window on the north, which would have overlooked service yards and outbuildings. Probably,



Fig. 65: The landing of The Cedars, looking west, following the removal in 2022 of partitions enclosing former stores in this area. [Emily Cole © Historic England]

changes were undertaken to this part of the house in the 1950s or '60s, following Council occupation. F.13 is shown as a single room in plans of 1985 – at that point used as a staff room – and since at least the late 1990s has also served as a kitchen.¹⁴³ In 2022, F.13 was subdivided into two rooms, a small room on the east and a larger on the west – perhaps recreating the original arrangement suggested above.

At the far west of The Cedars is room **F.10** – this is now one of the largest rooms on the first floor, located over the former kitchen. The room is lit by a large, six-pane window on its south and has remains of a plain skirting board; it also contains a ceiling hatch providing access to the main part of the roof space. The fireplace – which was on the east – has been taken out in recent decades, though recent removal of the room's plaster has revealed a small, off-centre fire opening (Fig. 66). Room F.10 – which was used by the Council's Building Control team by the mid-1980s – is accessed directly from the landing by a door on its north side and also has two doors in its east wall, either side of the fireplace.¹⁴⁴ The door at the south-east was opened up recently, in 2022, and then sealed again (*compare* Figs 66 and 67). Its head is somewhat curtailed by a sloped section of the ceiling; this boxed-in area contains a strut which rises to roof level and appears to support the chimney stack.

The adjacent room, **F.09**, is slightly smaller. Used by the Council's Building Control team by the 1980s in association with F.10, and subsequently by the Environmental Health team, this room has a deep window reveal to the sash on the south, a



Fig. 66: Room F.10, at the west end of the first floor, looking east during refurbishment works of 2022. [Emily Cole © Historic England]



Fig. 67: The west side of room F.09, with a surviving fireplace. Room F.10 can be seen beyond. [Emily Cole © Historic England]

comparatively decorative cornice and a surviving fireplace in its west wall.¹⁴⁵ This is unique within The Cedars and of a delicate design, with an upper part which tapers out towards the mantelshelf (Fig. 67). It is most likely Victorian, but could also convincingly date from the late 18th or early 19th centuries. The insert – if it survives – has been blocked in, so this cannot be used as additional evidence. In the east wall of F.09, there is a door blocked up in the early 1990s; this would have led through to the lobby that is labelled F.08 in Fig. 64.¹⁴⁶ At the same time, a door was opened up at the north-east corner of F.09, joining it to the landing.

At the centre of the first floor, above the entrance hall, there were until recently (2022) two small rooms forming **F.08** (lobby) and **F.07** (office). These were divided from the landing by a wide three-centred arch of the type found immediately below, dating from the works of the 1860s/'70s (Fig. 68). A doorway within this arch seems to have been inserted only within the last 30 years, and was removed and then reinstated as part of refurbishment works undertaken in 2022 (see Figs 69 and 70).¹⁴⁷ Assuming the open arrangement is original to the Victorian works – as is likely to be the case – the space within (F.08) must have formed a lobby or anteroom. Possibly it was the 'Upper Sitting-room' mentioned in the 1869 advert, though it seems to have been an unheated area – certainly following the Victorian remodelling.¹⁴⁸

Around the 1950s or '60s, this area was subdivided to create F.07 and F.08. These small spaces – opened up to form part of room F.06 in 2022 – were separated by a light partition or screen with a glazed door at the centre and glazing above and to the sides (Fig. 69). The textured glass incorporated was typical of the 1950s and early '60s. It is known that, by the mid-1980s, the inner area (F.07) was in use as a waiting and interview room, while by 1992 it was allocated to the 'Town Council typist'.¹⁴⁹ This function was reflected by the sliding glazing on the room's east side, which connected it to F.06 (used in 1991 by the Town Council Clerk).¹⁵⁰



Fig. 68 (left): View of 2021, looking east along the landing, with three-centred arches leading east (towards the Victorian bedroom suite, F.04-5) and south (towards what may formerly have been a lobby or anteroom, F.08). [Emily Cole © Historic England]

Fig. 69 (right): The office and lobby (F.07 and F.08) at the centre of the main part of the first floor in March 2022, with dividing glazed screen inserted in the 1950s or '60s. [Emily Cole © Historic England]



Fig. 70 (left): View from room F.06 towards what were until recently (summer 2022) rooms F.07 and F.08. [Emily Cole © Historic England]

There was also an internal window of post-war date between F.08 and F.06, and in the 1950s/'60s textured glass was also added to the lower panes of the Victorian round-headed window on the south. It is worth noting that, if the surmise about the original (pre-1860s) position of the staircase is correct, it would have risen in the location now defined by F.08 (*see* p. 51). There has been no opportunity to confirm or disprove this through investigation of the fabric. As noted, recent works have totally stripped out F.08 and F.07 and removed partitions, so that the areas now form a western extension to room F.06 (Fig. 70).

Room **F.06** – used by the Council’s Health Inspectors by the mid-1980s and subsequently by the Clerk of the Town Council – must once have been a bedroom with good proportions and a fine outlook, overlooking the walled garden to the north.¹⁵¹ Following the Victorian remodelling, it has been lit only from the south. Until recent refurbishment works, the room retains a simple cornice and skirting boards, and has a Victorian fireplace in its east wall (Fig. 71). This resembles those on the floor below (in G.02 and G.10), with a mantel supported by plain corbels. The insert has been boarded over. There is a sash window on the south, now with obscured glazing in its lower panes.

As discussed earlier in this report, the east end of The Cedars was rebuilt in the 1860s/'70s and it was only at that point that the main surviving circulation spaces were created (including the landings at F.01 and F.02). Before that date, it is likely that the room on the east (on the site of F.04/F.05) would have been accessible only from within F.06. This makes the east wall of the room particularly interesting. Possibly, the arch-headed recess at the south-east was a former doorway leading to the neighbouring bedroom. Prior to the construction of the present east extension, there is unlikely to have been a change in floor level – certainly not one of the current degree. Within the upper part of the arched recess there is a small, roughly square hatch. It is possible that this was created to provide service access to the flue which runs above – from the small fireplace in room F.05 to the main stack further north – but it may also have been created by the Council, for the passing of paperwork between offices located on different floor levels.



Fig. 71: Room F.06, looking east. The square hatch can be seen in the wall to the right of the fireplace. [Emily Cole © Historic England]



Fig. 72: View from outside the Victorian bedroom suite down the flight of steps to the main landing. The door on the right leads to a toilet, probably original to the Victorian remodelling. [Emily Cole © Historic England]

The east part of the landing (**F.02**) is divided from the main area (F.01) by another three-centred arch (Fig. 72, and *see* Fig. 68). This arch was presumably open when originally created (in the 1860s/'70s) but was later infilled with glazing and a doorway – work was undertaken in the 1950s or '60s, judging by the character of the textured glass, and was possibly linked to fire

regulations. Opening off the lower part of F.02, on the north, is a lavatory. This was probably an early if not an original provision of the Victorian remodelling; by the 1980s, during Council occupancy, it was allocated to women.¹⁵² Six steps lead up to an upper landing, with a recess on the north and a window looking east. This would once have provided views over the walled garden and towards the agricultural buildings.

The large bedroom suite formed by rooms **F.04** and **F.05** must have been provided for the master of The Cedars and his wife, and was clearly used in this way.¹⁵³ Both are grand, well-lit chambers – that on the south especially so, with its three-part bay window which would have looked over New Road towards the grounds of The Oaks (Fig. 73). The precise use of these rooms by the Smith family is not known. It seems likely that the inner room (F.05) was a bedchamber and room F.04 was a sitting room. However, it is equally possible that both rooms were bedchambers, creating a 'his and hers' suite, or that room F.04 was a bedroom and F.05 a boudoir or closet.

By 1985, F.05 was in use by North Walsham Town Council, while F.04 had been subdivided to form an office for the Chief Health Inspector (at the north-east) and a corridor which joined F.05 and the landing. By 1992, F.05 was occupied by the District Inspector and F.04 – reconverted into a single room – was occupied by the Health Inspectors.¹⁵⁴ Both rooms are marked 'Housing' on a plan of 1999.¹⁵⁵

Rooms F.04 and F.05 retain their heavily moulded cornices (resembling the cornice of the dining room below). The fireplace in the north room (F.04) has been removed (Fig. 74), but the sash windows to north and east are intact, and there is a ceiling



Fig. 73: The large bay window lighting the south room of the Victorian bedroom suite (F.05). The fireplace can be seen on the right. [Emily Cole © Historic England]

hatch to the roof space over this range. The fireplace survives in F.05 (see Fig. 73), as do fittings for gas lamps. The fireplace is of a simple design in grey marble with a cast iron insert, and dates from the 1860s/'70s work. Its awkward, off-centre position must reflect the presence of pre-existing fabric – the main chimney stack is a fair way to one side. On the right of the fireplace is the other side of the hatch which features in room F.06 (see Fig. 71) – as noted, this was possibly provided either to give access to the flue or for the passing of documents between rooms.

The partition wall between F.04 and F.05 appears to be Victorian. Until refurbishment in 2022 – during which the wall was stripped back to the laths and the central opening greatly enlarged – it bore traces of applied timber studwork or battening on both of its faces (Fig. 75, and see Fig. 74). Assuming this did not relate



Fig. 74: The north room of the Victorian bedroom suite (F.04), looking south-west, in early 2022. The fireplace in the right wall has been removed, probably in the post-war period. [Emily Cole © Historic England]



Fig. 75: The partition between the two rooms of the Victorian bedroom suite (F.04 and F.05), viewed from the south in early 2022. The wall has since been stripped back, the doorframe removed and the opening greatly enlarged. [Emily Cole © Historic England]

to cupboards or shelves installed by the Council, it might have been a fragment of a decorative scheme pre-dating the 1940s. As the studwork joined awkwardly with the doorframe, the latter may have been a more recent insertion – despite being Victorian in style. Alternatively, the studwork possibly supported fabric hangings on the face of the wall surfaces, and these masked the door.

The **roof spaces** above all of these first-floor rooms have not been inspected as part of the present work, though access through hatches enabled photographs to be taken. The roof over the west part of the main block – accessible via room F.10 – includes two oak principal rafters which may date from the late 18th century.¹⁵⁶ The remainder of the roof is of softwood and is thought to date from different phases of the 19th and 20th centuries (Fig. 76). The darker coloured timbers on the south are likely to be of the 1860s/'70s phase. This is confirmed by the type and appearance of the roof over the Victorian east extension block, accessible via a hatch from room F.04. The timbers here are all of the darker (red) colour. This is also the case with the roof above the Victorian north extension, as accessed from a hatch in room F.13.

Fig. 76: The roof over the west part of The Cedars, looking towards the western chimney stack. It includes timber dating variously from the late 18th, 19th and 20th centuries. The red coloured timbers on the right (south) seem to have been added as part of the remodelling of the 1860s/'70s. [Emily Cole © Historic England]



Grounds, Outbuildings and Boundary Walls

The plot of land on which The Cedars was built is roughly rectangular, fronting onto New Road; this is readily shown by the tithe map (*see* Fig. 8). Around this, land was acquired or rented by the owners of The Cedars as time went on, enabling the grounds to be developed and expanded.

There was clearly always a forecourt or front garden on the immediate south of The Cedars. The sales advert for the house published in 1869 specifically names 'Front and Kitchen Gardens'.¹⁵⁷ The earliest known records of its appearance date from the 1920s (for example, *see* Figs 21-22). As has been discussed elsewhere in this report, from around the 1810s until around the early 1960s, the forecourt was divided into two sections – a service court on the west and the family/public area to the east, the two being physically divided by a single-storey range (*see* Fig. 27). There was a tall gate and boundary wall in front of the service court, matching the height of the single-storey structures in this area. This stepped down on the east, by the remainder of the The Cedars, to become a lower boundary wall, with an opening (and probably gate) in line with the front door. By the 1950s, this boundary wall was seven courses in height plus coping on the east, and slightly lower on the west (six courses), due to the slope of the site (*see* Fig. 26). For many years, there was a hedge planted immediately within the wall.

On the square plot to the north-east of The Cedars, there was a walled garden – in existence by at least 1824, when it was referred to as 'a walled-in garden, well planted with choice fruit trees'.¹⁵⁸ By at least the time of the tithe map of 1842, this area was edged to the north-east by the end of a terrace of cottages, along with other buildings accessed from Hall Lane (*see* Fig. 32). There was also a large single structure on the west side of the walled garden, in situ by at least 1814, which belonged to 2-4 Church Street and seems to have functioned as a cart shed and hay loft (or similar) (*see* Fig. 21). This was later (around the 1860s/'70s) partially demolished or rebuilt on a smaller scale, allowing the walled garden of The Cedars to be extended at its north-west (*compare* Figs 8 and 10). By 1932, this west outbuilding comprised a main two-storey block with single-storey ranges to its north and south-east. The single-storey sections had doors opening from the garden of The Cedars (*see* Fig. 12).

The walled garden remained a feature of The Cedars until the transfer of the property from the Smiths to North Walsham Urban District Council in 1946. It is shown in various historic photographs, and once had lean-to glasshouses on its north and east sides (*see* Fig. 12).¹⁵⁹ The last private owner of The Cedars, Madeline Smith, who died in 1946, is known to have been a keen gardener, and clearly this area was much enjoyed by all members of the family (Fig. 77). Madeline was known in particular for her love of roses (*see* p. 33). Until the Council's occupation of The Cedars, the area occupied by the garden was well screened from public view. There was no driveway immediately to the east of the house, as now. The boundary wall mentioned above in relation to the forecourt continued eastwards, becoming taller to the right of the house.



Fig. 77: The Smith family in the walled garden of The Cedars in about 1930. [Courtesy of Nick Groves, North Walsham & District Community Archive]

Initially, the District Council does not seem to have made many changes to the forecourt of The Cedars. A photograph of 1957 shows the earlier arrangement still extant, although the Council was probably responsible for the circular flower bed on the west of the entrance (*see* Fig. 27). The same image shows, however, that the walled garden had been turfed up and converted into a car park, presumably for staff vehicles. At that point, the north greenhouse was still in place, but the two-storey outbuilding on the west had been demolished (to be replaced by a modern single-storey structure) and probably a vehicle entrance had been created to the immediate east of the house. Such an entrance was certainly in place by the 1960s (*see* Figs 30 and 43).

Further changes had been undertaken by the late 1960s. These included the demolition of the single-storey south-west service block, creating a wide, open forecourt in front of The Cedars, and the building of a lower boundary wall across the whole frontage (*see* Figs 28 and 34). The rearranged forecourt was planted with tall, thin trees (such as yew), visible in photographs of the 1970s and '80s (Fig. 79).

Alongside these changes came the redevelopment of the former Oaks estate on the south of New Road and the rearrangement of the roadway itself. At first, in the 1960s, the junction of New Road/Yarmouth Road to the immediate south of The Cedars was set with a triangular island (*see* Fig. 31). Shortly after this – by the mid-1970s (*see* Fig. 78) – New Road was pushed further south by the enlargement of the pedestrian island.



Fig. 78: Detail of aerial photograph showing The Cedars, with 1 New Road to its left, in 1975 (centre left of view). The trees planted in the building's forecourt can be clearly seen, as can the car park to the north-east. [North Walsham & District Community Archive]

Meanwhile, the former walled garden was more comprehensively converted into a car park. All features of the former garden, such as greenhouses, had disappeared by 1970. By that point, the car park was also used as an access route to Cedar Court, the late 1960s residential block on the adjacent site (*see* Figs 29 and 33) – work which involved the demolition of most of the garden's east wall. In more recent times, this route of communication has been removed and a fence erected – Cedar Court can now only be reached from Hall Lane (Fig. 79, and *see* Fig. 81).



Fig. 79: Detail of aerial photograph of 2020, showing The Cedars and its former walled garden from the south-west. The complex of agricultural outbuildings is shown on the right and Cedar Court to the north. [Damian Grady © Historic England Archive, 33932_002]

In terms of outbuildings, the earliest to be constructed in the grounds of The Cedars was a small, square structure to the east of the house (in the north-east corner of plot 120, as shown in Fig. 8). This probably dated from the original construction of the house in the late 18th century and was referred to in 1824 as a 'stable and chaise-house'.¹⁶⁰ By 1869, it could be described as a 'Two-stalled Stable' with loose box, hayloft, gighouse and yard.¹⁶¹ The building seems to have faced south and was accessed by a wide entrance – framed by gate piers – set in the high boundary wall which enclosed The Cedars's grounds at this point (Fig. 80). It was still being referred to as a 'Stable & Gighouse', built of brick and iron, at the time of the Valuation Office Survey inspection in 1915.¹⁶²

The structure survived, with broadly the same proportions, through to about 1986, when the Council submitted an application for its demolition (*see* p. 38). However, a photograph of the 1960s shows that the entrance gates had long been disused by that time (*see* Fig. 31), with alternate access now possible via the former walled garden (Council car park). No clear image of the building itself has been identified, though it is indistinctly visible in Fig. 78. By the late 1980s, there was a larger, single-storey structure on the site to the immediate west, which apparently functioned as a cab office (*see* Fig. 33).¹⁶³ An aerial photograph of 2020 shows this structure still in situ, with additional single-storey buildings to the immediate east, placed against the boundary wall, on the site of the former stables (*see* Fig. 35). However, by later that year, the site had been entirely cleared (*see* Figs 36 and 42).

Further outbuildings are located on the plot to the immediate east – between The Cedars and 9 New Road. At the time of the 1842 tithe, this plot (no. 119) was empty, but by 1884 it had been developed with two structures (*see* Figs 8 and 10). These faced each other across a yard, with the earlier stables forming its west side, and seem to date from the 1870s. There is no firm evidence that they were built by George Smith, though this is a possibility; by the time of the First World War, they were owned by Elizabeth Burton of Bacton Road and leased to the Urban District Council (*see* p. 26). Between 1884 and 1906, an additional structure was added to



Fig. 80: View from New Road showing the former entrance to The Cedars's stables, framed by gate piers. The stables building was demolished in about 1987. [Emily Cole © Historic England]



Fig. 81: The Cedars and its grounds in 2020, seen from the south-east, with the complex of agricultural outbuildings at the bottom of the image. [Damian Grady © Historic England Archive, 33932_004]

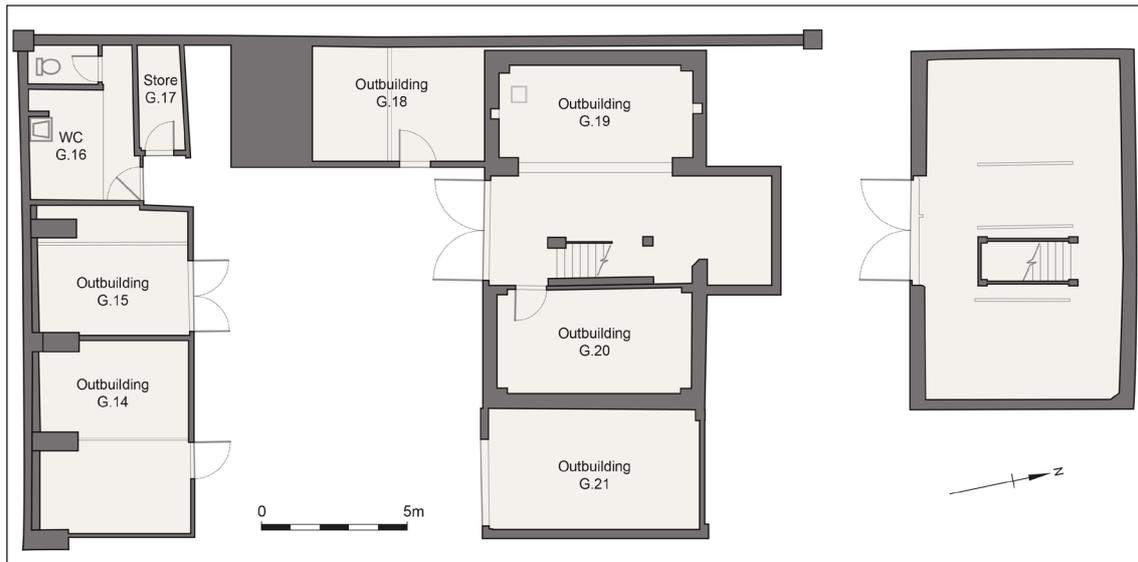


Fig. 82: The outbuildings at The Cedars, redrawn from a plan produced by Kings & Dunne Architects in 2021. The separate block on the right is the upper floor of the former barn (building G.19/G.20). [John Vallender, Historic England Archive]

the complex, adjoining the existing stables (but on the east side of the boundary wall) (*see* Fig. 14). Later, at some point between the OS map of 1906 and the Valuation Office Survey of 1913, the north building was extended to the east with an additional small structure (*compare* Figs 14 and 19). This complex of buildings had its own access at the south-east corner of the plot (Fig. 81).

These three outbuildings were recorded in 1913 as part of the Valuation Office Survey. At that time, they comprised: open cart sheds with a stall stable at one end; a barn, with a loft over and adjoining store, then in use as the Council's fire engine house (a function it possibly served from the 1870s/'80s to the 1930s); and a one-stall stable and fodder house (*see* p. 30). All three of these structures survive today, although presently in poor condition (Fig. 82).

The largest outbuilding (**G.19 and G.20**) is that on the north of the complex – the barn of the above description (Fig. 83). This is a two-storey structure with a



Fig. 83: The two-storey stables/barn on the north of the outbuilding complex. This building dates from the 1870s and was used for some years as the town's fire engine house. [Emily Cole © Historic England]

pantiled roof, built of red bricks laid in Flemish bond. On the south elevation, it has double doors on both ground and first floors, while on the north side a lower projecting block with a sloped roof contains a door (now blocked). The double doors on the south suggest the likelihood that G.19-20 was actually constructed as stables, with access for horses on the ground floor and a taking in door for hay above, though this use may have been relatively short-lived – possibly, it was converted as a barn after the completion of the adjacent G.18 around the 1890s (*see below*). Within, G.19-20 has been greatly modernised, and there is no obvious sign of its former use as stables, a barn or a fire engine house. Some of the partitions and external walls have been rebuilt with breeze blocks, and the staircase and timber rafters above the ground floor both appear to be of modern (late 20th- or early 21st-century) date. The upper floor has an open timber roof.

The timber structure attached to the building's east side (**G.21**) seems to have been the 'Store of W[ood] & C.[orrugated] I[ron] adjoining barn in tenants prop[erty]' mentioned in the Valuation Office Survey report of 1913.¹⁶⁴ It took the form of a simple sloped roof structure, of timber boards faced in corrugated iron. It was latterly used as a garage and was demolished in 2022 (*see Fig. 81*).

On the south side of the complex, with its back against the front boundary wall, is a building which formerly served as cart sheds (**G.14-G.17**) (Fig. 84). This single-storey structure is wide and shallow and has a pantiled roof sloping down from south to north. The side walls are of lightweight timber boards and corrugated iron, and the rear (south) wall is formed of brick. The roof is of timber, resembling that in the Victorian parts of the roof over the main house. As with the barn, the interiors have been altered, but must always have been plain. They probably comprised two cart sheds, with a stable on the east side.



Fig. 84: The former cart sheds on the south side of the outbuildings complex at The Cedars. This structure is believed to date from the 1870s. [Emily Cole © Historic England]



Fig. 85: The urinal, toilet and cloakroom area at the west end of the cart sheds appears to be a survival of the 1870s. [Emily Cole © Historic England]

At the west end of the building (in G.16) is quite an interesting survival: an early urinal, next to a sink and a toilet cubicle (Fig. 85). The whole ensemble could easily date from the 1870s – that is, be original to the construction of the cart sheds. Adjacent to this is a small store (G.17), seemingly retaining its Victorian arsenic-based green paint, with hooks for coats and hats on each side and a small window on the north.

The final building making up this complex is another utilitarian, single-storey structure of timber, faced with corrugated iron (**G.18**); it has a pantiled roof sloping down from west to east (Fig. 86). Judging by the evidence of the Valuation Office Survey, this was once a fodder house with a one-stall stable on one side, built probably in the 1890s. The area used for the storage of fodder (bulk feed for



Fig. 86: The early 20th-century fodder house and stable, built on the west side of the outbuilding complex at The Cedars. [Emily Cole © Historic England]

livestock, such as hay and straw) must have been the main space, a plain open area that has clearly been used in the 20th century as a garage or similar – the front opening has been enlarged to facilitate access. The separate space at the south end must once have been the stable and is now a rudimentary kitchen – probably fitted out in the 1950s or '60s by the Council.

At various points, outbuildings were added in the area to the north of this complex. As these have all since been demolished, and very little record of them survives, they will not be discussed in this report – though some have been introduced in the section assessing historical background.

There are surviving brick boundary walls to the north and south of The Cedars site, as well as a brick wall between the main Cedars plot and the complex of outbuildings – which, as noted, was formerly a separate property (*see* Fig. 81). These are laid in Flemish bond and date largely from the late 18th and 19th centuries, though have been heavily repaired over the years. Scars remain to indicate where the former stable building was joined to the east wall of the main Cedars plot. The north part of the same dividing wall was demolished at some point in the second half of the 20th century, with a replacement section added, descending in height in tiers (*see* Fig. 36).

SIGNIFICANCE

As a piece of domestic architecture dating from the late 18th and 19th centuries, The Cedars is not unusual, being of a similar type to houses which can be found across England. The building may be viewed as architecturally representative of its periods of construction and remodelling, rather than exceptional in any particular respect. Within the local setting, The Cedars is later in date than the majority of the buildings in the centre of North Walsham – which predominantly date back to the 17th century and first half of the 1700s. On the other hand, it represents the first wave of expansion around the town centre’s perimeters, with much of North Walsham’s suburban architecture (including that around Yarmouth Road) being later, of the early 19th century onwards.

Despite the status of The Cedars as typical rather than special, various of the property’s architectural features are of interest. Particular attention should be drawn to the following areas of the property:

- The expansion and increasing formalisation of the service ‘end’, which reflects wider developments in service accommodation throughout the country from the late 18th century onwards;
- The cellar, which is an interesting survival of the late 1700s;
- The boundary walls, many of which date from the late 18th century;
- The 1860s/’70s dining room on the building’s east, a grand, comparatively well-preserved space, and also the bay-windowed room above;
- The Victorian strong room or safe in the rear service corridor, a feature of particular interest given that the occupants of The Cedars worked as bankers, and also the single-storey ‘office’ building on the west side of the forecourt;
- The Victorian and early 20th-century ‘agricultural complex’ of outbuildings on the east of The Cedars, which have various original features;
- The work undertaken around the 1950s to convert The Cedars from house to office – a useful marker of what was considered requisite and desirable for office accommodation at that period.

In many senses, The Cedars should not be viewed as a house of the Georgian period. The remodelling undertaken in the late 1860s or 1870s was substantial and has left its mark throughout both the house and its grounds, with features of that date including the majority of the windows, the window shutters, chimney stacks, staircase and most if not all of the surviving fireplaces. Further substantial alterations were undertaken around the 1950s and 1960s. While the post-war works to the house are of interest in their own right (*see above*), it is regrettable that the grounds of The Cedars were so heavily changed – including conversion of the

former walled garden to a car park and, later, the demolition in the 1980s of what appears to have been the Georgian stable building.

Unquestionably, the interest of The Cedars lies chiefly in its history and the story of its occupants, as well as its place within the development of North Walsham. In terms of the building's earlier history, it is particularly notable that it was resident – in the 1820s and possibly the 1810s also – to Captain Thomas Withers. As has been discussed elsewhere in this report, Withers was a prominent naval figure and an associate of Lord Nelson, serving with him on both the HMS *Agamemnon* and the *Captain* (see pp. 15-17). Unfortunately, further details of Withers's connection to The Cedars have not been uncovered, but this – and his connection with North Walsham more generally – would be a fruitful area of future research.

After Withers came the Shipleys – a notable family in the history of veterinary surgery within Norfolk, who took up residence at The Cedars in the late 1830s. The Cedars must have been well used by the community during this time, as William Shipley's practice (succeeded by that of his son Joshua) was based in the house. It therefore had both a private and a public aspect during these years, which lasted to the sale of the property in 1869.



Fig. 87: An undated photograph of 'Smith's Corner' (probably taken around the 1880s), looking north towards 1 New Road from Yarmouth Road. The boundary wall of The Oaks estate is on the right. [North Walsham & District Community Archive]

Even more important, in terms of The Cedars and its development, is the property's connection with the Smiths – first George Smith, grocer, draper, tea dealer, insurance agent, banker, and then his son George William Smith, daughter-in-law Madeline and grandchildren. The family's connection with The Cedars lasted from 1869 through to 1946, with Smith senior seemingly responsible for many of the changes made to the house during the Victorian period. Moreover, the Smiths were connected not just with The Cedars, but also with the properties to its immediate west, on New Road and Church Street, an area which became known locally as 'Smith's Corner' (Fig. 87).¹⁶⁵

The Cedars – situated as it is on the fringe of North Walsham town centre – has seen many changes in its setting between the late 1700s and the present day. Originally its surroundings were largely rural, as reflected by the early 19th-century map reproduced as Fig. 1. The house faced onto what was a narrow roadway, with the substantial estate of The Oaks on the site to the south and also to the east. The only built-up aspect was on the property's west side, towards Church Street and Market Place. Gradually, however, The Cedars was surrounded by buildings to its north and north-east – including along Hall Lane. Perhaps the greatest change came in the 1960s, with the redevelopment of the site of The Oaks as a council services 'hub', including post office and library. Alongside this, and given its use from 1946 as council offices, The Cedars found itself at the centre of the town's public life, used by council staff for 70 years.

Thanks to a sensitive programme of work of 2021-22, the former appearance of The Cedars has become more evident. The veneer of council occupation has been largely removed, restoring much of the building's domestic character while still preserving the most interesting features of its use as offices. At the time of writing, the future use of The Cedars and the outbuildings on the site to the east is not yet clear. The contribution of all of these structures to the townscape, however, is without question – as a group, they represent a time when wealthy landed owners lived on the edges of the town, and are all the more precious given the demolition and redevelopment of the adjacent Oaks and Beech Grove estates. It is to be hoped that The Cedars will find a positive new function, justly reflecting its importance within the history of North Walsham.

APPENDICES

Appendix 1: Timeline

This timeline sets out key moments in the history of The Cedars, or moments for which there is clear historical evidence (like census returns). Full details of the building's history and development are set out in the main body of the report.

c. 1780s:

Remodelling of The Oaks and its estate.

1790:

Formal agreement given to rerouting of road to White Horse Common and creation of east part of New Road (built several years before, by the owner of The Oaks). Schematic map of this year does not include The Cedars.

c. early 1790s:

Probable construction of The Cedars and the detached stable/chaise-house on the east of the plot.

1790-4:

Building of The Cedars's rough plan included in William Faden's map of Norfolk (surveyed 1790-4; published 1797).

1808:

The Cedars and its stable building included in the enclosure map of North Walsham.

1814:

The Cedars included in a second enclosure map of North Walsham. Francis Cremer listed as owner. Area of walled garden rented from owner of adjacent property on Church Street (Robert Baker). Stable building omitted from map.

c. 1810s:

Front extension added to the service (west) end of The Cedars, as represented on tithe map of 1842.

1824:

The Cedars offered for sale (in June). At that time the owner was still Francis Cremer and the occupant Captain Thomas Withers (who had married Melissa Kemp in 1822). Withers must have moved out shortly after this. The Cedars was possibly purchased at this point by the legal firm Sewell, Blake & Co.

1839:

William Shipley, veterinary surgeon, listed as living at White Horse Road in *Pigot's Directory* – probably a reference to The Cedars, New Road.

1841:

Census returns list William Shipley and his family as resident of White Horse Lane (i.e. at The Cedars). George Smith listed as a resident of Churchgate Street (Church Street) with his sisters.

1842:

Tithe map of North Walsham, with William Shipley listed as occupant of The Cedars

and the owners as Sewell, Blake & Co. George Smith occupant of 2-4 Church Street (owner: Robert Baker). Area of walled garden still rented from owner of adjacent property, Robert Baker.

1843:

Death of Captain Thomas Withers, on 4 July, probably at his property in Cromer Road (then Antingham Lane).

1851:

Census returns list William Shipley and his family as resident in White Horse Road (i.e. at The Cedars), with William jun. working as vet's apprentice. George Smith occupant of 2-4 Church Street, living with his family.

1861:

Census returns list William Shipley, widower, still resident at The Cedars, with his son Joshua as assistant veterinary surgeon. George Smith and his family still at 2-4 Church Street.

1869:

The Cedars advertised for sale in September this year, with sale held on 21st of that month – noted that 'a considerable outlay' had been expended on the property 'during the present year' (*Norfolk Chronicle*). Joshua Shipley listed as tenant. Property acquired by George Smith and advertised for rent in October. Walled garden a formal part of The Cedars's landholdings by this year.

c. early 1870s: Remodelling of The Cedars (e.g. east and north extensions), construction of single-storey buildings on west (adjacent to 1 New Road) and construction of two outbuildings in agricultural complex to east. Also rebuilding of outbuilding to immediate rear of The Cedars.

1871:

The Cedars seems to have been empty/being remodelled, as not obviously listed in census returns. These returns show that George Smith and his family were still at 2-4 Church Street (son, George William Smith, a bank clerk). Joshua Shipley living elsewhere in New Road and William Shipley in Southtown, Great Yarmouth.

1875:

Post Office Directory lists George Smith at commercial residence at 2-4 Church Street, but no private residence listed.

1876:

George Smith retired from his drapery and grocery business, but continued to work in life assurance/the savings bank. In this year, the bank may have moved to 1 New Road.

1877:

George Smith not listed in directory of this year at all.

1879:

Post Office Directory lists George Smith at The Cedars – the first recorded use of the house's name.

1881:

Census returns list George Smith with family at The Cedars. Nos 2-4 Church Street seemingly rented out; occupant at this time Smith's nephew, W. T. Mullen (still there in 1883 and 1888, *see below*).

1884:

First large-scale Ordnance Survey map. This shows The Cedars with new extensions to the east and rear (north), the single-storey blocks to the west completed and incorporated as a formal part of The Cedars's landholdings, and the new north (barn) and south (cart shed) structures of the east outbuilding complex.

1886:

George Smith dies at The Cedars on 1 March this year. Property left to his widow, Martha. Around this time, Smith's son, George William Smith, probably moved back to 2-4 Church Street.

1888:

Kelly's Directory lists George William Smith's workplace as Bank House, New Road, possibly a reference to 2-4 Church Street, as W. T. Mullen is listed at the same property.

1891:

Census returns list Martha Smith at The Cedars and George W. Smith and his family at 2-4 Church Street. Death of Martha Smith at The Cedars on 21 December this year.

1892:

George W. Smith listed in *Kelly's Directory* at 'Bank House and Church Street' (i.e. 1 New Road and 2-4 Church Street).

c. 1893:

Savings bank and George W. Smith's other offices moved from 2-4 Church Street to 1 New Road. Subdivision around now of Church Street premises into two separate properties, no. 2 and no. 4.

1896:

George W. Smith listed in *Kelly's Directory* at The Cedars, with an office at Bank House, 1 New Road.

c. 1890s:

Demolition of single-storey service extension at west end of The Cedars. Construction of fodder house on west side of agricultural outbuilding complex (pre-1905). Also installation or reworking of strong room/safe at the rear of The Cedars.

1901:

Census returns list George W. Smith and family at The Cedars.

c. 1903-13: Use of barn in outbuildings complex as fire engine house by North Walsham Urban District Council. Town's fire engine station also listed in New Road in directories of 1883, 1888, 1908, 1922, 1925 and 1933, so use of these premises for this purpose probably long-standing.

1906:

Second edition large-scale Ordnance Survey map published (surveyed 1905). This shows The Cedars without the projecting service extension on the south-west and with lean-to greenhouses in the walled garden.

1908:

Kelly's Directory lists George William Smith's workplace as Bank House, New Road.

c. 1910s:

Construction of new single-storey service projection at south-west of The Cedars, replacing

the range demolished around the 1890s.

1911:

Census returns list George W. Smith and family at The Cedars.

1913-15:

Valuation Office Survey inspections of The Cedars and other properties in North Walsham. George W. Smith as copyhold owner of The Cedars and also (with his sisters) of 2-4 Church Street. Elizabeth Ann Burton of Bacton Road listed as owner of agricultural complex on the east.

1921:

Census returns list George W. Smith, his wife and daughter Gladys at The Cedars, with a servant.

c. 1920s:

Construction of lean-to outbuilding on east side of existing two-storey barn (shown on Ordnance Survey map of 1928).

1930:

Retirement of George W. Smith (though he is still listed as 'insurance agent' in *Macdonald's Directory* of 1931). Succeeded as manager of savings bank by his daughter, Gladys.

1933:

Death of George W. Smith, 23 January. The Cedars left to his widow, Madeline.

1934:

Demolition of The Oaks on the south side of New Road.

1939:

National Register of England and Wales (of September this year) lists Madeline Smith at The Cedars, with daughter Gladys and other family members.

1946:

Death of Madeline Smith, 13 October. The Cedars subsequently rented and later sold to North Walsham Urban District Council and used from this point as council offices.

c. 1950s/early '60s:

Alterations to The Cedars, including installation of new partitions, demolition of projecting service range at south-west of house and conversion of walled garden to car park, with new access drive on immediate east of house.

1960s:

Redevelopment of the site of The Oaks and its estate on the south side of New Road; e.g. completion of new post office in 1965 and new library in 1968. Construction around the late 1960s of Cedar Court, a residential block beyond the north-east of The Cedars's former walled garden.

1970s:

The Cedars is added to the statutory list (at Grade II) in September 1972. Demolition of Beech Grove on the site to far north-east, off Hall Lane, between 1970 and 1975 (acc. Ordnance Survey maps) and redevelopment of its estate.

1981:

Replacement of the roof tiles of The Cedars and possibly other maintenance/reworking.

1986/7:

Demolition of former stables building to east of The Cedars (permission granted October 1986). Demolition around the same time of outbuilding to the rear of the house.

c. 1987:

Comparatively minor internal alterations at The Cedars (permission granted April 1986).

c. 1992-3:

Further comparatively minor internal alterations at The Cedars (permissions granted January 1992 and February 1993).

c. 1997:

Refurbishment of single-storey office building on west of The Cedars (new window, door, roof, etc.; permission granted February 1997).

c. 2001:

Replacement of ceiling in council chamber (former dining room), The Cedars, following partial collapse in March 1999 and September 2000 (permission granted 2000).

2016:

The Cedars vacated by North Norfolk District Council.

2021-2:

Refurbishment of The Cedars as part of the High Street Heritage Action Zone project.

Appendix 2: Biographical Information on Captain Thomas Withers

1. Biography in John Marshall's *Royal Naval Biography, Supplement – Part I* (London, 1827), 476-482.

Thomas Withers, Esq. A Knight of the Imperial Ottoman Order of the Crescent

Was born at Knapton, North Walsham, co. Norfolk, Sep. 17, 1769; and received a nautical education in the mathematical ward of Christ's Hospital, London, under the tuition of the late Mr. William Wales.

Although we know that the subject of this memoir was borne on the books of one or two ships during the last three years and nine months of the American revolutionary war, and that he subsequently served as a midshipman and master's mate, on the East and West India stations; it is not in our power to state with precision the names of the different commanders he sailed under, previous to his joining the renowned Nelson, at the commencement of hostilities against France, in 1793.

The *Agamemnon* 64 [gun], commanded by that heroic officer, formed part of Lord Hood's fleet, at the occupation of Toulon; and was subsequently sent to cruise off Sardinia, where she appears to have fallen in with four French frigates and a brig, under the orders of Commodore Perrée. While pursuing one of the former, in hopes of cutting her off before the others could come to her assistance, the British ship had one man slain, six persons wounded, and her masts, sails, and rigging much damaged. Mr. Withers afterwards assisted at the reduction of Bastia and Calvi; and he also bore a part in Vice-Admiral Hotham's partial actions with the republican fleet, off Genoa and Hieres islands, in March and July, 1795.

In Aug. following, Captain Nelson was sent to co-operate with the allied armies in an attempt to expel the enemy from the Genoese territories; and whilst thus employed, Mr. Withers was engaged in numerous boat affairs, on one of which occasions he received a slight wound, and upon another was taken prisoner by the French, who sent him to Montpellier, from whence he was allowed to return to his ship after a detention of little more than three months, Napoleon Buonaparte [*sic*] consenting to exchange his captives, in consequence of Nelson having thought proper to restore to that General some personal property, which had been captured by the *Agamemnon* and her consorts.

In June 1796, Mr. Withers joined the *Captain* 74 [gun], bearing the broad pendant of Commodore Nelson, under whom he had the honor of serving as master's-mate at the defeat of the Spanish fleet off Cape St. Vincent, Feb. 14, 1797. On the ensuing day he was made a Lieutenant, and appointed to the *Salvador del Mundo* of 110 guns, in which ship he continued until paid off at Plymouth, in the month of Dec. following.

After remaining on half pay for about two months, Lieutenant Withers received an appointment to the *Terrible* 74 [gun], then commanded by Sir Richard Bickerton, Bart.; under whose flag we also find him serving during the memorable expedition against the French in Egypt ... We should here observe that, whenever detached from his ship upon an enemy's coast, Lieutenant Withers always took with him a lead, line, and compass, by which means he was enabled, at this critical period, to discover and survey the western bogaze [of Fort Marabout], of which no one in the squadron had the least previous knowledge; ...

In April 1803, Lieutenant Withers was appointed by Sir Richard Bickerton to command the *Expedition* 44 [gun], armed *en flute*; in which ship we find him principally employed on the Mediterranean station until May, 1804, when he received orders to pay her off at Chatham, she being reported unfit for further service. His next appointment was, June 1804, to the *Tartarus* bomb, attached to the Dungeness squadron, under the orders of Rear-Admiral Sir Thomas Louis. In that vessel he had the misfortune to be wrecked, on the sands near West Gate bay, Margate, when proceeding to refit at Chatham, Dec. 20, 1804.

In Sept. following, Captain Withers accepted employment under the Transport Board, and was entrusted with the charge and direction of a division of transports sent on an expedition to the Elbe and Weser, under the command of Lieutenant-General Lord Cathcart. His conduct as principal agent at the reduction of Alexandria, in 1807, was warmly spoken of by Major-General Fraser, and Captain (now Sir Benjamin) Hallowell; the former declaring him "entitled to praise, for his activity in landing the troops, and for the exertions he afterwards made for supplying them with provisions;" the latter describing the debarkation as "a most arduous service, from the great distance the boats had to row, and the surf they had to encounter on the beach."

At the close of 1807, Captain Withers returned home with a body of troops under Sir John Moore; and in Feb. 1808, he embarked another division, commanded by Sir George Prevost. After landing that officer and his corps at Halifax, he proceeded to the river St. Lawrence; but returned from thence in Oct. following, for the purpose of superintending the equipment of the shipping intended to convey four chosen regiments from Nova Scotia to Barbadoes [*sic*], where a grand expedition was then preparing for the attack of the French West India islands.

On his arrival in Carlisle bay, Captain Withers received the sole charge of all the transports attached to that expedition; and Captain Philip Beaver, who superintended the landing of the main body of the army in Bay Robert, Martinique, acknowledged receiving from him "all that assistance in the various arrangements he had to make, which could be expected from an officer of great zeal and clear comprehension."

After the landing of the troops to windward, some delay occurred in getting the heavy artillery into position, owing to the nature of the roads along which it had to pass; and as the naval detachment serving on shore under Captain Beaver was fully employed, Captain Withers, having first completed the watering of the

transports, volunteered to land with 100 picked men from them. This offer was gladly accepted by Lieutenant-General Beckwith, who expressed great satisfaction at the manner in which the guns were afterwards brought forward. His zealous conduct on this occasion being duly reported to the Admiralty by Sir Alexander Cochrane, Captain Withers was promoted to post rank shortly after the receipt of that officer's despatches; his commission bearing date May 13, 1809.

Captain Withers returned to England in Nov. 1809, and was soon afterwards appointed to succeed Captain (now Rear-Admiral) Cochet, as principal agent for transports on the Mediterranean station.

In 1810, when Joachim Murat marched into Lower Calabria, and encamped his army immediately opposite Messina, threatening to invade Sicily, and boasting that he would effect the subjugation of that fine island in less than 20 days, Captain Withers, and the people under his orders, rendered essential services to the Anglo-Sicilian garrison, by contributing to the formation of a flotilla, and co-operating in most of the conflicts that took place between it and the enemy's numerous gun-boats, during the time that the usurper continued his warlike preparations; a period of more than four months ...

From July, 1812, until the termination of hostilities, in 1814, Captain Withers was very actively employed on the east coast of Spain; and although the army sent thither from Sicily did not add much lustre to his Majesty's arms, it may be said, with truth, that the expedition was attended to the last with very great fatigue, and oftentimes danger, on the part of the navy and transports ...

[Withers] subsequently returned to the Mediterranean, and continued on that station until the summer of 1816, since which he has not held any appointment. The arduous and responsible nature of his situation at the latter part of the war will readily be conceived, when we state, that the tonnage of the transports under his directions at one time amounted to more than 50,000 tons.

2. Obituary in *The Gentleman's Magazine*, vol. 20 (London, 1843), 435-6.

July 4. At North Walsham, Norfolk, aged 73, Thomas Withers, esq. Post Captain R.N.

Captain Withers entered the service in 1793, when he had the good fortune to join the immortal Nelson in the *Agamemnon*, 64 [gun], forming part of Lord Hood's fleet at the occupation of Toulon, and which bore a part in the reduction of Bastia and Calvi. In a boat affair during this period he was wounded in the foot, and was taken to the Austrian head quarters at Loano for the extraction of the ball. In another he was taken prisoner by the French, and was fortunate enough, three months after, to be included in the exchange brought about by the generosity of Nelson, in restoring some private property of Napoleon's taken by the *Agamemnon*. In 1796, he joined the *Captain*, 74 [gun], and in the following year, at the memorable battle of Cape St.

Vincent, had the distinguished honour of commanding the division which boarded the San Nicholas, and from that ship the San Josef. He was made Lieutenant the next day, and was soon after appointed to the Terrible, 74 [gun], under the command of Sir R. Bickerton, and served during the expedition against the French in Egypt. At this time he rendered an important service, which received a warm public acknowledgement from Sir Alexander Cochrane. He had, while engaged in a blockade of Fort Marabout, occupied himself in a survey, which enabled him, at a critical juncture, to lead the British squadron into port, when no one else in the fleet could have done it, and at a moment when the success of the movements of the army upon Alexandria, under Sir E. Coote, depended upon its co-operation.

In April 1803, he was appointed to the command of the Expedition, 44 [gun]; and was chiefly engaged in the Mediterranean till 1804. In 1805 he accepted employment under the Transport Board; and in that arduous and harassing service he repeatedly received the highest public commendations from officers in command in the army and navy, who had witnessed and been benefited by his indefatigable exertions. Such was the confidence reposed in him, that at one time the tonnage of the transports entrusted to him amounted to no less than 50,000 tons.

In 1809, post-rank was bestowed on Capt. Withers. He was engaged in the defence of Sicily in 1810; and from 1812 to the termination of hostilities in 1814, he was chiefly employed on the east coast of Spain.

The whole of Capt. Withers' active service embraced a period of twenty-one years. It was characterised throughout, in the various situations of trust which he filled, by an earnest devotion to his duties, which uniformly procured him confidence and esteem. After his retirement into private life, he chiefly resided in the neighbourhood where he was born. With the utmost kindness and gentleness of disposition, his character exhibited the rare union of the most inflexible integrity, firmness of purpose, and rectitude of conduct. To these qualities he added a clear intellect and retentive memory; and few men were better versed in all the stirring events of that great contest in which he had borne a part.

ENDNOTES

- 1 Kings & Dunne Architects, 'Condition Survey: 1a and 3 (The Cedars), New Road, North Walsham, Norfolk, NR28 9DE' (prepared for North Norfolk District Council, 2020), 4 (1.1).
- 2 For the history of The Oaks, see: Christopher Barringer, *North Walsham in the Eighteenth Century* (North Walsham, 1983 edition), 39-43; [https://www.heritage.norfolk.gov.uk/record-details?MNF33511-War-Memorial-Park-\(The-Oaks\)-North-Walsham&Index=30735&RecordCount=57338&SessionID=3e40decc-d0d2-40c2-9783-0d58d8225365](https://www.heritage.norfolk.gov.uk/record-details?MNF33511-War-Memorial-Park-(The-Oaks)-North-Walsham&Index=30735&RecordCount=57338&SessionID=3e40decc-d0d2-40c2-9783-0d58d8225365) (acc. 17 June 2022). For genealogical information, see: [Thttps://www.ancestry.co.uk/family-tree/person/tree/103967548/person/122115797710/facts](https://www.ancestry.co.uk/family-tree/person/tree/103967548/person/122115797710/facts) (acc. 17 June 2022).
- 3 Barringer, *North Walsham in the Eighteenth Century*, 39.
- 4 Mostyn John Armstrong, *The History and Antiquities of the County of Norfolk*, vol. 9 (Norwich, 1781), 99.
- 5 NRO, C/Scce 2/2/20; Barringer, *North Walsham in the Eighteenth Century*, 39.
- 6 NRO, C/Scce 2/2/20.
- 7 NRO, CHC 164380/1/2.
- 8 Information obtained from family trees on Ancestry: <https://www.ancestry.co.uk/family-tree/person/tree/169410017/person/292383386369/> (acc. 17 June 2022).
- 9 *Pigot & Co.'s National Commercial Directory: Norfolk and Suffolk* (London and Manchester, 1830), 555-6. This is a different Robert Baker from the Robert Summers Baker (1816-88), solicitor and later Justice of the Peace, who was listed in King's Arms Street in the 1851 census and at The Oaks, New Road, in the census returns of 1861, 1871 and 1881.
- 10 *Norwich Mercury*, 12 June 1824, p. 3; *ibid.*, 19 June 1824, p. 4.
- 11 For biographical information, see: https://en.wikisource.org/wiki/Dictionary_of_National_Biography,_1885-1900/Withers,_Thomas and https://en.wikisource.org/wiki/Royal_Naval_Biography/Withers,_Thomas (acc. 17 June 2022).
- 12 *The Dispatches and Letters of Vice Admiral Lord Viscount Nelson*, with notes by Sir Nicholas Harris Nicolas, vol. 1 (London, 1844), 299.
- 13 *Ibid.*, vol. 2 (London, 1845), 1.
- 14 Carola Oman, *Nelson* (London, 1947, 1948 reprint), 115. On 26 January 1793, Nelson wrote, 'I have sent out a Lieutenant and four Midshipmen to get men at every Sea-port in Norfolk, and to forward them to Lynn and Yarmouth': *Dispatches and Letters of Vice Admiral Lord Viscount Nelson*, vol. 1, 298.

- 15 *Naval and Military Gazette*, 15 July 1843, 6.
- 16 *Norfolk Chronicle*, 11 May 1822, 2. For useful biographical details, see also: <https://www.ancestry.co.uk/family-tree/person/tree/103324173/person/192213716035/facts> (acc. 25 July 2022). However, this family tree is incomplete with regards to Captain Withers, and appears to contain some errors – for instance, there is no evidence that he was born in Blofield, near Norwich, rather than in Knapton.
- 17 Ibid. Withers, his wife Melissa and their daughter Harriet are listed in the 1841 census: 1841 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 4, piece 784, book 24, fol. 9, p. 13. However, in the census of 1851 (at which time she was staying in Kent), Withers's daughter appears as 'Sarah H. P. B. Withers': 1851 census, Kent, registration district Catherington, sub-district Horndean, enumeration district 5a, schedule no. 18, piece 1677, fol. 348, p. 4.
- 18 William White, *History, Gazetteer and Directory of Norfolk* (Sheffield, 1836), 553. Withers was still listed in Antingham Road at the time of the 1841 census: 1841 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 4, piece 784, book 24, fol. 9, p. 13.
- 19 Thomas Withers (with 'another') is listed in the tithe apportionment of 1843 as occupying a property owned by Matilda Varden: NRO, PD 711/53. This was plot no. 1204 ('Houses & Gardens'), which is shown in the tithe map (NRO, DN/TA 663) as being what was later 'Shrubs', 207 Cromer Road, and is now the Beechwood Hotel.
- 20 *Naval and Military Gazette*, 15 July 1843, 5.
- 21 Ibid., 6.
- 22 Ibid.
- 23 NRO, PD 711/53.
- 24 *Norwich Mercury*, 12 June 1824, p. 3; *ibid.*, 19 June 1824, p. 4.
- 25 *Ibid.*, 12 June 1824, 3.
- 26 North Norfolk District Council, plan of October 1996 (PF 961324).
- 27 NRO, PD 711/53.
- 28 Pamela Hunter, *Veterinary Medicine: A Guide to Historical Sources* (Business Archives Council, 2016), 176.
- 29 For information on the company, see, for instance: NRO, MC 1985/1, 897X7.
- 30 *Pigot's Directory of Norfolk* (1839), 485; 1841 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 1, piece 784, book 23, fol. 14, p. 20; 1851 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 1a, schedule no. 39, piece 1809, fol. 10, p. 13.

- 31 Neither the 1841 census nor the 1851 census appear to list New Road separately. In the tithe apportionment of 1842, New Road (no. 1493) and White Horse Road (no. 1494) are listed as different routes: NRO, PD 711/53. They were clearly closely linked, however: the related tithe map (NRO, DN/TA 663) shows that White Horse Road was at the east end of New Road.
- 32 William White, *History, Gazetteer and Directory of Norfolk* (Sheffield, 1836), 553.
- 33 1841 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 1, piece 784, book 23, fol. 14, p. 20. For genealogical information on the Shipley family, see: <https://www.ancestry.co.uk/family-tree/person/tree/26644927/person/1893812969/facts> (acc. 17 June 2022).
- 34 1851 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 1a, schedule no. 39, piece 1809, fol. 10, p. 13.
- 35 *Norfolk Chronicle*, 1 March 1845, 3.
- 36 Hunter, *Veterinary Medicine*, 176; <https://www.edp24.co.uk/news/obituaries/william-shipley-family-veterinary-dynasty-served-great-yarmouth-for-two-557298> (acc. 27 July 2022).
- 37 1861 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 8, schedule no. 110, piece 1201, fol. 112, p. 22.
- 38 Hunter, *Veterinary Medicine*, 176; 1861 census, Norfolk, registration district Mutford, sub-district Gorleston, enumeration district 10, schedule no. 6, piece 1189, fol. 148, p. 1.
- 39 William Shipley and Joshua, veterinary surgeons, are listed in New Road in 1869: White, *History, Gazetteer and Directory of Norfolk* (1869), 477.
- 40 *Norfolk Chronicle*, 18 September 1869, 5. See also: *Norfolk Chronicle*, 4 September 1869, 4, and *Norfolk News*, 11 September 1869, 5.
- 41 1871 census, Norfolk, registration district Mutford, sub-district Gorleston, enumeration district 5, schedule no. 99, piece 1783, fol. 13, p. 18; 1881 census, London, registration district Holborn, sub-district St Andrew Eastern, enumeration district 4, piece 341, fol. 89, p. 2.
- 42 *Norfolk News*, 16 October 1869, 6. For genealogical information on George Smith and his family, see: https://www.ancestry.co.uk/family-tree/person/tree/18509367/person/152064653917/facts?_phsrc=mEV102&_phstart=successSource (acc. 21 June 2022) and <https://www.ancestry.co.uk/family-tree/person/tree/10251384/person/-671526568/facts> (acc. 28 June 2022)
- 43 1841 census, Norfolk, registration district Erpingham, sub-district North Walsham, piece 784, book 23, fol. 47, p. 28. Smith was listed immediately prior to William Barcham, grocer.
- 44 NRO, PD 711/53. At the time of the enclosure award of 1814, this property

had been in the hands of Robert Baker, with John Barcham at the adjacent pub.

- 45 National Heritage List for England entries 1373941 and 1039537, <https://historicengland.org.uk/listing/the-list/list-entry/1373941?section=official-list-entry>; <https://historicengland.org.uk/listing/the-list/list-entry/1039537?section=official-list-entry> (acc. 21 June 2022).
- 46 1851 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 1c, schedule no. 168, piece 1809, fol. 61, p. 40. An invoice from 1858 survives with George Smith's company letterhead and names him a 'Wholesale & Retail Linen & Woollen Draper, Grocer and Tea Dealer ... Agent to the Mutual Life Assurance Society': information kindly supplied by Wayne Beauchamp.
- 47 1861 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 8, schedule no. 178, piece 1201, fol. 118, p. 33.
- 48 Dr Nicholas Groves, 'The Smiths of The Cedars, North Walsham' (lecture, 2010, revised 2015) – unpaginated transcript kindly shared by Nick Groves; <https://www.facebook.com/photo/?fbid=2429708670417040&set=gm.1700453003422089> (acc. 29 June 2022); 1871 census. The savings bank had been founded in 1820.
- 49 1871 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 8, schedule no. 83, piece 1797, fol. 109, p. 15. The Smiths are listed under Market Place, but this still seems to be a reference to 2-4 Church Street – the Buck Inn (at 6 Church Street) immediately follows the entry.
- 50 Historic images show that the building displayed the word 'bank' on its main elevation around this time. See, for example, 2 Church Street in the distance of these views (the first is correctly dated to the 1870s, not c. 1800): <https://www.northwalshamarchive.co.uk/photo/north-walsham-market-place-engraving-c1800> and <https://www.northwalshamarchive.co.uk/photo/north-walsham-market-place-913> (acc. 27 Sep. 2022).
- 51 Groves, 'The Smiths of The Cedars, North Walsham', n.p.
- 52 *Norwich Mercury*, 18 February 1871, 1. Randell is listed, with her son Horace, daughter Ellen and a servant, under the heading of The Oaks in the 1871 census, but as a separate entry beneath that of the main owner of the house (Robert Summers Baker) and before 'Bank Street' – seemingly the name for the short stretch between The Cedars and Church Street: 1871 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 8, schedule no. 149, piece 1797, fol. 114, p. 26. Either Randell was occupying a property on the estate of The Oaks or the enumerator had added 'ditto' marks beneath The Oaks when in fact The Cedars was meant. Mary Randell was living in Free School Road by the time of the 1881 census: 1881 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 8, piece 1922, fol. 114, p. 30.
- 53 *Eastern Daily Press*, 27 June 1876, 1; Groves, 'The Smiths of the Cedars,

- North Walsham', n.p.; *Post Office Directory of Norfolk* (London, 1879), 516. The *Kelly's Directory* named Mullen a linen and woollen draper, supplier of carpets, grocer, tea dealer and funeral furnisher.
- 54 1881 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 8, piece 1922, fol. 114, p. 15.
- 55 *Kelly's Directory of Norfolk and Suffolk* (London, 1888), 604-5.
- 56 *Eastern Daily Press*, 27 June 1876, 1.
- 57 1891 census, Norfolk, registration district Smallburgh, sub-district North Walsham, enumeration district 11, piece 1509, fol. 105, p. 10.
- 58 *Post Office Directory of Norfolk* (London, 1879), 515.
- 59 For a historic photograph of Beech Grove, demolished in the early 1970s, see: <https://www.northwalshamarchive.co.uk/photo/beech-grove-hall-lane-north-walsham-photo-gmclean> (acc. 28 June 2022).
- 60 1881 census, Norfolk, registration district Erpingham, sub-district North Walsham, enumeration district 8, piece 1922, fol. 113, pp. 27-8. In the 1879 *Kelly's Directory* (*see above*), Smith's profession was given as actuary of the Savings Bank and also agent for Clerical Medical, Mutual Life, Norwich and London Accident and Casualty, and Norwich Union Fire Insurance companies.
- 61 *Ipswich Journal*, 4 March 1886, 3.
- 62 *Norfolk Chronicle*, 18 September 1869, 5. See also: *Norfolk Chronicle*, 4 September 1869, 4, and *Norfolk News*, 11 September 1869, 5.
- 63 *Norwich Mercury*, 12 June 1824, 3; *Norfolk Chronicle*, 18 September 1869, 4.
- 64 *Norfolk Chronicle*, 18 September 1869, 5.
- 65 The largest building, on the north, was listed Grade II in 1972 and was said (incorrectly) to date from the 18th century: NHLE 1039485, <https://historicengland.org.uk/listing/the-list/list-entry/1039485> (acc. 28 June 2022). The adjacent walls, to the east and north of this outbuilding, were also listed Grade II in 1972 as dating from the 18th century: NHLE 1039486, <https://historicengland.org.uk/listing/the-list/list-entry/1039486> (acc. 28 June 2022).
- 66 *Post Office Directory* (1879), 516; *Kelly's Directory* (1888), 606. There was a Rookery Farm near Swafield, to the north of North Walsham, and also a Rookery Farm on the east, near Walcott.
- 67 TNA, IR 58/62267, ref. 789. In the 1911 census, Burton – single, aged 48, living on 'private means' – was listed at Bacton Villas, Bacton Road: 1911 census, Norfolk, registration district 221, sub-district North Walsham, enumeration district 09, piece 11159, schedule no. 186.

- 68 *Post Office Directory* (1879), 516; *Kelly's Directory* (1888), 606 (George Smith, insurance agent for Mutual Life and savings bank actuary, listed with offices at Bank House); *Kelly's Directory* (1892), 662 (G. W. Smith listed with bank offices at Bank House and grocery, Church Street).
- 69 We are grateful for the information about the building kindly provided by Andrew Orves of Sexty & Co.
- 70 1891 census, Norfolk, registration district Smallburgh, sub-district North Walsham, enumeration district 11, piece 1509, fol. 113, p. 26.
- 71 *Norwich Mercury*, 26 December 1891, 5-6.
- 72 *Norfolk News*, 12 March 1892, 10.
- 73 *Kelly's Directory* (1888), 605. For ownership of 2-4 Church Street, see the early 20th-century Valuation Office Survey: TNA, IR 58/62265 and IR 58/62266. For Mullen, see: Groves, 'The Smiths of The Cedars, North Walsham', n.p.
- 74 1891 census, Norfolk, registration district Smallburgh, sub-district North Walsham, enumeration district 11, piece 1509, fol. 105, p. 10; *Norfolk News*, 12 March 1892, 10; *Kelly's Directory* (1892), 662. For the life dates of the Smith children and other information, see the family tree posted by Nick Groves on Ancestry: <https://www.ancestry.co.uk/family-tree/person/tree/10251384/person/-671528662/facts> (acc. 28 June 2022)
- 75 Smith jun. was listed at the property in the Kelly's directory of 1896: *Kelly's Directory* (1896), 460.
- 76 There is no evidence of 2 and 4 Church Street functioning as separate premises until after the 1891 census.
- 77 1901 census, Norfolk, registration district Smallburgh, sub-district North Walsham, enumeration district 9, piece 1823, fol. 10, p. 9.
- 78 *Kelly's Directory of Norfolk* (London, 1908), 504.
- 79 TNA, IR 58/62265, ref. 562, and IR 58/62266, ref. 656.
- 80 *Norfolk News*, 12 March 1892, 10; *Kelly's Directory* (1896), 460. Also, Smith junior's use of 1 New Road and the adjacent blocks as a workplace is indicated by the 1921 census returns, in which he listed his place of work as 'at home': 1921 census, RG15/09619, schedule no. 103.
- 81 1901 census, Norfolk, registration district Smallburgh, sub-district North Walsham, enumeration district 9, piece 1823, fol. 17, p. 24. The directory of 1908, for instance, lists George William Smith, savings bank actuary and insurance and emigration agent, at Bank House, New Road, and also at The Cedars: *Kelly's Directory* (1908), 503 and 505.
- 82 Groves, 'The Smiths of The Cedars, North Walsham', n.p. Smith jun. was named an 'accountant & insurance agent' at the time of the 1911 census, an accountant and actuary employed by a Branch Savings Bank in the 1921

census and an 'insurance agent' in a directory of 1931: 1911 census, Norfolk, registration district 221, sub-district North Walsham, enumeration district 10, piece 11160, schedule no. 104; 1921 census, RG15/09619, schedule no. 103; *MacDonald's Directory* (1931), 1761.

- 83 Groves, 'The Smiths of The Cedars, North Walsham', n.p.
- 84 *National Probate Calendar (Index of Wills and Administrations), 1858-1995* (1933), 409 (available on: www.ancestry.co.uk).
- 85 1911 census, Norfolk, registration district 221, sub-district North Walsham, enumeration district 10, piece 11160, schedule no. 104; 1921 census, RG15/09619, schedule no. 103.
- 86 <https://www.ancestry.co.uk/family-tree/person/tree/10251384/person/202223667493/facts> (acc. 28 June 2022); Groves, 'The Smiths of The Cedars, North Walsham', n.p.
- 87 Information kindly supplied by Diana Velhagen, Curator of the North Walsham Heritage Centre, based on directories of 1883, 1888, 1908, 1922, 1925 and 1933. The fire engine station had been listed in Cock Street in 1869 and 1875 and was in Church Street by 1937.
- 88 TNA, IR 58/62267, ref. 789.
- 89 Ibid., ref. 756.
- 90 See: Edward Carpenter, 'North Walsham High Street Heritage Action Zone: Aerial Investigation', Historic England, Research Report Series, 24/2022, 44.
- 91 See, for example: *Kelly's Directory* (1933), 535.
- 92 Diana Velhagen, Curator of the North Walsham Heritage Centre, has kindly informed us that – according to notes left by the late local historian Stanley Watts – The Oaks was demolished in 1934, two years after the death of its owner Eleonora Wilkinson. For a photograph of The Oaks in 1928, see: Carpenter, 'North Walsham High Street Heritage Action Zone: Aerial Investigation', 48.
- 93 Head of the family was John Wilkinson (b. 1833), solicitor, who had founded local firm Wilkinson & Davies. The last resident of The Oaks was apparently his daughter, Gertrude (b. 1872). By 1939, she was living at Eastgate, 8 New Road, near the site of her former home.
- 94 1939 England and Wales Register, enumeration district TQHB, district North Walsham, registration district 221/2, schedule no. 96; Groves, 'The Smiths of The Cedars, North Walsham', n.p.
- 95 Groves, 'The Smiths of The Cedars, North Walsham', n.p. For the Reynolds family tree, see: https://www.ancestry.co.uk/family-tree/person/tree/10251384/person/-671549402/facts?_phsrc=mEV103&_phstart=successSource (acc. 28 June 2022).
- 96 *National Probate Calendar (Index of Wills and Administrations, 1946)*, 368.

- 97 Groves, 'The Smiths of The Cedars, North Walsham', n.p.
- 98 Ibid.
- 99 Ibid.
- 100 *National Probate Calendar* (1946), 368.
- 101 Pers. comm. (Nick Groves); <https://www.facebook.com/photo/?fbid=604204876300771&set=gm.413192055481530> (acc. 29 June 2022). The savings bank run by the Smiths was apparently later absorbed into successor companies (including TSB) and moved to Market Place: <https://www.facebook.com/photo/?fbid=2429708670417040&set=gm.1700453003422089> (acc. 29 June 2022).
- 102 <https://www.northwalshamarchive.co.uk/photo/marjoram-brothers-drapery-store-north-walsham> (acc. 29 June 2022); Goad maps 3 and 4, North Walsham Library. For the opening date of Woolworth's, we are very grateful to Kathryn Morrison for providing us with information.
- 103 Goad maps 3 and 4, North Walsham Library.
- 104 Pers. comm. (Nick Groves). The Council is likely to have purchased The Cedars formally before undertaking internal alterations which, from their style, seem to date from the years between 1955 and 1965.
- 105 We are grateful to Jenni Jordan and others at North Norfolk District Council for their efforts to try and locate relevant paperwork and for sharing with us a copy of the 2021 register of title HM Land Registry (no. NK327016). The earliest title referred to in this document dates back to 2005. Documents relating to planning applications for The Cedars on the North Norfolk District Council planning portal date back to 1985/6.
- 106 <https://www.northwalshamarchive.co.uk/photo/demolition-oaks-lodge-1960> (acc. 28 June 2022)
- 107 *Eastern Daily Press*, 24 May 1968 (copy of article in North Walsham Library); <https://www.northwalshamarchive.co.uk/photo/opening-new-fire-station-new-road-north-walsham> (acc. 14 July 2022).
- 108 It has been claimed that Cedar Court was built on part of the former gardens of The Cedars: <https://www.facebook.com/groups/NorthWalshamArchive/posts/1559916027475788/> (acc. 29 June 2022). However, this was not the case. Some of the impetus for this construction work may have been due to the designation of North Walsham as one of six small town growth centres; see: *Eastern Daily Press*, 3 June 1976: <https://nb-no.facebook.com/groups/NorthWalshamArchive/posts/Wayne-Beauchamp-posted-in-North-Walsham-&-District-Community-Archive/1432334493567276/> (acc. 28 June 2022).
- 109 https://idoxpa.north-norfolk.gov.uk/online-applications/files/7DE862B7ED85BDE62277EE5D09632E7C/pdf/LA_86_0255-Documents-1543758.pdf (acc. 29 June 2022).

- 110 <https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZT6ILNMS835> and https://idoxpa.north-norfolk.gov.uk/online-applications/files/7DE862B7ED85BDE62277EE5D09632E7C/pdf/LA_86_0255-Documents-1543758.pdf (acc. 29 June 2022).
- 111 <https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZT5XLNMS955&activeTab=summary> and https://idoxpa.north-norfolk.gov.uk/online-applications/files/DCB29336E3A97A9033E89BBE4626021C/pdf/LD_86_1579-Documents-1543761.pdf (acc. 29 June 2022).
- 112 https://idoxpa.north-norfolk.gov.uk/online-applications/files/DCB29336E3A97A9033E89BBE4626021C/pdf/LD_86_1579-Documents-1543761.pdf (acc. 29 June 2022).
- 113 For cab offices in this location, see: Goad map 4 (2014), North Walsham Library.
- 114 <https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZT5XLNMS332&activeTab=summary> (acc. 29 June 2022).
- 115 <https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZT5MLNMS150&activeTab=summary> (acc. 29 June 2022) – drawings LA 921826.
- 116 <https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZT55LNMS855&activeTab=summary> (acc. 29 June 2022).
- 117 North Norfolk District Council, drawings of October 1996 (PF 961324).
- 118 *Ibid.*, ref. 96-1324 and 96-1325.
- 119 https://idoxpa.north-norfolk.gov.uk/online-applications/files/5C44CD4CF232A59A5993662B4B5287FE/pdf/PF_96_1324-Decision_Notice-117817.pdf (acc. 29 June 2022).
- 120 <https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZT6QLNMS058&activeTab=summary> (acc. 29 June 2022) and drawing PF 990309.
- 121 An application for a replacement ceiling was submitted in November 2000: <https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZT6QLNMS259&activeTab=summary> (acc. 29 June 2022). This was subsequently withdrawn as the replacement ceiling was treated as a repair.
- 122 *Norwich Mercury*, 12 June 1824, 3.
- 123 *Norfolk Chronicle*, 18 September 1869, 4.
- 124 TNA, IR 58/62267, ref. 756.
- 125 *Norwich Mercury*, 12 June 1824, 3.

- 126 *Norfolk Chronicle*, 18 September 1869, 4.
- 127 TNA, IR 58/62267, ref. 756.
- 128 https://idoxpa.north-norfolk.gov.uk/online-applications/files/7DE862B7ED85BDE62277EE5D09632E7C/pdf/LA_86_0255-Documents-1543758.pdf (acc. 29 June 2022).
- 129 Sadly, the lifting of floorboards in the area above the current entrance hall does not form part of the current refurbishment works. If it had, an original trimmer for a stair may have been identifiable.
- 130 North Norfolk District Council planning records, 1985, 1. LA860255-1 and 2, and PF990309.
- 131 *Norfolk Chronicle*, 18 September 1869, 4.
- 132 North Norfolk District Council planning records, 1985, 1. LA 860255-1 and 2.
- 133 *Norfolk Chronicle*, 18 September 1869, 4.
- 134 North Norfolk District Council planning records, 1985, LA860255-1 and 2.
- 135 *Norfolk Chronicle*, 18 September 1869, 4.
- 136 We are very grateful to Brian Morland of the History of Locks Museum Archive/Chubb Archive for providing information. For general history on these companies, see: <http://www.chubbarchive.co.uk/page8.html> (acc. 13 July 2022).
- 137 https://www.gracesguide.co.uk/Hobbs,_Hart_and_Co and <http://www.historywebsite.co.uk/Museum/locks/gazetteer/gazh.htm> (acc. 29 June 2022). The company became part of the Chubb group in 1956.
- 138 It is marked 'strong room', for instance, on plans of the 1980s and 1990s: North Norfolk District Council planning records, 1985, I. LA860255-1 and 2, LA921826.
- 139 Ibid.
- 140 Nick Groves, a great-grandson of George W. Smith and Madeline Metcalfe Smith, recalls his mother saying that – even in her time at The Cedars – there used to be an inside WC for women, but the gentlemen had to use an external facility: pers. comm. Probably this was a reference to the women's WC on the first floor (F.03), indicating that there were no additional toilets in the house until modern times. Servants would, of course, have had separate facilities from those used by the family – presumably also accommodated in an outbuilding.
- 141 NHLE 1039483, <https://historicengland.org.uk/listing/the-list/list-entry/1039483> (acc. 30 Sep. 2022).
- 142 North Norfolk District Council planning records, 1985, I. LA860255-1 and 2, LA921826.

- 143 Ibid., and North Norfolk District Council planning records, PF990309.
- 144 Ibid.
- 145 Ibid.
- 146 Ibid.
- 147 Ibid.
- 148 *Norfolk Chronicle*, 18 September 1869, 4.
- 149 North Norfolk District Council planning records, 1985, I. LA860255-1 and 2.
- 150 Ibid., 1992, LA921826.
- 151 Ibid., 1985, I. LA860255-1 and 2.
- 152 Ibid. See also note 140.
- 153 Nick Groves has confirmed that Madeline Metcalfe Smith, his great-grandmother, certainly had her bedroom in this area of The Cedars: pers. comm.
- 154 North Norfolk District Council planning records, 1985, I. LA860255-1 and 2, and 1992, LA921826.
- 155 North Norfolk District Council planning records, PF990309.
- 156 These timbers were sampled for Historic England by dendrochronologists in October 2022. However, they have proved not to be initial securely dateable using standard dendrochronology. Other options are being explored, but results will be received too late to inform this report.
- 157 *Norfolk Chronicle*, 18 September 1869, 5. See also: *Norfolk Chronicle*, 4 September 1869, 4, and *Norfolk News*, 11 September 1869, 5.
- 158 *Norwich Mercury*, 12 June 1824, 3.
- 159 A greenhouse in the garden is mentioned in the sales advert of 1869: *Norfolk Chronicle*, 18 September 1869, 4.
- 160 *Norwich Mercury*, 12 June 1824, 3.
- 161 *Norfolk Chronicle*, 18 September 1869, 4.
- 162 TNA, IR 58/62267, ref. 756.
- 163 2014 Goad map 4, North Walsham Library.
- 164 TNA, IR 58/62267, ref. 789.
- 165 Groves, 'The Smiths of The Cedars, North Walsham', n.p.



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