Gardens Trust Green Futures Project, 2025-2026: Site Record	
Section 1.	
Site Name*	Dunham Lodge
Location*	County: Norfolk District or Borough: Breckland Parish: Little Dunham
Type of Survey*	Desk based / site visit using public footpaths
Surveyed by:	Scilla Latham
Report completed:	Date 6th May 2026
Heritage Assets	
NHLE Names and Numbers*	Dunham Lodge, Grade II* listed No. 1077493 Walled Garden, Grade II listed No. 1077495 Gardener's Cottage, Grade II listed No. 1077494 Stables, Grade II listed. No. 1169298 Fransham Obelisk, Grade II listed. No. 1169330
HER (Historic Environment Record)*	Dunham Lodge NHER 4202 Dunham Lodge Park NHER 51588 Walled Garden NHER 52764 Gardener's Cottage NHER 44325 Stables NHER 44326 Lodge (Gate House) NHER 52863 Fransham Obelisk NHER 4208
Is the designed landscape listed locally?	No
Is it in a Conservation Area?	No
Landscape Summary and Description	
Summary*	Late 18th century park with a number of veteran oak trees predating the house and ancillary buildings (1783/85). Parkland originally 90 acres, reduced to 57 acres by 2006. The house, ancillary buildings, walled garden and parkland reflect knowledge of current trends; however the name of architect and landscape designer is unknown Very unusual semicircular one acre walled garden (II). Greenhouse rebuilt c 2010. Some evidence of earlier garden buildings and pits. Gardener's Cottage and gate Lodge house with identical architectural detailing. Elegant brick stables Interesting succession of owners with links to the East India Company, medical profession and Norfolk banking families
Description*	**Park** The Park surrounding Dunham Lodge is an attractive landscape which has retained the character of late 18th century parkland despite now having a sizeable area to the northeast of the house under cultivation. A number of mature oaks along the approach to the 'home' park and scattered across the park appear to pre-date the mid 1880's layout – possibly from an earlier designed landscape as their positioning does not easily fit in with them being hedgerow trees.

	The main entrance is from the village of Little Dunham with a single Lodge house standing to the north of the entrance. From here the approach continues in a straight-line eastwards between wide margins of grass which in turn are flanked by hedges incorporating mature oaks suggesting they may be the remnants of a formal avenue. Recent planting will add to the interest of the approach as they mature. Before passing through a narrow belt of trees the drive curves gently to the south, and then continues east as it approaches the house, which at this point is concealed by the Stables Plantation. The parkland studded with mature oaks spreads expansively to the south. The area to the north gradually widens as the drive continues. Shortly before the Stables Plantation, a pair of agricultural workers cottages (1949) are set back from the drive – these appear to be empty (2026). The house commands unspoilt views across the park with distant views across the wider landscape from upper floors. Plantations and belts of trees unobtrusively break up the park into defined areas, or conceal productive areas such as the Walled Garden, Stables and former farm buildings from view. Fransham Wood and Covert Wood border Moor Lane to the east of the historic area parkland. The densely planted Garden Plantation conceals the Walled Garden, although 1st edition OS maps record a narrower plantation with conifers and deciduous trees which had a path leading from the park to the Walled Garden through it. As the name suggests the Stables Plantation conceals the Stables, the Horsepond and Ash Plantations hide the farmyard area to the north of the Stables and house. There are no significant water features in the parkland. **Walled Garden (II Listed)** The Walled Garden (250 m south of the Dunham Lodge) lies on the southern edge of the park, concealed from the house by the Garden Plantation. It and the adjacent Gardener's Cottage appear to be part of the building campaign initiated by Edward Parry shortly after he bought the estate and completed at the same time as the house (1785) or soon after. The most striking feature of the garden is its unusual semi-circular design – the south facing wall curved to maximise the heat of the sun on it throughout the day. It may have been influenced by John Haverfield's contemporary design for the trapezoidal walled garden at Raynham Hall. (see Final Comments at the end of the report) The high-quality 3 m high brick walls are topped with flat limestone copings and divided into bays by low profile pilasters. The section behind the central glasshouse is 1 m higher and a pair of short walls project into the garden either side of the glass house: possibly to create a separate area for more delicate plants. The walls enclose precisely one acre of ground and was originally entered through a pair of arched openings at each end of the base of the semi-circle – the arches and original gates are no longer in situ. The buttresses that supported the arches which are still in place are similar design to buttresses on walls near the house. The pentise glasshouse which stands at the apex of the curve replaced the similar mid 19th century one which was derelict by 2009 but in the process many of the original features were lost. The 19th century building was heated with hot air from a stove in the stove house behind it which

	was also derelict by 2009 and rebuilt as a tool shed. The archaeological survey of the Walled Garden carried out prior to conservation work in 2010 found evidence of earlier garden structures in this area. The door in the wall to the east of the glasshouse which has a pointed masonry arch reflects the design of the nearby Gardener's Cottage, and Lodge by the entrance gate. It may originally have provided an entrance to the garden from the house but was later altered to access the stove house. The 1883 6" OS map records the pattern of paths dividing the garden into quarters which remained at the time of 1946 RAF aerial photographs indicating the garden was still in use. Subsequent aerial photographs map its decline in productive use but despite this the walls remained in remarkably good condition. A large rectangular pond to the south of the Walled Garden is likely to have been dug to provide a ready source of water for the garden. It is first recorded in the Tithe Award map of 1838. The 1st edition 6" OS map records small orchards planted either side of this pond. A smaller pond to the north-west of the curved wall appears to have had a bore hole by it to raise water in dry weather. **Dunham Lodge (II* Listed)** Commissioned by Edward Parry shortly after he bought the estate in 1782. The date of 1785 on a rainwater hopper suggests the completion date. Dunham Lodge a rather plain Georgian country house with two storeys over a lower basement storey. It is constructed of red brick with a stone and gault brick moulded cornice and parapet running round the house in front of slate roofs and central set of brick chimney stacks. A moulded stone string course continues round the house below the first floor. The five bay entrance façade has an impressive pair of sweeping steps up to the entrance door on the first floor (piano nobile). A secondary door to the ground floor is directly below it. Large sash windows provided ample opportunity to admire the views across the park and pleasure gardens around the house. The south front has three bays mirroring the design of the entrance front. The west bay of three bay north front facing onto the garden takes the form of a three-storey apsidal bay with three semi-circular first floor windows. This may be a later addition made in the mid 19th century to provide a better view of the Pleasure Gardens to the north of the house which may have been altered at this time to incorporate an arboretum and water feature. Adjoining the west side of the house is a two-storey service wing in a similar design to the main house. The service wing opens onto a large service yard to the west of it which has a large gateway leading towards the stables and secondary drives. The Interior has a stone staircase with square sectioned iron balusters, modern iron scrollwork and swept mahogany handrail. Traceried fanlight in hall. Drawing room has a screen of pilasters and a pair of fluted columns with Ionic volutes to capitals. Some original plaster cornices. All the first-floor rooms have fine views across the park and gardens. **Stables (II Listed)** The impressive red brick stable block stands just to the west of Dunham Lodge, concealed by the Stable Plantation. The stables are of the same

	date as the house. The building is U-shaped in plan, and the façade is of seven bays of semicircular-headed arches filled with Diocletian windows. Two of these are just painted to look like windows to maintain the symmetry. The springing points of the arches are marked by a stringcourse in white brick to imitate stone. The central three bays are advanced slightly and topped with a fine pediment its shape emphasised by white brick dentil cornices. The wide central doors lead into the tack room and the flanking doors led into the stables themselves. The wings of the building are decorated with blind arches and carry through the white brick stringcourse. The slate roofs are shallow and hipped. The Stables are noteworthy for their sophisticated architectural detailing mimicking grander stables on a small scale, **Gardener's Cottage (II Listed)** Former Gardener's Cottage. c 1785. Brick with gault brick dressing and corrugated iron roof (originally slate). Square in plan with a later side extension. Three bay entrance face with a central door which has a blind and painted two-centered fanlight, and a blind and painted quatrefoil above. Two storeys with Gothic windows and doors. Currently in very poor condition. Proposals for full renovation in 2009 were not taken forward. Previously on the HARR. **Fransham Obelisk (II Listed)** Obelisk formerly stood at the end of an avenue from Curds Hall, Fransham (demolished). Erected in 1814 by John Drostier owner of Curds Hall. Gault brick with stone dressings. It stands 570m southeast of the house. Lower inscription on pedestal: *"Erected by John Droster of Curd's Hall, Great Fransham in commemoration of Peace Anno Domini MDCCCXIV"* Upper inscription in oval plaque on the obelisk: *"Nelson of the Nile Trafalgar Obit 21n of Oct 1805 Eatatis 47"* (both inscriptions are very worn)
Statement of Significance	
Archaeological interest	• NHER 4175. An Iron Age copper alloy bridle-bit ring depicting the figure of a horse in 1969 on a newly ploughed area of parkland. Possibly an imported Etruscan object. • NHER 30274. A Bronze Age copper alloy socketed axehead lies to the north-east of Dunham Lodge and NHER 4175, found in 1977 as part of a large scatter of material. It has rib and pellet decoration on each face and is of Halstatt C type. • Field walking by the 'Fransham Survey' included a section of the eastern most part of the Dunham Lodge estate. Notably the well-defined bank and ditch earthwork that marks the parish boundary between Little Dunham and Fransham in Fransham Wood and Old Covert Wood. Details can be found on the NHER website: NHER 20447, 20519, 20620, 20520 & 20619. • The spread of scattered archaeological finds in the west of the estate may indicate a Romano British settlement in this area.

	• NHER 66945: "Earthworks or possible ridge and furrow and a field boundary". • NHER 67660: "Earthworks of probably post medieval boundaries". Scattered Roman and medieval field-walking finds.
Architectural and Artistic Interest	Semi-circular walled Garden of particular interest demonstrates knowledge of current theories affecting the design of kitchen gardens. Name of the architect or the landscape designer is not known.
Historic Interest	• Edward Parry, who commissioned the house, worked for the East India Company and later became a director. He was born in Little Dunham in 1750, son of Robert Parry of Goppa, Denbigh who was Sherriff of Merionethshire in 1746 but also lived in Little Dunham. • Edward married Emelia Vansittart (1754-91) in Bengal in 1774. She was the daughter of the Governor of Bengal (Henry Vansittart), and sister of Nicholas Vansittart, 1st Baron Bexley who was Chancellor of the Exchequer between 1812 and 1823. • Charles Mansfield-Clarke MD, FRS, FRCP. Created 1st Baronet Clarke of Dunham Lodge, 15th Sept 1831. Owned Dunham Lodge 1817/45. He was Physician and Gynecologist to Queen Adelaide. Died in Brighton 7th September 1857. • The poet, William Cowper lived in Dunham Lodge briefly in 1896. in the hope the change of air would be beneficial to his health. He did not stay long. • The semi-circular south-facing Walled Garden reflects a growing interest in designing walled gardens to take maximum advantage of sun shining directly on walls, glass houses and south facing beds. Possibly influenced by the hexagonal walled garden at Raynham Hall designed by John Haverfield and described in a letter from him to Lord Townsend. • The 'Fransham Obelisk' (approx. 570 metres SE of Dunham Lodge) is sited on the boundary between the Dunham Lodge, and Curds Hall estates. It commemorates the Peace ending the Napoleonic Wars in 1814, and life of Horatio Nelson. Whilst built on Curds Hall land at the end of an avenue, it also acts as an 'eye catcher' from the piano nobile of Dunham Lodge and is Listed under Dunham Lodge on the HE National Heritage List. Both parishes had links with the Nelson family. It stands just inside the parish boundary of Little Fransham. • The very deep cutting for the East Anglian Railway (later Great Eastern) Norwich to Kings Lynn railway line (1847) cuts across the north of the estate. The station buildings for Dunham Station (in private hands) to the west the estate. Two bridges crossing the cutting remain, but the former line is no longer part of the estate.
Summary Statement of Significance	• Dunham Lodge and its parkland is significant on account of it remaining largely unchanged in character since it was created in its current form in the mid 1780s. This is despite a section of former parkland to the east of the house now arable farmland. This area still retains a few former parkland oaks. • It has a remarkable set of Listed high-quality estate buildings which with Dunham Lodge standing at its centre

	presents a fine example of an unchanged medium sized Georgian country estate. However, no accounts or family papers remain to provide a name/s for its design. • Successive maps show minimal change to the historic layout of the estate over two centuries. Faden's map indicates a possible transition from an earlier approach to the one which remains today. • Whilst the park has been reduced in size it retains the original character of a well planted late 18th century landscape park with all essential ancillary structures discretely concealed by plantations. A number of veteran oaks that may predate the current house remain. • The semi-circular Walled Garden demonstrates a knowledge of contemporary horticulturalists and garden designers' interest in maximising the effect of a south facing kitchen garden wall. It may be the earliest example of a semi-circular walled garden not attached to a rectangular one. • The small stretch of water curving north from the garden behind the house with trees planted across this area shown on the 1883 25" OS suggest an arboretum created to extend the Pleasure Grounds. A footbridge crossed it into the parkland beyond.
Owner Information (if multiple owners, please provide all known)	
Name	REDACTED
Address	
Telephone	
Email	
Main contact for the site (if different from above)	
Name	REDACTED
Address	
Telephone	
Email:	
Owner/Occupier notes	
Any extra information not given above	Property not occupied. Access via public foot path across parkland. Land/agriculture managed by neighbouring landowner.

Section 2. Outline History of the Site	
Key Dates*	1741-47: estate owned by Thomas Rogers Esq (earliest recorded owner) 1747-82: estate owned by Thomas Rogers Esq, Alderman of Norwich (there is no remaining evidence of a previous house – an avenue continuing the line of the approach from Little Dunham marked on Faden's map (1797) suggests it stood where the stables are now located slightly to the northwest of the 1785 house) 1782: Edward Parry bought the Manor of Little Dunham and Dunham Hall, with 680 acres for £11,500

	1783/85 Current house built . Likely completion date 1785 on rainwater hopper Walled Garden, Gardener's Cottage, Gate Lodge house and Stables appear to have been built at this time or soon after (on stylistic grounds) 1792: Estate bought by Rev Henry Jowett 1794: Little Dunham Enclosure Act. Some of the village common land was added to the estate 1795: Estate bought by Robert Denn 1808: Estate bought by St George Knudson 1809: Manor of Little Dunham bought by John Cobb Esq. Total area 300 acres. £20,000. Unverified reference to documents relating to the sale indicate very similar field boundaries as today. 1817: Charles Mansfield-Clarke MD, FRS, FRCP. Created 1st Baronet Clarke of Dunham Lodge, 15th Sept 1831. Physician and gynaecologist to Queen Adelaide. Died in Brighton 7th September 1857. 1838: Tithe Apportionment. Total area of the estate: 299 acres 1845: Dunham Lodge and 300 acres advertised for sale in January 1845. Bought by George Copeman (1818-83) later that year. Aylsham banking family. Owned by the Copeman family until 1920. 1845-57: George Copeman continued to live in West Lodge Aylsham and run the bank with his younger brother Thomas until 1857. The bank was sold to Gurney & Co in 1855. During some or all this time Dunham Lodge was let. Tenant in 1845 recorded as a Mr Salway. 1848: East Anglian Railways (later Great Eastern) Norwich to King's Lynn railway constructed in very deep cutting along the line of the Long Plantation and Branchester Lane cutting across the edge of the park to the north of the house and farm buildings. (190 on the Tithe Award map and apportionment register). Little Dunham station north-west of the park. 1857: George Copeman moved into Dunham Lodge after his marriage to Elizabeth Hare (his sister-in-law) in St Luke's chapel, Norwich Cathedral, 13th August 1857. 1873: George Copeman gave the land for Little Dunham school to be built. 1883-1919: Following the death of George Copeman, the estate passed to his widow for the remainder of her life. Her younger son Alfred, JP. Barrister and Chairman of the Norfolk Education Committee, lived with her. After her death the Trustees of the Late George Copeman retained the title of the Manor. 1919: Sale catalogue of contents sold prior to sale of house 1920: Estate bought by Major Ivor Buxton DSO 1934: Estate bought by Major Robert Hoare. MFH. The West Norfolk Hunt kennels moved to Dunham Lodge. 1949: A pair of estate workers cottages were built in the park to the west of the Stable Belt 1959: Estate bought by Brigadier Peter Barclay, MC DSO 1968: Railway line closed. The cutting and adjacent railway land sold to the owner of Cannister Hall, Little Dunham 1969: parkland to east of the house was ploughed up. 1990's: The western section of the railway cutting was filled with water and until recently (2025) used as a coarse fishery. Lakeside House was built to the south of the cutting. 1993-2007: Owned by the Trustees of the Barclay Family 2006: The estate for sale with 235 acres - £2.5m. Marketed by Jackson Stops. 2007: Bought by Count Luca Padulli di Vighignolo. Part of an extensive portfolio of rural property managed by Albanwise 2008: LBC planning application for extensive repairs to the house. 2008: Walled Garden put on the Heritage At Risk Register. 2009: Planning application (LBC) for repairs to the Walled Garden walls, greenhouse, former stove building and Gardener's Cottage. Successful Norfolk County Council grant applications towards the cost of these repairs. 2009/12: Walled garden and the gate Lodge were restored between 2011/12: ELD Design proposal to restore the Walled Garden for horticultural use – either as a kitchen garden or for commercial use. Successful grant application to Natural England. The restoration was completed but the plan to restore the garden to productive use were not taken forward.

Key People*	Name of the architect and landscape gardener not recorded.
Events:	1814: The Peace at the end of the Napoleonic Wars and the life of Horatio Nelson are commemorated by the Fransham Obelisk which stands on the boundary between Dunham Lodge and Curds Hall. (It stands just within the parish of Little Dunham and is listed with Dunham Lodge by Historic England so included in this report)
Influence:	The parkland landscape is typical of many of this date and incorporates numerous oak trees from an earlier design. However, the semicircular Walled Garden stands out as the notable feature within it. It is an extremely unusual design which suggests a familiarity of, or interest in, other unusually shaped walled gardens being designed at this time. The later semicircular walled garden at High House, West Acre appears to have been influenced by it.
Documentation *	NHER archive documents, maps and images NRO: Enclosure map and Tithe Award Map and apportionment. NRO: Unpublished correspondence between Albanwise and NCC conservation department. re planning applications etc Norfolk Local Heritage Library: local maps, county directories, sales catalogues etc NCC planning portal: LBC applications There appear to be no family records relating to the estate in public collections. Further research may reveal more letters/accounts in private family archives. Archives focusing on the construction of railways in Norfolk at this time might throw some light on negotiations relating to the construction of the cutting crossing the north of the estate. Census returns, polling records and parish registers have been used to throw further light on the owners and their servants. Archives of professional and government bodies and municipal associations have provided information about some of the owners. Portrait of Emelia Vansittart by Sir Joshua Reynolds, wife of Edward Parry (private collection); and several portraits of Sir Charles Mansfield Clarke by Samuel Lane (Royal College of Physicians Museum)
Major changes	The construction of the cutting for the Norwich to Lynn railway line in 1847 would have transformed the estate and community by the introduction on fast transport within the county and beyond. The cutting itself is extremely deep where is runs across the estate – quite possibly at the insistence of the owner (George Copeman). Ironically his son Alfred was killed when crossing the line at Dunham station in 1931. Loss of parkland to east of the house c. 1969
List of sources*	• Unpublished correspondence between Albanwise and NCC conservation department re Walled Garden and Gardener's Cottage: NRO Additional management files from NCC's Historic Buildings Team. HB9. ACC 2023/172/ (Temporary c 1920-2015) • Dunham Lodge, Information & Resource Pack. Albanwise. SNF80858 • Dunham Lodge Stables, Little Dunham Photographic Record SNF82920 • Dunham Lodge Stables, Little Dunham Report by S Heywood. SNF77475 • Listed Building Consent SNF54394 • Dunham Lodge Walled Garden. Report on Historic Building Recording by Chris Birks Archaeological Services SNF71872 • Statement of Significance, The Walled Garden, Dunham Lodge – S Heywood. SNF71651 • ELD Design. Walled Garden restoration project proposal.2011/12 (https://e-l-d.co.uk/wp-content/uploads/2024/12/ELD_Rural_WalledGarden_Dunham.pdf) • Aerial photographs. RAF 1946. NCC 1987/88 • Private family archive **Published sources:** • White's Directory of Norfolk 1845, 1883 • Hunt's East Norfolk Directory 1850

	• The London Gazette. No. 18851. Friday September 16th, 1831 • Hampton & Son - Sale Catalogue of contents, 12/11/1919. Norfolk Heritage Centre. Box O (x2) • Jackson Stops – Dunham Lodge 2006 Sale brochure • The Times article. Marcus Binney, *"Lasting Star Quality"* July 14th 2006 • Fiona Campbell, *Richard Woods (1715-1793). Master of the Pleasure Garden* • Aylsham History Society Vol 8. *Aylsham Bank. Polhill, R* • Great Dunham: A collection of documents about the people, happenings and places within the village. 72. *My Story by Dorothy Rout of Little Dunham*, 1987. www.greatdunham.org.uk/uploads/8/9/2/7/8927607/personal_histories_and_recollections.pdf • Ancestry.com – census returns, parish records etc • Dictionary of National Biography **Maps**: Faden Map of Norfolk. Surveyed 1790/94. Published 1797 Bryant's Map of Norfolk. Surveyed 1824/26. Published 1826 OS 1" Old Series. Sheet LXVI (NW, NE, SW & SE Norwich). Surveyed 1815/38. Revised 1836/37. Published 1838 OS 25" 1st & 2nd Editions. Sheet OS 6" 1st & 2nd Editions. Map of Dunham Lodge with boundaries added Map showing proposed High Grove solar panel farm (2025)

Section 3. Site Visit	
Date/s*	Viewed from public footpath 30th August 2025 and 26th March 2026, and from adjacent farmland on 25th February 2026 in relation to finding the Obelisk
Site Contact	REDACTED
Site visit by*	Scilla Latham (Green Futures)
Are there any threats to the preservation of the site?	None known. The proposed High Grove solar panel development will not affect views from Dunham Lodge
Are there any other issues and/or vulnerabilities that could potentially affect its preservation?	Currently the Walled Garden and Pleasure Grounds have a minimal maintenance regime. The Gardener's Cottage is in very poor condition, despite a grant for its restoration being given in 2010. It was previously on the HAR.
Are there any Stewardship Schemes relevant to the site?	Higher Stewardship SHINE.
Is there a management plan in place?	Recent tree planting in the park suggests there is a management plan in place but not seen. The agricultural land has been farmed for many years by a neighbouring landowner.
Constraints encountered	Owner declined to take part. Site visits from public footpaths and neighbouring agricultural land.

Section 4. Description of the Site	
Ordnance Survey 8-figure grid reference	TF87721284
Postcode:	PE32 2LR
Type of Location	Rural setting surrounded by agricultural land to the north, east and south bordered by hedgerows and belts of trees. To the west the park is bordered by Station Road passing to the east of the small rural village of Little Dunham. This road is .6mile from the house which stands at the centre of the estate. Reputedly the highest country house in Norfolk at 96 m, it has far-reaching views in all directions from the house
Entrance points and pathways*	Main approach from entrance off Station Road, Little Dunham, with a single Lodge house. The straight drive between wide areas of grass on either side and bounded by hedgerows with mature oaks continues for approx. half a mile making an impressive view from the entrance gate. The drive then curves to the south passing through a narrow belt of trees and continues into a gentle curve to the left passing the Stables Plantation before reaching the point where the house suddenly comes into view on the left. Shortly before this a drive (currently a rough track) raised between two deep ditches leads south to the Walled Garden which is concealed by the Garden Plantation. On either side of the drive is open parkland studded with numerous oak trees: many of considerable age. The drive passes to the south of the house before forking left to swing round to the east facing entrance front. A public foot path follows the main drive from the Little Dunham entrance gate, passing south of the house and forking right across the park on the secondary drive towards Great Fransham in the east. This provides an attractive walk for the local community and visitors to the area. The house stands at the centre of the park – the entrance front faces east and Pleasure garden is to the north of it. The area around the Stables has some ornamental planting with a *Prunus Autumnalis* and lots of daffodils in early spring, plus a number of mature conifers and evergreens screening the stables from view. The Stables are concealed by the Stable Plantation a short distance to the west of the house: a gated drive leads to them from the main drive, and a path from the Pleasure Garden behind the house. The further drive leads north towards the former farmyard area. The Walled Garden, which is concealed by the Garden Plantation stands 250 meters south of the house is reached by what is now a rough track with deep ditches either side, leading south from the main drive. A secondary drive from Moor Lane on the eastern boundary of the estate passes arable fields for much of its route, before emerging from a belt of trees into the park and a view of the house. Much of this is now a farm track. The public footpath follows the line of the drive from the Lodge, passing in front of the house and then forking right onto the secondary drive leading across the eastern section of the park, through the belt of trees and continuing to Moor Lane. To the north this track leads to a bridge crossing the former railway line and onward to Great Fransham. To the south it passes the site of Curds Hall (demolished in the 1950w) and Curds Hall Barns (a wedding venue) and onward towards Little Fransham.
Main component areas	Approach from Little Dunham Main area of the park to the west, south and southeast of the house

	House, service yard to west of the house and former pleasure gardens Stables and associated yard Walled Garden and Gardener's Cottage Fransham Obelisk concealed in a copse on the boundary of agricultural land to the south-east of Dunham Lodge
Views and vistas	View of approach from entrance - impressive approach with wide area of grass on either side and mature oaks in the hedgerow that borders it. First sight of the house on passing the Stable Plantation Views across the parkland and from the park towards the house Distant view of the house from the Fransham Obelisk (now slightly obscured by trees). The Obelisk is now hard to find as a small copse of trees has grown up round it. Distant views of the house across arable fields from the secondary drive. From the south of the park a line of pylons in clear sight cut across the view. Beyond these the wind turbines around Swaffham and what appears to be a telecommunications tower are also in clear view.
Landforms and earthworks*	The house stands at 96m above sea level. It is the highest country house in the county. Detail the earthworks marked on the NHER map and can be seen on LiDAR. Ridge and furrow, plus medieval field boundaries and ditches. See section on archaeology for further details.
Water features*	There are no large areas of water in the park. It has a number of small ponds and deep water-filled ditches. What appears to have been a formal water feature leads away into a plantation to the north of the Pleasure Garden on the north side of the house. There is a smaller pond to the east of the garden. Two ponds by the Walled Garden appear to have been dug to supply water to the garden. Possibly with a bore hole nearby. Despite the elevation of the Little Dunham, the whole area has a very-high water table with a lot of ditches and drainage channels cut by tracks and around woodland.
Tree species and specimen trees	The parkland is studded with numerous mature and veteran oak trees, many of which appear to predate the current house. There are also a couple of large horse chestnut trees and at least one beech tree. A very tall conifer stands just to the south of the service yard. It was not possible to inspect their condition or measure them.
Structural planting	Belts and plantations across the park screening buildings or creating boundaries to different areas of the landscape which are recorded on successive maps remain.
Buildings, constructions and ornaments*	These have been listed and described in previous sections.
Pleasure grounds/gardens	Former Pleasure Garden lies to north of the house with small pond on the north-east side. A stretch of water which had a footbridge crossing it into the park (marked on the 1st edition 25" OS map) to the north-east of the lawned area retains masonry suggesting it was constructed or amended in the mid 19th century to add a further dimension to this area. Narrow strip of grass and borders to the south and around the gravel drive on the entrance front.
Parkland	57 acres of parkland remain of the original 90 acre park described in Whites 1845 Directory. A number of mature oaks remain from an earlier designed landscape. Active management of the parkland with many

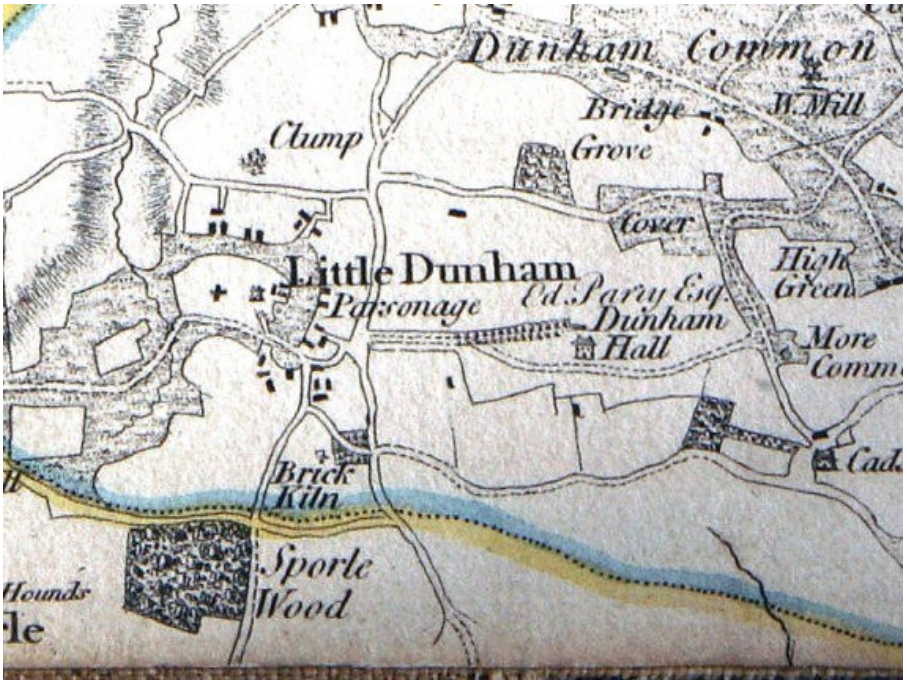
	established young trees planted and a few very recent additions. The park is grazed by sheep in the summer/autumn. The area along the main approach from Little Dunham has several veteran oaks in the hedgerows set back on either side from the drive. These may be the remnants of an avenue. Former parkland to the north and east of the house beyond the remaining park is now arable. At the time of the sale in 2006 there were 44 acres of woodland in separate plantations. There is a further 128 acres of arable land, which is farmed by a neighbouring landowner, the estate covers total of 235 acres.
Land beyond the boundary that makes a contribution to significance	Obelisk (Grade II*) (Grid ref: TF8891 1249) on southeast boundary of the estate. Erected 1814 by John Droster, owner of Curds Hall (demolished) to commemorate Horatio Nelson and the end of the Napoleonic Wars. Acted as an eyecatcher from Dunham Lodge. Currently virtually hidden in trees and overgrown copse. The owner of Curds Hall related to Nelson.. *"The Curds Hall estate is recorded as being owned by William Nelson of Dunham Parva - this same William Nelson owned other property in both parishes and was the elder brother of Edmund Nelson, Horatio Nelson's grandfather (who was christened in Little Dunham church on 4 Nov 1693). William Nelson died in 1775 and John Drosier appears to have acquired Curds Hall from his estate. Mary Drosier (Drozier) was Nelson's aunt."* (Blomfield's History of Norfolk) Norwich to Lynn railway line cutting across north of the estate. Former Dunham railway station to east of Station Road. Two bridges built to cross the railway line remain – the one by Dunham station has three arches and crossed two lines. Dunham station is now a private house. Arable fields. The estate is on the highest land in Norfolk affording distant views in all directions from the house.
Kitchen gardens and productive/service areas*	The walls of the Walled Garden and small glass house were restored in 2010 but since then it appears to have had minimal maintenance. The glass house is not in good condition. 1946 RAF aerial photographs record the original layout of paths and productive areas still being maintained. Subsequent aerial photographs record the gradual decline in maintenance. (described in detail in a previous section)
Modern features	N/A
Boundaries*	Boundaries largely follow the line of hedgerows, plantations and tracks.
Other descriptions or features not covered above	Descriptions of Dunham Lodge: William Cowper: "that rambling dreary Lodge upon the Hill at Dunham" 1796 White's Directory 1883: "a neat mansion, erected in 1845 by Edward Parry Esq, stands in a well wooded law of 90 acres, commanding extensive views"

Section 5. Concluding	
Final comments:	Dunham Lodge is an interesting example of a medium sized park laid out around a newly built late 18th century country house. It has surprisingly high-quality ancillary buildings which suggest the owner was familiar with current architectural trends.

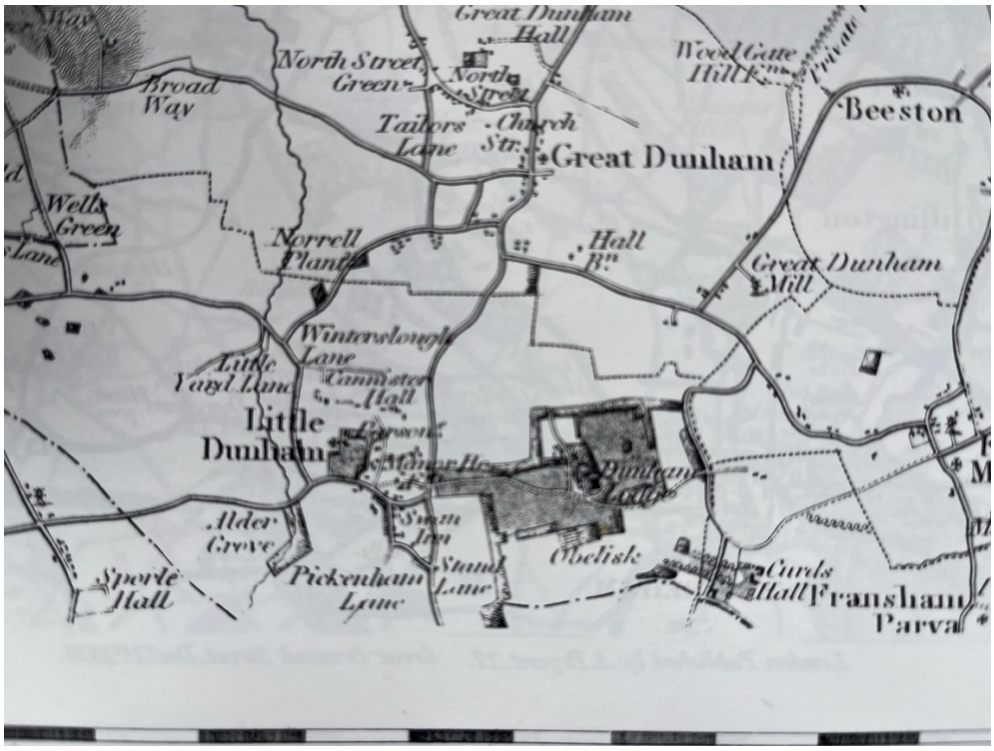
	The are a number of veteran oaks in the parkland and forming the remains of what appears to have been a wide avenue set back either side of the main approach which may be part of an earlier designed landscape on this site. Faden's map of Norfolk (1797) appears to show the avenue continuing in a straight line at the point where the main now drive curves southeast, passing through a narrow belt towards the south front of the 1785 house which only comes into view after passing the Stables plantation to the north of the drive. The house is called Dunham Hall, and owned by Edward Parry Esq which indicates it was surveyed before 1792 when the it was sold to the Rev Henry Jowett. It is possible that an earlier house would have stood close to where the new stables were built. As yet, no firm evidence has been found to support this proposition apart from the names of two owners of the estate before Edward Parry bought the estate in 1782. The Walled Garden is of particular interest on account of its extremely unusual semi-circular design: the curved north wall meeting the straight south wall enclosing an acre of garden. There are other gardens of this period which have a curved south facing wall but the stand-alone semi-circular design of the one at Dunham Lodge is unique. This may reflect the influence of/advice from one of the landscape designers on the time who were designing irregularly shaped walled gardens. For instance, John Haverfield's design for the trapezoidal walled garden at nearby Raynham Hall, or more generally Richard Woods who worked extensively in Essex but is not known to have worked in Norfolk. Less well known is the fan-shaped walled garden at Crow Hall, near Denver designed by the eminent horticulturalist John Thurlow Dering who was active at this time. (NHER 2459) There are other examples of semi-circular walls south facing walls being added to earlier gardens such as the one at Berrington Hall, Herefordshire which was added slightly off centre to the north of the main walled garden when Capability Brown was re-designing the landscape in 1783 shortly before his death. The Stables are noteworthy for their sophisticated architectural detailing almost mimicking grander stables on a small scale.
Site map attached?*	Yes
Labelled photographs*	Yes
Photo permissions*	All photos were taken from the public footpath or neighbouring agricultural land. Others are in the public domain..
Drone images	N/A
Copies of useful source materials attached and labelled?	See attached document
Sensitive information	The owner declined to take part and could only be contacted via his agent.

Dunham Lodge Report Images

Maps



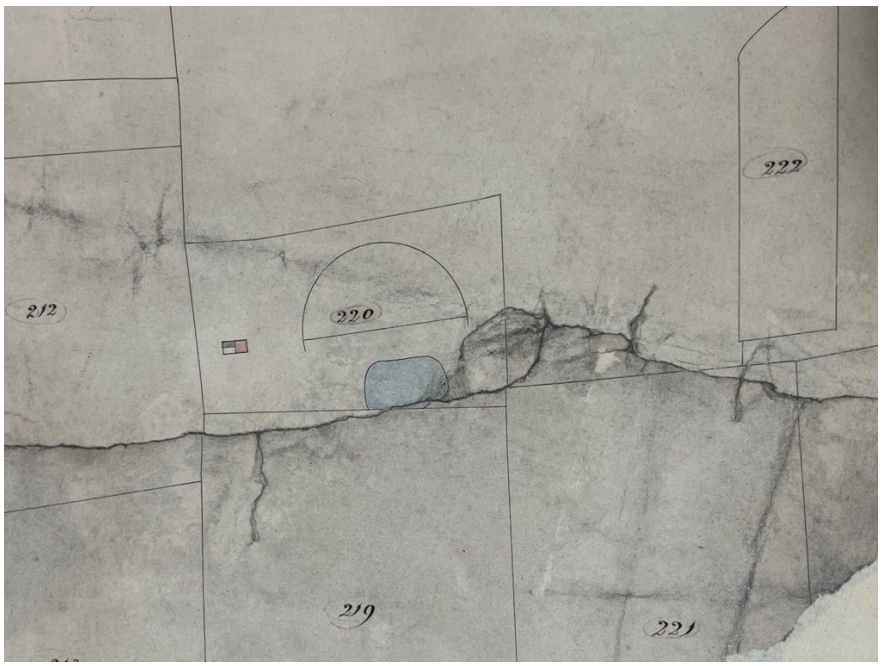
Dunham Lodge. Faden's Map Published 1797 (detail). Surveyed pre 1792 when Edward Parry sold the estate. At this date known as Dunham Hall. Note the avenue continuing in a straight line towards the house, as well as curving route of the new drive.



Dunham Lodge. Bryant's Map of Norfolk 1826 (detail)



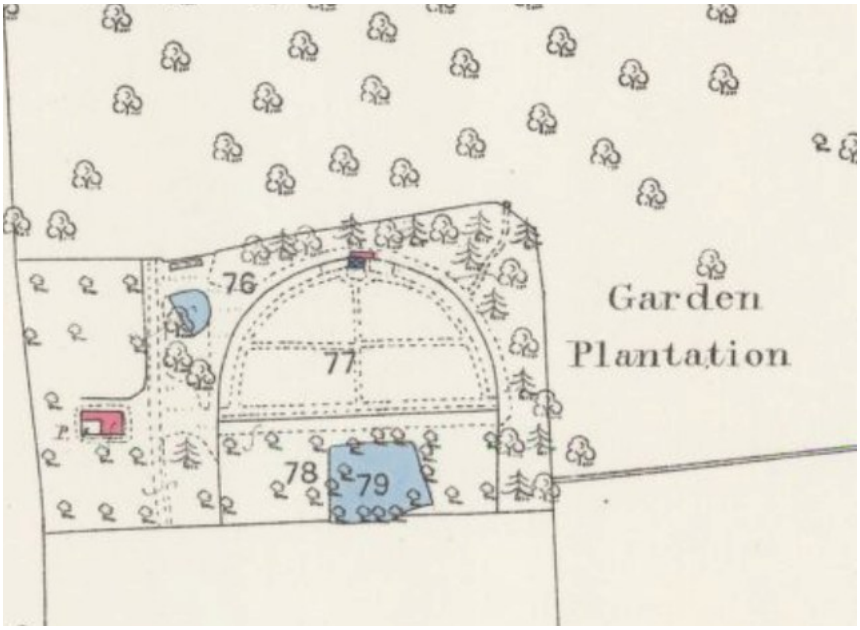
Dunham Lodge: OS 1" Old series map,1838. Detail. (Surveyed 1815-17). Note Curds' Hall with the avenue leading to the Obelisk southeast of Dunham Lodge



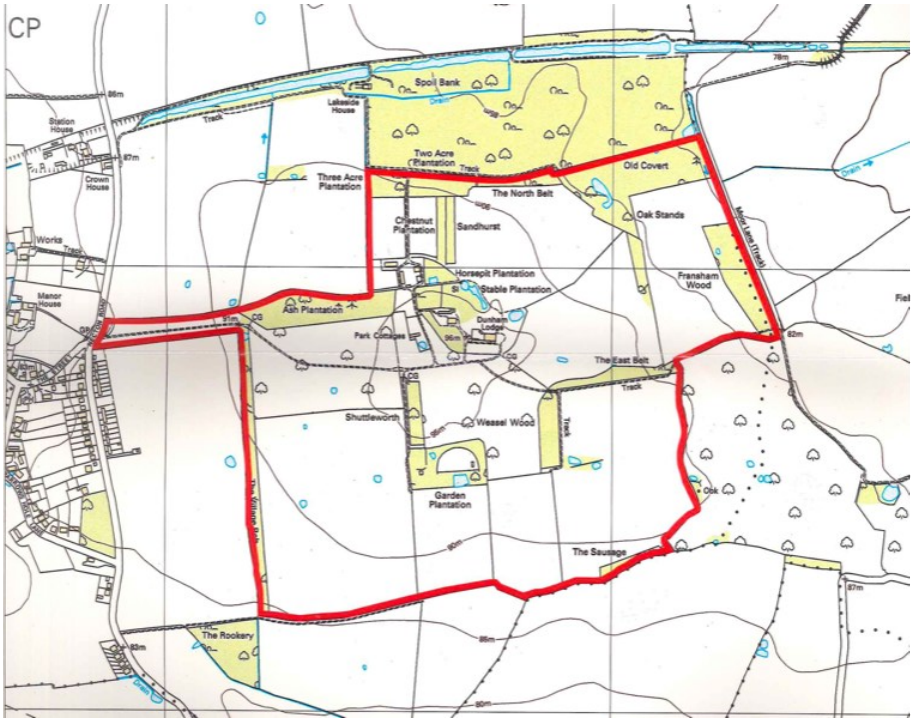
Dunham Lodge. Tithe map, 1838. Detail. Earliest record of the semicircular walled garden and large rectangular pond to the south of it.



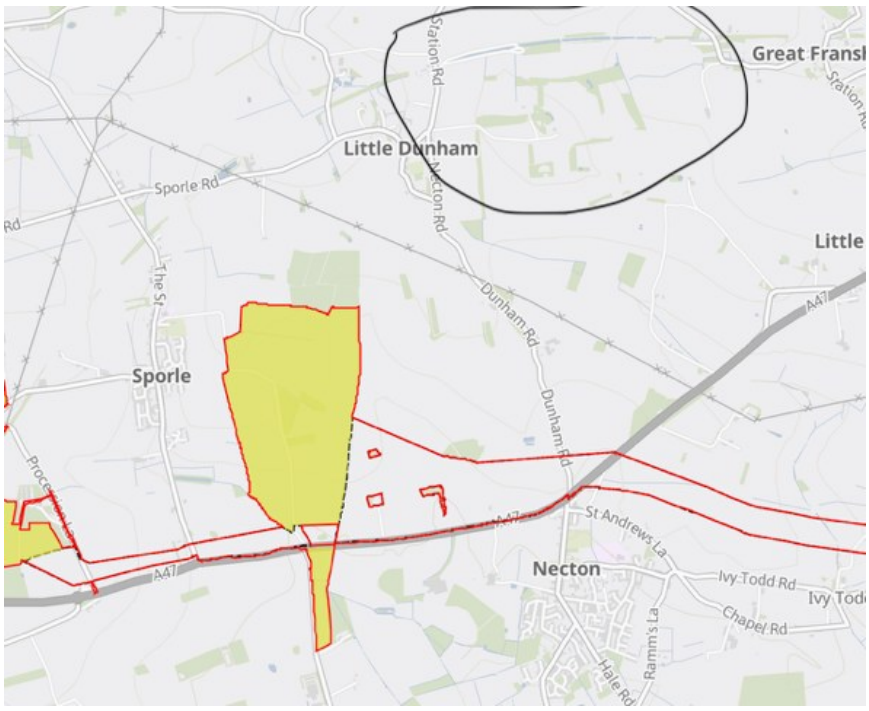
Dunham Lodge: 1st Edition 25" OS map. Norfolk XLVII.16 (1883). Detail of main approach, central area of parkland and principal buildings. Railway line cutting across the north of the estate



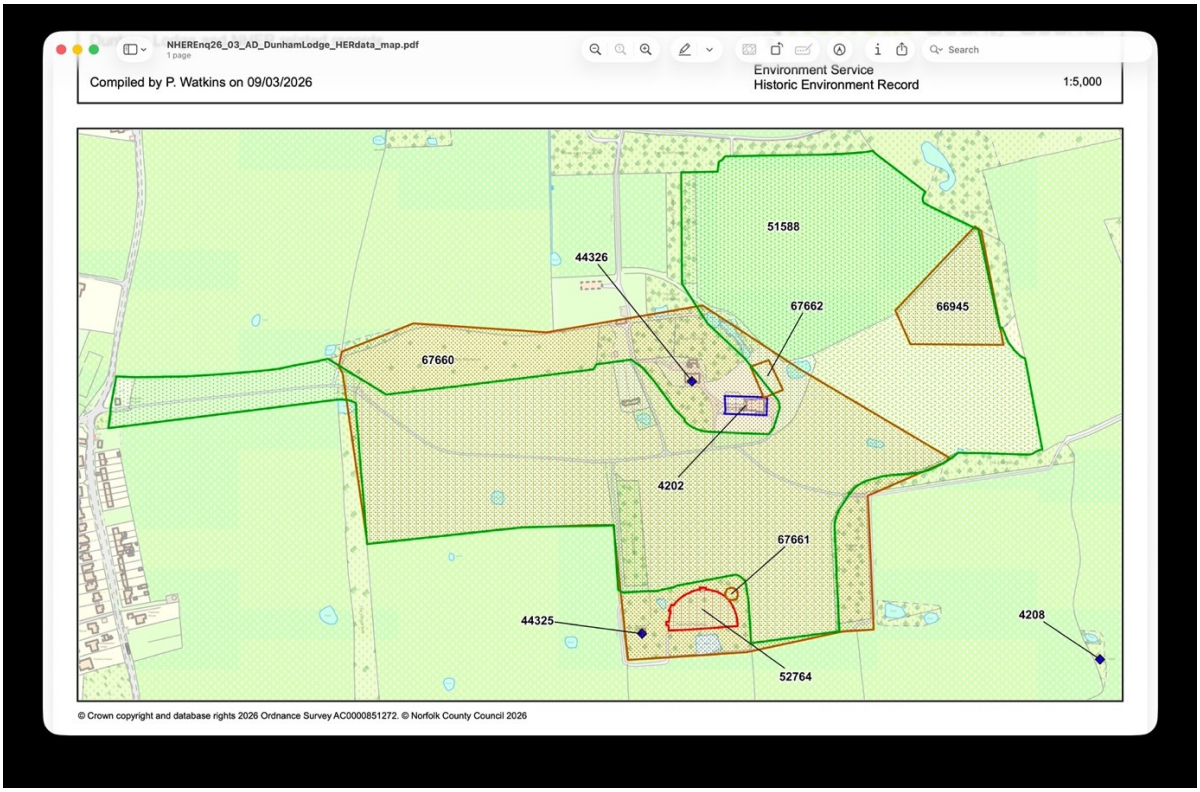
Dunham Lodge: 1st Editon 25" OS map (1883). Detail of Walled Garden and Gardener's Cottage



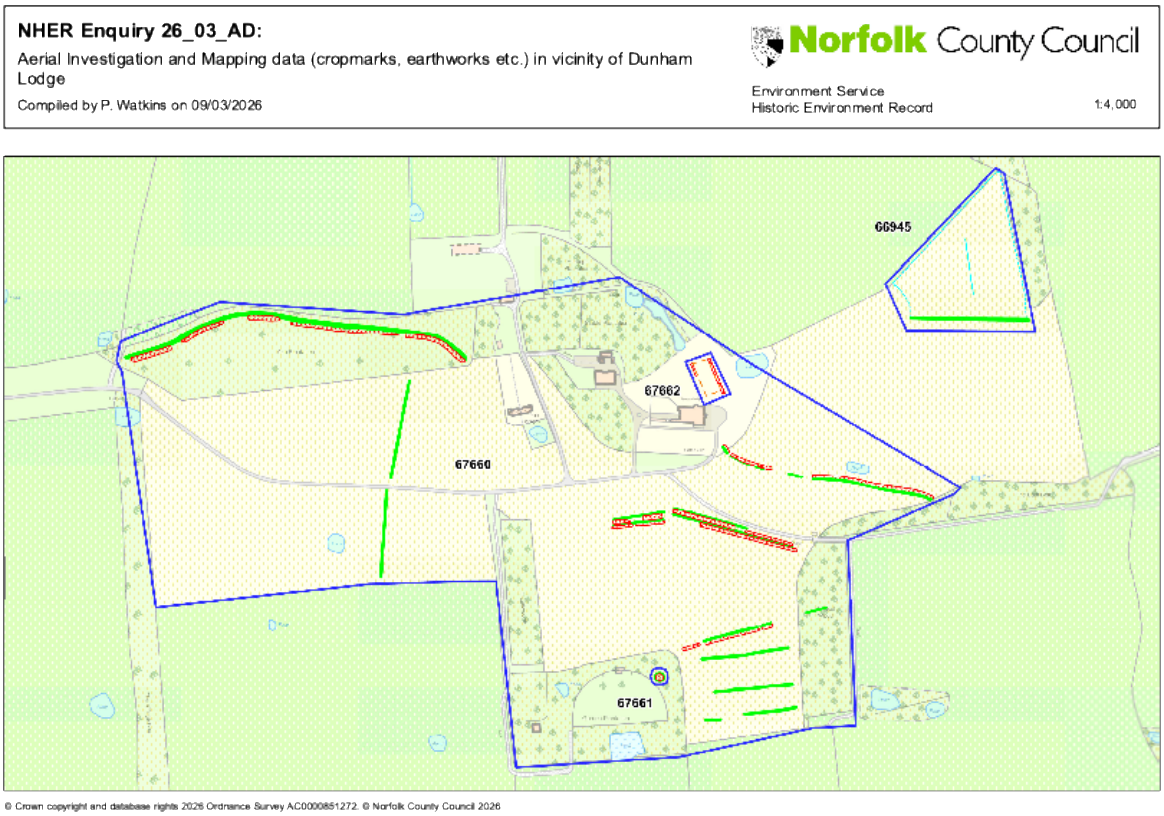
Dunham Lodge: area of the estate 2025



Dunham Lodge: location of proposed High Grove solar panel farm (yellow area) and nearby existing pylon routes



Dunham Lodge: NHER Data Map



Dunham Lodge: Aerial investigating and Mapping data (cropmarks, earthworks etc)

Aerial Photographs



Dunham Lodge, aerial image. 1946. Taken from south. Railway line at top of image, Walled Garden at the bottom.

Ref: TF81/TF8713/A



Dunham Lodge, aerial image. 1946. Detail of Walled Garden under cultivation with same paths as in 1883 OS maps. Ref: TF81TF8713/A



Dunham Lodge Walled Garden, 1976. Vertical aerial photograph. Under cultivation with swimming pool in southeast section.



Dunham Lodge Walled Garden, 1988. Detail from vertical photograph. No longer cultivated but swimming pool still visible.



Dunham Lodge. Aerial view of central area of park and area of former parkland under cultivation to northeast of the house. 1988.

Photographs – Dunham Lodge and Park



Dunham Lodge entrance front and rear elevation from the northeast



Dunham Lodge south front and service wing as first seen from the drive



Entrance gate Lodge house



View of approach from the entrance gate looking east.



The drive passes through a narrow belt of trees into the main area of parkland



Drive to the Walled Garden raised above a drainage ditch



Drive continuing between mature oaks before reaching the house



First sight of Dunham Lodge. Drive to the stables on the left



One of many veteran oak trees



Mature oak in park with sheep grazing



View of Dunham Lodge across parkland from the drive (public footpath). Young oak trees.



Dunham Lodge estate – former parkland now under cultivation retaining mature oak trees

Fransham Obelisk



Fransham Obelisk. (1814) Originally stood at the end of a long avenue from Curds Hall (demolished) but now concealed in a small coppice between large arable fields.



Fransham Obelisk 1814. Southeast elevation with two inscribed panels



View across field from Fransham Obelisk towards Dunham Lodge

Walled Garden



Inside of curved wall (2009)



Curved buttress built to support the arch over the wide entrance gate. (200



Walled Garden. Doorway by glasshouse. May have originally been a door into the Walled Garden from the house but altered to access the lean-to stove house directly behind the glass house.



Rebuilt former Stove House behind glasshouse – note higher section of wall.



New glasshouse at mid-point of curved wall after reconstruction in 2010.

Note the higher wall behind it and curved buttressing wall to the right.



New glasshouse roof 2010



View of the back of the curved garden wall looking towards the Stove House



Pond to south of the Walled Garden with arable fields and pylons beyond.



Gardener’s Cottage

Stables



Front and east facades of the Stables (2009)



West side of the Stables. (2009)



Rear view of the Stables (2009)