

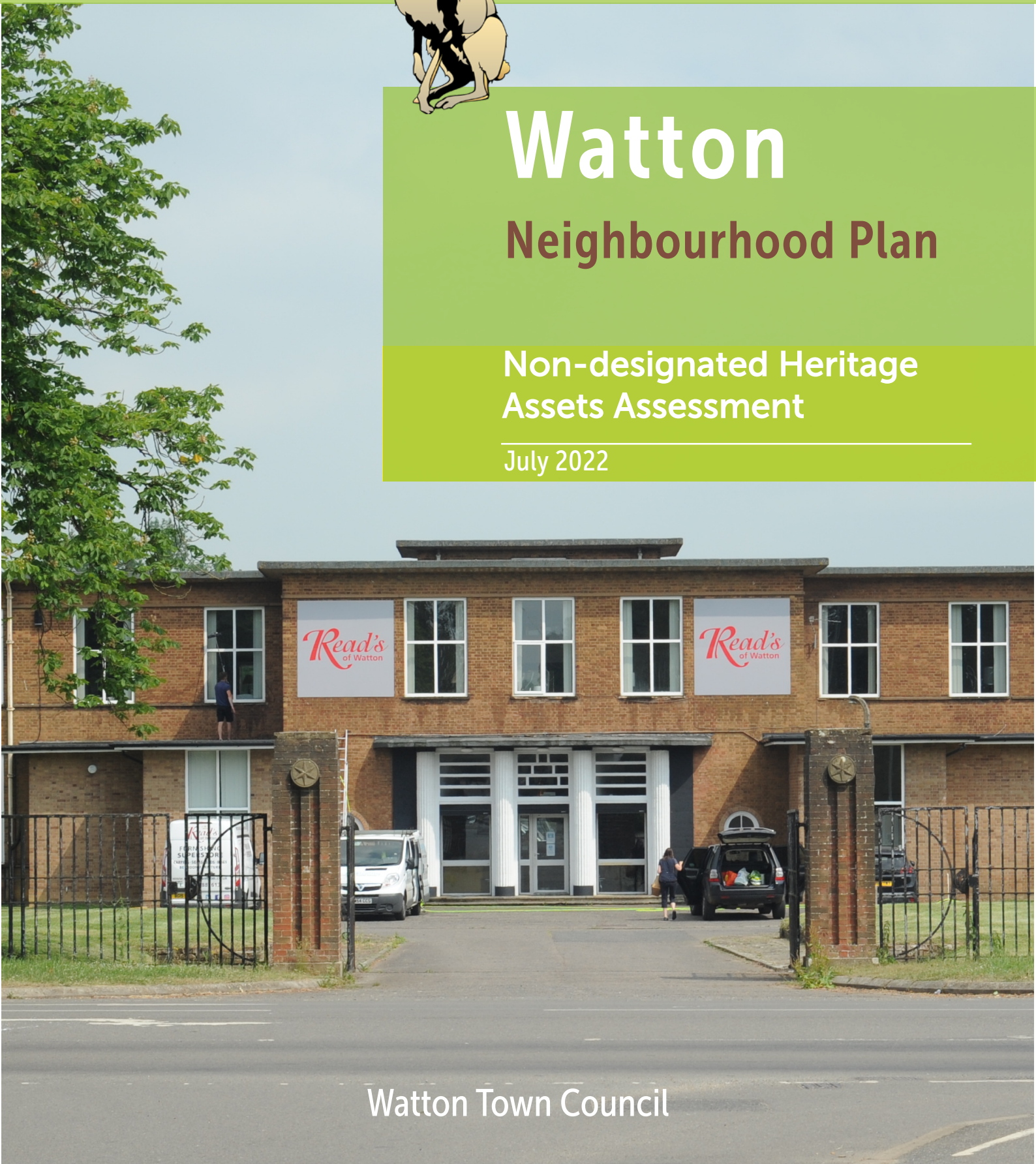


Watton

Neighbourhood Plan

Non-designated Heritage Assets Assessment

July 2022



Watton Town Council

The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are buildings or features across the parish that might have special qualities or historic association and make a “positive contribution” to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets.

This Appraisal has been prepared to assess candidate buildings and features as identified in Appendix 3 of the Pre-Submission Draft Watton Neighbourhood Plan (February 2022) and how they meet the criteria set out as an example in Historic England’s guidance on Local Heritage Listing (January 2021)¹.

Paragraph 5.74 of the Breckland Local Plan (November 2019) states *“Alongside the designated heritage assets of the District, Breckland also has a range of non-designated historic assets which contribute to the character of the countryside, such as a variety of traditional dwelling types, domestic and agricultural ancillary buildings, chapels, commercial and industrial buildings, railway structures and structures associated with wartime use.”*

Paragraph 203 of the National Planning Policy Framework states *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

Appraisal

The following pages provide an assessment of each building or feature identified Pre-Submission Draft Neighbourhood Plan against the Historic England criteria.

The criteria guidance is reproduced below:

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the

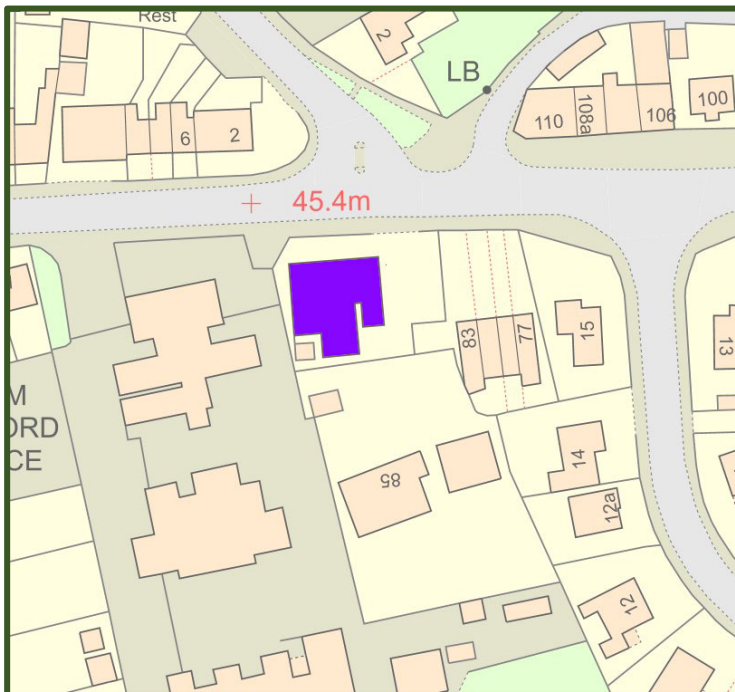
¹ See <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>

Criterion	Description
	substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG [Planning Practice Guidance]: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

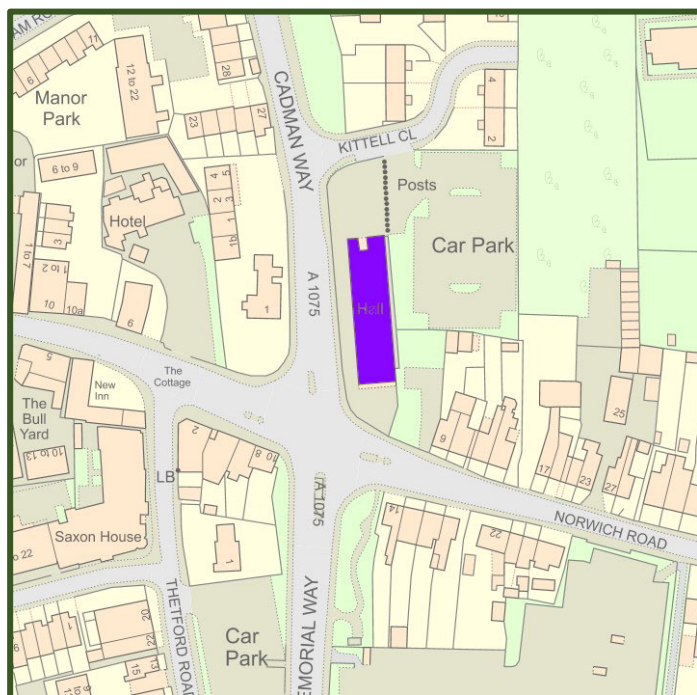
Maps in this document are reproduced from the Ordnance Survey Map.

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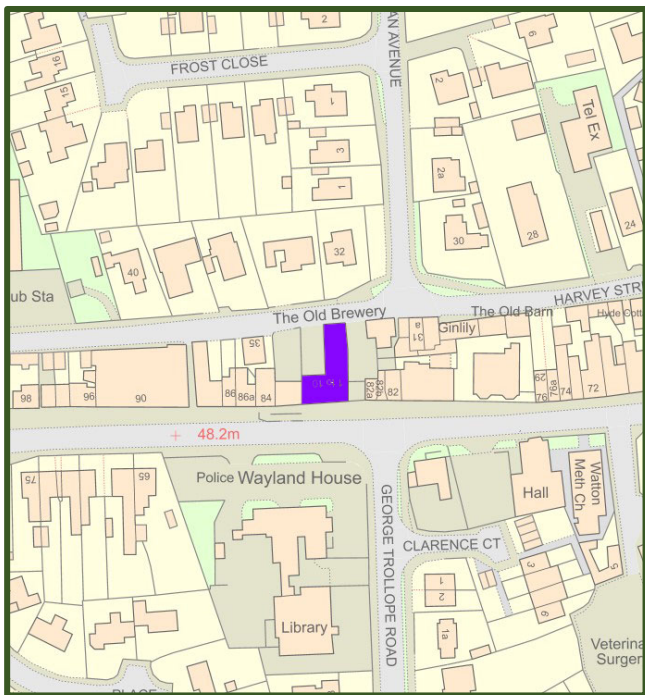
Building / Feature	National School
Address	87 High Street
Description	Former Infants' School built in 1819 with an Infants Room added in 1834.
Archaeological Interest	None known
Architectural Interest	Single storey flint building.
Artistic Interest	None evident
Historic Interest	Built in 1819 by William Robinson, it consisted of one large room that was later divided into two by folding partitions. In 1842 it was in need of repairs and the opportunity was then taken to increase its capacity to accommodate 244 pupils by adding an Infants Room.
CONCLUSION	Include as Non-Designated Heritage Asset



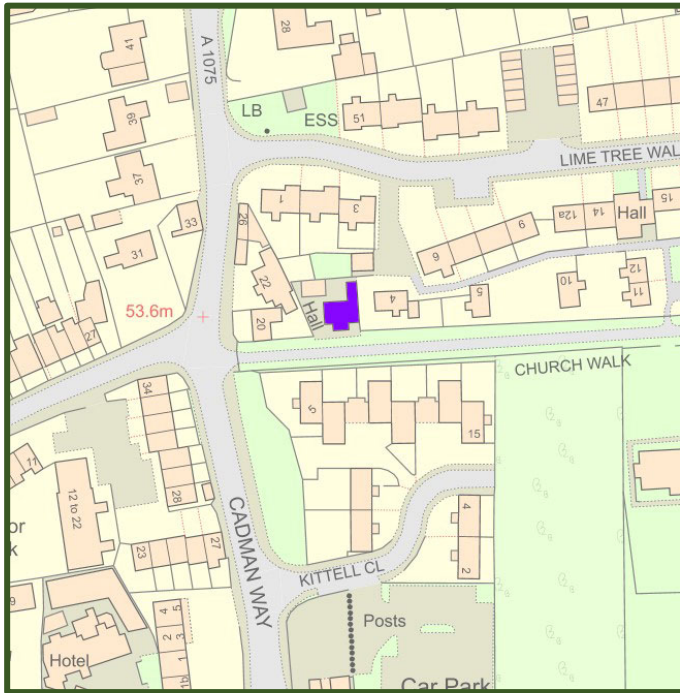
Building / Feature	Queen's Hall
Address	Norwich Road / Cadman Way
Description	<p>Built by volunteer labour to celebrate the coronation of Elizabeth II. Converted framework of an ex-RAF hangar imported from a local airfield that took volunteers 4 years to complete.</p> <p>It was officially opened on 1st November 1956 by Lady Bacon who was accompanied by her husband, Sir Edmund, the Lord Lieutenant of Norfolk</p> <p>It is now a public hall used extensively for musical and theatrical performance, for dancing and for social events.</p>
Archaeological Interest	None known
Architectural Interest	No significant architectural interest
Artistic Interest	No artistic interest
Historic Interest	As noted in the description
CONCLUSION	Include as Non-Designated Heritage Asset



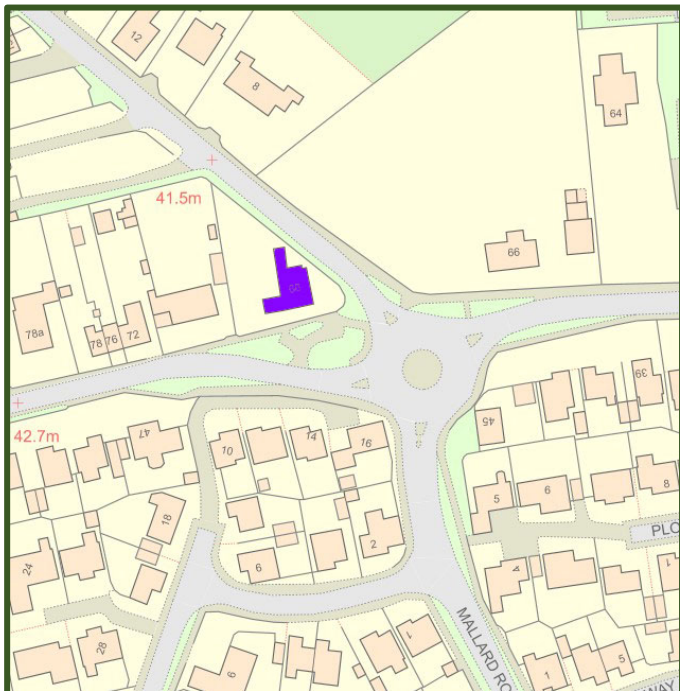
Building / Feature	Old Brewery
Address	High Street
Description	Built in three stages by Edward Stevens and his son during 1831, 1838 & 1877.
Archaeological Interest	None known
Architectural Interest	Three storey building with original "Watton Brewery" relief carved sign on frontage
Artistic Interest	None evident
Historic Interest	A brewery until 1912 until production ceased after it had been taken over by Morgan's Brewery of Norwich.
CONCLUSION	Include as Non-Designated Heritage Asset



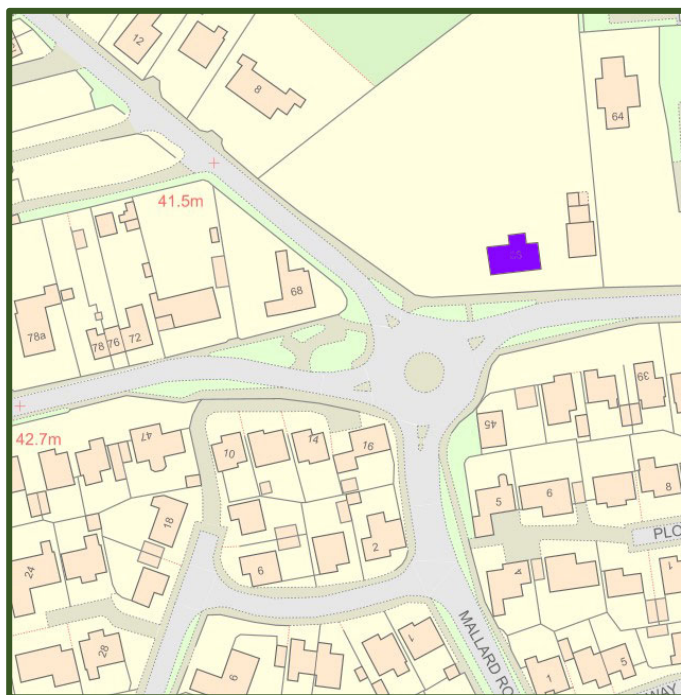
Building / Feature	The Old Infant School
Address	Church Walk
Description	Built in the West End of Church Walk in 1876 with funds raised by public subscription. This accommodated about 60 pupils from the age of 5 to 7, when they were transferred to the National School in the High Street.
Archaeological Interest	None known
Architectural Interest	Red brick single storey building with ornate gables on porch
Artistic Interest	None known
Historic Interest	Important historical links to the evolution of education in Victorian Watton.
CONCLUSION	Include as Non-Designated Heritage Asset



Building / Feature	Disraeli House
Address	68 Brandon Road
Description	Late 19th C. residence with a grey brick and pantile roof, set over three floors set in prominent location on corner of Brandon Road and Swaffham Road.
Archaeological Interest	None known.
Architectural Interest	Landmark building. Understood to have been acknowledged by Breckland Council as 1 of 7 properties in Watton that could hold heritage importance with regards to a special architectural, cultural or historical importance to the character of the town. This is due to its character, "prominent position on the corner of Swaffham Road, well maintained hedges and boundary walling". [source: Haart Estate Agents property details – 2021]
Artistic Interest	Feature stained glass front door, fanlight and first floor window above.
Historic Interest	No known link to Disraeli or historic occasion.
CONCLUSION	Include as Non-Designated Heritage Asset



Building / Feature	Burleigh House
Address	66 Brandon Road
Description	Red brick two-storey house with black tiles. Unknown age but appears on 1883 25 inch Ordnance Survey map
Archaeological Interest	None known
Architectural Interest	Nothing of any significance other than bracketed eaves and quons.
Artistic Interest	None evident
Historic Interest	None known
CONCLUSION	Insufficient evidence to identify as Non-Designated Heritage Asset



Building / Feature	Cley Cottage
Address	108 Dereham Road
Description	1 ½ storey rendered dwelling with red pantile roof thought to date from 15 th century, but not evidenced.
Archaeological Interest	None known
Architectural Interest	None evident
Artistic Interest	None
Historic Interest	Nothing recorded. Would have been a prominent dwelling in the Neaton hamlet. Shown as present on the 1883 25 inch Ordnance Survey map.
CONCLUSION	Insufficient evidence to identify as Non-Designated Heritage Asset



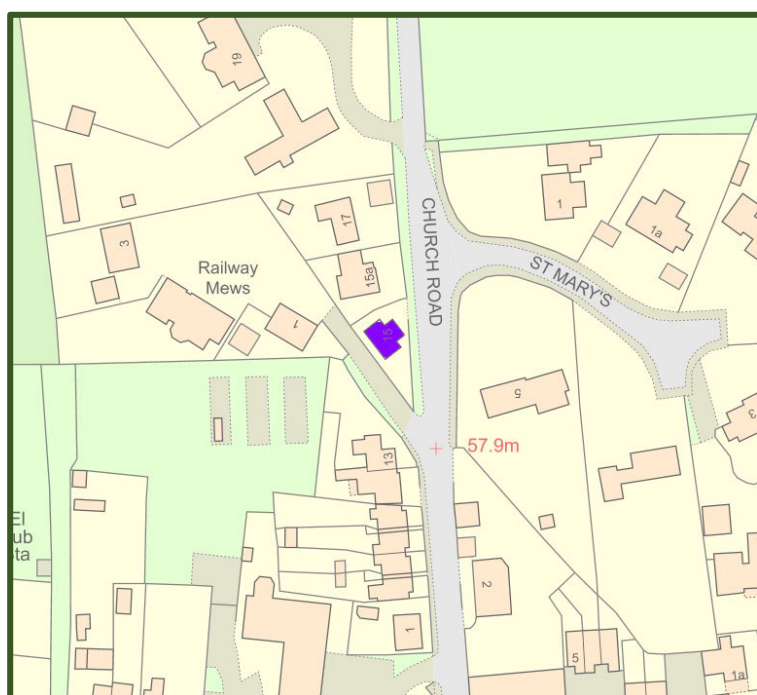
Building / Feature	4 Merton Road
Address	As above
Description	Detached bungalow
Archaeological Interest	None known
Architectural Interest	None
Artistic Interest	None
Historic Interest	The property does not appear on the 1905 Ordnance Survey map.
CONCLUSION	Insufficient evidence to identify as Non-Designated Heritage Asset



Building / Feature	85-87 Dereham Road
Address	As above
Description	Pair of red-brick semi-detached two-storey houses understood to have been railway worker cottages for the former Bury St Edmunds, Thetford and Swaffham railway which would have adjoined them to the south
Archaeological Interest	None known
Architectural Interest	None
Artistic Interest	None evident
Historic Interest	Provides a link with the former railway and similar railway related properties in the town
CONCLUSION	Insufficient evidence to identify as Non-Designated Heritage Asset



Building / Feature	15 Church Road
Address	As above
Description	Former gatekeeper's house for former level crossing that would have been immediately to the south. Distinct buff brick reflecting style found elsewhere along the length of the former railway line.
Archaeological Interest	None known
Architectural Interest	None known
Artistic Interest	None known
Historic Interest	An important reflection of the former railway line that provided a link between Thetford and Swaffham. The route from Thetford to Watton opened in 1869 and from Watton to Swaffham in 1875. It was closed to passengers in 1964 and to freight in 1965.
CONCLUSION	Historic interest provides sufficient evidence for identification as a Non-Designated Heritage Asset



Building / Feature	Kandahar House
Address	Read House, Norwich Road
Description	Flat roof two storey former airmen's quarters building associated with the former RAF Watton. Now a carpet showroom but the original gates with RAF crests on the pillars remain at the Norwich Road entrance.
Archaeological Interest	None known
Architectural Interest	Typical features of RAF station buildings found across East Anglia that were constructed post World War II.
Artistic Interest	None known
Historic Interest	One of few remaining buildings from the former RAF Watton as most of the operational side of the airfield has now been demolished and redeveloped for housing.
CONCLUSION	Historic interest provides sufficient evidence for identification as a Non-Designated Heritage Asset

