

Non-Designated Heritage Assets – v2.0

The guidance given by East Suffolk Council concerning Non-Designated Heritage Assets is:

Non-designated heritage assets

Identification of non-designated heritage assets

A heritage asset is defined by the Government's National Planning Policy Framework as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.

Heritage assets include those that are designated such as listed buildings, conservation areas and scheduled monuments; and those that are non-designated, that is ones identified by the local planning authority as having local interest.

The Government's National Planning Practice Guidance states that, in the case of buildings, the significance of non-designated heritage assets should, ideally, be judged against the local planning authority's published criteria. Significance is the value of a heritage asset to this and future generations because of its heritage interest that can be archaeological, architectural, artistic or historic.

The council, as local planning authority, is still free to identify any other kind of non-designated heritage asset

Criteria for identification of non-designated heritage assets that are buildings

Development proposals affecting an identified non-designated heritage asset will be subject to the requirements of the National Planning Policy Framework at Section 12: Conserving and enhancing the historic environment and including paragraphs 131 and 135.

These criteria have been prepared with specific reference to Historic England's 'Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing'. For a building to be identified as a non-designated heritage asset it needs to meet at least two of the following criteria:

- **Archaeological interest**
 - **Recorded in the Suffolk County Historic Environment Record Architectural interest** - an above ground archaeological site or historic building recorded in the Suffolk County Council Historic Environment Record. Identification of archaeological interest will always have to be made in conjunction with the Suffolk County Council Archaeological Service. Subsurface archaeological interest is considered and advised on separately by the Suffolk County Council Archaeological Service.
- **Architectural interest**
 - **Aesthetic value** - the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.
 - **Known architect** - the building or structure will be the work of an architect of local, regional or national noteworthiness.

- **Integrity** - the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.
- **Landmark status** - the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.
- **Group value** - the buildings or structures will have a coherent design or historic functional relationship as a group.
- **Artistic interest**
 - **Aesthetic value** - the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.
 - **Known designer** - the building or structure will be the work of a designer of local, regional or national noteworthiness.
- **Historic interest**
 - **Association** - the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.
 - **Rarity** - the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region.
 - **Representativeness** - the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.
 - **Social and communal value** - the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.

Some locally significant uses may provide typologies of buildings and structures that can be identified as non-designated heritage assets, such as: agricultural; commemorative; commercial; culture, entertainment and leisure; resort tourism; domestic; educational; health and welfare; industrial; military; aviation; forestry; water management; landed Estates; fishing; brewing; law and local government; park and garden structures; ecclesiastical; transport; maritime and coastal defence; utilities, energy and communications; civil defences; street furniture and historic surfaces

Eighteen assets are proposed as Non-Designated Heritage Assets in the Wickham Market Neighbourhood Plan. The assets have mainly been derived from the [Wickham Market Heritage and Character Assessment](#). Serials 14, 15 and 16 were added following recommendations from the Open Day held on 18 Mar 18 and serials 17 and 18 were added at the recommendation of the Design and Conservation Section of the East Suffolk Council Planning Department. A list of the assets is given below:

1. Milepost on the High Street outside No. 178
2. Entrance to Whitmore and Binyon Ironworks, High Street
3. The Village Pump on the High Street
4. The War Memorial, Chapel Lane
5. Pill Box, Gelham Hall Lane
6. The Old School, High Street
7. The Old Workhouse, Deben Court, Chapel Lane
8. Flint Cottages, 52 & 56 Border Cot Lane
9. The Gallows, Potsford Wood
10. Flint Cottages, 40 & 42 Dallinghoo Rd
11. Rendered Cottages, 23 & 23a Dallinghoo Rd
12. Waterloo House, Chapel Lane

13. Orchard House, High Street
14. Thong Hall
15. 198 High Street
16. Parish Cemetery and Bier House
17. Home Covert (ancient woodland)
18. Potsford Wood (ancient woodland)

Photographs of these assets are shown below followed by a table showing how each asset qualifies for inclusion, finally there is a map showing the location of each asset.

Photographs

1. Milepost- outside 178 High St



2. Entrance to Whitmore and Binyon Iron Works – between 202B and 202C High St



3. The Village Pump – Opposite 138 High St



4. The War memorial - At the Junction of High St and Chapel Lane



5. Pill Box – At the junction of B1078 and Gelham Hall Road



6. The Old School – 2 High St



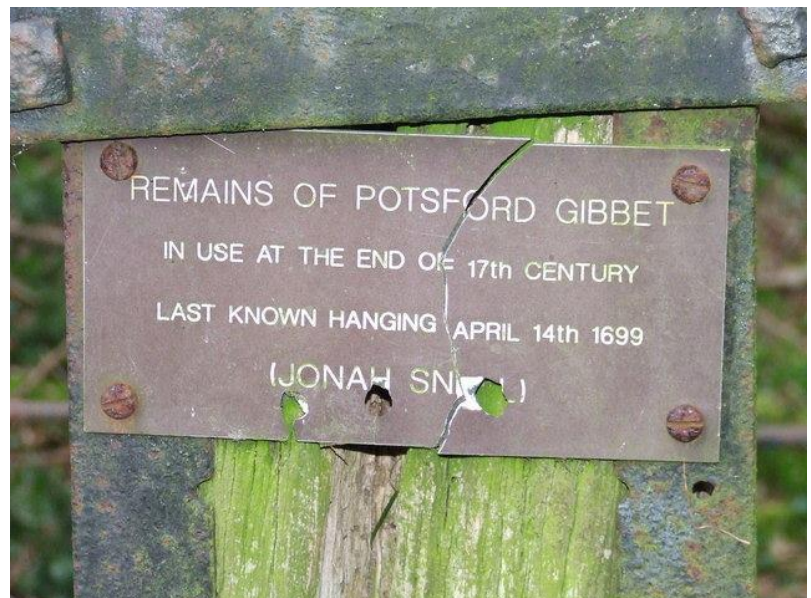
7. The Old Workhouse, Deben Court off Chapel Lane



8. Flint Cottages – 40 & 42 Dallinghoo Road



9. The Gallows – Potsford Wood, Potsford Gibbet, Gallows Hill TM 2873 5640



10. Flint Cottages – 52 Border Cot Lane



11. Rendered Cottages – 23 and 23A Dallinghoo Road, California



12. Waterloo House- Flats 1-4, Waterloo House,
Chapel Lane, Wickham Market IP13 0NX



13. Orchard House – 12 High St



14. Thong Hall and Thong Hall Cottage – Thong Hall road



15. 198 High St



16. Cemetery and Bier House



17. Home Covert and 18. Potsford Wood

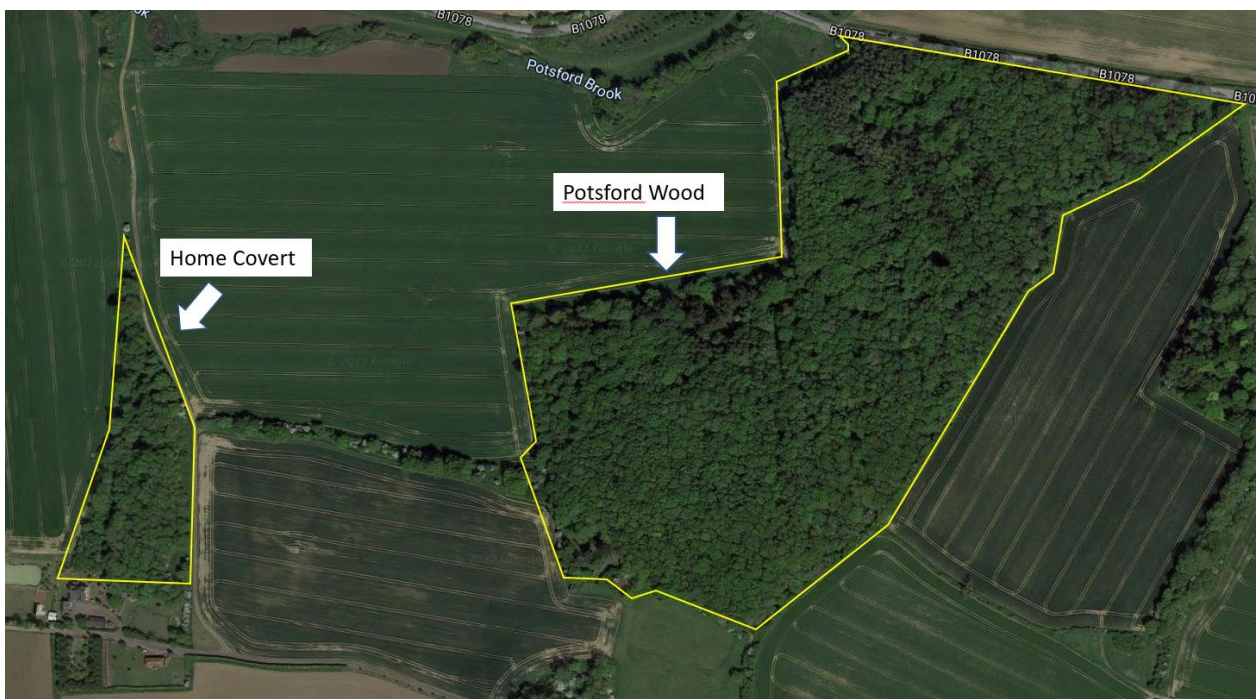
These sites are classified as “Ancient Woodland” by Natural England. Ancient woodland takes hundreds of years to establish and is defined as an irreplaceable habitat. It is a valuable natural asset important for:

- wildlife (which include rare and threatened species) - there is also standing advice for protected species
- soils
- carbon capture and storage
- contributing to the seed bank and genetic diversity
- recreation, health and wellbeing
- cultural, historical and landscape value

It’s any area that’s been wooded continuously since at least 1600 AD. It includes:

- ancient semi-natural woodland mainly made up of trees and shrubs native to the site, usually arising from natural regeneration
- plantations on ancient woodland sites - replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi

They have equal protection in the National Planning Policy Framework (NPPF).



R Jenkinson
Chairman
Wickham Market Neighbourhood Plan Committee

Non-Designated Heritage Assets

Suffolk Coastal Non-Designated Heritage Assets Criteria for Buildings

A Building must meet at least two of the criteria listed below to be considered as a Non-Designated Heritage Asset

Serial		Aesthetic Value	Known Architect or designer	Integrity	Landmark Status	Group Value	Association	Rarity	Representativeness	Social and Community Value	Comments
1	Milepost	Y						Y		Y	
2	Entrance to Whitmore and Binyon Ironworks				Y					Y	Whitmore and Binyon
3	The Village Pump	Y						Y		Y	
4	The War Memorial						Y			Y	
5	Pill Box						Y			Y	
6	The Old School	Y			Y					Y	
7	The Old Workhouse, Deben Court	Y	Y							Y	Plomesgate Union Workshop built 1837, designer John Brown
8	Flint Cottages	Y				Y			Y	Y	
9	The Gallows				Y		Y	Y		Y	Last known hanging April 14th 1699 (Jonah Snell)
10	Flint Cottages	Y				Y			Y		
11	Rendered Cottages	Y				Y			Y		
12	Waterloo House	Y							Y		
13	Orchard House	Y							Y		
14	Thong Hall	Y							Y		
15	198 High Street	Y					Y			Y	The front of the building is the only remaining building in the village to be faced with the clinker from the Whitmore and Binyon iron works.
16	Cemetery and Bier House	Y					Y	Y		Y	

The map below shows the location of the Wickham Market Non-Designated Heritage Assets

