

# **Non-Designated Heritage Assets Assessment**

## **Hellesdon Neighbourhood Plan**

**October 2024**

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## Introduction

Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. They are valued as distinctive elements of the local historic environment.

Historic England provide guidance on the listing of local heritage assets to assist community groups, for example in preparing a Neighbourhood Plan. Local lists complement national designations and intends to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed.

Hellesdon Neighbourhood Plan has adopted the following process in its review for considering assets of historical importance which could be included on a local list:

1. Review of designated assets and data held on the Historic Environment Record<sup>1</sup>;
2. Identification of assets of local importance based on local knowledge and data held on the Historic Environment Record and useful Heritage Explorer websites<sup>2</sup>;
3. Consultation with Norfolk Historic Environment Service on the assets identified to determine their significance and whether they should be afforded protection;
4. Assessment according to Historic England criteria, below<sup>3</sup>

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<sup>1</sup> [Historic Environment Record - Norfolk County Council](#)

<sup>2</sup> [Home - Norfolk Heritage Explorer, Non-Listed Sites | Historic England, HeritageGateway - Home \\*](#)

<sup>3</sup> Historic England (2021) Local Heritage Listing: Identifying and Conserving Local Heritage Advice Note 7 (Second Edition): [Local Heritage Listing: Identifying and Conserving Local Heritage \(historicengland.org.uk\)](#)

Criterion	Description
<b>Asset type</b>	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.
<b>Age</b>	The age of an asset may be an important criterion, and the age range can be adjusted to consider distinctive local characteristics or building traditions.
<b>Rarity</b>	Appropriate for all assets, as judged against local characteristics.
<b>Architectural and Artistic Interest</b>	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.
<b>Group Value</b>	Groupings of assets with a clear visual design or historic relationship.
<b>Archaeological Interest</b>	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 substance and evolution of places, and of the people and cultures that made them.
<b>Historic Interest</b>	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: '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.
<b>Landmark Status</b>	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.

## Assessment

Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeologic al Interest	Historic Interest (including archival interest, social and community value)	Landmark status
St Paul's Church			X				X
Frontage of Hellesdon Hospital	X		X			X	X
Parish sign on Low Road						X	
Parish Hall	X					X	
Parish plaque on the Bull Roundabout		X				X	
Milestone – Drayton High Road	X			X	X	X	
Milestone – Cromer Road	X			X	X	X	
Wayside Cross on the Boundary (Near Asda	0X		X		X	X	X
12 Hastings Avenue	X					X	
1 Overbury Road	X					X	

Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeologic al Interest	Historic Interest (including archival interest, social and community value)	Landmark status
Pill Box at Rabbits Hill	X	X				X	
Whiffler Public House	X					X	
The Bull Public House	X					X	
Site of WW1 Hangar	X					X	

#### NDHA1- The Bull Public House





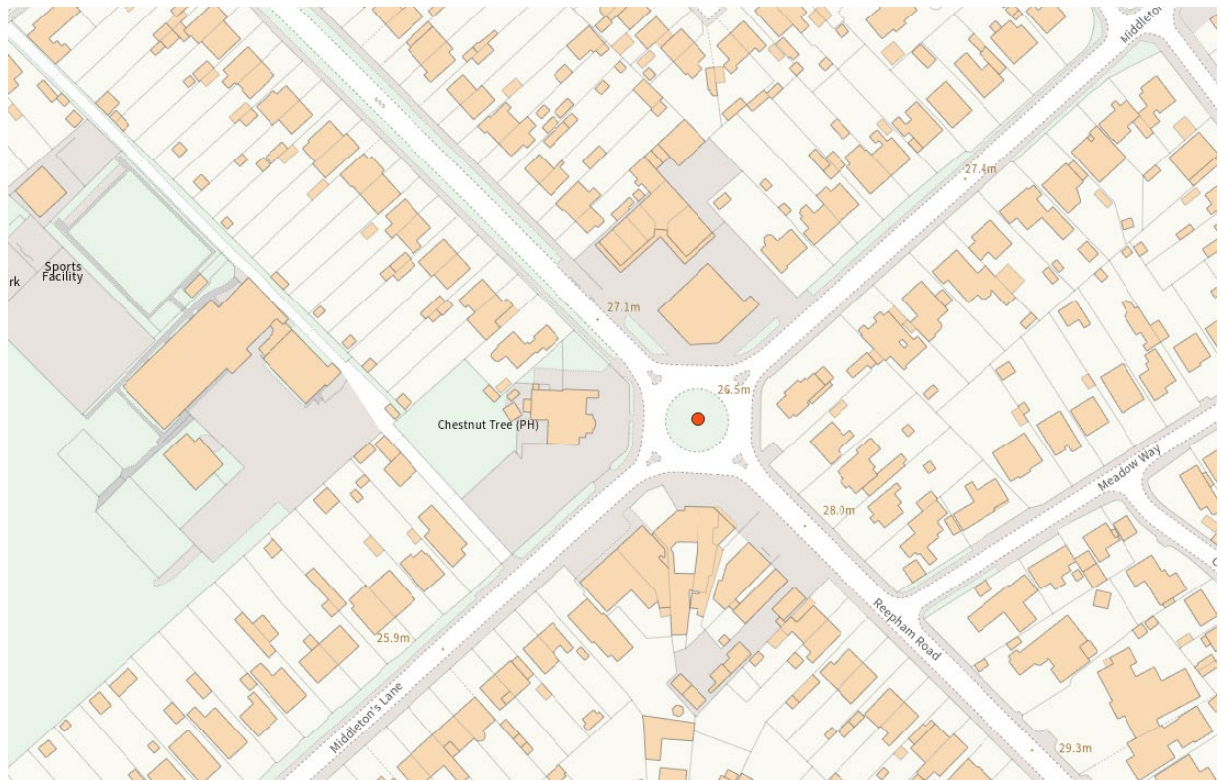
Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Public House dates to 1934
Rarity		
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The existing building is traditional 1930's style, constructed predominantly in brick and tile. It's central location to Helleston makes it of social significance.
Landmark Status		



NDHA2- Parish plaque on the Bull Roundabout







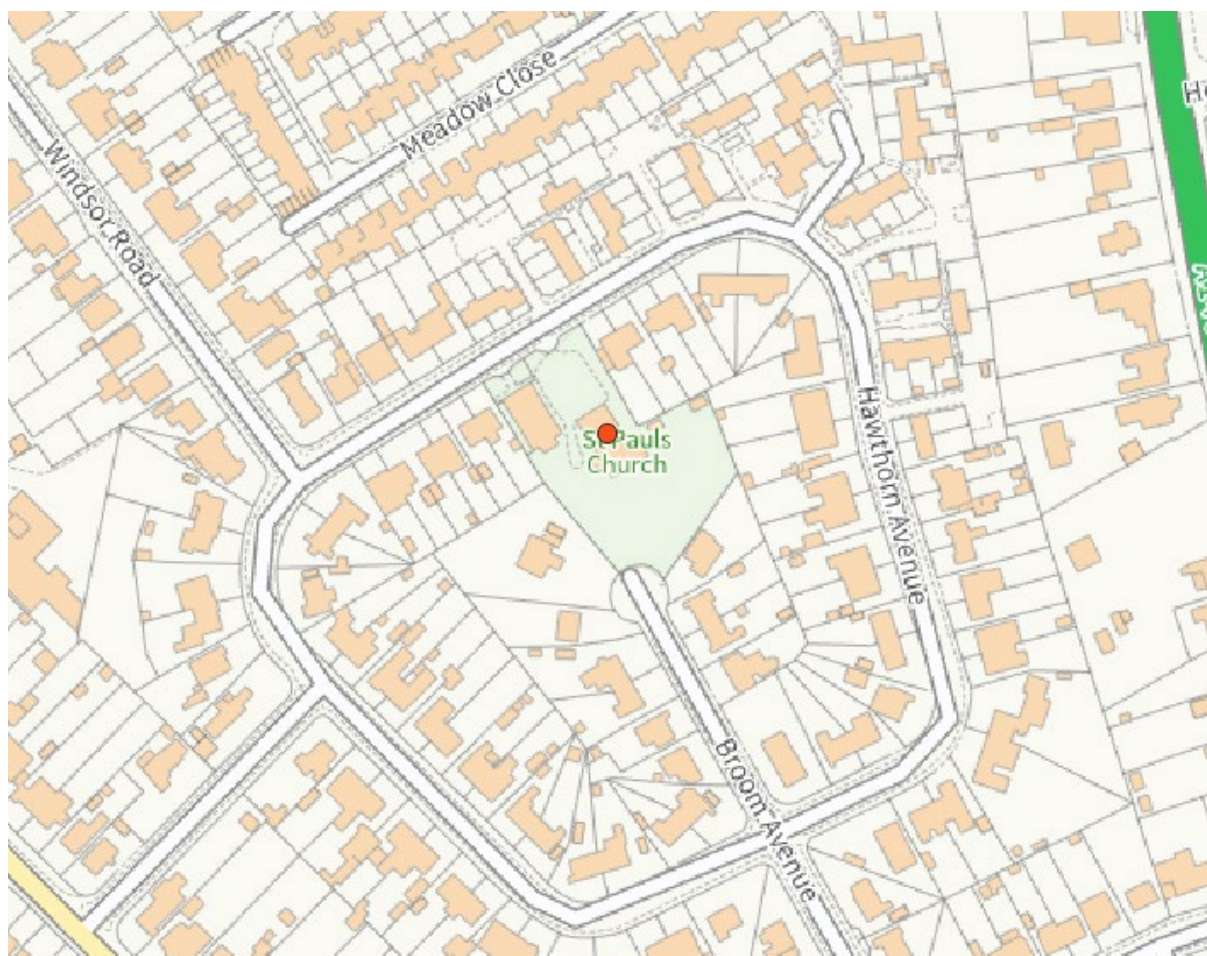
Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age		
Rarity	X	Specially commissioned sign for Hellesdon, detailing aspects of Hellesdon on all four sides, so each can be seen at the four entrances to the roundabout. Sign also lights up.
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Social and community value.
Landmark Status		



### NDHA3- St Paul's Church and Coronation Hall







Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age		Post War
Rarity		
Architectural and Artistic Interest	X	<p>The frontage is an elegant seven-edged red brick semi-circle, the facade being added to a dark green corrugated iron nissen hut.</p> <p>There is a 1950s window by the William Morris workshop of Westminster depicting the Risen Christ in Glory.</p>
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)		
Landmark Status	X	<p>This building has a strong communal and historic association. It is also a landmark with intrinsic design styles within the local residential street scene.</p>





#### NDHA4- Milestone – Cromer Road

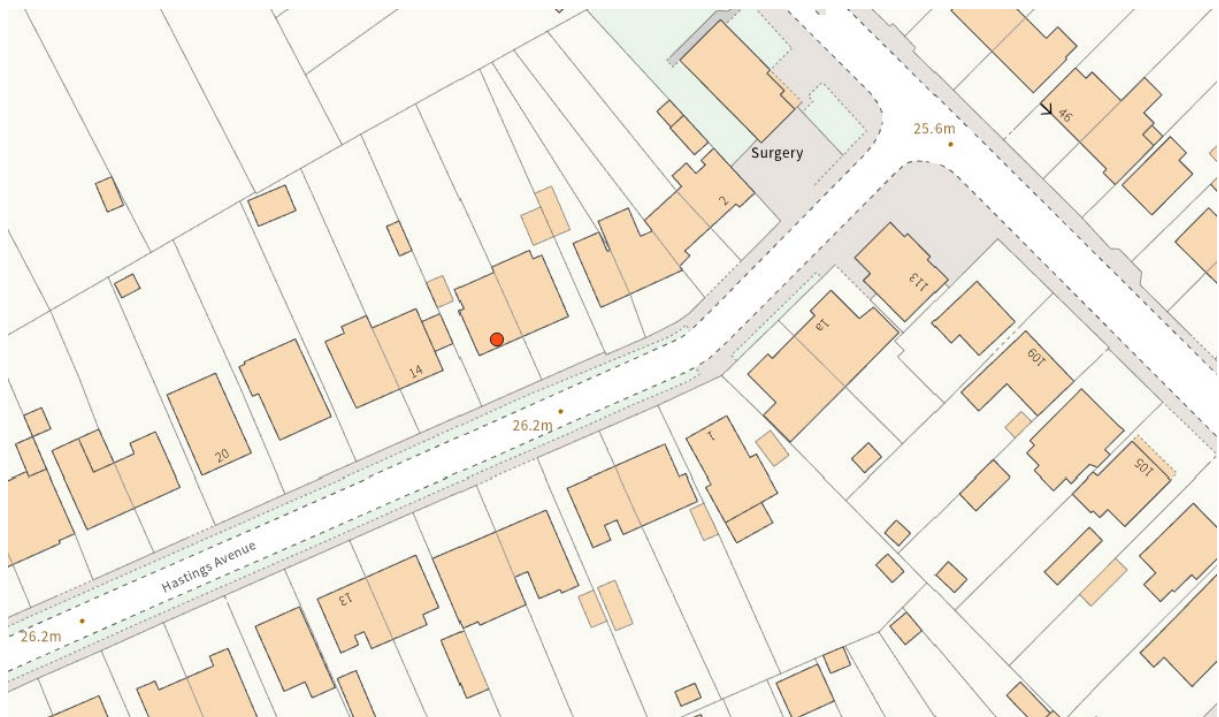


Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Between 1794 and 1876
Rarity		
Architectural and Artistic Interest		
Group Value	X	Part of 11 surviving milestones along the Norwich to Cromer Road <sup>4</sup> .
Archaeological interest	X	Notes the location of the former Norwich to Cromer turnpike.
Historic Interest (including Social and Community Value)	X	A 19th Century milestone marking Norwich 2 miles, Cromer 20 miles and Aylsham 9 miles, and also incorporating an OS benchmark. One of 11 surviving milestones along the former Norwich to Cromer turnpike. This turnpike was first created in 1794 and ran from St Augustine's Gate in Norwich to Aylsham, but was extended in 1811 to reach Cromer, before being disturnpiked in 1876.
Landmark Status		

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<sup>4</sup> <https://www.heritage.norfolk.gov.uk/record-details?MNF62837-19th-century-milestone-marking-Norwich-2-miles-Cromer-20-miles-and-Aylsham-9-miles&Index=98&RecordCount=104&SessionID=8356c28e-ac7b-4721-a8d2-3bd787b38cac>

## NDHA5- Site of 12 Hastings Avenue

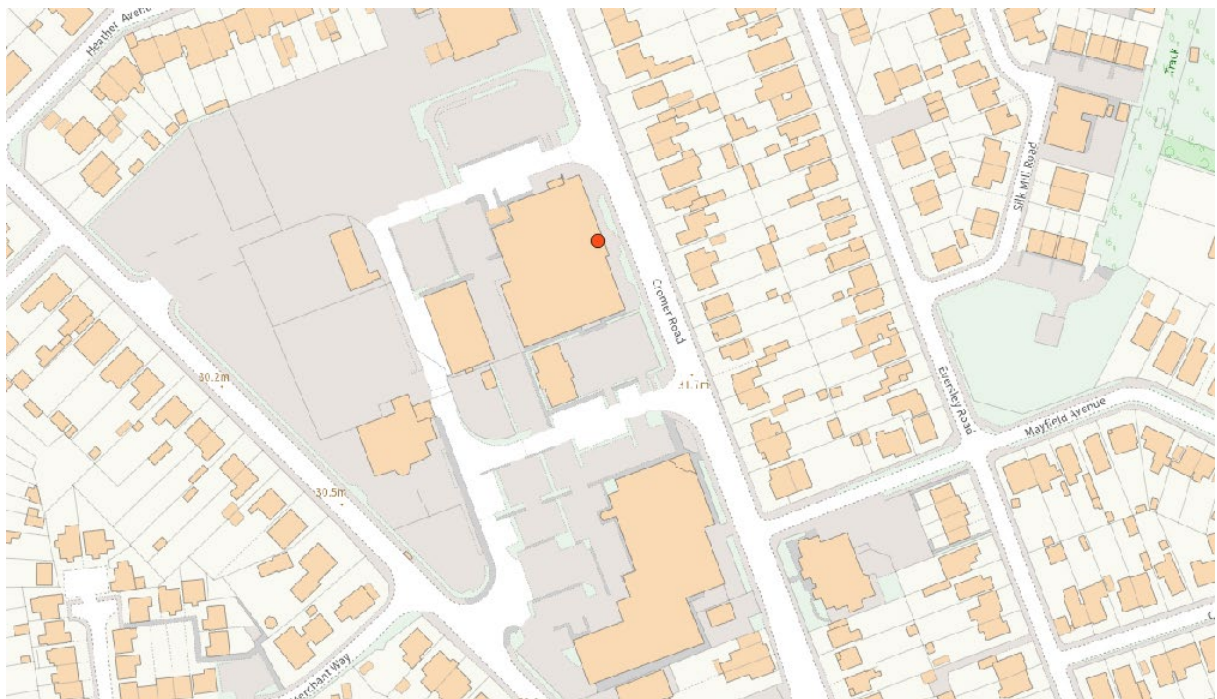
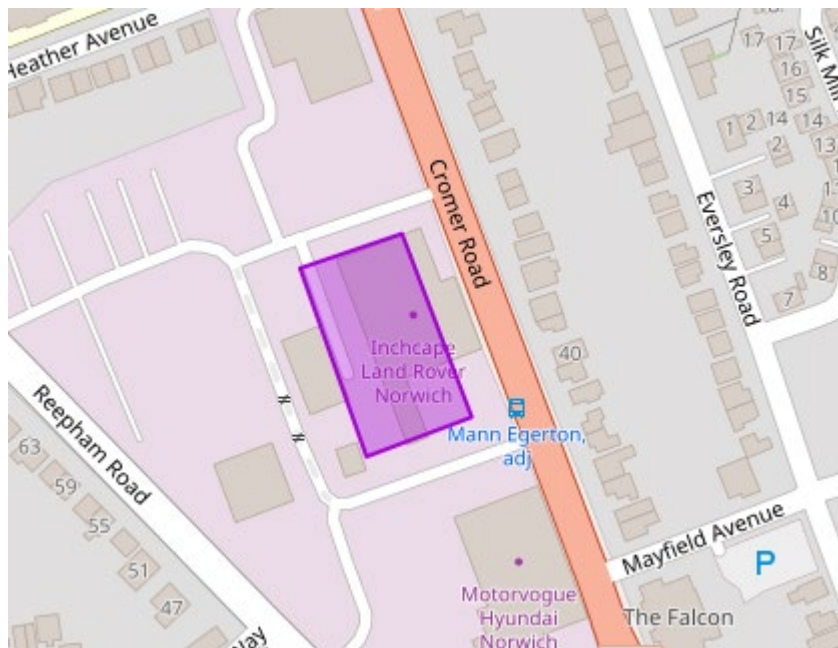


Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Incident in 1944
Rarity		



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p>September 20, 1944 – a veteran Liberator, named Gator, attempted to take off from Horsham St Faith – now Norwich Airport – but was carrying too much fuel and crashed into 12 Hastings Avenue.</p> <p>All six crew members were killed, alongside the resident of 12 Hastings Avenue. The house has now been rebuilt.</p>
Landmark Status		

## NDHA6- The Site of WW1 Aircraft Hangar (Mann Egerton)



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	A large wooden hangar was constructed on the Mann Egerton site in 1916. The company manufactured Short bombers, Sopwith fighters and other



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
		aircraft until 1919. The site included a private airfield. The hangar was demolished in 1984 <sup>5</sup> .
Rarity		
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Constructed entirely from wood in 1916 by Mann Egerton engineers, it took only 2 months to build and become operational. The company was given a 'war loan' of £30,000 to acquire the 60 acres of land needed for the building and airfield. During its operation, the hangar saw the construction of short bombers, Sopwith fighters and sea planes. After the war it was used as a furniture factory and store by Mann Egerton until its demolition in 1984.
Landmark Status		

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<sup>5</sup> <https://www.heritage.norfolk.gov.uk/record-details?MNF13161-Site-of-World-War-One-hanger-Mann-Egerton-Garage-Cromer-Road>

## NDHA7- Site of 1 Overbury Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Incident in 1942
Rarity		
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	A Hampden Bomber which crashed at Overbury Road on May 31, 1942, as it was trying to make a landing at Horsham St Faith. The pilot, Flt Lt Cameron and his navigator, Sgt Sheridan, of the Royal Australian Air Force, had been on a bombing operation to Cologne and were both killed.  The plaque is located on the building of 40 Boundary Road.
Landmark Status		

NDHA8- Whiffler Public House



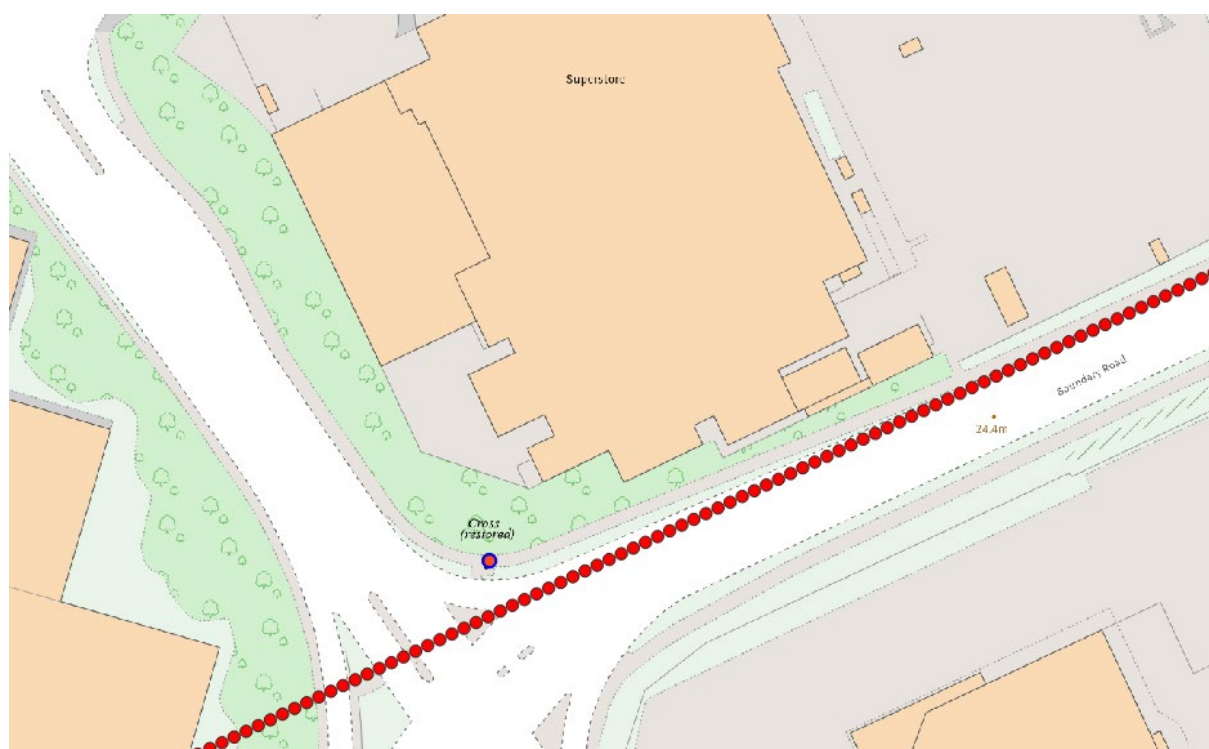
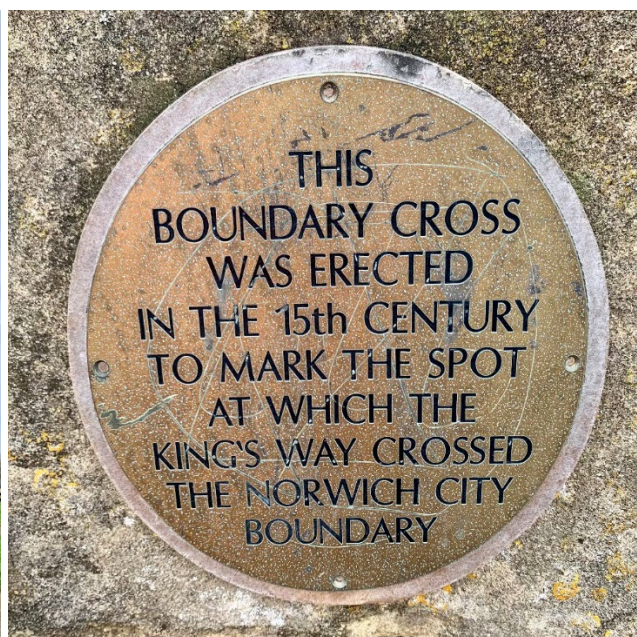




Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Public House dates to 1938
Rarity		
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The existing building is traditional 1930's style, constructed predominantly in brick and tile, with flat roofed previous extensions. Historical interest is shown in the replacement roof tiles, where the building survived a bombing raid during WW2.
Landmark Status		



## NDHA9- Wayside Cross on the Boundary



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	The cross dates principally to the medieval period with some later additions. It includes the base plinth, the socket stone, the shaft, the capital and the iron head.
Rarity		

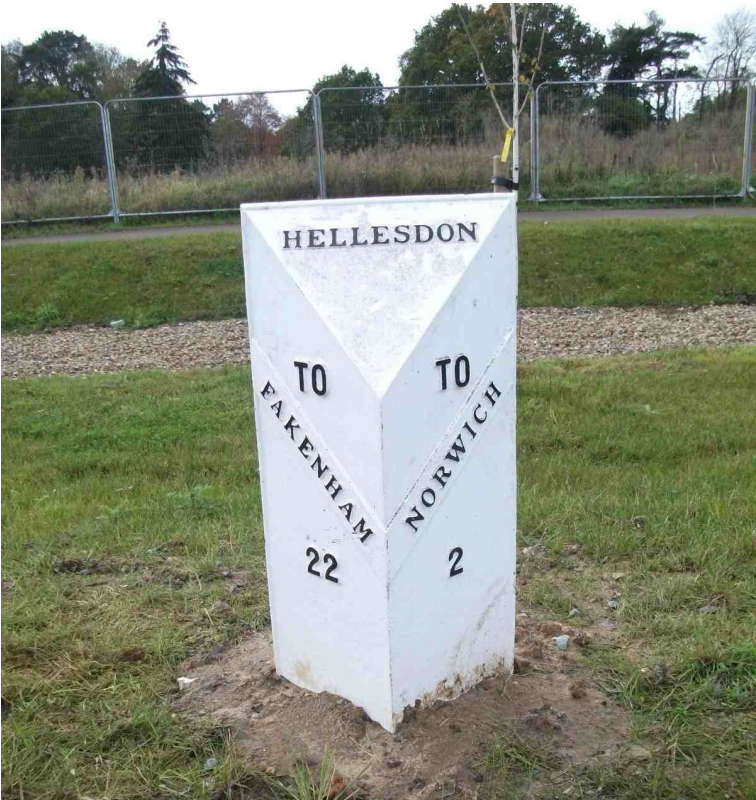
Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
<b>Architectural and Artistic Interest</b>	<b>X</b>	A good example of a medieval standing cross with a square to octagonal socket stone and a square to octagonal shaft <sup>6</sup> .
<b>Group Value</b>		
<b>Archaeological interest</b>	<b>X</b>	The cross shows evidence about past human activity in the locality.
<b>Historic Interest (including Social and Community Value)</b>	<b>X</b>	Attached to the south face of the socket stone is a circular bronze plaque inscribed with the words: 'This boundary cross was erected in the 15th century to mark the spot at which the King's Way crossed the Norwich City Boundary'
<b>Landmark Status</b>	<b>X</b>	Scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

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<https://historicengland.org.uk/listing/the-list/list-entry/1018303?section=official-list-entry>

NDHA10- Milestone – Drayton High Road



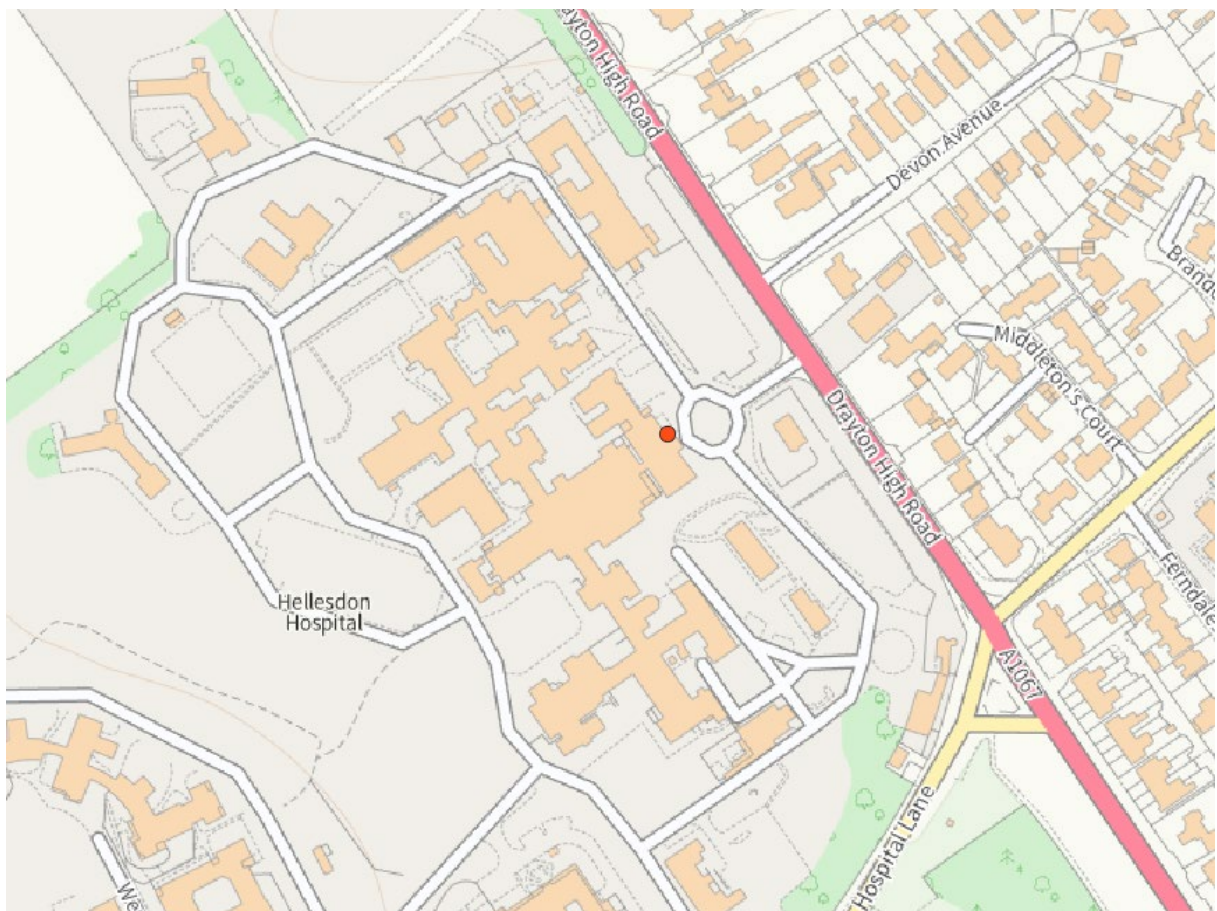
Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Between 1823 and 1880



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
		It is not the same pattern as most of the other surviving milestones on the Fakenham road (which have a rounded headplate. The Hellesdon post was therefore a later replacement. As it does not have "NCC Main Road" cast on it, it was almost certainly made before the county councils were set up (1888), so is likely from 1850-1870 <sup>7</sup>
Rarity		
Architectural and Artistic Interest		
Group Value	X	Part of 12 surviving milestones along the Norwich to Fakenham Road.
Archaeological interest	X	Notes the location of the former Norwich to Fakenham turnpike.
Historic Interest (including Social and Community Value)	X	Milestone marking Fakenham 22 miles and Norwich 2 miles and also incorporating an OS benchmark. One of 12 surviving milestones along the former Norwich to Fakenham turnpike. It was created in 1823 and was disturnpiked in 1880. The route of the turnpike is unknown however the First Edition Ordnance Survey map shows that it followed the same route as the present A1067.
Landmark Status		

<sup>7</sup> <https://www.heritage.norfolk.gov.uk/record-details?MNF62814-19th-century-milestone-marking-Fakenham-22-miles-and-Norwich-2-miles>

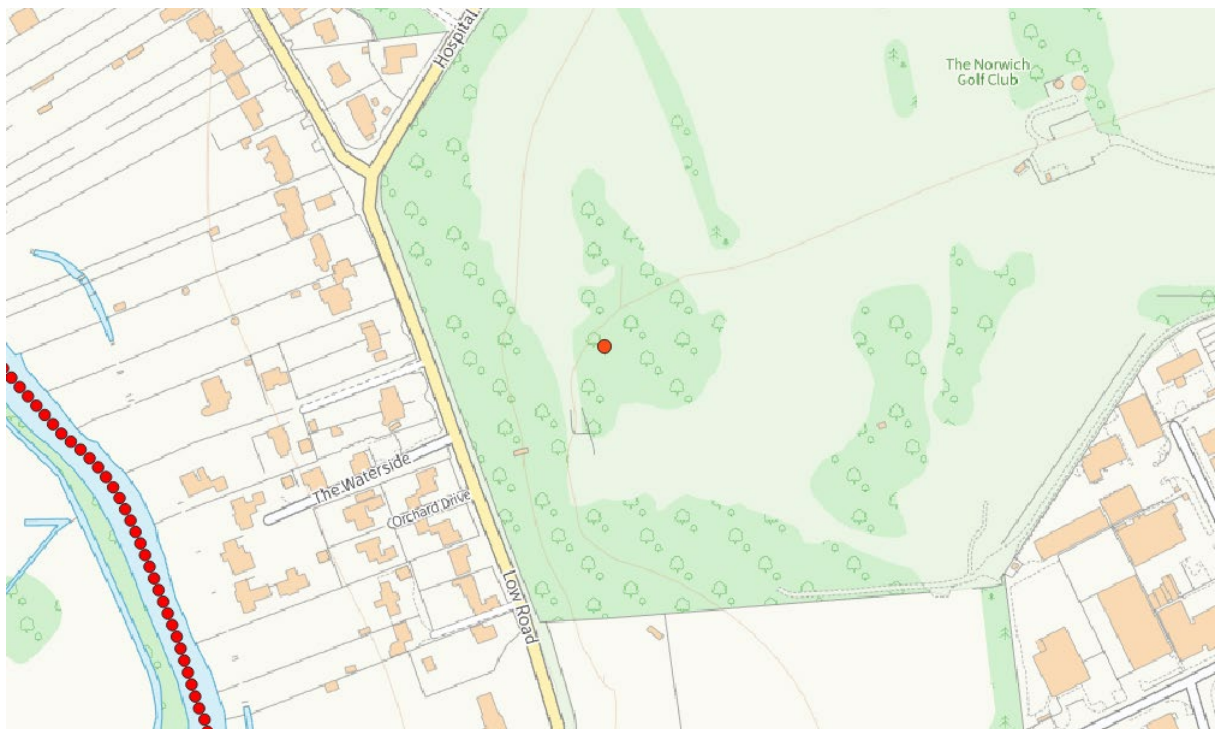
## NDHA11- Frontage of Hellesdon hospital





Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	1880
Rarity		
Architectural and Artistic Interest	X	The main red brick building was designed by Richard Makilwaine Phipson (a former diocesan architect for Norwich and County Surveyor)
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p>First opened as a County Lunatic Asylum in 1880.</p> <p>The asylum was turned over to military use during World War One and its patients did not return until 1919. Soon after it became the Norwich Mental Hospital.</p> <p>During World War Two the hospital again had to adapt to a war use with some of its beds being turned over to the Emergency Medical Service and not handed back until 1947.</p>
Landmark Status	X	This building has a strong communal association. It is also a landmark with intrinsic design styles and characteristics within the local street scene.

## NDHA12- Pill Box at Rabbits Hill



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Incident in 1942
Rarity	X	A World War Two pillbox that is the sole survivor of Norwich's World War Two perimeter defences <sup>8</sup> .
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p>The pillbox is invisible from the south and heavy vegetation obscures it from other directions. It is built into a natural slope and as a result its roof is covered in soil and plant growth. Its exterior and interior faces are constructed from red brick (presumably covering a reinforced concrete core) and it has concrete lintels above the exterior openings of the embrasures and a roof made from a concrete slab. The entrance to north-east is shielded by a blast wall and there is also an internal brick anti-ricochet wall. It appears that it was sealed up after the war, with a barred gate placed over the entrance and the other openings blocked up.</p> <p>Overall the condition of the structure is good. The external bricks have some surface damage caused by weathering and roots but the interior is well preserved (although any former fittings for gun emplacements and so forth have been removed).</p>
Landmark Status		

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<sup>8</sup> <https://www.heritage.norfolk.gov.uk/record-details?MNF32546>



### NDHA13- Parish sign on the Low Road



<sup>9</sup> <https://www.geograph.org.uk/photo/850757>



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age		Refurbished in 1985
Rarity		
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p>Dual faced sign showing the ancient and more recent history of Hellesdon.</p> <p>One face shows the story of Edmund, the King of the East Angles, who may have been martyred here.</p> <p>On his capture, Edmund was whipped and tied to a tree, and shot with arrows. He was then beheaded and his head thrown into a bramble thicket in Hegelisdun Wood - hence the association with Hailesduna, present-day Hellesdon. The King's head was later found, guarded by a wolf, and according to the story the body was buried in a small chapel built nearby for the purpose. It is believed that St Mary's Church (Grade II Listed church close to the sign) now stands on the site of this chapel.</p> <p>The rear of the sign shows more recent history, that of the Royal Norwich golf course, once located in Hellesdon.</p>
Landmark Status		

## NDHA14- Hellesdon Parish Hall



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Purchased in 1924 <sup>10</sup>
Rarity		
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Hellesdon Parish Hall is an iconic building purchased for £395 in 1924 from Boulton and Paul of Norwich. It was one of their prefabricated buildings on a wooden frame. The walls and floor were made of wood and the roof was made of corrugated iron. Walls and flooring are still substantially intact but the roof was replaced in 1993 with a modern composition material and the wooden window frames with modern PVC.
Landmark Status		

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<https://www.hellesdonparishhall.com/>



## Appendix 1- Maps

