

Oulton Neighbourhood Plan



Non-Designated Heritage Assets
Assessment Document September 2021

Table of Contents

INTRODUCTION	1
ASSESSMENT	2
1. K6 TELEPHONE BOX	3
2. THE OLD WORKHOUSE, UNION LANE	4
3. BURIAL GROUND, THE OLD WORKHOUSE, UNION LANE	5
4. PILLBOX BEHIND THE BLUEBOAR PUB AND AIREY CLOSE AND ANTI-TANK BLOCKS ON MOBBS WAY	6
5. OULTON VILLAGE SIGN	7
6. THE RAILTRACK OVER OULTON MARSHES.....	9
APPENDIX A: EAST SUFFOLK LISTING CRITERIA	10

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.

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 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.

East Suffolk Council, as one of the local planning authorities alongside the Broads Authority, has set out the following criteria for listing in the East Suffolk Waveney Local Plan:

Figure 1: East Suffolk Council Heritage Listing Criteria

Archaeological Interest	Architectural Interest	Artistic Interest	Historic Interest
<ul style="list-style-type: none">Recorded in the Suffolk County Historic Environment Record	<ul style="list-style-type: none">Aesthetic valueKnown architectIntegrityLandmark statusGroup value	<ul style="list-style-type: none">Artistic valueKnown designer	<ul style="list-style-type: none">AssociationRarityRepresentativenessSocial and communal value

A building or structure must meet two or more of these significance-measuring criteria.

The East Suffolk Waveney Local Plan encourages Neighbourhood Plans to identify buildings and assets of historic or local significance in **Policy WLP8.38** on Non-Designated Heritage Assets.

In development of the Oulton Neighbourhood Plan residents were asked to identify assets of historic interest that could be considered for identification in the plan. Six assets were identified, each of which has been assessed against the criteria above in this document. To assist with making a judgement against each of the criteria, guidance provided on East Suffolk Council's website¹ was used, see **Appendix A**.

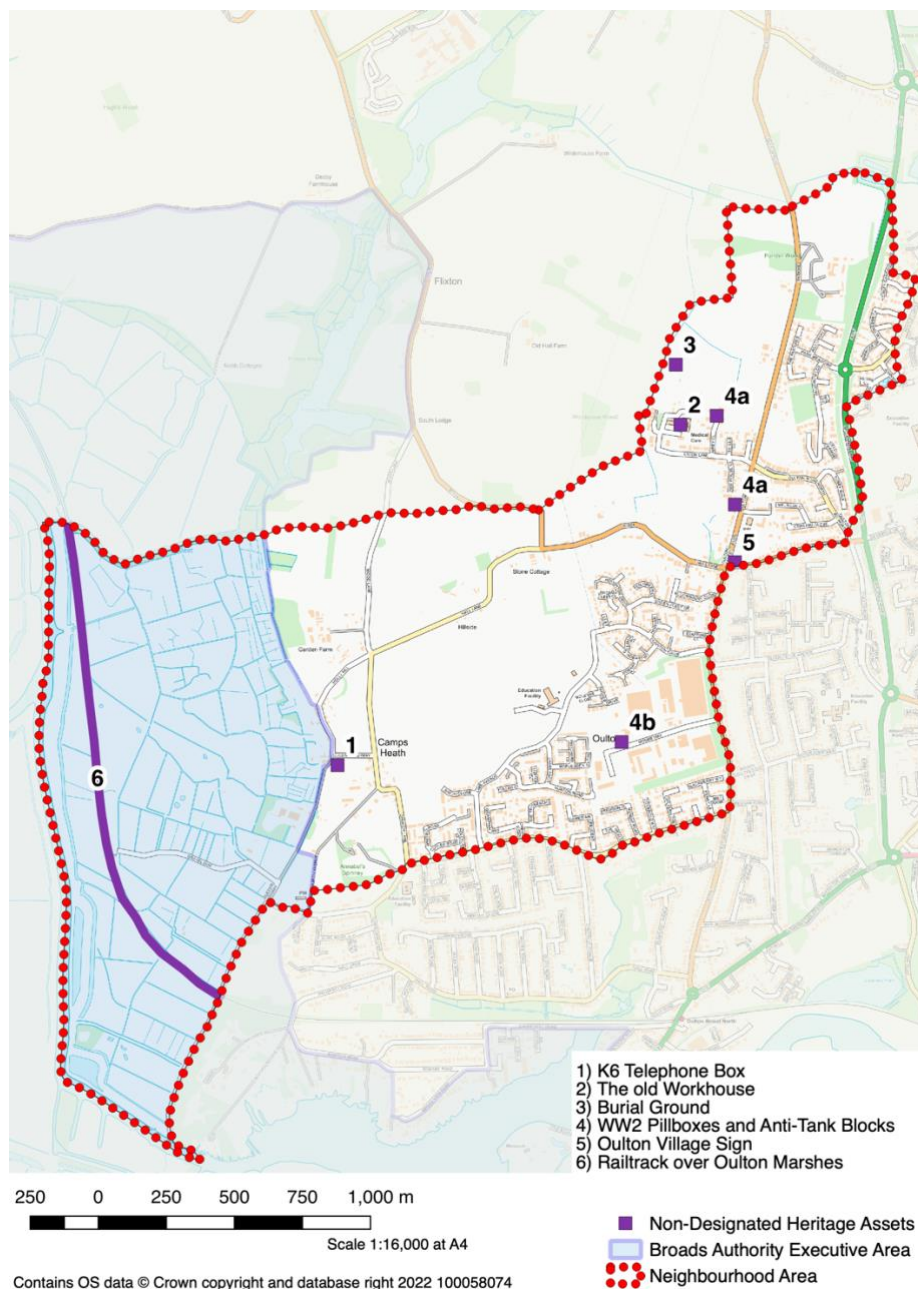
¹ <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets/>

Assessment

This assessment document reviews 6 assets identified as important to the community during the Issues and Options Consultation in 2020. This includes:

- The red K6 telephone box, Camps Heath
- The old workhouse, Union Lane
- Burial Ground, Union Lane
- The WW2 Pillboxes behind the Blueboar Pub and adjacent Airey Close and Anti-Tank Blocks on Mobbs Way
- Oulton Village Sign
- The railtrack over Oulton Marshes

Each of these meets the criteria set by East Suffolk Council.



1. K6 Telephone Box

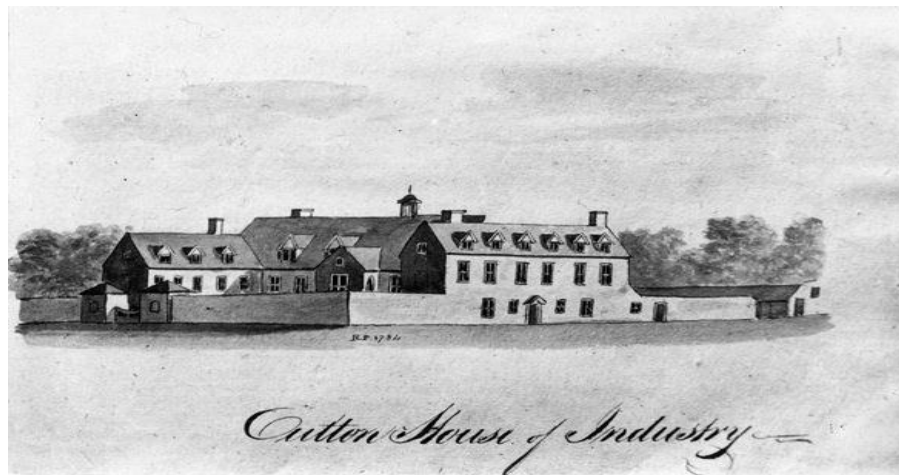
This telephone box in Camps Heath is currently being restored by the community and will house a defibrillator.



Archaeological Interest	Architectural Interest	Artistic Interest	Historical Interest	Meets Criteria
None	Landmark Status. This old telephone box is seen as a British cultural icon and in 2006 voted one of Britain's top 10 design icons. The only of its kind remaining in Oulton, it is a local landmark.	Aesthetic Value. See description under Landmark Status. Known Designer. Designed by a national designer Sir Giles Gilbert Scott	Social or Communal Value. Consultation indicates that the telephone box is highly valued by the community who are actively restoring it. It is synonymous with rural Camps Heath.	Yes

2. The old workhouse, Union Lane

The House of Industry, otherwise known as the Oulton Workhouse or Poorhouse stood in land to the north of Union Lane. There now stands in its place Oulton Park Care Centre, a privately-run residential home.



Archaeological Interest	Architectural Interest	Artistic Interest	Historical Interest	Meets Criteria
Monument record OUL 006 – Lothingland Hospital; Oulton Poor Law Institution; Union Workhouse	Landmark Status. Mutford and Lothingland incorporated Hundred Workhouse erected in 1765. Otherwise known as the House of Industry, this workhouse provided maintenance to the poor for over 150 years. The buildings comprised a chapel, a governor's apartments, various offices, and four large working rooms. It was also used in recent times as a mental health hospital.	None	Rarity. The building was formerly a workhouse, an institution intended to provide work and shelter for poverty-stricken people. The origins of the workhouse can be traced back to the Poor Law Act of 1388. Representativeness. The former workhouse is representative of the Victorian era. Social and communal value. This workhouse served the people of Oulton and 23 surrounding villages.	Yes

3. Burial Ground, the old Workhouse, Union Lane

This is the burial ground associated with the former Workhouse on Union Lane.



Archaeological Interest	Architectural Interest	Artistic Interest	Historical Interest	Meets Criteria
Monument Record OUL 006 Lothingland Hospital	None	None	Association. Burial site associated with the former Workhouse. The register of burials lists 896 men, women and children interred here between May 1834 and February 1899. Rarity. All of the graves will have been for paupers who had died in the workhouse and for various reasons, their bodies could not be returned to the town or parish in which they had resided.	Yes

4. Pillbox behind the Blueboar Pub and Airey Close and Anti-Tank Blocks on Mobbs Way

These WW2 remains are part of a larger Defensive System running along the east coast.



Archaeological Interest	Architectural Interest	Artistic Interest	Historical Interest	Meets Criteria
Monument Record LWT 309	Group value. Part of a network of WW2 defences along the east coast.	None	Association. Part of a major WW2 defensive system which runs along the east coast from Corton to Pakefield. Social / communal value. The pillboxes and anti-tank blocks were part of this areas network of defences.	Yes

5. Oulton Village Sign



Archaeological Interest	Architectural Interest	Artistic Interest	Historical Interest	Meets Criteria
None	Landmark status. The Oulton sign contributes as a landmark on the local scene and was erected in 1990.	Aesthetic value. A unique structure depicting the varied history of Oulton. The top of the sign has a three-dimensional model of St Michael's Church. The octagonal base on which this stands shows eight panels that represent Oulton's past.	Social / communal value. The eight panels of the sign depict Oulton's past, they include: 1) A copy of the 'brass' effigy of John Fastolf Esq.,, (Lord of the Manor of Oulton (Houton) 2) The summer house of the author George Borrow (1808 - 1881) 3) The Arms of the Hobart family who were Lords of the Manor from the late 1500s until 1631. 4) The 'Stook of Barley and Crossed Malt Shovels' which symbolises Oulton's agricultural past and its once flourishing malt houses. 5) A copy of the 'brass' effigy of Katherine Fastolf, the wife of John Fastolf Esq 6) Oulton High House, the old manor house of	Yes

			<p>Oulton, built by the Hobart family in the mid to late 1500s.</p> <p>7) A 'Sailing Wherry' which was a common sight on the waterways to the south of the parish in bygone years.</p> <p>8) The Arms of the Bacon family.</p>	
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6. The Railtrack over Oulton Marshes

This is part of the Lowestoft to Norwich Railway Line and remains in use today.



Archaeological Interest	Architectural Interest	Artistic Interest	Historical Interest	Meets Criteria
Monument Record LWT 353 Lowestoft to Norwich Railway Line	None	None	Historical Association. The Reedham and Lowestoft Railway was sanctioned in 1845 as the second stage of the Lowestoft Railway and Harbour promotion of 1844, opening in 1847. Representativeness. The line remains in use today, but is also representative of the growth and prosperity of Lowestoft Harbour.	Yes

Appendix A: East Suffolk Listing Criteria

Listing Criteria	Detail
Archaeological interest	
Recorded in the Suffolk Council 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.

