

# Reedham Neighbourhood Plan 2022-2036

## Non-Designated Heritage Assets Assessment



# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

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# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

## 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. Reedham Neighbourhood Plan has adopted the following process 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;
2. Identification of assets of local importance through consultation and data held on the Historic Environment Record;
3. Assessment according to Historic England criteria<sup>1</sup>, below;
4. Further consultation with residents.

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. 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.

<sup>1</sup> Taken from Local Heritage Listing: Historic England Advice Note 7: [Local Heritage Listing: Identifying and Conserving Local Heritage](https://www.historicengland.org.uk) ([historicengland.org.uk](https://www.historicengland.org.uk))

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<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.
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### Assessment:

Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
<p><b>1. Reedham Primary &amp; Nursery School</b> A typical Victorian village school built in 1871, situated in a prominent village crossroads location. Should it cease to be needed as a school, the new use of the building should remain sympathetic to its Gothic style.</p>	<b>X</b>		<b>X</b>			<b>X</b>	
<p><b>2. Reedham Station and Station House</b> Reedham station was one of the first railway stations to be built in Norfolk. It is one of the stations along the Wherry Lines to house the Wherry Lines Railway Library. In operation since 1844, part of the station today has been converted into a small railway heritage centre by volunteers to celebrate its past. On the opposite side of the track, the buildings that previously housed waiting rooms and office now house the railway museum. Station House with waiting rooms and office now incorporated into a private dwelling. Remains of cattle loading dock adjacent.</p>	<b>X</b>		<b>X</b>			<b>X</b>	
<p><b>3. The Swing Bridge</b> The present double track swing bridge was opened in 1903, replacing the Victorian single track swing bridge on the same site. The bridge is</p>	<b>X</b>	<b>X</b>	<b>X</b>			<b>X</b>	<b>X</b>

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Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
operated from the adjacent signal box to give access to larger vessels. The bridge itself is a rare example.							
<p><b>4. Railway Bridge, Witton Green</b></p> <p>An interesting brick structure built in the 1800's linking the two sections of Witton Green. Bridge links the two sections of Witton Green severed by the construction of the cutting to enable the railway to pass through.</p>	<b>X</b>		<b>X</b>			<b>X</b>	
<p><b>5. Railway Bridge, Holly Farm Road</b></p> <p>Exceptionally high red brick structure to relink Holly Farm Road after excavating the railway cutting. Bridge looks out above the swing-bridge/railway line and across the marshes beyond.</p>	<b>X</b>		<b>X</b>			<b>X</b>	
<p><b>6. Gospel Hall, Memorial Hall</b></p> <p>A fine example of a 'tin-tabernacle', also known as an 'Iron Church'. A prefabricated ecclesiastical building made from corrugated galvanised iron developed in the mid 19th century, many of which were manufactured by Boulton &amp; Paul in Norwich.</p>	<b>X</b>	<b>X</b>	<b>X</b>			<b>X</b>	
<p><b>7. American War Memorial</b></p> <p>A grey granite memorial slab to commemorate the death of both crews of ten, when two American aircraft crashed at Reedham Marshes in WW2. Commemorates death of both crews of ten, when two American aircraft crashed at Reedham Marshes on 21 February 1944.</p>	<b>X</b>	<b>X</b>				<b>X</b>	
<p><b>8. Reedham Ferry</b></p> <p>The current chain ferry, built at Oulton Broad, Suffolk in 1984, can carry up to three</p>	<b>X</b>	<b>X</b>		<b>X</b>		<b>X</b>	<b>X</b>

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Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
cars and is the latest in a succession of ferry vessels operating on this site since the 17th Century. The ferry is the only vehicle crossing on the River Yare between Norwich and Gt Yarmouth saving a round trip of about thirty miles. The original ferry carried horse drawn vehicles and these were the main users of the ferry.							
<b>9. Ferry Inn</b> The title deeds to the Ferry Inn dated 1773 are displayed in the public house bar. The ferry has served water-born visitors from the days of the trading wherries through to current day when it welcomes cruisers and caravanners.	<b>X</b>	<b>X</b>		<b>X</b>		<b>X</b>	<b>X</b>
<b>10. The Old Hall</b> The house, near Reedham church, is of quite recent build but is so called because this was the site of the original Hall before Reedham Hall, (known as Parkhall) was built on Halvergate Road. The present 'Old Hall' building is said to have been built on the original site and used the old cellars. The Berney family were seated here from 1357 till approx. 1557 when Henry Berney built 'The Hall'. The Old Hall and associated farmland remained the property of the subsequent Lords of the Manor till it was finally sold off in 1900. The Old Hall became a domestic training school in 1910 and was listed in 1911 as a 'Training Home for Children and Girls' and in 1916 as 'Reedham Old Hall Domestic Training School'.			<b>X</b>			<b>X</b>	

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Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
<b>11. Flint Cottage</b> A flint cottage intrinsic to Reedham riverside streetscape.	<b>X</b>		<b>X</b>			<b>X</b>	
<b>12. The Smokehouse</b> The Smokehouse is a rare village example of a building originally used to smoke fish.	<b>X</b>	<b>X</b>				<b>X</b>	



## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

**Notes in relation to the assessment criteria** (where a judgement has been made that the criteria has been met)

### Assessment

#### 1. Reedham Primary & Nursery School



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	1871
Rarity		
Architectural and Artistic Interest	X	Gothic style
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The Victorian School in the heart of the village continues to be a building that provides social and community interest. It holds many memories for past and present pupils and villagers.
Landmark Status		



## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

### 2. Reedham Station and Station House



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	1844
Rarity		
Architectural and Artistic Interest	X	Station House is a three-storey, vaguely Tudor height and style building.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p>Significant railway buildings situated on one of the first railway lines to be built in Norfolk. North side waiting rooms converted into Railway Heritage Centre run by volunteers.</p> <p>Station House/waiting rooms and office now private dwelling.</p> <p>Social and communal interest.</p>
Landmark Status		

## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

### 3. The Swing Bridge



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	1903
Rarity	X	One of the few working railway swing bridges remaining in the country.
Architectural and Artistic Interest	X	Aesthetic value.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Local identity/community value
Landmark Status	X	Aesthetic value/communal associations. Synonymous with Reedham Riverside.

# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

## 4. Railway Bridge, Witton Green



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	1800s
Rarity		
Architectural and Artistic Interest	X	Aesthetic value
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	When railway constructed Witton Green was severed in two to enable railway to pass through. Bridge built to give community access to all Witton Green.  Community value.
Landmark Status		

## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

### 5. Railway Bridge, Holly Farm Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	1800s
Rarity		
Architectural and Artistic Interest	X	Aesthetic value
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Built to re-link Holly Farm Road after excavating railway cutting. Extra arch constructed c.1903
Landmark Status		

## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

### 6. Gospel Hall, Memorial Hall



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Late 19 <sup>th</sup> century /early 20 <sup>th</sup> Century
Rarity	X	Only example of this type of building in Reedham and surrounding villages.
Architectural and Artistic Interest	X	Corrugated iron at time of build was a modern building material which is currently rarely used.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Social and community value – religious building.
Landmark Status		



# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

## 7. American War Memorial



Picture: American War Memorial



Picture: Grade II Listed War Memorial Granite Pillar and the American War Memorial Plaque which is to the west of the Pillar placed within the green<sup>2</sup>.

<sup>2</sup> [Reedham War Memorial, Reedham - 1454273 | Historic England](#)

## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age		2000
Rarity		
Architectural and Artistic Interest		
Group Value	<b>X</b>	Centrally located in the village alongside the War Memorial recognising Reedham War dead.
Archaeological interest		
Historic Interest (including Social and Community Value)	<b>X</b>	<p>Historic interest - Commemorates death of both crews of ten when two American aircraft crashed locally towards the end of WW2. The plaque sits close to the Grade II listed Reedham War Memorial which is a well-executed granite pillar and is a eloquent witness to the tragic impact of world events on the local community and the sacrifice it made in the conflicts of the 20<sup>th</sup> century<sup>3</sup>.</p> <p>Recognised by Reedham residents on Remembrance Sunday.</p> <p>Community value.</p>
Landmark Status		

<sup>3</sup> [Reedham War Memorial, Reedham - 1454273 | Historic England](#)



# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

## 8. Reedham Ferry



Picture Source: [HISTORY OF THE REEDHAM CHAIN FERRY – Reedham Ferry Complex](#)

## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	A ferry has operated on this site since the 17 <sup>th</sup> century and has carried vehicles since the late 19 <sup>th</sup> century. The current vessel was constructed in 1984.
Rarity	X	The chain ferry is the only one in Norfolk and one of the few remaining in the country.
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p><b>Social and community value.</b></p> <p>The ferry provides the only river vehicle crossing between Norwich and Gt Yarmouth, saving a round trip of 30 miles by road.</p> <p><i>David Archer came to The Reedham Ferry Inn (then a small ale house and old ferry) in 1949 from London, with his parents Norman and Hal Archer after the Second World War. Right from the beginning David and his father demonstrated the true commitment it took to operate such a ferry by winching it across the river by hand. In 1950 the ferry was fitted with a diesel engine. David didn't know this would be the start of his life pioneering the last working chain ferry in the East of England.<sup>4</sup></i></p>
Landmark Status	X	Synonymous with Reedham and the River Yare.
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p>Social and community value.</p> <p>Ferry on site since 17<sup>th</sup> century.</p>
Landmark status		

<sup>4</sup> [HISTORY OF THE REEDHAM CHAIN FERRY – Reedham Ferry Complex](#)

# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

## 9. Ferry Inn



## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Ferry Inn - 1773 <sup>5</sup> with the first licensee known as John Shepherd pre-1773.
Rarity	X	The title deeds to the Ferry Inn dated 1773 are displayed in the public house bar. The ferry has served water-born visitors from the days of the trading wherries through to current day when it welcomes cruisers and caravanners. This Inn has a close connection and working relationship with the Reedham chain ferry which is the only one in Norfolk and one of the few remaining in the country.
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<b>Social and community value.</b> An old riverside inn previously serving the trading wherries and now serving leisure tourists. As stated in the NDHA Ferry table, <i>David Archer came to The Reedham Ferry Inn (then a small ale house and old ferry) in 1949 from London, with his parents Norman and Hal Archer after the Second World War. Right from the beginning David and his father demonstrated the true commitment it took to operate such a ferry by winching it across the river by hand. In 1950 the ferry was fitted with a diesel engine. David didn't know this would be the start of his life pioneering the last working chain ferry in the East of England.</i> <sup>6</sup>
Landmark Status	X	Synonymous with Reedham and the River Yare.
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Social and community value. An old riverside inn previously serving the trading wherries and now serving leisure tourists.
Landmark status		

<sup>5</sup> [HISTORY OF THE REEDHAM CHAIN FERRY – Reedham Ferry Complex](#)

<sup>6</sup> [HISTORY OF THE REEDHAM CHAIN FERRY – Reedham Ferry Complex](#)

## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

### 10. The Old Hall



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age		Unknown
Rarity		
Architectural and Artistic Interest	X	Georgian Style
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Built on site of original Old Hall, which was home of the Berney family from 1357-1557 and remained property of subsequent Lords of the Manor until c1900.
Landmark Status		

## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

### 11. Flint Cottage



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	18 <sup>th</sup> century
Rarity		
Architectural and Artistic Interest	X	Traditional picturesque brick and flint cottage
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	A local example of cottages occupied by the water men who manned the local wherries, some of which were built on Riverside, Reedham.
Landmark Status		



# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

## 12. The Smokehouse



**Smokehouse/Net-drying tower on l.h.s of The Ship p.h. 1952**

*(Photo by courtesy of Bridget Jex - Reedham & District Local History & Archaeology Group)*



**The Smokehouse**



**Evidence of smoke inside**



## Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
<b>Age</b>	<b>X</b>	18 <sup>th</sup> Century
<b>Rarity</b>	<b>X</b>	The Smokehouse is a rare village example of a building originally used to smoke fish.
<b>Architectural and Artistic Interest</b>		
<b>Group Value</b>		
<b>Archaeological interest</b>		
<b>Historic Interest (including Social and Community Value)</b>	<b>X</b>	There is anecdotal evidence of it being used in the past as a smokehouse and for drying fishing nets. The building is currently used for the storage of sandbags used on occasions when there is flooding along Riverside.
<b>Landmark Status</b>		

# Identifying Non-Designated Heritage Assets in Neighbourhood Plans

**Figure 1- Non-Designated Heritage Assets Map**

**Non-Designated Heritage Assets**

- 1) Reedham Primary & Nursery School
- 2) Reedham Station and Station House
- 3) The Swing Bridge
- 4) Railway Bridge, Witton Green
- 5) Railway Bridge, Holly Farm Road
- 6) Gospel Hall
- 7) American War Memorial
- 8) Reedham Ferry
- 9) Ferry Inn
- 10) The Old Hall
- 11) Flint Cottage
- 12) The Smokehouse

