

Trowse with Newton Neighbourhood Plan 2022-2038



Non-Designated Heritage Assets Assessment

April 2023

Table of Contents

INTRODUCTION	1
ASSESSMENT	2
NDHA A- FLINT BARN, WHITLINGHAM COUNTRY PARK	2
NDHA B- ESTATE COTTAGES ON WHITLINGHAM LANE	4
NDHA C- OLD POLICE HOUSE, NEWTON CLOSE.....	5
NDHA D- FORMER MAY GURNEY OFFICES ALONG THE STREET.....	6
APPENDIX A: HERITAGE ASSETS MAP.....	8

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 Plan¹. 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.

Criterion	Description
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
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local 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 archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation , which provides special protection against development for green areas of particular importance to local communities for their current use.
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.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.

Figure 1: Table criteria taken from Local Heritage Listing: Historic England Advice Note 7

¹ Taken from Local Heritage Listing: Historic England Advice Note 7 - <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>

Assessment

NDHA A- Flint Barn, Whitlingham Country Park



Description	Flint Barn
Age	Unknown – pre 19 th century
Rarity	Average
Aesthetic Interest	A good example of a well-restored flint barn which is now used as a café for the Whitlingham Country Park. It is well-proportioned with flint and brick walls and pantiled roof, restored barn doors and windows

Group Value	As part of the character of the Broads Country Park and of Trowse as a surviving model village, the barn is a valuable asset
Archaeological interest	None
Archival Interest	There are references to the Flint Barn in accounts of activities on the river and around Whitlingham for example the Whitlingham Regatta and rowing races in the 19th and 20th centuries https://joemasonspage.wordpress.com/2018/08/04/historic-whitlingham/
Historical Association	None found in terms of individual figures although Colman and other Norwich School artists frequently painted in the area and there is a strong historical association with the model village movement and provision of high quality leisure for factory workers.
Designated Landscape Interest	Important to the character of the country park
Landmark Status	None
Social and Community Value	Important to have a social and leisure space near to the village centre

NDHA B- Estate Cottages on Whitlingham Lane



Description	Cottages
Age	Late 19 th century/early 20 th century
Rarity	Not necessarily extremely rare but of a distinctive style which is not common
Aesthetic Interest	Following the aesthetic style of the estate cottages and characteristic of the area
Group Value	Part of the Whitlingham/Crown Point Estate and the model village status of Trowse
Archaeological interest	None
Archival Interest	Part of the Crown Point Estate, linked to the Colman Family
Historical Association	None
Designated Landscape Interest	As above. Important to the character of the estate and model village features that
Landmark Status	None
Social and Community Value	None

NDHA C- Old Police House, Newton Close



Description	Old Police House which has now somewhat extended and called the Copper Penny.
Age	Built 1968
Rarity	These are the only police houses in Trowse on land given to the force by the Colman family
Architectural and artistic interest	They are “of their time” and in that respect are unlike many other houses in the village. As Trowse was a working village for the Colman factory almost all of the village housing was from the late 1800’s/early 1900’s. So, the Police House’s design is very modern by comparison. They are also large detached houses compared to the rest of the village.
Group Value	The Police Houses are another part of the Model Village aspect of Trowse. They may not have been built by Colman family but the land was given to the Police to build residents for serving police officers at the time.
Archaeological interest	Built on the site of a former quarry. Originally No.5 collapsed due to this. No. 5 has since been rebuilt on piles.
Archival Interest	
Historic Interest	Forms part of the Colman family history of Trowse
Landmark Status	

NDHA D- Former May Gurney Offices along The Street



Description	May Gurney offices
Age	1880s
Rarity	Not rare
Aesthetic Interest	Well proportioned Victorian buildings that line the roadway of The Street, redbrick and slate construction although original windows have been removed.
Group Value	Part of the approach to the village of Trowse and the transition from the city of Norwich to the countryside park. Important to the streetscape
Archaeological interest	None
Archival Interest	The buildings are on the site of the former pub, post office, houses and shops that lined the original highway from Bracondale to Trowse (The Street) many of which were demolished when the Bracondale railway bridge was built in the 1880s to enable cattle to cross the railway without stopping the trains, or for the train traffic to hold up the droving of cattle to the market.

	The site appears in historic records in the Archive Centre and in the history of Trowse and Colmans.
Historical Association	Part of the character of Trowse with its links to the cattle trading and rearing as well as mustard production
Designated Landscape Interest	Important to the streetscape
Landmark Status	None
Social and Community Value	None

Appendix A: Heritage Assets Map



