

## Rackheath Neighbourhood Plan Review – Examiner's Questions – Response of the QB

### Policy ENV 5: Local Heritage Assets

I note the additional heritage assets have been helpfully detailed in Appendix 3. However there seems to be very limited value in illustrating buildings with an aerial view since the extent of the site is not marked and the character of the building(s) is not evident. Is it possible to use frontage illustrations as used elsewhere? I will look at each of the new assets now identified when I visit the area.

### Appendix 3

As noted earlier, the Revised Plan will supersede the 'made' Plan and therefore the details of the already identified non-designated heritage assets ought to be included here so that the reader can understand the features that are valued and the nature of what is being protected.

## Appendix 3: Description of Local Heritage Assets (ENV5)

The following are Identified at Local Heritage Assets in the 2017 Adopted Rackheath Neighbourhood Plan.

1. The old airfield runway and associated former WW2 structures (identified and defined by the tree belt), including the Control Tower and the Turning Circle.
2. The White House (Colonel Shower's Quarters later used as a scout hut )\*
3. Sole and Heel public house
4. The Green Man public house.
5. Village sign.
6. Memorial Gates at Holy Trinity Church.
7. USAAF War Memorial on the Rackheath Industrial Estate.

The information below outlined the justification for the inclusion of important character buildings and historic features. The criteria is based on the 'Local Heritage Listing: Historic England Advice Note 7', page 9.

- **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.
- **Architectural and Artistic Interest:** 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.
- **Architectural and Artistic Interest:** 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.
- **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 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.

- **Historic Interest:** 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.
- **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

## Local Heritage Assets

### 1 **The Old Airfield Runway and associated former WW2 structures (identified and defined by the tree belt) including the Control Tower and the Turning Circle.**

Rackheath Airfield was constructed as a base for the United States Army Air Force (USAAF), 467<sup>th</sup> Bombardment Group. As a station for the B-24 Liberator. Rackheath was the UK's nearest airfield to Germany. The associated technical site is now Rackheath Industrial Estate.<sup>1</sup> The Control Tower was restored during 2006/2007.

- Age: Circa 1942-45 for the majority of the built structures.
- Rarity: Airfields and associated buildings of this type are not rare for East Anglia, however the cluster of WW2 associated buildings and the airfield are a distinctive feature of Rackheath
- Architectural and Artistic interest: The buildings and structures are of a distinctive military design and construction synonymous with their function.
- Group value: The heritage value is strengthened by the presence of a collective group of related buildings and structures clustered around the airfield.
- Archaeological interest: Airfield is of significant archaeological interest to local and county historians with finds recorded on the Historic Environment Record.
- Historic interest: Historical association with the 467<sup>th</sup> Bomb Group and the B-24 Liberator Bomber
- Landmark status: Parts of the airfield still highly visible from the ground with strong tree belts demarking its former position.

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<sup>1</sup> [www.heritage.norfolk.gov.uk](http://www.heritage.norfolk.gov.uk).



Left and right: The Control Tower, restored in 2006-7.

## 2 The White House (Colonel Shower's Quarters later used as a scout hut)

Located in Newman's Wood, the White House was the former Commanding Officer Quarters, known as Colonel Albert Showers. Part of a collection of remnant WW II buildings associated with the US 467<sup>th</sup> Bomb Group who operated the B-24 Liberator Bomber. Former building/structures include living quarters, and ancillary buildings such as stores.

- Age: Circa 1939-45 associated with the US Military presence in Rackheath during WWII
- Rarity: Part of a collection of WWII remnant buildings located at Newman's Wood. No other similar buildings in the local area.
- Architectural and Artistic interest: Distinctive military functional design and construction synonymous with their use.
- Group value: The heritage value is strengthened by collective group of related buildings and structures.
- Archaeological interest: Significant archaeological interest to local and county historians, some structures have minimal above ground remains and there are interpretation panels detailing the history of the site as whole. Later a Scout Hut and wider site still used by Scout Groups as an outdoor resource.
- Historic interest: Used as the Commanding Officers' Quarters– associated with Colonel) Showers and the 467<sup>th</sup> bomb group.
- Landmark status: Located within the wider Newman's Wood which is publicly accessible and well used by local people.



Left: The White House, 1944 and Right: in 2023

### 3 Sole and Heel Public House

Public House located at junction of Salhouse Road and Green Lane East. Refurbished and re-opened in 2024 . Grey coloured render and flat roof with distinctive 'art deco' styling and details. Prior to refurbishment was light yellow render.

- Age: Believed to have been built circa 1934
- Rarity: No other similar buildings of this style within Rackheath or the local area.
- Architectural and Artistic interest: Distinctive Art Deco style military functional design and construction synonymous with their use.
- Group value: Public House is a distinctive individual building set within its own plot at a significant junction.
- Archaeological interest: None known
- Historic interest: Was the public house used by the USAAF air base and was a key social meeting place for pilots who flew bombing missions during WWII. has change hand and colour on a number of occasions.
- Landmark status: Highly visible because of its distinctive style but also

located at a busy junction and on a main road out of Norwich.



Left: Sole and Heel Public House, Rackheath 2025.

### 4 The Green Man Public House

Large Public House located on Wroxham Road. Believed to be a former 17<sup>th</sup> Century Coaching Inn. Currently closed pending renovation.

- Age: 17<sup>th</sup> century.
- Rarity: Distinctive and visible building for Rackheath
- Architectural and Artistic interest: Coloured render (has changed colour over time) currently light brown/beige tint with green painted timber windows, some in a sash style. Interior has exposed roof timbers and beams.
- Group value: A significant individual building, not part of a group.
- Archaeological interest: None known
- Historic interest: Has been a public house for a long time, has changed hand and colour on a number of occasions.
- Landmark status: Highly visible because of its location on the Wroxham Road between Norwich and The Broads.



Left: The Green Man, Public House, Wroxham Road, Rackheath

## 5 Village Sign

Rackheath Village Sign located on roadside verge off Salhouse Road, close to Holy Trinity Church . Sign depicts history of Rackheath from its rural agricultural origins, proximity to the Broads and the windpumps and the WWII connections.

- Age: TBC
- Rarity: Principle village sign in the Parish
- Architectural and Artistic interest: Depicts a brief history of the parish in
- Group value: None
- Historic interest: Provides brief overview of the parish.
- Landmark status: Highly visible because of its location on the Salhouse Road.



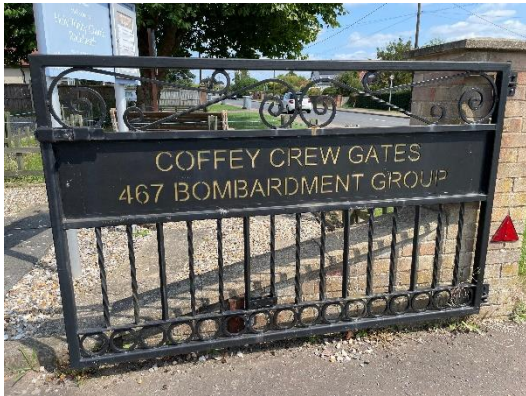
Left: Rackheath Village Sign

## 6 Memorial Gates at Holy Trinity Church

Wrought iron gates referencing the WWII history of the parish. Gates were given to the village by the 'Coffey Crew' of the 467 Bombardment Group in recognition of wartime friendship. The 'Coffey Crew' led by Lt James Coffey who flew from USAAF Rackheath.

- Age: Original gates were donated in 1986. New gates were installed after lorry damage in 2008. Dedication led by Bishop of Thetford with Coffey Family members present.
- Rarity: Only gates of this nature in the parish. A specific legacy.
- Architectural and Artistic interest: Gates themselves are wrought iron with gold writing.

- Historic interest: A specific recognition of Rackheath's WWII history. Coffey Crew were a specific crew led by Lt James Coffey who flew bombers from USAAF Rackheath in recognition of friendship and kindness extended by local residents of the parish during that time.
- Landmark status: Highly visible because of its location on the Salhouse Road at the entrance to Trinity Church.



Left: Memorial Gates at Trinity Church

## 7 USAAF War Memorial on the Rackheath Industrial Estate

Memorial to the USAAF 467<sup>th</sup> Bomb Group (of the 2<sup>nd</sup> Division of the Eighth Airforce) who were stationed at RAF Rackheath during the Second world War, under the command of Colonel Albert Shower. Located on Rackheath Industrial Estate.

- Age: Dedicated on 1990.
- Rarity: One of a small number of memorials around the parish
- Architectural and Artistic interest: Brick, stone/marble construction with national flags of US and UK flown above.
- Historic interest: A specific recognition of Rackheath's WWII history; used for annual remembrance.
- Landmark status: Located in a discreet corner of Rackheath Industrial Estate.



Above: Memorial to USAAF Rackheath.

## New Local Heritage Assets

- 8 Entrance lodges to (i) Rackheath Park at Wroxham Road (2) and (ii) Salhouse Road (2):** Wroxham Road lodges are single storey white render and slate roofed, with projecting porchways supported by columns. Orientation is side on to the street and facing each other. Entrance marked by the 'former golden gates' associated with the Great Exhibition made of wrought iron. Salhouse Road lodges are two storeys, (or storey and a half) white render with dark tiled roof, simple porchways facing each other and side on to the road.
- Age: Circa 1886; added some time after the hall together with an avenue and the 'Golden Gates'. Walled garden is on 1830s maps.
  - Rarity: Two pairs of entrance lodges to Rackheath Hall (Grade II Listed) which sits within Rackheath Park a Registered Park and Garden dating from 1588.
  - Architectural and Artistic interest: All four lodges features on the 1919 Rackheath Hall Estate Map. The fact that not all four lodges are the same and they are in two distinct pairs provides some architectural diversity and therefore interest.
  - Group value: Each pair has a distinct value of its own however, they derive greater historic value through their association with Rackheath Hall and the historic parkland.
  - Archaeological interest: None known
  - Historic interest: Historical association with notable Stracey family through Rackheath Hall and Rackheath Park, despite being later additions.
  - Landmark status: Mark the entrance to Rackheath Park from key accesses of Salhouse Road and Wroxham Road. One of the north lodges was used as a Post Office during WWII and a post box which is still in use is located on the railings.



Top: North entrance lodges on Wroxham Road.



Bottom: South entrance lodges, Salhouse Road

- 9. Keepers Cottage, Rackheath Park, Wroxham Road:** White render and black tiled roofed two storey detached dwelling sat just inside Rackheath Park.
- Age: Shown on the 1919 Rackheath Estate Map, likely to be 19th century circa 1850

- Rarity: Likely to be principle cottage for housing estate game keeper. Elements of Victorian gothic.
- Architectural and Artistic interest: Similar in age and materials to the entrance Lodges
- Group value: Part of a wider collection of estate properties
- Archaeological interest: None known
- Historic interest: Name suggests links to historic estate game activity
- Landmark status: Located close to Wroxham Road although now located behind 2m close boarded fencing

#### 10. Walled Garden at Rackheath Park:

- Age: Mid to late 19th century
- Rarity: Only walled garden with the wider Rackheath Park
- Group value: Group value due to association with Rackheath Hall and Rackheath Park
- Archaeological interest: None known
- Historic interest: Associations with Stracey family and Rackheath Hall and Park.
- Landmark status: None, entirely within Rackheath Park



All above: Walled Garden

#### 11. Home Farm (and associated buildings)

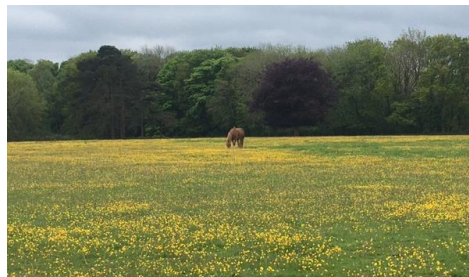
- Age: Late 19<sup>th</sup> Century
- Rarity: Principal farmstead associated with Rackheath Hall and Park
- Architectural and Artistic interest: Originally stables for the hall, potentially includes a former icehouse
- Group value: Originally stables for the hall, potentially includes a former ice- house
- Archaeological interest: None known
- Historic interest: Association with Rackheath Hall and Park
- Landmark status: Not visible in the landscape, encompassed within the Park



Left: Home Farm

## 12. Area identified by Historic England west of the Broadland Northway- Rackheath Park (land to the west of the A1270)

- Age: Area of land to the west of the A1270 between Rackheath Hall and listed bridge
- Rarity: Low rarity. Part of wider parkland landscape
- Architectural and Artistic interest: Area acts as wider setting of Rackheath Hall and Rackheath Park
- Group value: Provides wider setting to Grade II Listed assets of Hall, bridge and Rackheath Park
- Archaeological interest: None known although anticipated archaeology in the area
- Historic interest: Provides landscape setting and enhances significance of the designated heritage assets
- Landmark status: Should be retained as open space and undeveloped



Both above: Area identified by Historic England west of the Broadland Northway- Rackheath Park

## 13. The Old School, off Green Lane West: Former Village School building now a private dwelling

- Age: Victorian
- Rarity: Former Village School building
- Architectural and Artistic interest: Typical Victorian school building – red brick, concrete tiled roof
- Group value: None
- Archaeological interest: None known
- Historic interest: Former school building and has community historic association

- Landmark status: Located on Green Lane West, set back from the road, behind close boarded fencing



Left: The Old School.

#### 14. Buildings and structures in the parish associated with WWII.

##### (a) Officer quarters, mess hall and communal canteen at Newman Woods

- Age: 1939-45
- Rarity: Most easterly of the WW2 airfields – closest to Germany.
- Architectural and Artistic interest: Many of the buildings were typical Type T2 buildings . The buildings were all part of the 'site 6' complex. The Sergeants Quarters remain in the undergrowth but the local Pathfinder group has uncovered the Mess Hall and Shower Blocks.
- Group value: Group value derived from its WWII collective heritage relating to the use of the airfield and associated ancillary buildings.
- Archaeological interest: Much of the site is still visible as earthworks
- Historic interest: B-24 liberators flew from the base operated by USA 8th Airforce 467 bomb group – the 'Rackheath Aggies' . A local group has and created a self-guided heritage walking trail with interpretation boards.
- Landmark status: Originally had visible defences.

##### (b) Domestic Quarters in Rackheath Park (NHER 50740). The domestic site for the World War Two airfield at Rackheath.

- Age: 1939-45
- Rarity: Most easterly of the WW2 airfields – closest to Germany.
- Architectural and Artistic interest: Visible on aerial photographs as clusters of huts and others structures dispersed across Rackheath
- Group value: Group value derived from its WWII collective heritage relating to the use of the airfield and associated domestic buildings.
- Archaeological interest: Aerial photographs taken in the 1980s and '90s indicate that substantial remnants of the site, in the form of huts, structures and areas of concrete, still survived.
- Historic interest: Association with the WWII airfield
- Landmark status: Not notably visible. Enclosed within Rackheath Park



Top left: officers quarters, mess hall and communal canteen at Newman Woods



Bottom left: Domestic Quarters in Rackheath Park

## 15. Rackheath Grange

- Age: 17-18<sup>th</sup> Century farmstead.
- Rarity: Few remaining intact farmsteads in the parish
- Architectural and Artistic interest: Red brick and concrete tile, main house and a collection of outbuildings
- Group value: Value derives from the collection of buildings
- Archaeological interest: None known
- Landmark status: Located away from main roads, surrounded by mature trees and hedging however, upper storeys are visible in the landscape



Left: Rackheath Grange.

## 16. Church Farm, House, Dobbs Lane: White render and pantiled roof two storey farmhouse with outbuildings

- Age: Circa 18<sup>th</sup> Century
- Rarity: There are few remaining farmhouses in the parish
- Architectural and Artistic interest: White render is distinctive, set behind low brick and flint wall. Front porch. Sympathetic renovations and later additions

- Group value: Farmhouse and adjoining single storey outbuildings in same materials
- Archaeological interest: None known
- Historic interest: Associations with All Saints Church
- Landmark status: Set back from the road in a remote location



Left: Church Farmhouse.

**17. Church Barn, Swash Lane:** Red brick and pantiled former barn

- Age: Circa 18<sup>th</sup>/19<sup>th</sup> Century
- Rarity: Barn with deep roofline. Elevation facing the road is largely intact with little interventions. Rear has been domesticated with additions and renovations.
- Architectural and Artistic interest: Interesting Gable end. Has undergone interventions with addition of roof lights.
- Group value: Part of a collection of Church related buildings together with Church Farm House and All Saints Church
- Archaeological interest: None known
- Historic interest: Association with All Saints Church
- Landmark status: Located close to highway at Swash Lane. Imposing roofline



Left: Church Barn.

**18. Mousehold Farm, Norwich Road:** Run as an equestrian centre. Red brick, red pantiled farmhouse

- Age: Mid to late 19<sup>th</sup> Century
- Rarity: One of a small number of remaining farmhouses in the parish
- Construction is typical
- Architectural and Artistic interest: Some decorative window detailing remains
- Group value: Farmhouse and a range of outbuildings/barns remain
- Archaeological interest: None known
- Landmark status: Set back from the road, not a frontage building  
(**photo to be provided after 26/8/25**)

**19. Beech Tree House:** White render and slate roof dwelling, with rendered outbuilding and red brick bay window

- Age: Late 19<sup>th</sup> Century, Victorian
- Rarity: Medium to high level: Possible former coaching inn, with own grounds and orchard
- Architectural and Artistic interest: Materials typical of that period in Rackheath and consistent with that used in Rackheath Park and the entrance lodges.
- Group value: Association through time and materials with properties associated with Rackheath Park
- Archaeological interest: None known
- Historic interest: Former coaching inn
- Landmark status: Despite its history is not prominent and is screened from the road



Left: Beech Tree House

**20. The Old Rectory:** Red brick and slate tiles, former rectory.

- Age: 17-18<sup>th</sup> Century.
  - Rarity: associated with All Saints Church
  - Architectural and Artistic interest: Red brick and slate tiles
  - Group value: Value derives from the association with All Saints Church
  - Archaeological interest: None known
  - Historic interest: Former Rectory associated with All Saints Church (now decommissioned)
  - Landmark status: Set back from main road, surrounded by mature trees.  
**(photo to be provided after 26/8/25)**
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