

Shouldham Neighbourhood Plan 2025-2040



**Non-designated Heritage Asset Assessment
Part 1A**

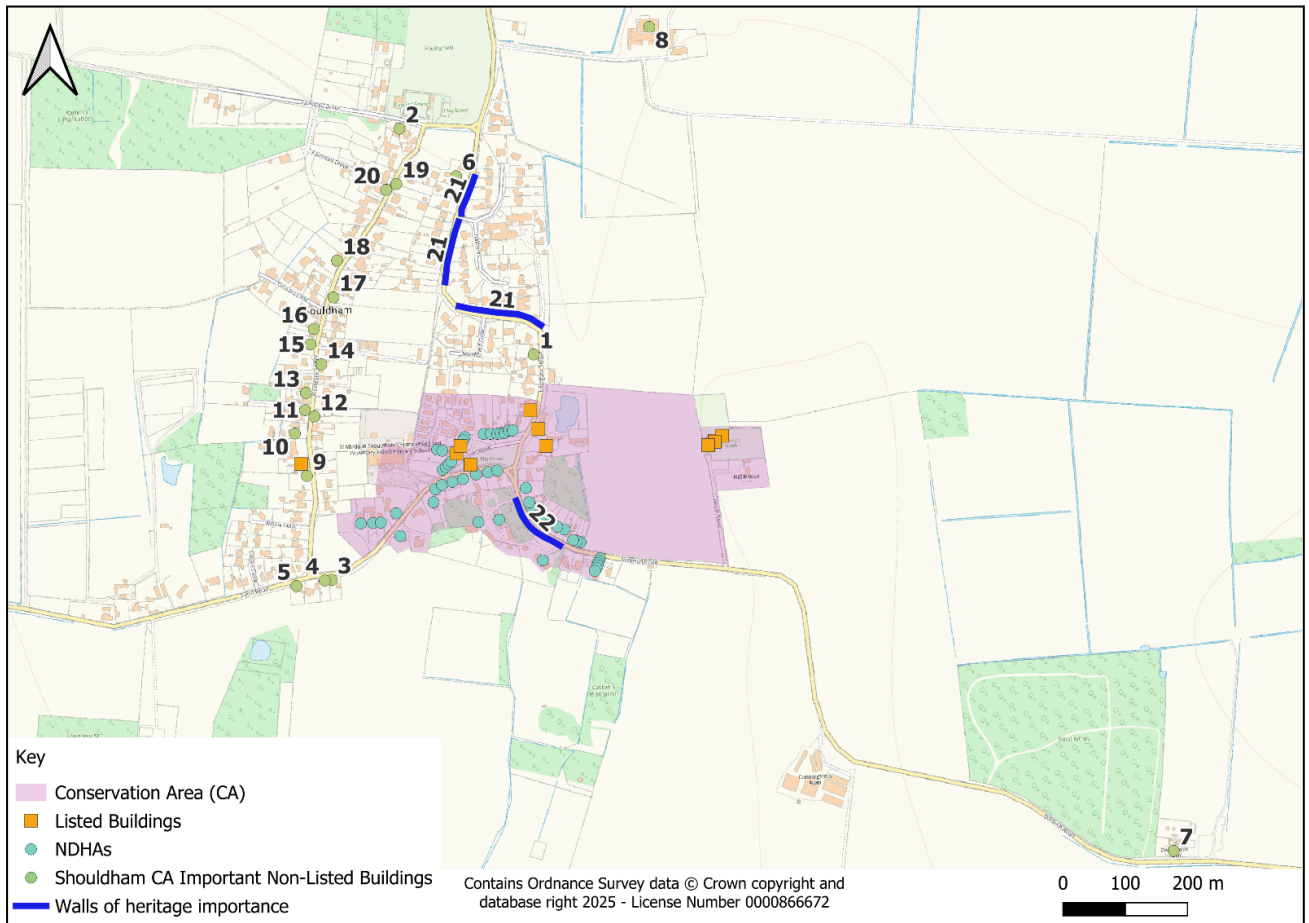
March 2026

LIST OF PROPOSED NON-DESIGNATED HERITAGE SITES IN NHP

1. Eastgate Street – wall on eastern side of road comprising a boundary to:
 - a. Warren Road 2
 - b. Hallfields 1
 - c. Hallfields 3
 - d. Hallfields 5
 - e. Hallfields 2
 - f. Hallfields 4
 - g. Hallfields 6
 - h. Hallfields 8
 - i. Hallfields 12
 - j. Hallfields 14
 - k. Hallfields 16
 - l. Eastgate Street, Victoria Hall Care Home
2. Fairstead Drove 1
3. Fairstead Drove 2
4. Lynn Road 21
5. Lynn Road 23
6. Lynn Road 27
7. New Road – adjacent to no: 12 New Rd (*barn conversion under construction*)
8. Norwich Road, Bowl Wood Cottage
9. Norwich Road 10, Melrose Hall (Hipperson Farm) ^{*1}
10. Norwich Road – wall at rear of no: 10
11. The Green - water pump
12. Warren Road, Abbey Farm
13. Westgate Street 17, The Old Butcher's Shop
14. Westgate Street 25 (adjacent barn ONLY)
15. Westgate Street 29, The Cottage
16. Westgate Street 30
17. Westgate Street 32
18. Westgate Street 37
19. Westgate Street 39
20. Westgate Street 41
21. Westgate Street 43
22. Westgate Street 40 (old Wesleyan chapel & a cottage)
23. Westgate Street 51, Alloway Barn
24. Westgate Street 53
25. Westgate Street 55
26. Westgate Street 57
27. Westgate Street 60, Black Horse Cottage
28. Westgate Street 69, Victory House
29. Westgate Street 82
30. Westgate Street 84
31. Westgate Street 87

^{*1} Norwich Rd-10 Melrose Hall is in the Conservation Area but not separately identified.

Location of Non-designated Heritage Assets



NDHA no: 1

EASTGATE STREET WALL [adjoining Hallfields]

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note
Age	X	Circa 1830s
Rarity	X	It is the only example in the village of a boundary wall built on this scale.
Architectural and Artistic Interest	X	The wall is mainly constructed of clunch on brick footings, although a section that was derelict has been rebuilt sympathetically mainly in flint.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The course of the wall is aligned with Eastgate Street which originally ran in a straight line from the village green towards Warren Rd. When the Victoria Hall was built the wall Eastgate St was diverted to provide a larger garden/park to the Hall and the wall was built at that time.
Landmark Status	X	When passing along Eastgate St the wall is a significant feature which characterises Eastgate St and New Rd.

Photos (nos: 1-6) in sequence which show the Eastgate Street wall, starting at the wall's northern end in Warren Road and going southwards towards the brick entrance piers to Victoria Hall Care Home.



NDHA no: 1 [Photo no: 1]

EASTGATE STREET WALL - northern end, looking southwards



NDHA no: 1 [Photo no: 2]



NDHA no: 1 [Photo no: 3]



NDHA no: 1 [Photo no: 4]



NDHA no: 1 [Photo no: 5]



NDHA no: 1 [Photo no: 6]

EASTGATE STREET WALL - southern end by Victoria Hall Care Home, looking northwards

NDHA nos: 2 & 3**1 & 2 FAIRSTEAD DROVE**

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note
Age	X	Circa 1860s
Rarity		
Architectural and Artistic Interest	X	Constructed in gault brick with red brick banding under a pantile roof. The windows on the first floor pierce the elevation walls, making attractive dormers.
Group Value	X	Each cottage is semi-detached and despite their age, their symmetry is intact.
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Believed to have been part of the Hare Estate and built as estate cottages. The design is similar to other properties on the Hare Estate which are not included in the designated area for Shouldham
Landmark Status		



NDHA nos: 2 & 3

1 & 2 FAIRSTEAD DROVE

NDHA nos: 4 & 5**21 & 23 LYNN ROAD**

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note
Age	X	Circa 1840
Rarity		
Architectural and Artistic Interest	X	Constructed with elevations in carrstone blocks with galleting. The gable walls are built with clunch .
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The properties were part of a terrace of 5 cottages plus a single storey shop at the western end. One of the cottages at the eastern end was demolished due to its poor condition. The remaining terrace was converted into two cottages.
Landmark Status	X	Occupies a dominating position abutting Lynn Road on the approach to the Green.



NDHA no: 4
21 LYNN ROAD



NDHA no: 5
23 LYNN ROAD

NDHA no: 6

27 LYNN ROAD

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note
Age	X	Circa 1880 to 1910
Rarity	X	No other example of this style of house in the village
Architectural and Artistic Interest	X	Constructed in brick with contrasting brick banding, double bay windows under a pantile roof with lead flashing rolled and dressed on the bay hips.
Group Value	X	The two properties, although detached, complement each other with their design and footprint.
Archaeological interest		
Historic Interest (including Social and Community Value)		
Landmark Status	X	One of the houses is directly in front of the road junction with Westgate Street and occupies a dominating position.



NDHA no: 6

27 LYNN ROAD

NDHA no: 7

NEW ROAD - BARN CONVERSION [In-hand]

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note
Age	X	19th century
Rarity	X	One of very few in the village that are still standing in their original agricultural condition. Most other village barns have been converted for residential use.
Architectural and Artistic Interest	X	Built mainly with clunch but with brick in the gable end walls raised to form parapets. The gables also have brick constructed vents included. The top of both side (clunch-built) walls have a double dentil course to provide stable support for the roof beams. One side wall contains a full height oak frame that holds a pair of side-hung oak doors
Group Value		
Archaeological interest	X	Due to its age and location in the village, it is possible that the barn's site could reveal artifacts of an archaeological interest
Historic Interest (including Social and Community Value)	X	A building that reflects the rural history of the village
Landmark Status		



NDHA no: 7

NEW ROAD - BARN CONVERSION [ongoing]

NDHA no: 8

BOWL WOOD COTTAGE, NORWICH ROAD

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Circa 1860s
Rarity		
Architectural and Artistic Interest	X	Elevations are constructed with random brick and clunch with windows and the principle entrance door edged in gault brick. The property's corners are constructed as brick quoins with brick corbelling and dog tooth courses at the top of the elevations to support the pantile roof.
Group Value		
Archaeological interest	X	Bowl Wood is featured in Fayden's 1757 map of the county. The adjoining field has been identified by archaeologists as a site for a Roman kiln due to the quantity of pottery and other artifacts which have been uncovered.
Historic Interest (including Social and Community Value)	X	Was originally a pair of estate cottages but now converted into a single dwelling
Landmark Status	X	Occupies a prominent stand-alone position on the Norwich Road.



NDHA no: 8

BOWL WOOD COTTAGE, NORWICH ROAD

NDHA no: 9

MELROSE HALL, 10 NORWICH RD

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Pre 1841
Rarity	X	Originally built as a house with adjoining agricultural barns, parts of which has been demolished
Architectural and Artistic Interest	X	The building comprises a variety of construction materials that include: stone (possibly from the Barnack area of Northants), range of gault and red bricks and clunch with a stone header that indicates the presence of a former external door. There is evidence that suggests the walls were raised in the past to create a first floor.
Group Value		
Archaeological interest	X	The supporting blocks of stone are believed to have come from the Abbey which was being demolished in the 1830s.
Historic Interest (including Social and Community Value)	X	A building that reflects the changing rural history of the village.
Landmark Status		



NDHA no: 9

MELROSE HALL, 10 NORWICH ROAD

NDHA no: 10

NORWICH RD - WALL ADJACENT TO MELROSE HALL

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Pre 1841
Rarity	X	The wall is substantial and hugs the roadside making a very strong view on the approach to the village from the east.
Architectural and Artistic Interest	X	The wall comprises a variety of construction materials that include: brick, flint with preformed coping. Along the wall are gault brick pillars. The inside face of the wall is entirely constructed of brick. There are gault brick buttresses that support the wall at its eastern end..
Group Value		
Archaeological interest	X	The supporting blocks of stone are believed to have come from the Abbey which was being demolished in the 1830s.
Historic Interest (including Social and Community Value)	X	The wall's principle building material is flint which is traditional Norfolk building material and is reflected in many houses and agricultural buildings in the village.
Landmark Status	X	When passing along Norwich Rd the wall is a significant feature which characterises the street view and makes a strong visual impact when entering or leaving the village.



NDHA no: 10

NORWICH ROAD - WALL ADJACENT TO MELROSE HALL

NDHA no: 11

THE GREEN - WATER PUMP

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	c. 1950s
Rarity	X	The sole surviving example In the village
Architectural and Artistic Interest	X	A design that was replicated throughout the region. A known example of the same design was in a north Bedfordshire village until c.2000
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The sole surviving example of a village water pump. There used to be several throughout the village and were an Improvement on bringing treated drinking water to the village compared to the previous use of village wells.
Landmark Status	X	It stands prominently on the village green adjoining the listed K6 telephone box.



NDHA no: 11

THE GREEN - WATER PUMP

NDHA no: 12

ABBEY FARM, WARREN ROAD

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age		Parts of the remaining building date from the Middle Ages
Rarity		The farm house's origins make it the most historic building in the village
Architectural and Artistic Interest		Although the upstanding rooms were demolished to ground level in or around 1831, the foundations for the conventional church and associated buildings survive below ground level. Evidence for medieval buildings including stone architectural fragments and an area of medieval tiled floor have been observed on the western side of the terrace platform in and around the modern farmyard.
Group Value		
Archaeological interest		A number of stone coffins were excavated from the site around the farm house. Roman pottery and medieval armaments have been found in the adjoining fields.
Historic Interest (including Social and Community Value)		Abbey farmhouse is not known for certain to incorporate any part of the original monastic buildings, although the thickness of one of the internal walls suggest it might be of medieval date. The present Abbey farm house sits over the nave of the priory church and incorporates several blocks of ashlar.
Landmark Status		



NDHA no: 12

ABBEY FARM, WARREN ROAD