

Shouldham Neighbourhood Plan 2025-2040



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

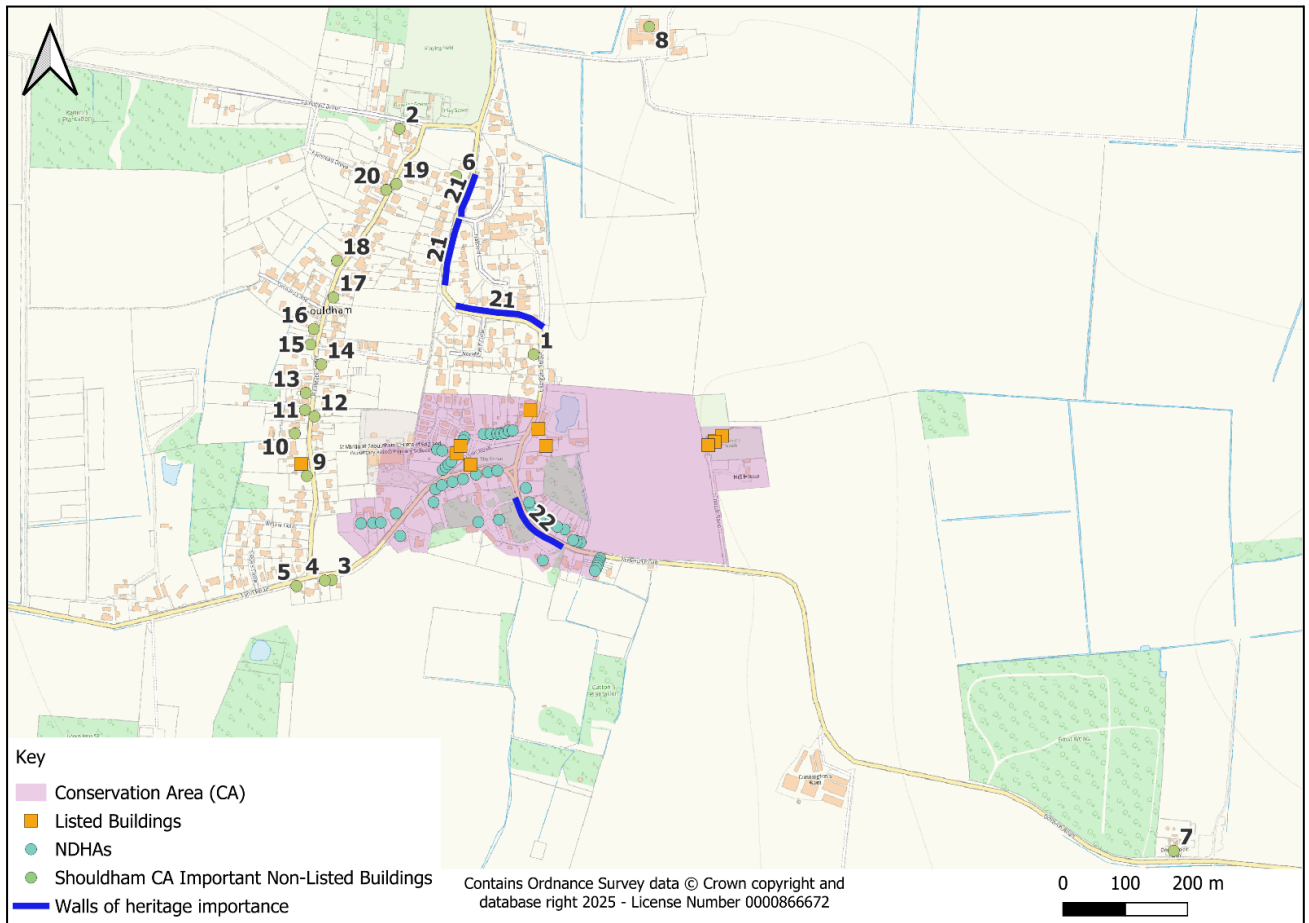
March 2026

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: 13

THE OLD BUTCHER'S SHOP, 17 WESTGATE STREET

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	c.1875
Rarity		
Architectural and Artistic Interest	X	Constructed In red/brown brick under a pantile roof with brick arches.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Was a butcher's shop but now entirely used for residential purposes. The original shop has been demolished and a sympathetic residential extension added to the left hand side of the main entrance In matching construction materials.
Landmark Status	X	A relatively large detached building on the back edge of the "pavement" (ie road) that still reflects its Victorian design.



NDHA no: 13

THE OLD BUTCHER'S SHOP, 17 WESTGATE STREET

NDHA no: 14

25 WESTGATE STREET - BARN ADJOINING

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	(probably) mid 18th century
Rarity	X	One of just a few barns in the village but unique in that it has not been converted for residential use
Architectural and Artistic Interest	X	Constructed of random brick and flint cobbles with gault brick quoins under a pantile roof with a full height pair of barn doors. The gable walls suggest the barn was originally thatched.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Was named as part of Yard Farm, although that has now fallen into disuse.
Landmark Status	X	It sits at the rear of what had been part of the farmyard and can be clearly seen from Westgate St with no obstructions In front of It.



NDHA no: 14

25 WESTGATE STREET - ADJOINING BARN

NDHA no: 15

THE COTTAGE, 29 WESTGATE STREET

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	1820-1830
Rarity	X	It is a detached carrstone block cottage with red brick quoins and as such is rare in the village where the traditional materials are extensively represented throughout its elevations.
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Was originally a two up and two down cottage and the attached lean-to on the LH side is about 100 years ago. A recent rear extension has been added in matching red brick to the red brick quoins on the front elevation.
Landmark Status	X	Occupying an open site in a prominent position that is on view from Westgate Street.



NDHA no: 15

THE COTTAGE, 29 WESTGATE STREET

NDHA nos: 16 & 17**MALBY COTTAGE & THE LINNETS, 30 & 32 WESTGATE STREET**

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	c.1820-1830
Rarity		
Architectural and Artistic Interest	X	Constructed In traditional materials comprising flints and gault brick with possibly stone that might have come from the ruins of the priory (now incorporated into Abbey farm). It Is possible that the cottages were originally only single story because the ground floor construction is mainly of regular stone with some flint, whereas on the upper storey the material is solely flint.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Original entrance doors have been converted to windows with new entrances provided now at the side.
Landmark Status	X	Occupying a prominent position on the back edge of the pavement In Westgate St.



NDHA nos: 16 & 17

30 & 32 WESTGATE STREET

NDHA nos: 18, 19, 20 & 21

37, 39, 41 & 43 WESTGATE STREET

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Mid 19th century, but each have been built at different times although within this broad time span.
Rarity	X	An unusual terrace of cottages that were not all built at the same time as suggested by the varying construction materials and roof lines.
Architectural and Artistic Interest	X	The terrace comprises a variety of elevation materials and design that comprise red and brown brick, clunch and carrstone block. The two end cottages have been painted and one has a blind window. The elevation of the far left hand cottage has been significantly changed and is now rendered.
Group Value	X	Although each cottage is different from its neighbours, as a whole three of them form a harmonious group.
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The cottages were originally named Rose Villas and one contained a sweet shop. The far left hand cottage has been used not just for residential purposes but as an open fronted workshop and store but having been adapted is now solely residential.
Landmark Status		



NDHA no: 18 , 19, 20 & 21

37 to 43 WESTGATE STREET



NDHA nos: 19, 20 & 21

39, 41 & 43 WESTGATE STREET



NDHA noS: 19 & 20

39 & 41 WESTGATE STREET



NDHA no: 21

43 WESTGATE STREET

NDHA no: 22**40 WESTGATE STREET**

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	About 1800 and mid 19th century
Rarity		
Architectural and Artistic Interest	X	Comprising a single building with two distinctly different elevations. The left hand end of the building is c.1800 and is constructed of clunch, carstone blocks and brick quoins and rubbed brick arches. The right hand end is later and is built of red/brown brick and rubbed arches. The original chapel gallery still exists and can be seen through windows from Westgate St. The gallery overlooks a large internal void which was part of the purpose-built chapel.
Group Value	X	
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The left hand end is believed to have been used for residential purposes until 1816; whereas the right hand end was purpose built as a Wesleyan Chapel in c.1850. The left hand side is recorded in 1816 as a Methodist chapel. In 1852, reformers ceded and opened their own Free Methodist chapel in the right hand end of the building. The purpose built chapel (right hand end) was one of three Methodist chapels in Westgate St. The chapel closed in 1978 when the building was sold and subsequently converted into a residential dwelling
Landmark Status	X	A very large building with its extensive frontage to Westgate St.



NDHA no: 22

40 WESTGATE STREET

NDHA no: 23

ALLOWAY BARN, 51 WESTGATE STREET

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	Originally an agricultural barn that was converted into residential in the 1980s
Architectural and Artistic Interest	X	The barn is constructed of flint and clunch with red brick quoins. Walls have been pierced to create windows to facilitate its residential conversion. It is possible that the roof, although now pantile, was originally thatched as the end gable walls extend above the pantiles in order to contain the thatch.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	An example of an original agricultural barn which would have been part of a farm that fronted Westgate St.
Landmark Status	X	Although end on to Westgate Street, it is on the back edge of the pavement and its return elevation is clearly visible when viewed from Westgate St. The original barn door opening has been retained, and glazed, and adds to the striking appearance of the elevation.



NDHA no: 23

ALLOWAY BARN, 51 WESTGATE STREET

NDHA nos: 24, 25 & 26**53, 55 & 57 WESTGATE STREET**

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	c.1820/30s
Rarity		
Architectural and Artistic Interest	X	Although a terrace of houses, It would seem that the construction took place at different times. Nos 53 & 55 built with carrstone on the ground floor topped with a red brick course and the first floor is constructed In random flints. Windows and quoins are formed with red brick. No: 57 Is constructed In a mix of flint and cobbles with gault brick quoins. When the terrace was extended, the whole of the new elevation was constructed In a mix of flint and dressed cobbles with galleting in the mortar and gault brick forming the quoins and window dressings. The whole terrace sits under a red pantile roof.
Group Value	X	Although the terrace was not constructed as a single building, the materials and style are homogenous across the whole elevation.
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The terrace was originally a row of 5 houses with a single storey side extension to the right, although this has since been demolished. The terrace has now been reformed Into a row of three cottages with no: 57 comprising the larger cottage In the row.
Landmark Status	X	The terrace Is on the back edge of the public highway and being constructed In traditional Norfolk materials, together with the adjacent Alloway Barn, it dominates the local street scene In this section of Westgate St.

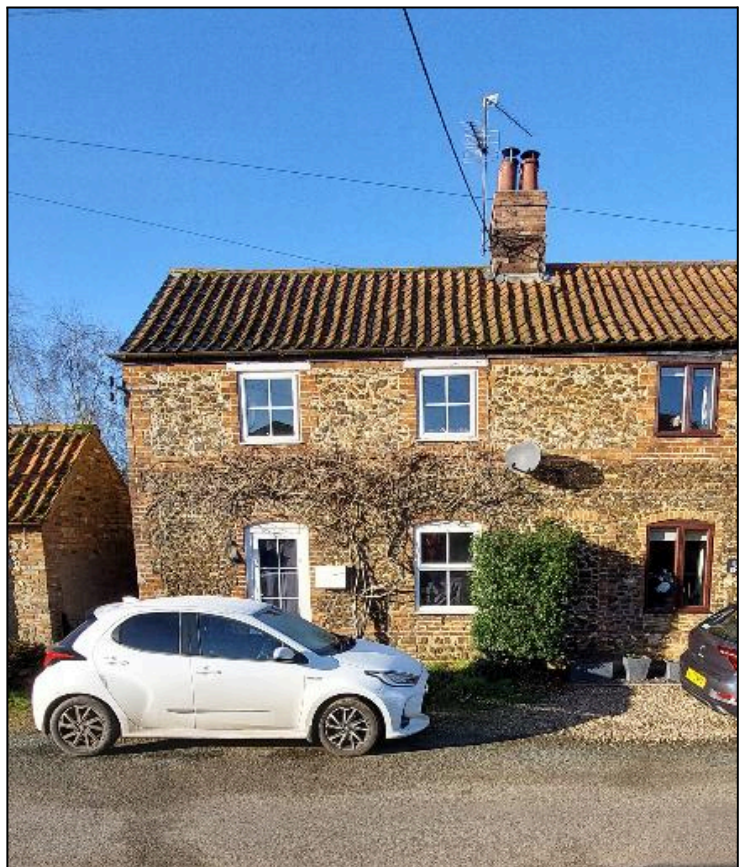
NDHA nos: 24, 25 & 26

53, 55 & 57 WESTGATE STREET



NDHA nos: 24, 25 & 26

53 WESTGATE STREET



NDHA nos: 24, 25 & 26

55 WESTGATE STREET



NDHA nos: 24, 25 & 26

57 WESTGATE STREET



NDHA nos: 24, 25 & 27

53, 55 & 57 WESTGATE STREET

NDHA no: 27

BLACK HORSE COTTAGE, 60 WESTGATE STREET

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	c.1825
Rarity		
Architectural and Artistic Interest	X	Built mainly In gault brick but with alternate courses of flint on the front elevation under a red pantile roof.
Group Value		
Archaeological interest	X	The building Is now In domestic use but had been a public house and probably from about the time of Its construction through to at least the end of the 19th century. Consequently In the grounds there might be some artifacts from this period In particular that reflect Its business use.
Historic Interest (including Social and Community Value)	X	The building Is recorded on the website that lists historic public houses with an entry dated 1836.
Landmark Status	X	The building Is on the back edge of the public highway and It's materials and style complement other buildings In this section of Westgate Street which as a collective make an historic street scene.



NDHA no: 27

BLACK HORSE COTTAGE, 60 WESTGATE STREET

NDHA no: 28

VICTORY HOUSE, 69 WESTGATE STREET

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	c.1820/30
Rarity		
Architectural and Artistic Interest	X	Constructed In gault brick with rubbed brick arches under a pantile roof. The front elevation is divided into three bays by brick pilasters. There Is a slight difference In roof height by approximately 2 courses. The reason Is not known.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The building was part of a terrace of three cottages with the far left hand one being a public house called "The Victory". Its size suggests it was probably a beer house rather than a larger scale public house that sold a range of alcoholic drinks. The origin of the name cannot be determined but may reflect an historic battle or Lord Nelson's flagship at the Battle of Trafalgar. The three cottages have been reformed Into a single dwelling.
Landmark Status		



NDHA no: 28

VICTORY HOUSE, 69 WESTGATE STREET



NDHA nos: 29 & 30**82 & 84 WESTGATE STREET**

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	c.1840-50
Rarity		
Architectural and Artistic Interest	X	A pair of cottages constructed In gault brick with a flint side addition built mainly in flint all sitting under a red pantile roof.
Group Value	X	These semi-detached cottages are an Integral part of an historic street scene of neighbouring properties between nos: 80-84 and 85-91 Westgate Street. Together they form a collection of properties that share a similar historic and architectural value within the local street scene, illustrated through the sharing of a complementary vernacular style and the use of traditional construction materials.
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The cottages have not significantly changed over their lifetime and can be readily identified in an historic photograph taken in mid/late Victorian period.
Landmark Status	X	The cottages stand on the edge of the public highway and therefore are highly visible and dominate the street scene.



NDHA no: 29

82 WESTGATE STREET



NDAH no: 30

84 WESTGATE STREET

NDHA no: 31

87 WESTGATE STREET

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note
Age	X	Between c.1800-1875
Rarity		
Architectural and Artistic Interest	X	No: 87 is stepped back from the adjoining no: 85 by approximately 3-4 metres. Its gable wall indicates that its footprint was also deepened in the Victorian period as the whole wall is constructed in a mix of relatively modern (standard sized) red/brown brick and much earlier red brick which have smaller dimensions than a modern standard brick and have been laid in alternative course with flint and galleting. The front elevation is constructed in a random mix of clunch, carstone and gault brick; the latter is used not just for courses of brickwork but also to provide brick quoins on the building's corner. When the building was extended the brick quoin can still be seen within the extended elevation. The roof is red pantiles.
Group Value	X	This semi-detached cottage is an integral part of an historic street scene of neighbouring properties between nos: 80-84 and 85-91 Westgate Street. Together they form a collection of properties that share a similar historic and architectural value within the local street scene, illustrated through the sharing of a complementary vernacular style and the use of traditional construction materials.

NDHA no: 31 (continued)**87 WESTGATE STREET**

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The ad hoc use of traditional building materials and construction methods illustrate how the building has evolved over its lifetime.
Landmark Status	X	The building occupies a prominent position in Westgate Street that highlights its heritage value.



NDHA no: 31

87 WESTGATE STREET (*left hand building*)

END