

## Appendix X: Justification for Non-Designated Heritage Assets (NDHA)

The table 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.

<b>1. Water Tower, off Warham Road</b>	
<b>Age</b>	1920S
<b>Rarity</b>	Typical of its age and use for that time. Water towers are steadily being demolished and few are now being built, hence this one is of interest, and it is important to retain it. Original cast iron metal tank which was located on the top of the tower is now lost.
<b>Aesthetic Interest</b>	This tower is a feature on one of the countryside walks, also a bridleway and part of National Cycle Route 1. it is unique in terms of being the only example in the town
<b>Group value</b>	Single building set in a wider landscape
<b>Archaeological interest</b>	Heritage interest is above ground and linked to the building and its former use
<b>Archival Interest</b>	Norfolk records office holds the deeds for Anglian water 1822-1968
<b>Historic interest</b>	Building is a remnant of the industrial/commercial history of the town
<b>Designed Landscape Interest</b>	Building is set in an open landscape
<b>Landmark status</b>	Building is visible within the wider landscape
<b>Social &amp; Communal Value</b>	Value associated with its former use as a municipal water tower and part of the town's infrastructure.
	

<b>2. California Terrace: An attractive terrace of small cottages set away from the town centre</b>	
<b>Age</b>	1850s-1860s
<b>Rarity</b>	A traditional row of flint cottage believed to be associated with the railway
<b>Aesthetic interest</b>	Typical traditional flint construction with small windows front and back, set inside small walled gardens , topped off with chimneys. Flint and brick structures are traditional Norfolk building materials; terraces used to be one of the main characteristics of Wells building design

<b>Group value</b>	Heritage value stems from the value of the row as a distinct and complete group
<b>Archaeological interest</b>	None
<b>Archival Interest</b>	None known
<b>Historic interest</b>	Historical association with the railways, believed to have been originally constructed to house railway construction workers.
<b>Designed Landscape Interest</b>	Traditional flint and brick terrace – typical of area.
<b>Landmark status</b>	Set away from the main part of the town and at a key entry point
<b>Social &amp; Communal Value</b>	Value associated with former use as railway cottages and the construction of the railway.



### 3. Town sign outside of Arch House

<b>Age</b>	2002
<b>Rarity</b>	One of a small number of town signs marking key routes
<b>Aesthetic interest</b>	Good quality wood construction and carving; The sign was designed by a Cassie Turton, a local student, who attended Alderman Peel High School. It was carved by a local artist, Warren Trett. The sign was selected from a competition, set by the Town Council, and coordinated by Alderman Peel High School, for year 8 students
<b>Group value</b>	One of a series of signs marking key routes including Polka Road
<b>Archaeological interest</b>	None
<b>Archival interest</b>	School and Town Council records
<b>Historic interest</b>	The sign represents all that is iconic within the town with e.g. a boat, pine trees, the beach
<b>Designed Landscape Interest</b>	Sign is located at a key entrance to the town and in a prominent position.
<b>Landmark status</b>	The sign forms a useful landmark as a meeting place 'by the seat under the town sign'
<b>Social and Communal Value</b>	Used locally as a meeting place



**4. Mill Farm:** Attractive farmhouse in a Georgian style

<b>Age</b>	Early 19 <sup>th</sup> C
<b>Rarity</b>	One of a trio of farmhouses at key points of entry to the town
<b>Aesthetic interest</b>	Simple, uncluttered, and symmetrical design set within its own garden surrounded by farmland. Retaining some original features. An example of TW Cook designs – locally significant.
<b>Group value</b>	Heritage significance in its own right but also as a one of a group of three farmhouses
<b>Archaeological interest</b>	None
<b>Archival interest</b>	None known (possible Holkham archive)
<b>Historic interest</b>	Believed to be an example of TW Cook designs for traditional farm buildings for ‘middle management’ farmers (RA had a better phrase)
<b>Designed Landscape Interest</b>	Farmhouse set within its own grounds, framed by mature trees and open land surrounding
<b>Landmark status</b>	Roof is visible from the road
<b>Social and Communal Value</b>	Value through its use as a farmhouse.



**5. Wells Community Hospital:** Built and commissioned by the Holkham Estate; provides health and well-being services for the local area and operated by a Trust.

<b>Age</b>	Built as a memorial for the 2 <sup>nd</sup> Earl of Leicester who died in 1909. Extended in 1960s
<b>Rarity</b>	Community hospitals of this era are now fairly rare - most have been closed or redeveloped.
<b>Aesthetic interest</b>	Design initiated in 1910, red brick and render in line with one of the characteristic building styles in Wells
<b>Group value</b>	Heritage significance in its own right
<b>Archaeological interest</b>	None
<b>Archival interest</b>	Holkham archive
<b>Historic interest</b>	Originally intended to accommodate Holkham Estate tenants, became a community hospital for the benefit of Wells residents.
<b>Designed Landscape Interest</b>	Set away from the main built-up area of the town to the west towards Holkham
<b>Landmark status</b>	Marks one of the key entrances to the town from the west
<b>Social and Communal Value</b>	Significant community value through its original and current uses.



<b>6. Wall running down western side of unmade track to Temple Court; forms boundary of No 10 Bases Lane; significant length of intact flint wall (with some underlying red brick)</b>	
<b>Age</b>	Victorian with 20thC repairs
<b>Rarity</b>	Significant length of flint wall largely intact, immediately adjacent to listed wall on east side of the track. Only unlisted wall in this area
<b>Aesthetic interest</b>	Attractive flint wall, part of the building style and character of the town.
<b>Group value</b>	Heritage significance is generated by the collective presence of a series of remaining walls in this area
<b>Archaeological interest</b>	None
<b>Archival interest</b>	None known
<b>Historic interest</b>	Wall construction is typical of Wells where sea pebbles were often used
<b>Designed Landscape Interest</b>	Wall on the west side of the track and the adjacent listed wall on the east mark the entrance point to the track and frame a long thin well treed, vista towards Temple Court which includes a number of mature trees.

<b>Landmark status</b>	Collectively the walls have a visual significance due to their demarcation of the entrance to the track
<b>Social and Communal Value</b>	Social value due to their use as boundaries for residential properties.
	

<b>7. Whelk Sheds:</b> series of lightweight fishermen's sheds, now in a range of uses	
<b>Age</b>	Victorian
<b>Rarity</b>	Traditional lightweight buildings, 'wooden' originally associated with fishing industry, possibly built as temporary structure but have endured with some maintenance.
<b>Aesthetic interest</b>	Traditional, functional design
<b>Group value</b>	Heritage significance is generated by their collective presence rather than as individual sheds
<b>Archaeological interest</b>	None
<b>Archival interest</b>	None known
<b>Historic interest</b>	Originally constructed to support the town's fishing industry, shed used for storage and some initial processing
<b>Designed Landscape Interest</b>	None
<b>Landmark status</b>	Collectively they have a visual significance
<b>Social and Communal Value</b>	Significant community value through their original and current uses.
	

<b>8. The Mill, Maryland:</b> original Mill offices associated with flour mill now used as Antiques centre	
<b>Age</b>	1897-1904 – opened in 1904
<b>Rarity</b>	Most significant remaining building of the original mill complex. Iconic building within the town
<b>Aesthetic interest</b>	Red brick construction with attractive arch window details and pitched roof.
<b>Group value</b>	Originally the Mill Offices for Sunshine Flour, of the wider Mill complex. Original flour mill was located behind.
<b>Archaeological interest</b>	None
<b>Archival interest</b>	Norfolk archive
<b>Historic interest</b>	Part of the Mill complex but also associated with the cuttings and railway line and owes its location to the railway
<b>Designed Landscape Interest</b>	Significant building within the overall townscape
<b>Landmark status</b>	Visual prominence due to its roadside location and height.
<b>Social and Communal Value</b>	Significant community value through original and current uses.



<b>9. Old Boat Building Yard;</b> formal space previously used as a boat building yard	
<b>Age</b>	TBC
<b>Rarity</b>	Provides a softer open space within the formal building line that contrasts with the hard paved areas surrounding
<b>Aesthetic interest</b>	Attractive open area
<b>Group value</b>	Space is associated with surrounding former boatyard uses
<b>Archaeological interest</b>	None
<b>Archival interest</b>	Former boat building yard
<b>Historic interest</b>	Historical association with town's boat building industry; has been used as sailing club and tennis courts
<b>Designed Landscape Interest</b>	Provides a pleasant green oasis in an otherwise built-up area

<b>Landmark status</b>	Visual prominence due to its roadside location
<b>Social and Communal Value</b>	Significant community value through original and current uses.
	

<b>10. Old Railway Station;</b> former Wells station building now used as a pottery and book shop	
<b>Age</b>	1857
<b>Rarity</b>	Formerly the Wells Railway station. Iconic and prominent building within the townscape
<b>Architectural and Artistic interest</b>	Traditional 'railway' construction of the Victorian era. Retains many of its original features and in good condition.
<b>Group value</b>	Part of the former complex of railway buildings that includes part of the platform and railway track-bed and stationmaster's office.
<b>Archaeological interest</b>	None
<b>Archival interest</b>	Railway heritage
<b>Historic interest</b>	Historical association with the town's railway heritage as the former mainline station building.
<b>Designed Landscape Interest</b>	None
<b>Landmark status</b>	Visual prominence due to its roadside and corner location
<b>Social and Communal Value</b>	Significant community value through original and current uses.
	

<b>11. New Farm; one of a series of traditional farmhouses in key locations around the town</b>	
<b>Age</b>	1880s
<b>Rarity</b>	Traditional yellow brick and flint construction. Farm buildings utilised Drake's Concrete Building Apparatus, using flanged iron plates, enamelled, or glazed on the side facing the wall, and slotted iron vertical channels enabled continuous vertical casting of a concrete wall
<b>Aesthetic interest</b>	Attractive flint farmhouse, the history of which informs of past practices, technology, innovation. A traditional farmstead comprising the farmhouse and working farm buildings.
<b>Group value</b>	Some heritage significance linked to the complex as a whole. Three significant traditional farmsteads which make a positive contribution to local distinctiveness are New Farm, Mill Farm and Manor Farm
<b>Archaeological interest</b>	None
<b>Archival interest</b>	Holkham archives; John Temple's farm records
<b>Historic interest</b>	Association with Drake's construction.
<b>Designed Landscape Interest</b>	Constructed within a courtyard and retains farm buildings
<b>Landmark status</b>	Visual prominence due to its location on Warham Road as an entrance to the town
<b>Social and Communal Value</b>	Residential home and business which supports other businesses



<b>12. Manor Farm; one of a series of traditional farmhouses in key locations around the town</b>	
<b>Age</b>	1880s
<b>Rarity</b>	Traditional red brick construction. A traditional farmstead comprising the farmhouse and working farm buildings.
<b>Aesthetic interest</b>	Attractive farmhouse, the history of which informs of past practices, technology, innovation. A traditional farmstead comprising the farmhouse and working farm buildings.
<b>Group value</b>	Some heritage significance linked to the complex as a whole.

<b>Archaeological interest</b>	None
<b>Archival interest</b>	Holkham archives;
<b>Historic interest</b>	Originally farmed by the Flint family; later owned by the Crafers.
<b>Designed Landscape Interest</b>	Part of a complex of buildings, but original wider grounds have been developed. The barns external to the house and ex Cow Shed were converted to residential buildings, and some trees have been removed, now external to the main farmstead.
<b>Landmark status</b>	Visual prominence due to its location on as an entrance to the town on the corner of Market Lane and Burnt Street.
<b>Social and Communal Value</b>	Residential use

