

# Hadleigh's Overlooked Heritage



## The Local List of Non-Designated Heritage Assets of Hadleigh in the County of Suffolk

The Hadleigh Society & Hadleigh Town Council

The built heritage of the nation is given legal protection in various forms ranging from international protection to more local protection, such as in designated Conservation Areas.

Current national planning policy, contained in the National Planning Policy Framework provides the policy lead in how heritage assets ought to be identified and protected in the event of proposals that may affect them.

These national protections are generically defined as **Designated Heritage Assets** and include:-

- A World Heritage Site
- Scheduled Monument
- Listed Building
- Protected Wreck Site
- Registered Park and Garden
- Registered Battle Field
- Conservation Area designated under the relevant legislation.

Thus whilst there exists protection for buildings, monuments, and areas recognised as having a national significance, there are many other aspects of the physical heritage that, whilst contributing to the historic, architectural or cultural character of the country, do not enjoy any form of legislative protection.

This omission can be compensated, to a degree, by compiling what is known as a **Local List of Non-Heritage Assets** for an area. Local Lists can play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designations. They enable the significance of any building or site on the list to be better taken into account in the application of planning policies and planning applications that affect the building, or site, or its setting.

**Local Lists** thus complement national designations in building a sense of place and history for localities and communities. Local heritage listing is intended to highlight heritage assets which are of local cultural and/or architectural interest in order to ensure that they are given due consideration when change is being proposed.

These local heritage properties are defined as **Non-Designated Heritage Assets** and a Local List can include:-

- (i) A building, in whole or part.
- (ii) The curtilage or outbuildings of a locally or nationally listed building.
- (iii) A group of buildings.
- (iv) An archaeological site.
- (v) A designed landscape, park, or garden.
- (vi) A site or landscape with exceptional local or national historic connections.
- (vii) An outdoor artistic feature.
- (viii) A memorial or monument.
- (ix) An item of outdoor furniture or signage.
- (x) A landmark.

Hadleigh's Local list can be found on <http://hadsoc.org.uk/local-list/>

This website will also allow you to submit your own suggestions for properties and places to be considered for inclusion in the Local List, or for you to provide additional heritage information concerning those properties already included in the local List.

Hadleigh is the second largest town in Babergh District and is expected to experience considerable growth and change over the next fifteen years. In the absence of a formally constituted Local List for the town there has to be concern that potentially worthwhile non designated heritage assets will be damaged or lost to the town from such growth and new development.

With the emergence of a new Local Plan for the District, now is considered the most opportune time to complete a Local List for inclusion in the a Neighbourhood Plan for Hadleigh as the List will be a useful adjunct to achieving the Neighbourhood Plan's heritage objectives and policies.

## **COMPILATION OF THE LOCAL LIST**

The Hadleigh Society began compilation of a Local List for Hadleigh about 5 years ago. Four years ago in February 2019 the Town Council formally agreed to partner the Society in the production of a Local List. Lists of possible properties for consideration in the Local List were drawn up from suggestions submitted by Hadleigh Society members, from the public, at the Hadleigh Show, from street surveys and local knowledge.

An initial list of about 150 groups of properties covering over 200 individual properties were eventually drawn up from the surveys. The Society then research into the properties to ascertain their general age, architectural aspects and any local historical events etc associated with the buildings.

To determine which of these properties merited inclusion in the Local List each was subject to an assessment against a set of criteria. This process involved adapting the criteria for selection found in Historic Englands guidance and other local authorities for use in Hadleigh.

The selection criteria were applied to the properties by Society members and subject to additional scrutiny by other local Hadleigh residents experienced in heritage issues. A review of the list was also undertaken by one of Babergh District Council's out of house heritage experts.

The draft list was also subject to a 2 day public exhibition on the 17 & 18 September 2022 to gauge the public's interest and support. About 40 written comments were submitted by members of the public at the exhibition. All the comments received from the public at the exhibition were supportive of the project.

Finally selection for properties to be included in the Hadleigh Draft List was subject to a review by 6 members of the Hadleigh Society, chaired by Cllr Carol Schleip on behalf of the Town Council. This review resulted in a final list of some 94 property groups. The Local List is now set out in the Hadleigh Society's website for public viewing and inter active comment. The final stage has been to notify owners or occupiers of the properties included in the Local List.

### **CHOOSING PROPERTIES FOR INCLUSION IN THE LOCAL LIST**

To ensure a general uniformity of merit for inclusion of a building or structure in the Local List, criteria have been adopted which all entries to the Local List must be assessed. The selection criteria chosen are based on those in the Good Practice Guide for Local Heritage Listing by Historic England (first published 2012, update May 2016), and those used by other Local Planning Authorities in their adopted Local Lists.

The principal aspects recommended by Historic England to be taken into account when considering items for a Local List are:-

- i. Age
- ii. Rarity
- iii. Group Value
- iv. Archaeological Value
- v. Archival Interest
- vi. Historic Association
- vii. Designated Landscape Interest
- viii. Landmark Status
- ix. Social and Communal Value

The above nine aspects have often been grouped by many Local Authorities into five main selection categories of:-

- 1. Survival and Originality**
- 2. Architectural and Design Merit**
- 3. Historic/Social Interest**
- 4. Archaeological Interest**
- 5. Designed landscape Interest**

The aim of the selection criteria is to give recognition to the wide variety of historic buildings in Hadleigh with a view to recognising their intrinsic qualities where development is proposed. The heritage interest of a building should however normally be publicly visible whereas building interiors would not normally be included in the Local List.

To ensure that entries had sufficient quality to make them meaningful and worthy candidates, entries had to meet one criterion from Category 1 below, and then in regard to

architectural and or historic merit meet at least one criterion from Categories 2 or 3. Any building or structure which did not clearly meet these requirements was not normally considered for inclusion in the Hadleigh Local List. For Archaeological or landscape assets they had normally to meet at least one criterion from category 4 or 5 below.

## **SELECTION CRITERIA**

### **1. Survival and Originality**

- A. It contains significant features dating from before 1714.
- B. If built 1714-1840, (Georgian) it retains (much of) its original design and architecture.
- C. If built 1840-1901, (Victorian), it retains (much of) its original features and of sufficient quality to distinguish it from other buildings of that period locally and/or it has a design and architecture characteristic of the period.
- D. If built between 1901-1919, (Edwardian & Arts & Crafts) it retains (much of) its original features, and of sufficient quality to distinguish it from other buildings of that period locally and or has design and architecture of exceptional interest and quality.
- E. If built between 1919-1938, (Inter War Period) it is a good or outstanding example of the architectural styles of the period.
- F. If built between 1939-1945, it is a surviving example of a wartime structure.
- G. If built after 1945, it is a building of notable quality and/or design, and surviving generally in its original form.

### **2. Architectural or Artistic Interest**

- A. It was built or designed by a nationally or locally important architect, engineer or designer.
- B. The building received a national award or recognition.
- C. It is an example of a style of building, design, architecture, or materials that is unique to the local area and a reasonable survival of that type.
- D. It is a significant landmark building, folly or curiosity.
- E. The building or group of buildings contribute significantly to the townscape, street scene, appearance of the area and/or the setting of a designated heritage asset.
- F. It is a rare surviving example of street furniture that contributes positively to the local area.
- G. The building is a local landmark or monument.
- H. It is a reasonable example of a particular technological innovation in building type and/or technique
- I. It is within a group of buildings that together are a good surviving example of an historic architectural style, particularly one associated with Hadleigh and/or Suffolk
- J. It contributes to the character of the designated Hadleigh Conservation Area.
- K. It is a landmark asset in the area, due to its strong communal or historical associations or its striking aesthetic value.
- L. The building provides an example of the development of domestic architecture of Hadleigh either as a single element or part of a group.

### **3. Historic/Social Interest**

- A. The building or structure is associated with an important national or local historic figure.
- B. The building is associated with, or illustrates an important aspect or local events in the Town's cultural, political, civic, educational, social, religious, economic, industrial, agricultural, transport, or military history. [Examples could be, schools, churches, public buildings, mileposts, boundary markers and old letter boxes.]

- C. It is a building, structure which has an important association with the history of the area's local social or economic development. For example, agricultural, industrial, commercial or transport buildings and structures.
- D. The building is an important survival of the town's Industrial or commercial heritage.
- E. The building is related by age, materials or historical association with an adjacent designated heritage asset.

#### **4. Archaeological Interest**

- A. It is a site with demonstrable and definable potential to contain deposits and/or artefacts of regional or local archaeological significance.
- B. It has surviving visible remains (such as earthworks, walls, or structures) of regional or local archaeological significance.

#### **5. Designed Landscapes of Interest**

- A. It retains some or all of its historic features, layouts, and planting.
- B. It possess's special local significance for its recreational, cultural, historic, or aesthetic value.
- C. It provides views of the surrounding townscape which are visually significant or satisfying.

In compiling the final Local List the properties have been are grouped into four relatively homogeneous parts of Hadleigh and its surrounding countryside. These four areas are:-

1. **Northern Hadleigh** - essentially that part of the town on the north bank of the River Brett and set around Friars Road and Gallows Hill.
2. **The Old Town** - embraces the original Medieval area of the town grouped along and around Angel Street, George Street and most of the High Street
3. **Southern Hadleigh** - covers areas principally along Benton Street and Station Road.
4. **Rural Hadleigh**-includes all the countryside areas outside the main built up parts of Hadleigh wherein lie sporadically spread cottages and farmsteads.