Hoveton Neighbourhood Plan
Heritage Assets Report



List of Existing Heritage Assets and Historic Environment Records
&

List of Proposed Non-Designated Heritage Assets (NDHAs) Identified For Inclusion in Hoveton's Neighbourhood Plan

September 2026

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Introduction

Hoveton, situated on the River Bure, has evolved from a medieval agricultural settlement into a thriving hub for tourism, retail, and boating. Its development has been shaped by its natural landscape, transport links, and local industry, with key landmarks and businesses contributing to its growth over the centuries.

Although Hoveton is recorded in the 11th century Domesday Book as 'Hovetuna', its origins can be traced back to the Iron Age. Known as 'Hofa's Tun', the Iron Age settlement was of early significance and contained a Neolithic cemetery. The Domesday record of 'Hovetuna' translates to a farmstead on a hill. At that time, it was recorded a small manor with farmland, woodland, and livestock, indicating a self-sufficient rural economy. Hoveton's settlement evolution is intrinsically linked to the River Bure which has provided a natural transport route, influencing trade and settlement patterns over the following centuries.

By the 1700s, Hoveton remained a small, rural village, but its riverside location helped sustain local trade. The Industrial Revolution brought changes in agriculture, industry, and transport, transforming Hoveton into a more connected and economically active community. During the 19th century, a steam-powered mill was built, replacing the earlier windmill on the parish boundary with Belaugh. The arrival of the steam mill allowed for more efficient grain processing. The mill supported local agriculture and boosted the economy, reflecting the technological advancements of the period.

The arrival of the railway in 1874 boosted Hoveton's connectivity, supporting its industrial base and the transportation of agricultural products. The railway also helped transform the area into a tourist destination, as visitors from cities like London and Norwich began exploring the Norfolk Broads. The expansion of boat building and river transport cemented Hoveton's role as a gateway to the Broads. Alongside this growth, The King's Head, established in the 18th century, served farmers, traders, and river workers. As tourism increased in the 19th and 20th centuries, it became a popular stop for holidaymakers and boaters. Today, it remains a historic landmark, reflecting Hoveton's long-standing commercial and social significance.

As traditional industries declined in the 20th century, Hoveton shifted towards a retail and tourism-based economy. Roys of Wroxham, founded in 1895 in Coltishall, expanded into Hoveton in 1899. Originally a small general store, it grew into a major department store, selling groceries, clothing, and home goods. Known as the "World's Largest Village Store," Roys became a significant part of Hoveton's

commercial identity. Today, it continues to serve locals and visitors, making it one of the village's most recognizable landmarks.

Hoveton's natural surroundings and historic landmarks have shaped its identity over the centuries. The Norfolk Broads National Park consists of man-made lakes and waterways, originally formed by medieval peat diggings. The River Bure has been crucial for trade, transport, and tourism, making Hoveton a key access point to the Broads. Hoveton Great Broad showcases the region's wetlands and wildlife, preserving its ecological heritage.

Hoveton Hall, built in 1809, is a Grade II-listed Georgian mansion, surrounded by woodlands, lakes, and gardens. The estate hosts historical and gardening events, maintaining Hoveton's architectural and horticultural heritage. Another key landmark is St. Peter's Church built in 1624 and St Johns which is a medieval church.

Today, Hoveton remains a popular tourist destination, known for its boating, nature, and heritage sites. Roys continues to be a major employer, while local businesses cater to visitors exploring the Broads. The combination of historical landmarks, scenic waterways, and conservation efforts makes Hoveton a vibrant and historically rich village.

- **Definitions & Classifications of Heritage Assets**

Designated and non-designated heritage assets are key to preserving cultural and historical significance in communities. Designated heritage assets are officially recognized and legally protected under national heritage laws, such as listed buildings, scheduled monuments, and conservation areas. Non-designated heritage assets, while not legally protected, still hold local or historical importance, including historic buildings, landscapes, or archaeological sites that contribute to the character of an area. Both play a crucial role in heritage conservation and planning decisions.

- **Designated Heritage Asset**: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation or the UNESCO World Heritage Convention.[1]

- **Heritage Asset**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).[2]

- **Non-Designated Heritage Asset (NHDA):** A building, monument, site, place, area or landscape identified as having a degree of heritage significance meriting consideration in planning decisions, but which does not meet the definition of a designated heritage asset. Non-designated heritage assets may be identified through a local heritage list, the Historic Environment Record, a

[1] National Planning Policy Framework, August 2026 definition National Planning Policy Framework
[2] Ibid.,

local or neighbourhood plan, or during the consideration of a planning application[3].

- **Historic Environment Record:** A record containing information about archaeological sites, finds, historic buildings, monuments and landscapes. Inclusion in the Norfolk Historic Environment Record does not mean that an asset is nationally designated or locally listed. The nature and significance of each record must be considered on its own merits.

➢ **Methodology, Assessment & Guidance**

The heritage assessment has been undertaken in accordance with Historic England guidance, ensuring a thorough evaluation of both Designated Heritage Assets and Non-Designated Heritage Assets (NDHAs). The assessment follows a structured approach, including desk-based research, site inspections, and consultation with the community council's local historian, so as to determine the significance of Hoveton's heritage assets identified in the Neighbourhood Plan's household survey.

For designated heritage assets, such as listed buildings, scheduled monuments, conservation areas, and registered parks and gardens, the assessment aligns with Historic England's Good Practice Advice (GPA) and the National Planning Policy Framework (NPPF). This ensures that potential impacts are carefully considered.

In assessing non-designated heritage assets (NDHAs), reference has been made to Historic England's Advice Note 7 on Local Heritage Listing and HEAN II: Neighbourhood Planning & Historic Environment, which provide guidance and criteria for assessing local significance, including historic, architectural, artistic, and archaeological interest. The National Planning Policy Framework (August 2026) supports the identification and conservation of local heritage assets through neighbourhood plans. Policy HE1 states that development plans should be informed by a proportionate heritage assessment and supported by local heritage listing to identify non-designated heritage assets that are important to the local community.

➢ **Sources**

The findings of this heritage assessment ensure that both designated and non-designated assets are appropriately identified, valued, and protected, guiding sustainable development that respects historical and cultural heritage.

This document brings together the heritage assets for Hoveton. Information is extracted from six sources to create a base line for the Hoveton Neighbourhood Plan. These sources are as follows: -

a. Historic England

The National Heritage List for England, maintained by Historic England, is the official record of nationally designated heritage assets, including listed buildings, scheduled

[3] Planning Practice Guidance, Historic Environment, paragraphs 039–040

monuments, registered parks and gardens, registered battlefields and protected wreck sites.

b. North Norfolk District Council: Planning Constraints Map[4]

NNDC does not publish a 'Local List' for the NNDC area. However, they have over time been building up a stock of locally listed buildings. NNDC adopted a list of criteria for assessing local listed buildings back in 2011 and this still forms the basis for their considerations today. The NNDC list of criteria is available in Appendix 2.

In North Norfolk, locally listed buildings are mainly identified when reviewing conservation areas or when preparing appraisals and management proposals or plans. There are some important local buildings or structures that can lie outside conservation areas. Therefore, NNDC believe it is necessary to be flexible with the processes used to decide when to locally list a site. As a result, NNDC will use one of the following scenarios to consider local listing:

- an adopted Conservation Area Appraisal identifies a qualifying building or structure
- a planning application concludes that the building or structure should be included on the list

And:

- a request from a Parish or Town Council or other recognised community group

The current locally listed buildings are all plotted on their GIS system and can be separately identified on their online mapping tool. Reviewing this mapping tool, there are no assets in Hoveton as of yet that have been identified as locally listed buildings. More detail on this is provided at: Home | Locally listed buildings.

Readers are directed to either Historic England's National Heritage List or NNDC's mapping tool. The mapping tool lists all 'Cultural Heritage Assets' in NNDC. Manipulating the overlays you can not only identify listed buildings and monuments but the Ancient Tree Inventory, Ancient Woodlands, Conservation Areas, Historic Parks & Gardens (both Graded and Ungraded).

c. Broads Authority Local List

There are many more buildings or structures in the Broads which may not meet the national criteria for listing but contribute to the local character through their appearance or historical associations. These are included in the Local List of Heritage Assets. Although they are not statutorily protected, the Local List is linked to policies in the Broads Authority Local Development Plan.
Local List selection. The kind of structures that can be included in the Local list are wide and varied including built parks and gardens, agricultural buildings, boat yards, drainage pumps, houses, bridges, locks, community buildings and monuments. Structures are assessed on the following criteria:

- Survival and authenticity
- Architectural/artistic interest
- Landscape/townscape significance

[4] https://mapping.north-norfolk.gov.uk/wmlpublic9/Map.aspx?Map

- Historic interest/social value/archaeological interest

d. Norfolk Heritage Explorer

Norfolk Heritage Explorer provides public access to an abridged version of the Norfolk Historic Environment Record. The Historic Environment Record contains information about archaeological sites, finds, historic buildings, monuments and historic landscapes. An HER entry is a source of historic environment evidence; it is not the same as statutory designation or local listing.

e. Local Historian: Nick Walmsley

Nick Walmsley was born and raised in Hoveton. He worked on the Bridge Magazine for decades and is the consultant to the Hoveton Community Councils nominated as the historian to the council in September 2021.[5] The 2025 non-designated heritage review of Hoveton was compiled with the support and help of Nick Walmsley.

f. Hoveton Community Survey[6]

During November 2024, as part of Hoveton Community Council's Steering Group undertook a household survey. Local people were asked: "The Neighbourhood Plan could identify buildings or structures of local historic importance, referring to them as non-designated heritage assets. Please list any buildings/structures of heritage value in the parish which you think could be identified in the Neighbourhood Plan – note these can be private or public buildings." The following results have been extracted from the results of the HCC Neighbourhood Plan Household Survey (Refer Table 1). Where buildings are already listed on the National List or at the Local Plan level, they have been struck through.

Table 1: Hoveton Community Council Survey Identified Assets

Buildings/structures of historical importance	
• Roy's buildings	• ~~St Peter's Church*~~
• Village Hall	• ~~St John's Church*~~
• King's Head Hotel and outbuildings	• St Helen's Church
• ~~Waterfront Heritage Houses on River Bure[7] *~~	• ~~Dydall's Mill – Hoveton Marshes*~~
• ~~Wroxham Bridge *~~	• Broadland Community Centre
• ~~Hoveton Hall *~~	• ~~Wroxham Bridge*~~
• ~~Hoveton House *~~	• The Old Vicarage
• Some heritage bungalows on Church Road	• ~~Signal box on Bure Valley Railway*~~
	• Old Mill Cottage – Norwich Road
	• Station Road cottage
	• Wroxham Barns

[5] Hoveton Community Council Minutes. https://hovetonparishcouncil.norfolkparishes.gov.uk/wp-content/uploads/2021/10/HPC-Minutes-6th-September-2021.pdf.

[6] Criteria and scoring template for Local List assessment can be found here at BA site https://www.broads-authority.gov.uk/planning/other-planning-issues/protected-buildings

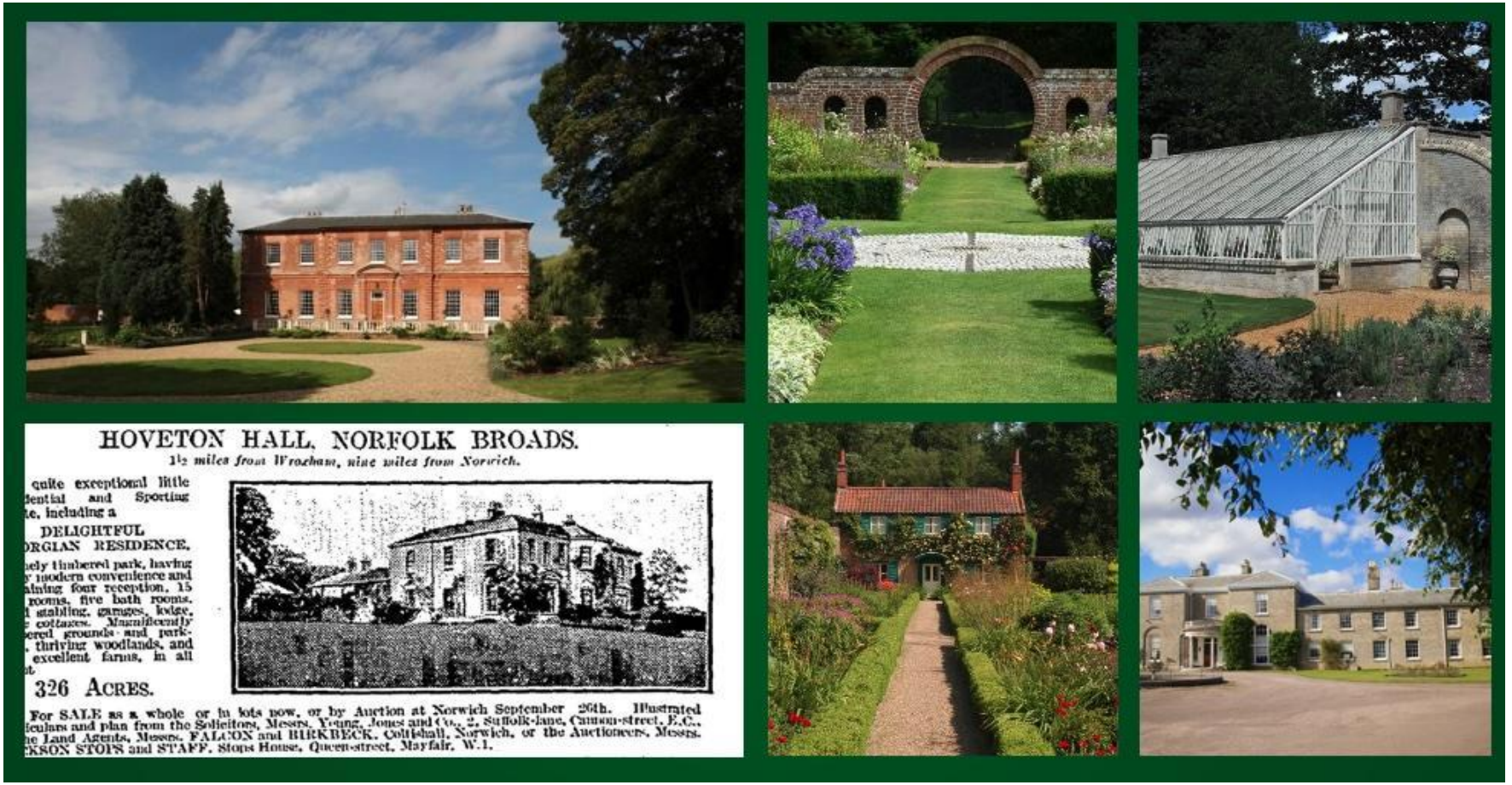
[7] * Already designated

Buildings/structures of historical importance	
● Some heritage houses on Tunstead Road ● Hoveton & Wroxham Railway Station platform buildings ● Bure Valley Railway ● The building housing Cecil Amery opticians ● Remaining boatyards	● Thatched buildings opposite village hall ● Wroxham Hotel ● Old fishmongers shop (no.14) ● Old shop by bridge (Chinese) ● Old butcher's shop ● Iron age barrows have been found in Hoveton

Table 2 brings together existing heritage designations, locally listed heritage assets, Historic Environment Record entries and other historic environment features relevant to Hoveton. These sources have different planning status and are identified separately in the table. The National Heritage List for England records 17 nationally designated heritage assets in Hoveton: 16 listed buildings and one scheduled monument.

Table 3 lists 23 assets considered through the neighbourhood plan process as potential non-designated heritage assets. Of these, the 21 assets identified in Policy HNP24 are taken forward as non-designated heritage assets through the Neighbourhood Plan.

Table 2
Hoveton's Existing Heritage Assets and Historic Environment Records



Hoveton's Existing Heritage Assets and Historic Environment Records Table 2					
No.	Source	Heritage Asset or record	Reference	Status	Notes
1	Historic England[8]	Hoveton House	NHLE 1049903 Grade I	Nationally designated heritage asset – Grade I listed building	
2	Historic England	North Courtyard to Hoveton House Including Outbuildings	NHLE 1049904 Grade II	Nationally designated heritage asset – Grade II listed building	
3	Historic England	Hoveton Old Hall	NHLE 1049909 Grade II	Nationally designated heritage asset – Grade II listed building	
4	Historic England	Walled Garden to Hoveton House including Ha-Ha	NHLE 1049905 Grade II	Nationally designated heritage asset – Grade II listed building	
5	Historic England	Barn 20M East of Hoveton Old Hall	NHLE 1305413 Grade II	Nationally designated heritage asset – Grade II listed building	
6	North Norfolk District Council	Hall Farm & Hoveton Hall Park & Gardens[9]	Non-designated	Non-designated historic park and gardens / historic environment feature	Contributes to the 'Heritage Setting'[10] for Hoveton Hall Grade II listed buildings.
7	North Norfolk District Council	Pedunculate Oak Tree	Ancient Tree	Ancient Tree Inventory entry – historic and	The tree may contribute to the character and historic setting

[8] https://historicengland.org.uk/listing/the-list/results/?search=Hoveton&searchType=NHLE+Simple

[9] https://mapping.north-norfolk.gov.uk/wmlpublic9/Map.aspx?Map

[10] Setting of a heritage asset
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/heag264-neighbourhood-planning-and-historic-environment-2nded/

Hoveton's Existing Heritage Assets and Historic Environment Records Table 2					
			Inventory entry	environmental contextual feature	of the area but its inclusion on the inventory is not a heritage designation.
8	Historic England	'Leisure Hour' Brimbelow Road Hoveton, NR12 8UJ	NHLE 1490910 Grade II	Nationally designated heritage asset – Grade II listed building	
9	Historic England	'Icehouse in Ice Well Wood' Norwich Road	NHLE 1373438 Grade II	Nationally designated heritage asset – Grade II listed building	
10	Historic England	'Drive Cottages' Hoveton	NHLE 1305466 Grade II	Nationally designated heritage asset – Grade II listed building	
11	Historic England	'Home Farm House' Hoveton	NHLE 1049902 Grade II	Nationally designated heritage asset – Grade II listed building	
12a	LiDAR Maps Norfolk Heritage Explorer	Site of a Roman Villa	TG30874 20038	Archaeological record – not nationally designated	Archaeological evidence or interpretation recorded from LiDAR or other archaeological sources.
12b		Site of Medieval Hall At Home Farm	NHER 8298	Norfolk Historic Environment Record entry – not nationally designated	Its inclusion in the HER records archaeological interest but does not amount to statutory designation.
13	Historic England	20 & 21 Horning Road Hoveton	NHLE 1049907 Grade II	Nationally designated heritage asset – Grade II listed building	
14	Historic England	'Greengates' New Lane, Hoveton	NHLE 1049908 Grade II*	Nationally designated heritage asset – Grade II* listed building	

Hoveton's Existing Heritage Assets and Historic Environment Records Table 2					
15	Historic England	'North Farmhouse' Hoveton	NHLE 1373436 Grade II	Nationally designated heritage asset – Grade II listed building	
16	Historic England	Church of St Peter	NHLE 1171821 Grade II*	Nationally designated heritage asset – Grade II* listed building	
17	Historic England	Church Farm House Horning Road, Hoveton	NHLE 1049906 Grade II	Nationally designated heritage asset – Grade II listed building	
18	Historic England	Wroxham Signal Box	NHLE 1356772 Grade II NHER 13586	Nationally designated heritage asset – Grade II listed building; also recorded in the Norfolk HER	HER reference is supplementary evidence rather than a separate designation.
19	Norfolk Heritage Explorer	Site of post-Medieval Brickworks In field west of Hoveton & Wroxham Railway Station	NHER 7344	Norfolk Historic Environment Record entry – not nationally designated	Norfolk Historic Environment Record entry recording the site of medieval and later brickworks (1540-1900AD).
20	Norfolk Heritage Explorer	Ring ditches and ploughed out barrow. Near Hoveton & Wroxham Station.	NHER 8427	Norfolk Historic Environment Record entry – not nationally designated	Undated ring ditches[11] The record identifies archaeological evidence or potential but does not amount to statutory designation.
21	Historic England	Church of St John	NHLE 1373437 Grade II*	Nationally designated heritage asset – Grade II* listed building	

[11] https://www.heritage.norfolk.gov.uk/record-details?MNF8427-Undated-ring-ditches&Index=10&RecordCount=108&SessionID=740fe1fa-e0eb-4372-951a-82765b1c08af

Hoveton's Existing Heritage Assets and Historic Environment Records Table 2					
22	Historic England	Wroxham Bridge	NHLE 1003966	Nationally designated heritage asset – scheduled monument	
23	Broads Authority	'Saltash' River Bure Waterside Chalet	Broads Authority Local List[12]	Existing non-designated heritage asset – Broads Authority Local List	River Bure waterside chalet. Further contextual information is available in the Broads Authority's guidance on waterside bungalows and chalets [13]
24	Broads Authority	'The Beehive'[14] Riverside Road, NR128UD River Bure Waterside Chalet	Broads Authority Local List	Existing non-designated heritage asset – Broads Authority Local List	River Bure waterside chalet.
25	Broads Authority	Drainage Mill Hoveton Marshes	Broads Authority Local List	Existing non-designated heritage asset – Broads Authority Local List	Drainage Pump built on Hoveton Marshes c1850 [15] Known as both Dydalls Mill or Didlers Mill.[16]
26	Norfolk Heritage Explorer	Medieval Peat Cuttings	NHER 13517	Norfolk Historic Environment Record entry – not nationally designated	Medieval and later peat cuttings along the River Bure[17] Norfolk Historic Environment Record entry records historic

[12] https://www.broads-authority.gov.uk/planning/other-planning-issues/protected-buildings/broads-local-list-of-heritage-assets

[13] https://www.broads-authority.gov.uk/__data/assets/pdf_file/0015/231054/Planning-for-Waterside-BungalowsChalets_18_11_2016.pdf

[14] https://www.rightmove.co.uk/house-prices/details/england-142899443-20204683?s=9ae9449a04af9346872000fe041e49320a4d796b216ad71088a7ecfa49bc20eb&v=media&id=media0&ref=photoCollage

[15] https://www.norfolkmills.co.uk/WindmillsD/hoveton-marshes-drainage.html

[16] https://www.geograph.org.uk/photo/4734860

[17] https://www.heritage.norfolk.gov.uk/record-details?MNF13517-Medieval-and-later-peat-cuttings-along-the-River-Bure&Index=16&RecordCount=108&SessionID=0967034e-ff26-408f-b708-7ee671d67beb

Hoveton's Existing Heritage Assets and Historic Environment Records Table 2					
					landscape and archaeological evidence but is not a nationally designated heritage asset.
27	Norfolk Heritage Explorer	Cropmarks of Two Double Ring Ditches	NHER Number 11878	Norfolk Historic Environment Record entry – not nationally designated	Cropmarks of a pair of double, concentric ring ditches are visible on aerial photographs. It is likely that they are of Bronze Age date and relate to round barrows. Other cropmarks previously recorded under HER number are now recorded separately as NHER 49176-7[18]. Grid Reference: TG 2999 1982

Note:
The entries in this table have different planning status. Nationally designated heritage assets in this table are those included on the National Heritage List for England and located within the Hoveton neighbourhood area. Assets on the Broads Authority Local List are non-designated heritage assets. Norfolk Historic Environment Record entries provide evidence about archaeological and historic features but are not necessarily designated or locally listed heritage assets. Other features, such as the unregistered park and garden and ancient tree, are included because they contribute to understanding Hoveton's historic environment and the setting of heritage assets.

Hoveton Hall and associated listed structures lie close to the neighbourhood area and contribute to its wider historic setting, but are not included in the total of nationally designated heritage assets within Hoveton.

[18] https://www.heritage.norfolk.gov.uk/record-details?MNF11878-Cropmarks-of-two-double-ring-ditches&Index=15&RecordCount=108&SessionID=d01acaf4-e6de-4c44-80a7-13391f89f627

Table 3
List of Proposed Non-Designated Heritage Assets



Table 3 Hoveton Community Council's Neighbourhood Plan List of Proposed Non-Designated Heritage Assets				
	Source	Heritage Asset	Listing Ref	Comments on List of Proposed Non-Designated Heritage Assets
1	HCC NP Survey	**Roy's Buildings** Stalham Road, Hoveton.	HCC NDHA	1930's art deco style facia. Side and frontage of Norwich Road/Church Road Building.
2	HCC NP Survey	**Kings Head** Station Road, Hoveton.	HCC NDHA	Kings Head building was originally Hoveton's Old Court House.
3	HCC NP Survey	**Kings Head Cottages & Outbuildings: Stable Block & Courtyard.** Station Road, Hoveton.	HCC NDHA	Kings Head outbuildings have been identified by the BA in planning applications as being required to be retained for their historic value.
4	HCC NP Survey	**Church Road** Arts & Crafts Houses	HCC NDHA	'The Thatched Cottage' Corner thatched house
5	Nick Walmsley Local Historian	**Jeckells Sail Makers Shop** Riverside Road, Hoveton.	HCC NDHA	Corrugated Iron Sail Making Shed c.1920
6	HCC NP Survey	**Hoveton & Wroxham Railway Station platform buildings & canopy** Station Road, Hoveton.	HCC NDHA	Station Buildings with Canopy
7	HCC NP Survey	**Station Road Cottages** Station Road, Hoveton.	HCC NDHA	Row of railway cottages c1880
8	HCC NP Survey	**Ward House** Cecil Amey Building, Corner Station Road/Norwich Roads, Hoveton.	HCC NDHA	Original post office and stores.(Now an optician).

Table 3 Hoveton Community Council's Neighbourhood Plan List of Proposed Non-Designated Heritage Assets				
	Source	Heritage Asset	Listing Ref	Comments on List of Proposed Non-Designated Heritage Assets
9	HCC NP Survey	**St Helens Church with Clay Pit** Horning Road West, Hoveton.	HCC NDHA	Catholic Church with a large clay pit in the grounds.
10	HCC NP Survey	**The Old Vicarage,** Horning Road, Hoveton, NR12 8XY.	HCC NDHA	Served as a vicarage, a school house, home to Mr Roy in the1960's & 1970's and is a residential house.
11	HCC NP Survey	**'The Old Steam Office'** Ken's Fish & Chip Shop, Norwich Road, Hoveton. NR128DA.	HCC NDHA	The only building that remains from the Old Steam Mill based in Hoveton. Ken's Fish and Chip Shop was the steam mill office.
12	HCC NP Survey	**Thatched semi-detached houses** Opposite Hoveton Village Hall. 28-34 Stalham Road, Hoveton.	HCC NDHA	Thatched cottages built in 1930's as a social housing project.
13	HCC NP Survey	**Village Sign** Corner Church Road & Stalham Road.	HCC NDHA	Constructed of local materials in 1935. Refurbished by Women's Institute 1982 & by HCC in 2021.
14	Local Historian Nick Walmsley	**'Bure Court'** Marsh Road Hoveton, NR12 8UH.	HCC NDHA	'Bure Court' Norfolk Broads Wooden Holiday Chalets c.1920's.
15	Local Historian Nick Walmsley	**'Pioneer House'** Stalham Road, Hoveton, NR12 8DG.	HCC NDHA	1920's villa former home of John Loynes.
16	Local Historian	**'Ruffmead & St Gregories'**	HCC NDHA	Two storey Edwardian villas with stucco and local Costessey brickwork.

Table 3 Hoveton Community Council's Neighbourhood Plan List of Proposed Non-Designated Heritage Assets				
	Source	Heritage Asset	Listing Ref	Comments on List of Proposed Non-Designated Heritage Assets
	Nick Walmsley	Stalham Road, Hoveton, NR12 8DG.		
17	Local Historian Nick Walmsley	**'Waterside Nook'** Brimbelow Road, Hoveton, NR12 8UN.	HCC NDHA	Art Deco dormer bungalow with original 'stepped' arched garage.
18	Local Historian Nick Walmsley	**Landamores Boat Yard** Marsh Road, Hoveton, NR12 8UH.	HCC NDHA	Local family built/run boatyard in Hoveton.
19	Local Historian Nick Walmsley	**Sabberton's Boat Yard** Marsh Road, Hoveton, NR12 8UH.	HCC NDHA	Local family built/run boatyard in Hoveton.
20	Local Historian Nick Walmsley	**Primrose Bank House** Station Road, Hoveton NR12 8UR.	HCC NDHA	Edwardian villa built with Blofield Family Coat of Arms in the gable end.
21	Local Historian Nick Walmsley	**Wet Sheds: Riverside Road,** Hoveton, NR12 8UD.	HCC NDHA	Industrial Wet Sheds on Riverside Road - (Ex Royals now Barnes Brinkcraft) - Richardsons - Norfolk Broads Direct
22	Local Historian Nick Walmsley	**Thatched Cottages, Horning Road East, Hoveton St John.**	HCC NDHA	Thatched Cottages on the corner of church road and Horning Road East ● Sunset Cottage ● Langley Cottage ● Thatched Cottage

Table 3 Hoveton Community Council's Neighbourhood Plan List of Proposed Non-Designated Heritage Assets				
	Source	Heritage Asset	Listing Ref	Comments on List of Proposed Non-Designated Heritage Assets
23	Local Historian Nick Walmsley	**Black Horse School**	HCC NDHA	Former School House

Appendix 1- Descriptions for Proposed Non-Designated Heritage Assets



Painted by Local Historian: Nick Walmsley ©

1. Roys of Wroxham Building			
Address: Stalham Road, Hoveton, NR12 8DB			
Photos   			
Asset Type:	**Heritage Building & Facia**		
Age:	35 years	**Comments about rarity:**	
Please note NDHAs might have only one type of value. ***Enter No and leave comment box blank where a value is not relevant.***			
Value	**Yes/No**	**Comments**	
Archaeological / Evidential	**No**		
Architectural / Artistic	**Yes**	Roys of Wroxham, located in Hoveton is renowned for its distinctive Art Deco architecture. The original food hall was constructed in the late 1920s, featuring a notable Art Deco entrance. This design is characterized by geometric forms, bold lines, and decorative elements typical of the Art Deco movement.[19] The original facia was made of stained glass but was destroyed in the 1970's when the store was modernised. It was replaced by a modern replica in the 1990's. The structure is distinguished by its symmetrical frontage and stylized motifs, reflecting the elegance and modernity of early 20th-century design.	
Historic / Cultural	**Yes**	Established in 1899, Roys of Wroxham has grown alongside the community, with its Art Deco facade symbolizing the store's expansion during the interwar period—a time of significant social and economic change in England.	
Community / Social	**Yes**	As a longstanding local business, the building embodies the identity and heritage of Hoveton. Its distinctive design makes it a landmark, fostering a sense of pride and continuity among residents. The unique architectural style of Roys attracts visitors interested in historical and aesthetic aspects, thereby contributing to local tourism and the economy.	

[19] Credit to Broadland Memories website. www.broadlandmemories.co.uk

2. Kings Head Hotel			
Address: Station Road, Hoveton, NR12 8UR			
   			
Asset Type:	**Heritage Building**		
Age:	c.1789	**Comments about rarity:**	
Please note NDHAs might have only one type of value. Enter No and leave comment box blank where a value is not relevant.			

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic		The Kings Head has served as a significant landmark in the area, reflecting the architectural and social developments of its time. The building has ornamental 'Cossey; brickwork comes from the Gunton Brickworks in Costessey. The brick work is integral to the historical building and of architectural value.
Historic / Cultural		The King's Head Pub at Station Road, has a rich history dating back to at least the late 18th century. It was recorded in the Blofield, Taverham & Walsham Hundreds Register on 9th September 1789, with its location given as Wroxham. As well as being a hotel,

2. Kings Head Hotel		
		it served as a court house with one of the Blofields being a presiding judge. It was also a venue for local auctions and estate sales. In the 1890s, the pub was noted for its substantial beer sales, ranging from 400 to 500 barrels annually. By November 1892, the King's Head offered twelve public bedrooms, accommodating guests who often arrived by boat, highlighting its importance as a riverside inn.[20] The King's Head is part of the social fabric of the area, serving as living history.
Community / Social		With its long-standing history and distinctive architecture, The King's Head represents an important part of Hoveton's cultural heritage. In more recent times, it has become an intergenerational space bringing together a wide range of age groups. This intergenerational exchange fosters a sense of belonging and continuity within the community. The pub also serves as a vibrant meeting place for visitors. With many different groups, the Kings Head serves as a nexus place for fostering a sense of community and cultural exchange, enriching social connections and promoting inclusivity within the village.

[20] Source www.norfolkpubs.co.uk

3. Kings Head Cottages/Outbuildings: Stable Block & Courtyard			
Address: Station Road, Hoveton, NR12 8UR.			
Photos 			
Asset Type:	Heritage: Kings Head Out Buildings		
Age:	c.1789	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	The buildings are the outbuildings to the original pub and frame the heritage site of the Kings Head and its courtyard.
Historic / Cultural	**Yes**	Outbuildings and stable block served the Kings Head Hotel. Recognised by the Broads Authority Local Plan where it is stated that although not nationally or locally listed, the buildings have heritage value and make a significant contribution to the street scene and riverside at Hoveton.[21]
Community / Social	**Yes**	The Kings Head outbuildings present a local economic opportunity in that the area could be repurposed for pop-up shops, artist studios, or local startups, helping stimulate micro-economies and support local entrepreneurship.

[21] https://www.broads-authority.gov.uk/__data/assets/pdf_file/0036/259596/Local-Plan-for-the-Broads.pdf Page 172 of 257.

4. Church Road: The Thatched Cottage

Address: Church Road, Hoveton, NR12 8UG.

Photos 'Thatched Cottage' (with lych & ships wheel gate).







Asset Type:	The Thatched Cottage Church Road		
Age:	c.1910	**Comments about rarity:**	Arts & Craft Architecture

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Example of early Hoveton houses c1910. Veranda's and traditional thatch are of architectural note. ● Thatch houses Church Road

4. Church Road: The Thatched Cottage		
		The ‘Thatched Cottage’ maintains its original construction technique, showcasing craftsmanship passed down through generations. The roof uses local ‘reed’ grown in the low marshes of the Norfolk Broads. Norfolk Broad reed is one of the highest quality thatching reeds in the UK. ● Lych & Ships Wheel Gates The lynch gate at the ‘Thatched Cottage’ on Church Road, is an example of a entrance typically found at a church yard. The design originates 14th century and was used for shade for clergy, coffins and mourners. However, the lynch gate was revived in the Arts & Craft era and at this house is a point of shade at the entrance to a long pathway at the ‘Thatched Cottage’. The other gate to this heritage property has a ships wheel.
Historic / Cultural		Thatched roofs are an iconic part of Hoveton’s heritage, associated with its growth and development using traditional materials.
Community / Social	**No**	The picturesque character of the Church Road thatched cottage with steep roofs verandas, cozy porches and thatch enhances the village landscape. They bring a charm to the village and compliment the Broads heritage tourism.

5. Jeckells Sail Making Shed
Address: Riverside Road, Hoveton, NR12 **8UQ.**
Photos  

5. Jeckells Sail Making Shed





Asset Type:	Heritage Building		
Age:	c.1920	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Constructed of corrugated iron this building has a unique utilitarian and industrial aesthetic appeal. Its raw, textured surfaces and repetitive patterns are minimalis that is both visually striking and evocative of industrial heritage.

5. Jeckells Sail Making Shed		
Historic / Cultural	**Yes**	The Jeckells sail-making shed in Hoveton, has served as a crucial site for the manufacturing and development of sails. The company was founded in 1832 and has adapted to changes in materials and technology, ensuring that their sails meet modern standards while maintaining traditional craftsmanship.
Social/ Community	**Yes**	The Jeckells building is an iconic symbol of its locality, embodying the spirit and character of Hoveton's industrial riverside area and the boat building community.

6. Hoveton & Wroxham Railway Station Buildings with Canopy

Address: Station Road, Hoveton, NR12 8UR

Photos





Asset Type:	**Hoveton Railway Station Heritage Buildings & Canopy**		
Age:	**c1934**	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**Yes**	Behind the railway station is the site for the Green's brickworks. Clay for the bricks would have been transported from the extensive workings of the clay pit within the grounds of St Helen's Church.
Architectural / Artistic	**Yes**	The Hoveton & Wroxham railway station waiting rooms, are integral to the history of travel and transportation, hold significant cultural and architectural value. They serve as a testament to the evolution of railway travel, reflecting the changing needs and styles of different eras. These spaces

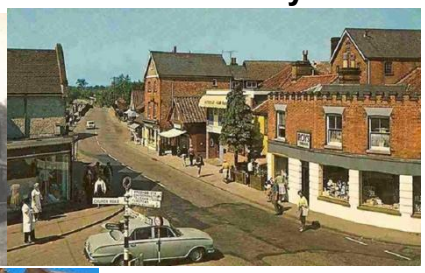
6. Hoveton & Wroxham Railway Station Buildings with Canopy		
		historically provided a haven for passengers, ensuring comfort and shelter during their journeys. The waiting rooms and showcase an architectural style contributing to the unique character of the station. Notable features are the external canopies., embodying the craftsmanship and design aesthetics of its time.
Historic / Cultural		Hoveton steam mill that milled grains opened in 1860, this opening of the railway station followed in1874. The increased accessibility of rail travel resulted in employees being able to travel more easily to the mill. Thus, improving the labour supply. Whilst the mill eventually closed in 1915, the stations proximity to the Norfolk Broads catered for the boom in tourism-related events. This was especially so during the late 19th & early 20th centuries when an influx of visitors began using the station as a gateway to the Norfolk Broads. The railway station waiting rooms have played a large part in accommodating workers and holidaymakers for over 150 years.
Community / Social		More than just functional spaces, these waiting rooms have been community hubs, witnessing countless interactions and narratives. The waiting rooms at the Hoveton & Wroxham station are spaces where stories of the Norfolk Broads unfold.

7. Row of Terraced Railway Cottages			
Address: Station Road, Hoveton, NR12 8UR			
Photos 			
Asset Type:	Railway Cottages		
Age:	c.1880	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Clusters of workers cottages, brick and tile using local materials.
Historic / Cultural	**Yes**	Late Victorian and built during the railway boom to house railway workers, these cottages were essential for the operation of Britain's growing rail infrastructure. Railway cottages represent the close-knit communities of railway workers who played a crucial role in Britain's industrial and transport history. They provide insight into working-class life and housing conditions of the time.

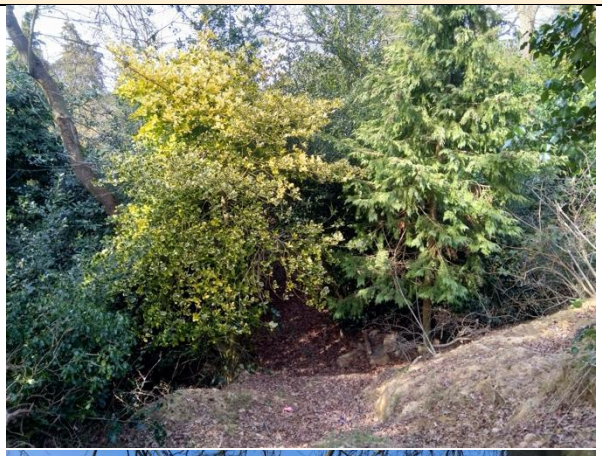
7. Row of Terraced Railway Cottages		
Community / Social	**Yes**	Railway cottages play a role in maintaining cultural heritage, not only contributing to local identity but also supporting tourism. Hoveton is home to the miniature railway world, the UK's largest indoor model railway and the small gauge heritage Bure Valley railway.

8. Ward House [Cecil Amey Building/Wards Stores]			
Address: Norwich Road, Hoveton, NR12 8UR			
Photos late 1900's[22] **Mid 20th Century.** **2025**    			
Asset Type:	**Heritage Building**		
Age:	**Over 100 years old**	**Comments about rarity:**	
Please note NDHAs might have only one type of value. ***Enter No and leave comment box blank where a value is not relevant.***			
Value	**Yes/No**	**Comments**	
Archaeological / Evidential	**No**		
Architectural / Artistic	**Yes**	Architecturally, the building has castellated capping at the top. This feature resembles the battlements or parapets seen on castles and gives the building a fortified appearance. This style is a characteristic of the Gothic Revival movement that was popular during the Victorian era, combining romantic medieval elements with the ornate details typical of Victorian architecture.	

[22] https://www.facebook.com/photo/?fbid=10160200484066887&set=pcb.4117634921808643

8. Ward House [Cecil Amey Building/Wards Stores]		
Historic / Cultural	**Yes**	Circa late 1900's, this building originally housed the old post office and traded as Wards Telegraphic Stores. Serving as Hoveton's original post office and grocery store, Wards provided telegraphic communication for the boat building and emerging tourist industry thereby furthering social-economic bonds for Hoveton.
Community / Social	**No**	

9. St Helen's Catholic Church with Clay Pit
Address: Horning Road West, Hoveton, NR12 8QJ.
 

9. St Helen’s Catholic Church with Clay Pit			
 			
Asset Type:	**Heritage Church with Clay Pit**		
Age:	**65 years**	**Comments about rarity:**	
Please note NDHAs might have only one type of value. Enter No and leave comment box blank where a value is not relevant.			
Value	**Yes/No**	**Comments**	
Archaeological / Evidential	**No**	In the grounds of St Helen's are the remains of the clay pit which supplied Green's brickworks behind the Station. Most of the bricks for practically all the Victorian and Edwardian villas in Hoveton and Wroxham came from this pit.	
Architectural / Artistic		St Helen’s Catholic Church in Hoveton, features a modern architectural design characteristic of mid-20th-century ecclesiastical buildings. The structure is faced with red brick and topped with red pantiled roofs over the main church and transept, while the gabled narthex boasts a copper roof. A notable exterior feature is the central white rendered panel on the west wall, adorned with a prominent wooden cross extending to the gable apex. The windows, made of brown-stained timber or metal with brick sills, and the	

9. St Helen's Catholic Church with Clay Pit		
		flint apron below the horizontal windows in the west bay, add to the church's distinctive aesthetic. It should be noted that although the church building was opened in May 1959, all the altar fittings, statues and Stations of the Cross date from 1884, having come from the private Catholic Chapel at Wroxham Hall (closed 1954). As a set these are quite rare, many having been destroyed after the Second Vatican Council. The statue of the Immaculate Conception is believed to be 18th century, and to have come from Warwick Street Church in London. Inside the church is therefore of artistic merit.
Historic / Cultural		St Helen's Catholic Church has a rich history dating back to the mid-20th century. The church was officially opened and blessed by Bishop Leo Parker of Northampton on May 3, 1959. Prior to the construction of the permanent building, the local Catholic community gathered in a mobile chapel in 1958, with Fr. Cormac Murphy O'Connor, who later became Cardinal Archbishop of Westminster, among those present.
Community / Social		Throughout its history, St Helen's Catholic Church has served as a spiritual and community hub for Hoveton and the surrounding areas, adapting to the evolving needs of its congregation while maintaining its foundational role in the community. The Church also houses the Satellite Shrine of Our Lady of Penafrancia, Patroness of Bicol: this is the only one of its kind outside the principal Shrine at Naga City in the Philippines. The Church and the Satellite Shrine serve the ex-pat Filipino community over a very wide area with a monthly Mass in Tagalog. For 14 years there has been an annual Pilgrimage in September which involves Our Lady's statue being taken on the river to Wroxham Broad and back, followed by a procession through the village to the Church.

10. The Old Vicarage			
Address: Horning Road, Hoveton, NR12 8NY.			
Photos  			
Asset Type:	**Heritage Building**		
Age:	**144 years**	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Constructed in 1881, the Old Vicarage, located on Horning Road in Hoveton, is a distinguished Victorian property. The property was extended in 2019 to add a separate annex.
Historic / Cultural	**Yes**	Constructed in 1881 as the vicarage for St. John's Parish Church. During its function as a vicarage the building served as a school house. The composer E J Moeren once stayed at the Old Vicarage with his uncle (the vicar) while collecting Norfolk folksongs in the area before the Great War. Since being sold by the church, the residence has been home to only four owners throughout its history, each contributing to its unique character. In the 20th Century, it became known as 'Fred Roy's House,' named after Mr. Fred Roy, the son of the founder of the renowned Roys of Wroxham business.

10. The Old Vicarage		
Community / Social	**Yes**	Its visual presence on the social landscape symbolizes the ongoing role of the church and clergy in the village, even if the clergy no longer reside there. Its continued use as a home may provide a sense of stability and tradition for the community. The Old Vicarage may act as a shared touchstone for the community, inspiring discussions about the past, rituals and local traditions.

11. 'Old Steam Mill Office'
[Ken's Fish & Chip Shop]

Address: 63 Norwich Road, Hoveton, NR12 8DA.

Photo 2025



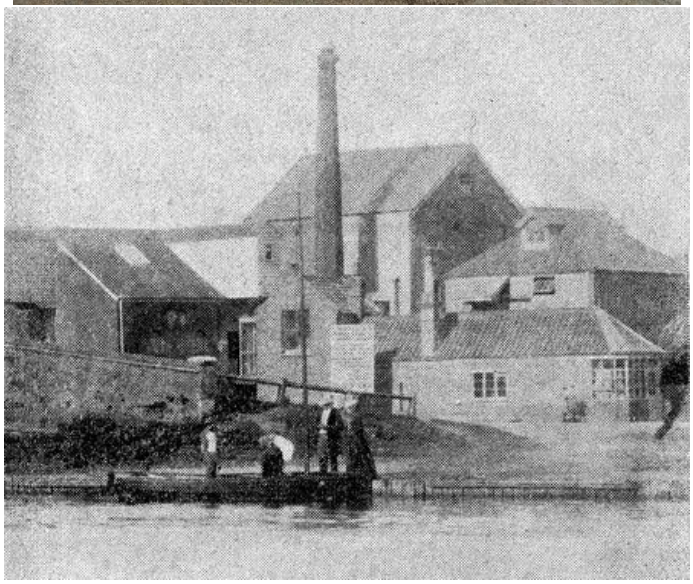


Photo c 1910[23][24]

Asset Type:	Heritage Building		
Age:	c1880's	**Comments about rarity:**	Only remaining building of the Old Steam Mill.

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

[23] https://www.norfolkmills.co.uk/Steam-Mills/wroxham-steam.html
[24] https://www.norfolkmills.co.uk/Steam-Mills/wroxham-steam.html

11. ‘Old Steam Mill Office’ [Ken’s Fish & Chip Shop]		
Value	**Yes/No**	**Comments**
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	The building is the only remaining building that was part of the Old Steam Mill industrial complex.
Historic / Cultural	**Yes**	The building was the administrative office of the Old Steam Mill. This building is where the sales were transacted. The office building and served as the entrance point and gateway to the Old Steam Mill. The mill complex was built during the industrial revolution and was originally owned by Barclay, Pallett & Co Ltd.
Community / Social	**No**	

12. Thatched Semi's: Stalham Road Opposite Hoveton Village Hall			
Address: 28-34 Stalham Road, NR12 8DB			
Photos:  			
Asset Type:	Heritage Cottages		
Age:	c.1930	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Built in the artistic style of Merrie England architecture, that displays a nostalgic and romanticized view of English rural life and evoking the charm and simplicity of traditional English villages and countryside. It's a style that is often idealized in literature and art, reflecting a picturesque view of England in the past.

12. Thatched Semi's: Stalham Road Opposite Hoveton Village Hall		
Historic / Cultural	**Yes**	Thatched roofs reflect the regional building tradition and use of local reed from the Norfolk Broads. Originally built as a social housing development, these cottages were designed to harmonize with the countryside, avoiding the appearance of mass-produced housing.
Community / Social	**Yes**	These houses play a key role in distinguishing a villages architectural landscape. Thatched houses are symbols of local identity and pride.

13. Hoveton Village Sign			
Address: Horning Road, Hoveton.			
Photos    			
Asset Type:	Monument		
Age:	c.1935 Refurbished in c.1982 & 2021	**Comments about rarity:**	
Please note NDHAs might have only one type of value. ***Enter No and leave comment box blank where a value is not relevant.***			
Value	**Yes/No**	**Comments**	
Archaeological / Evidential	**No**		
Architectural / Artistic	**Yes**	The village sign is made of local Wroxham oak and tile. It showcases the local artisan skills of Mr B C	

13. Hoveton Village Sign		
		Wade. It originally had a metal weather vane, and this was restored in 2021.
Historic / Cultural	**Yes**	The sign was designed and built by Mr B C Wade of Wroxham to mark the Silver Jubilee of King George V in 1935. The Hoveton Village sign is a local landmarks and represents the area's heritage, serving as a visual narrative of the village's past and its connections to traditions/royalty.
Community / Social	**Yes**	The social value of Hoveton's village sign lies in its role as a symbol of local identity and community pride. It represents the history, culture, or landmarks of the village, fostering a sense of belonging among residents. As a feature it serves as a cultural and tourist attraction, drawing visitors who are interested in the village's heritage. The village sign promotes community cohesion by providing a visual reminder to the people of Hoveton of their shared history and values, and its creation and subsequent refurbishments play a role in celebrating nation/local events and the people who have invested time in saving the village sign from disrepair.

14. Marsh Road Wooden Chalets

Address: Marsh Road, Hoveton, NR12 8UH.

Photos







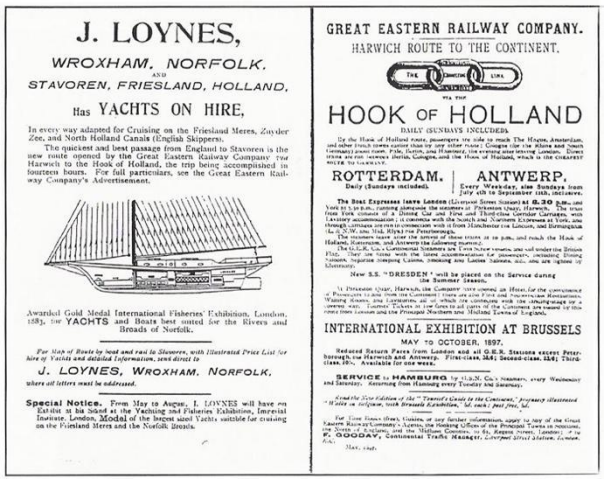




Chalet with offset door

Asset Type:	Heritage Buildings		
Age:	c.1920 100 years	**Comments about rarity:**	

14. Marsh Road Wooden Chalets		
Please note NDHAs might have only one type of value. Enter No and leave comment box blank where a value is not relevant.		
Value	**Yes/No**	**Comments**
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Wooden chalets on Marsh Road, Hoveton showcase handcrafted construction using local materials, reflecting traditional British waterside architecture. The pitched roof, timber cladding, and large windows blend with the natural surroundings and emphasize a rustic look.
Historic / Cultural	**Yes**	During the late 19th century and early 20th century, the Norfolk Broads became a popular destination for tourists, particularly those seeking boating holidays or relaxing retreats in the countryside. Wooden cottages, especially those near the water, became sought-after holiday homes for middle-class families who enjoyed visiting the area for its natural beauty and outdoor activities. Their construction using local materials reflects local needs and resources, and their preservation helps maintain a link to the traditional way of life that shaped the Broads region.
Social/ Community	**Yes**	The wooden chalets represent a traditional British holiday experience, offering a nostalgic alternative to modern hotels and resorts. The simplicity of chalet centred around boating, fishing, walking, and wildlife watching, encourages people to engage with nature and appreciate a slower pace of life. This connection to heritage tourism enhances the cultural identity of the Broads.

15. ‘Pioneer House’			
Address: 5 Stalham Road, Hoveton, NR12 8DG			
Photos   J. LOYNES, WROXHAM, NORFOLK, AND STAVOREN, FRIESLAND, HOLLAND, Has YACHTS ON HIRE, In every way adapted for Cruising on the Friesland Meres, Zuyder Zee, and North Holland Canals (English Skippers). The quickest and best passage from England to Stavoren is the new route opened by the Great Eastern Railway Company: via Harwich to the Hook of Holland, the trip being accomplished in fourteen hours. For full particulars, see the Great Eastern Railway Company's Advertisement. Awarded Gold Medal International Fisheries' Exhibition, London, 1883, for YACHTS and Boats best suited for the Rivers and Broads of Norfolk. For Map of Route by boat and rail to Stavoren, with Illustrated Price List for hire of Yachts and detailed Information, send direct to J. LOYNES, WROXHAM, NORFOLK, where all letters must be addressed. Special Notice. From May to August, J. LOYNES will have on Exhibit at his Stand at the Yachting and Fisheries Exhibition, Imperial Institute, London, Model of the largest sized Yachts suitable for cruising on the Friesland Meres and the Norfolk Broads. GREAT EASTERN RAILWAY COMPANY. HARWICH ROUTE TO THE CONTINENT. HOOK OF HOLLAND DAILY (SUNDAYS INCLUDED). ROTTERDAM. Daily (Sundays included). ANTWERP. Every Weekday, also Sundays from July 4th to September 12th, inclusive. The Boat Expresses leave London (Liverpool Street Station) at 8.30 p.m., and York at 5.10 p.m., running alongside the steamers at Parkeston Quay, Harwich. The trains from York consist of a Dining Car and Fore and Third-class Corridor Carriages, with Lavatory accommodation; it connects with the Scotch and Northern Expresses at York, and with Express Trains from Manchester, Liverpool, Hull, Leeds, Manchester (via Lincoln), and Birmingham (L. & N.W. and Mid. Rlys) for Peterborough. The steamers leave after the arrival of these trains at 10 p.m., and reach the Hook of Holland, Rotterdam, and Antwerp the following morning. The G.E.R. Co.'s Continental Steamers are Twin Screw vessels, and sail under the British Flag; they are fitted with the latest accommodation for passengers, including Dining Saloon, Separate sleeping Cabins, Smoking and Ladies Saloons, &c., also are lighted by Electricity. New S.S. "DRESDEN" will be placed on the Service during the Summer Season. At Parkeston Quay, Harwich, the Company have erected an Hotel, for the convenience of Passengers to and from the Continent. There are also Refreshment Rooms, Waiting Rooms, and Lavatories, all of which are contiguous with the landing-stage or a covered way. Tourists' Tickets to low fares to all parts of the Continent are issued by this route from London and the Principal Northern and Midland Towns of England. INTERNATIONAL EXHIBITION AT BRUSSELS MAY TO OCTOBER, 1897. Reduced Return Fares from London and all G.E.R. Stations except Peterborough, via Harwich and Antwerp. First-class, 32s.; Second-class, 24s.; Third-class, 16s. Available for one week. SERVICE to HAMBURG by G.S.N. Co.'s Steamers, every Wednesday and Saturday. Returning from Hamburg every Tuesday and Saturday. Send for New Edition of the "Tourist's Guide to the Continent," Programme illustrated "Notes on Belgium, with Brussels Exhibition," 3d. each; post free, 3½d. For Cheap Return Tickets, or any further information, apply to any of the Great Eastern Railway Company's Agents, the Booking Offices of the Principal Towns in connection, the Town of Liverpool, and the Midland Counties, 61 to 63, Regent Street, London; or to F. GOODAY, Continental Traffic Manager, Liverpool Street Station, London. Map, 1897.			
Asset Type:	Heritage House		
Age:	c.1910	**Comments about rarity:**	
Please note NDHAs might have only one type of value. Enter No and leave comment box blank where a value is not relevant.			
Value	**Yes/No**	**Comments**	
Archaeological / Evidential	**No**		

15. ‘Pioneer House’		
Architectural / Artistic	**Yes**	Second floor gable end windows are a prominent feature of Edwardian homes giving the house an imposing vertical and pronounced profile. The gable ends are symmetrically placed within the overall structure, contributing to the buildings overall aesthetic.
Historic / Cultural	**Yes**	Former home of boat builder, John Loynes. Loynes is generally regarded as the father of the Broadland holiday business letting out boats from Wroxham.
Community/Social		Edwardian homes were typically built for the growing middle class and working families, contributing to the social development of these groups. This was especially so in Hoveton where the Lyon family lived. By preserving these houses, we also maintain the story of how local (and notable) people lived in a time of social change and progress on the Norfolk Broads.

16. Ruffmead (ex St Michael's) & St Gregories			
Address: 11 & 13 Stalham Road, Hoveton, NR12 8DG.			
Photos  			
Asset Type:	Heritage Houses		
Age:	c. 1912	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	The influence of Edwardian architecture extended to the first world war. This two story villas with stucco and local Costessey brickwork.
Historic / Cultural	**Yes**	Ruffmead & St Gregories have segmental arches constructed with cut red bricks. They contrast against the stucco providing a refined and decorative effect. This house was used as a military hospital during the Great War (1914-1918).
Community/Social	**Yes**	By maintaining and adapting early 20th Century houses for modern use, communities ensure that their historic character remains relevant and beneficial to contemporary life, reinforcing a sense of place and social cohesion.

17. ‘Waterside Nook’			
Address: Brimbelow Road, Hoveton, NR12 8UN.			
Photos 			
Asset Type:	Heritage House		
Age:	c.1920’s	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Arts and Craft dorma bungalow. Designed with stucco finish and Tudor revival gable ends. Original garage has a strong geometric stepped design that creates a sense of depth and dimension.
Historic / Cultural	**Yes**	From a heritage perspective, ‘Waterside Nook’ serves as a key example of how modernist design principles were adapted for suburban and domestic use. Their preservation helps maintain a visual link to the era’s cultural and technological advancements, while their distinctive aesthetic continues to contribute to the architectural diversity in Hoveton.

17. ‘Waterside Nook’		
Community/Social		Art Deco homes like ‘Waterside Nook’ with stepped designs hold social value by bridging the past with the present, enhancing architectural diversity, and fostering a deeper appreciation for historic design within an evolving Broads village.

18. Landamores Boat Yard			
Address: Marsh Road, Hoveton, NR12 8UH.			
Photos 			
Asset Type:	Heritage Boat Yard		
Age:	c.1920's	**Comments about rarity:**	
Please note NDHAs might have only one type of value. ***Enter No and leave comment box blank where a value is not relevant.***			
Value	**Yes/No**	**Comments**	
Archaeological / Evidential	**No**		

18. Landamores Boat Yard		
Architectural / Artistic	**Yes**	Landamores boatyards is a wood clad/corrugated iron functional build with large open interiors to accommodate boat building and repair. The simplicity of its form reflects the practical needs of maritime industries.
Historic / Cultural	**Yes**	Landamores have been building boats in these sheds since 1923. The company has grown and evolved considerably since then, initially leading the way in Broads hire cruisers before changing focus to build and develop offshore racing yachts in the 60s and 70s.
Community/Social	**Yes**	Landamores still build boats, and this boat yard serves as living heritage site where knowledge of wooden boat construction, maintenance, and restoration is passed down through generations.

19. Sabbertons Boat Yard 'Sabine Marine'			
Address: Sabena Marine, Marsh Road, Hoveton, NR12 8UH.			
Photos 			
Asset Type:	Heritage Boat Yard		
Age:	c.1920's	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Traditional wooden cladded boat shed built c.1920's from local materials.
Historic / Cultural	**Yes**	Family run boatyard that began in boatbuilding but now focuses on boat repairs and maintenance. Sabine Marine has also developed a 34ft hydroplane and the bespoke 'Sabberton Omen' car. The Omen was an attempt to create a car, using his expertise in boat building to push the boundaries of design.[25]

[25] https://www.story-cars.com/2003-sabberton-omen-by-alan-sabberton

19. Sabbertons Boat Yard 'Sabine Marine'		
Community/Social		Active boat sheds support local industries, including tourism, and recreational boating, by maintaining and repairing vessels. They create jobs for skilled labour, such as boatbuilders, carpenters, and marine engineers, contributing to the local economy.

20. Primrose Bank House			
Address: Station Road, Hoveton, NR12 8UR			
Photos 			
Asset Type:	Heritage House		
Age:	c.1910	**Comments about rarity:**	

Please note NDHAs might have only one type of value.
Enter No and leave comment box blank where a value is not relevant.

Value	Yes/No	Comments
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Edwardian villa built with Blofield Coat of Arms in the gable end. The craftsmanship of embedding coats of arms in brickwork showcases skilled masonry techniques, adding aesthetic and artistic merit.
Historic / Cultural		The Coat of Arms on Primrose Bank provides an insight into land ownership and patronage in Hoveton. The Coats of arms on an Edwardian villa also indicate aristocratic or upper-middle-class ownership, showing the societal structures of the era.

20. Primrose Bank House		
Community/Social	**Yes**	The Blofied family have lived in Hoveton for centuries. The Coat of Arms symbolizes the family's long-standing presence, it maintains the historical fabric of the village preventing loss of historical identity.

21. Wet Sheds Hoveton			
Address: Riverside Road, Hoveton.			
Royals Wet Shed Direct 		Richardsons & Norfolk Broad 	
Riverside Road Wet Shed 			
Asset Type:	Heritage Riverside Commercial Building		
Age:	c.1920's-1930's	**Comments about rarity:**	
Please note NDHAs might have only one type of value. ***Enter No and leave comment box blank where a value is not relevant.***			
Value	**Yes/No**	**Comments**	

21. Wet Sheds Hoveton		
Archaeological / Evidential	**No**	
Architectural / Artistic	**Yes**	Sheds have a long, open form, high roof, and dock-integrated foundation make it architecturally unique compared to inland industrial buildings. Architects and developers value such buildings for repurposing (e.g. cafes/galleries). However, the wet sheds in Hoveton remain in use for their original purpose.
Historic / Cultural		Wet sheds are an example of Hoveton's industrial heritage arising from the 1920's representing a rare surviving element of early 20th Century maritime and industrial infrastructure. The wet sheds illustrate the economic and cultural growth of the boatbuilding and tourist industry on the Norfolk Broads.
Community/Social		Wet sheds contribute to the visual and cultural landscape of working waterfronts. They are still functioning buildings yet hold a nostalgic significance for the area.

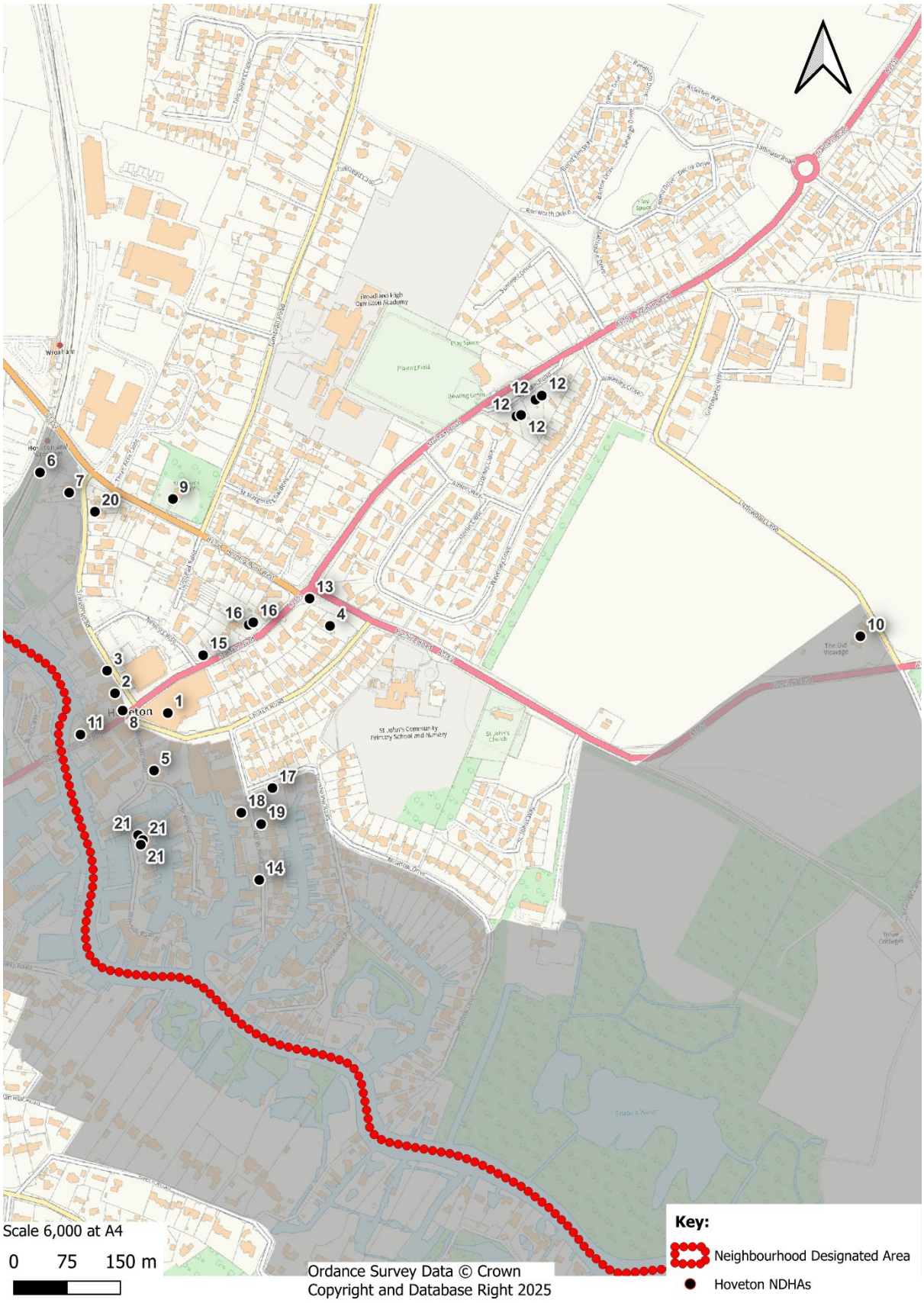


Figure 1- Map of Non-Designated Heritage Assets

Appendix 2- Criteria for 'Local Listing' of Buildings of Special Architectural or Historic Interest in District of North Norfolk

The following criteria are to be used to select buildings or other structures for 'Local Listing' in the district of North Norfolk.

1. Architectural Importance
(a) Good example of regional/local style and local distinctiveness
(b) Intrinsic design value relating to local characteristics
(c) Good example of a specific style or function (eg. purpose-built motor garage)

2. Contribution to Townscape (Group Value)
Buildings and structures which form part of an architecturally important group (termed group value) and having a cohesive design or historic relationship.

3. Historical Association
Any building/structure which has made a significant contribution to the Conservation Area's history (e.g. 1902 lifeboat station at The Gangway, Cromer) or by historical association with a famous national or local person (such as Henry Blogg, Winston Churchill). Where known, the renown of the architect/designer may also have bearing.

4. Age
Normally no buildings constructed post 30th June 1948 will be considered for 'Local Listing' unless they display a particularly innovative and qualitative design. There will be a presumption in favour of designation of buildings constructed prior to 1st July 1948 provided that they are of a standard which complies with one or more of the other criteria.

5. Archaeological Interest
This may be an appropriate reason for local designation provided that the evidence base is sufficiently compelling and a distinct area of interest can be identified

6. Rarity
The occurrence of a particular design or construction

7. Landscape Interest
Relating to the interest attached to historic or natural landscapes and/or the buildings or structures which are located within them, including designed parks and gardens and the grounds of key estates.

8. Landmark

A building or structure with a strong communal or historical association or striking aesthetic value and which may be a key landmark in the local scene

9. Social and Communal Value
A building or structure perceived as a strong source of local identity, social interaction and coherence, community history or tradition.

***NB. The assessment of quality and final decision on listing lies with NNDC. There will always need to be sufficient evidence of the remaining asset or original character to justify the listing.**