

# Diss and District Neighbourhood Plan

## Non-Designated Heritage Assets Assessment Report

**JUNE 2022**



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## 2 NON-DESIGNATED HERITAGE ASSETS

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Non-designated heritage assets (NDHAs) are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. They are valued as distinctive elements of the local historic environment.

Historic England provides guidance on the listing of local heritage assets to assist community groups, for example in preparing a Neighbourhood Plan. Local lists complement national designations and intend to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed.

The DDNP has adopted the following process for considering assets of historical importance which could be included on a local list held by the local planning authority:

1. Review of designated assets and data held on the Historic Environment Record;
2. Identification of assets of local importance through consultation and data held on the Historic Environment Record;
3. Consultation with Norfolk Historic Environment Service on the assets identified to determine their significance and whether they should be afforded protection;
4. Assessment according to Historic England criteria, below;
5. Further consultation with residents.

A total of 37 non-designated heritage assets have been identified as of importance to the local community, and this report gives a parish by parish review of what NDHAs have been identified, and an appraisal of their importance, using Historic England criteria, **SHINE: Selected Heritage Inventory for Natural England. These are detailed in the table below.**

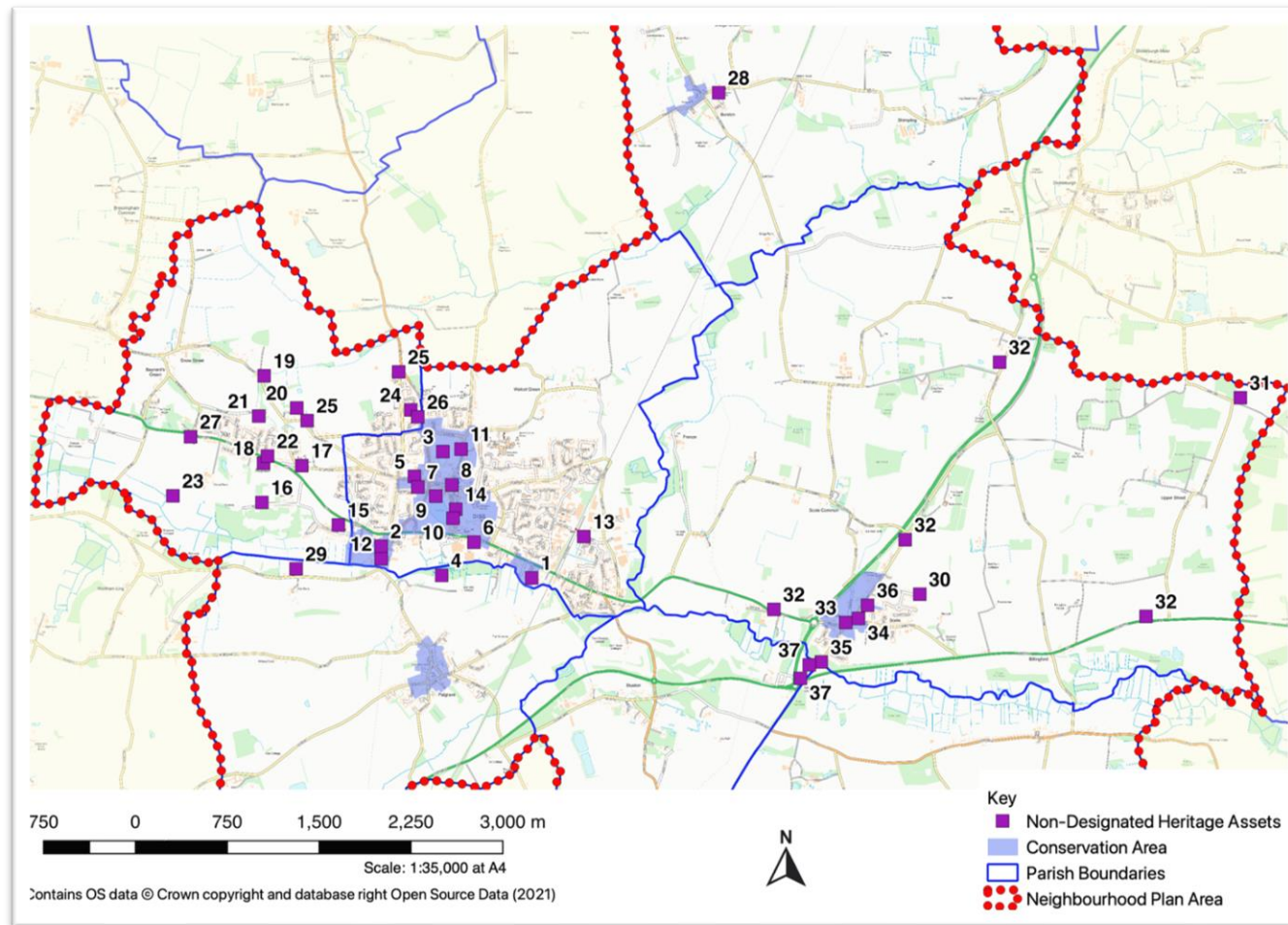
Criterion	Description
<b>Age</b>	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
<b>Rarity</b>	Appropriate for all assets, as judged against local characteristics
<b>Aesthetic Interest</b>	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
<b>Group Value</b>	Groupings of assets with a clear visual design or historic relationship.
<b>Archaeological Interest</b>	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Archival Interest</b>	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
<b>Historical Association</b>	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. <b>Blue Plaque</b> and other similar schemes may be relevant.
<b>Designed Landscape Interest</b>	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a <b>local green space designation</b> , which provides special protection against development for green areas of particular importance to local communities for their current use.
<b>Landmark Status</b>	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
<b>Social and Communal Value</b>	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

*Figure 1 Historic England criteria, for assessing non designated heritage assets (SHINE)*

Taken from Local Heritage Listing: Historic England Advice Note 7<sup>1</sup>:

<sup>1</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

## 2.1 MAP OF ALL NDHAS ACROSS DDNP AREA



Map 1 37 NDHAs across the DDNP area have been identified and proposed for inclusion in the final Plan as being of local significance

## 3 DISS NDHAS

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### 3.1 A BRIEF HISTORY OF DISS<sup>2</sup>

Diss is a market town mentioned as a royal manor in the Domesday Book. The market dates from 1135 and a charter for the great annual fair was granted in 1195. The fair was held by the bridge crossing the river Waveney at Fair Green for 700 years until 1872.

The 13<sup>th</sup> to 16<sup>th</sup> centuries saw the rise of the wool and linen trade and merchants used their wealth to build fine houses, warehouse and guild halls. They also built and added to the parish church.

This prosperity was consolidated in the 16<sup>th</sup> and 17<sup>th</sup> centuries and a large proportion of the buildings in the town Centre survive from this period, although some were lost in a fire in Mere Street in 1640.

Some fine Georgian houses and cottages were built in the 18<sup>th</sup> and 19<sup>th</sup> centuries, mostly of brick, compared with the timber framing of their predecessors.

The arrival of the railway in the 19<sup>th</sup> century led to the growth of various industries and housing along Victoria Road, and helped the town to prosper without affecting the centre.

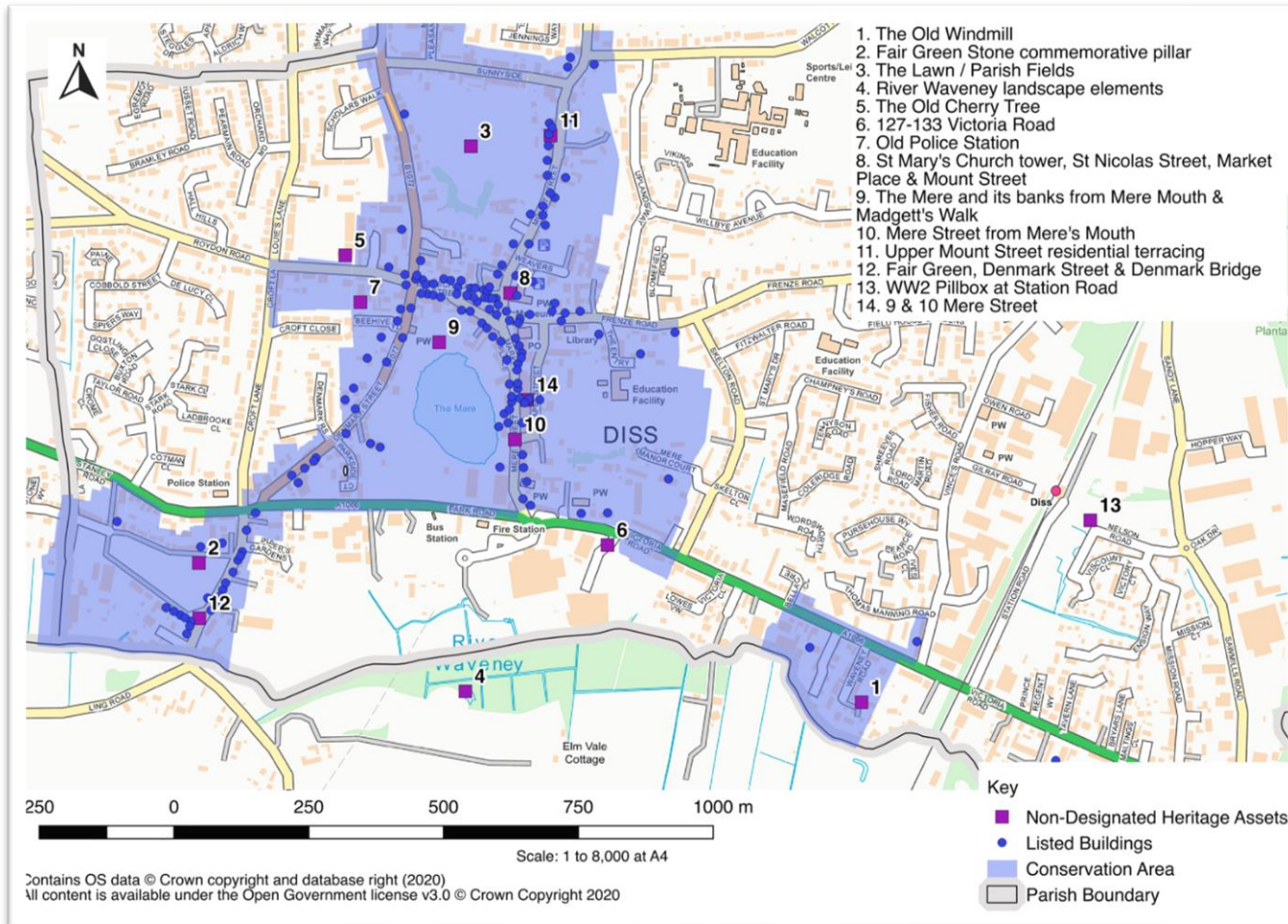
The central core comprises, Market Place, St Mary's Church, Market Hill, the Corn Hall, St Nicholas Street and a network of alleys, passages and shopping courtyards comprise what is probably the original core of the town. This area is known today as the Diss Heritage Triangle.

***Cllr Eric Taylor***  
***Mayor, Diss Town Councillor and Steering Group representative for Diss***

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<sup>2</sup> [SNDC Conservation Area Character Appraisal and Management Plan](#)

### 3.2 DISS NDHAS MAP



Map 2 Diss NDHAS consulted on in the DDNP consultation (July/Aug 2020)



### 3.3 PROPOSED DISS NDHAS TABLE (14)

1. The Old Windmill
2. Fair Green Stone commemorative pillar
3. The Lawn/Parish Fields
4. River Waveney Landscape elements
5. The Old Cherry Tree (former Public House). Yes to
6. 127 - 133 Victoria Road
7. Old Police Station
8. St Marys Church tower at junction of St Nicolas Street, Market Place and Mount Street.
9. The Mere and its banks from Mere Mouth and Madgett's walk.
10. Mere Street from Mere's mouth.
11. Upper Mount Street residential terracing.
12. Fair Green, Denmark St and Denmark Bridge.
13. WW2 Pillbox at Station Road.
14. 9 & 10 Mere Street.,

### 3.4 ASSESSING DISS NDHAS

**NDHA 1:** The Old Windmill: Early 19th century windmill converted to house in 1972. Claimed locally to date from 1771, but no record prior to 1817. The Old Mill rates a yes on the following SHINE inventory: Age, Aesthetic Interest, Archaeological Interest, Historic Association, Design and Landscape interest and it is considered significant.

**NDHA 2:** Commemoration stone of Fair held on Green for 800 years. Last fair held in 1985, but visiting entertainment and circus fairs since. The commemorative stone rates a yes on the following SHINE inventory: age, aesthetic interest, archaeological interest, historic association, social and community value, and it is considered significant.

**NDHA 3:** The Lawn/Parish Fields. Private park created in the late 18th century for The Cedars (Listed building 79) opposite on Mount Street. Originally accessed by entrance flank walls mirroring those surrounding The Cedars. Only example of a detached private park in Norfolk. Designated as Important Local Open Space, but requires more stringent further statutory protection and possible incorporation into publicly owned open space.

Parish Fields rates a yes on the following SHINE inventory: age, rarity, aesthetic interest, group value, archival interest, historic association, design landscape interest, landmark status, social community value and is considered significant.

**NDHA 4:** River Waveney landscape elements. Land adjacent River Waveney long identified as available for riverine ‘wet-land’ park but as yet undesignated. Forms, together with lands in Palgrave an essential and integral central element of the Waveney valley. Claimed to be the extent of the Roman galley reach up the river. With Diss claimed as the gateway to the Waveney Valley this still un-used riparian land is an undesignated heritage asset and essential element of any Neighbourhood Plan green infrastructure. Site identified as DIS 2 in the current Local Plan. It rates a yes on the following SHINE inventory: Group Value, Design Landscape interest, Landmark status, social community value and is considered significant.

**NDHA 5:** The Old Cherry Tree, 8 Roydon Road. Formerly public house. 19th century brick facing conceals remains of 17th century three cell building. It rates a yes on Aesthetic Interest, Group Value, Archival Interest, Historic Association and is considered significant.

**NDHA 6:** 127 to 133 Victoria Road. 1540-1900AD. Grand 19th century terrace with central arch constructed like triumphal arch. Ends arranged with main elevation facing sides. Centre is Chesterfield House, with central doorway and window in pilastered surrounds. Located at side of entrance to Tesco supermarket. It rates a yes on Aesthetic Interest, Group Value, Archival Interest, Design Landscape Interest and is considered significant.

**NDHA 7:** Old Police Station, 9, 9a and 11 Roydon Road. Former police station with open porch and Tuscan colonette, two gabled sections of irregular length, one with rounded first floor window above a flat bay window., the other with a tripartite window with segmented pediment to central light. Converted to housing 1996, said to retain cell doors and original tiled walls. It rates a yes on aesthetic interest, archival interest, historic association and is considered significant.

**NDHA 8:** St Mary’s church tower at junction of St Nicolas Street, Market Place and Mount Street. This group of buildings, the approach south down Mount Street, east down the narrows of St Nicholas Street and north from the Market are the iconic defining images of Diss and a core heritage asset. It rates yes on age, aesthetic interest, group value, archaeological interest, archival interest, historic association, design landscape interest, social community value.

**NDHA 9:** The Mere and its banks from Mere Mouth and Madgett’s walk. The setting of the full expanse of the Mere ‘The Clynt’ with its old town background is designated as a significant vista in the 2015 SN Local Plan and needs recognition as a critical heritage asset to be protected from further development and fence enclosure. It rates yes on age, aesthetic interest, group value, archaeological interest, archival interest, historic association, design landscape interest, landmark status, social community value.

**NDHA 10:** Mere Street from Mere’s mouth. From Diss sign north, traditional 17th & 18th century mix of buildings, some disfigured with modern shop fronts, but forming traditional historic ‘High Street’ group of activity and structures. It rates yes on age, aesthetic interest, group value, historic association, design landscape interest, social community value and is considered significant.

**NDHA 11:** Upper Mount Street residential terracing\*\* Traditional 17th and 18th century cottage type buildings and rectory, grouped on road and embankment. Rates yes on age, aesthetic interest, group value, historic association, design landscape interest, social community value and is considered significant.

**NDHA 12:** Fair Green, Denmark St and Denmark Bridge grouping. Grouping of 17th & 18th century buildings, most listed at junction of Denmark Street, Denmark Bridge and Fair Green East side. It rates yes on age, aesthetic interest, group value, historic association, landmark status, social community value and is considered significant.

**NDHA 13:** WW2 pillbox at Station Road, Diss. Standard polygonal pillbox south of railway station, now bricked up. Preserved as memorial to Home Guard in 1995. This casement is of type FW3/22. During WW2, these bunkers were used for the defence of the UK against possible enemy invasion. They were built in 1940 and into 1941. Rates yes on archaeological interest, archival interest, historic association, social community value and is considered significant.

**NDHA 14:** Numbers 9 and 10, Mere Street. Numbers 9 and 10 are an integral part of the terrace which contains numbers 11 and 12, both of which were previously listed. Rates yes on aesthetic interest, group value, archival interest, design landscape interest and is considered significant.

## 4 ROYDON NDHAS

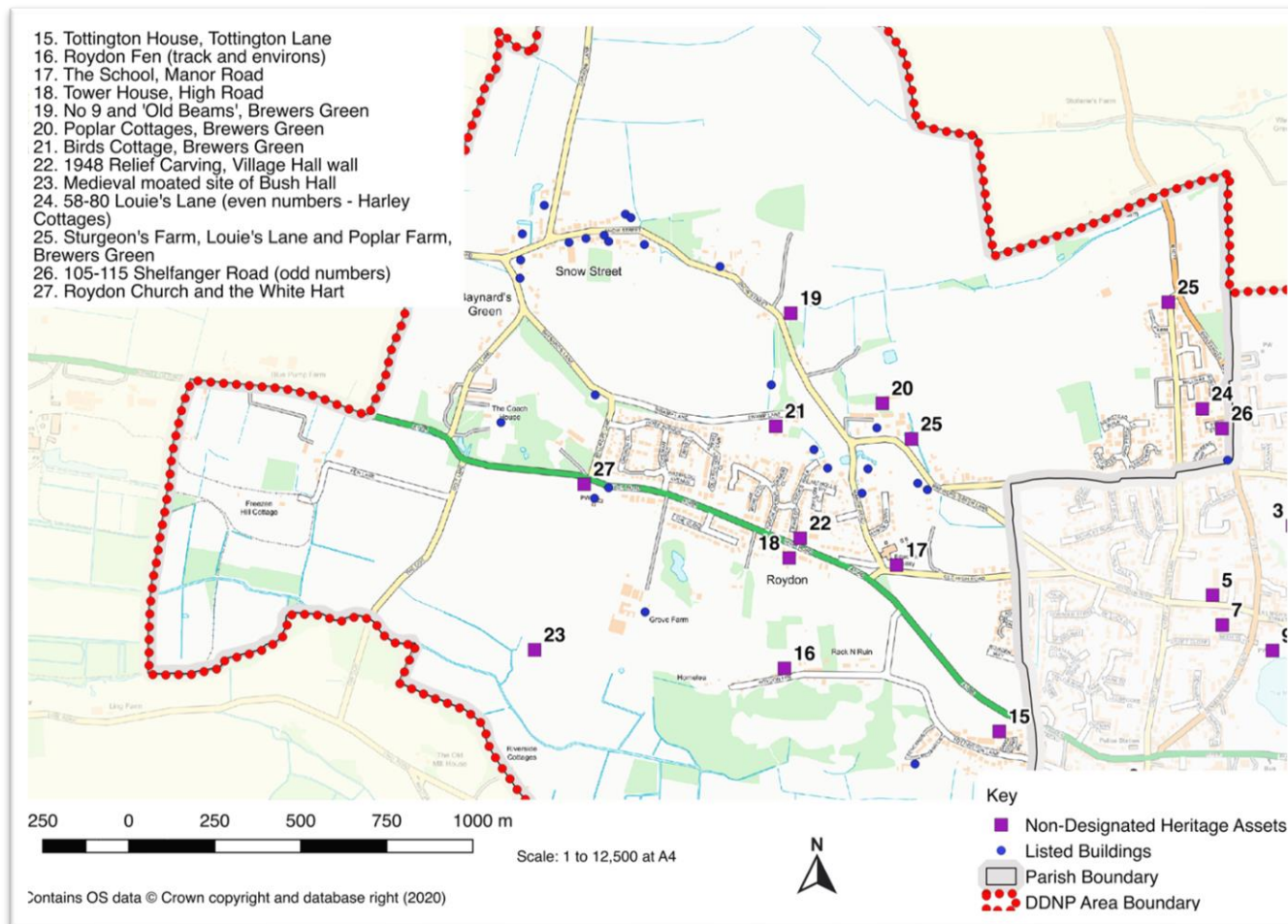
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### 4.1 A BRIEF HISTORY OF ROYDON

The village of Roydon is situated approximately 1 mile west from the market town of Diss on the border of Norfolk & Suffolk. The name Roydon means 'Rye Hill'. The first reference to the village is in circa 1035 and it is also mentioned in the Domesday Book of 1086. The older part of the village is along Manor Road and Snow Street where several period properties are found. Brewers Green is a picturesque area with tranquil ponds, one of which is called 'The Dipping Pond'. This area was mentioned in connection with the 1893 Roydon Riots against enclosure. It is common land where grazing rights are still upheld. To the south of the village is Roydon Fen, a local nature reserve. Roydon has a primary school that was built in 1896 for 150 pupils and has been considerably enlarged since that time. The Church in Roydon is dedicated to St. Remigius who was Bishop of Rheims in France. It was built in circa 1140. The original Church consisted of a round Tower, Nave with no side aisles and possibly a small Chancel.

(Acknowledgement to the Local History Group and St Remigius Church for the above information).

## 4.2 ROYDON NDHAS MAP



Map 3 Proposed NDHAs in Roydon

### 4.3 PROPOSED ROYDON NDHAS TABLE (13)

15. Tottington House, Tottington Lane
16. Roydon Fen (track and environs)
17. The School, Manor Rd
18. Tower House, High Road
19. No 9 and 'Old Beams', Brewers Green
20. Poplar Cottages, Brewers Green
21. Birds Cottage, Brewers Green
22. 1948 Relief Carving, Village Hall wall
23. Medieval moated site of Bush Hall
24. 58 – 80 Louie's Lane (even numbers - Harley Cottages)
25. Sturgeons Farm, Louie's Lane, and Poplar Farm, Brewers Green
26. 105-115 Shelfanger Rd (odd numbers)
27. Roydon Church and The White Hart

## 4.4 ASSESSING ROYDON'S NDHAS

### SHINE based assessment

**NDHA 15:** Tottington House, Tottington Lane. Used to be a mill house to a post mill and is much older than the houses around it. The post mill itself was built in 1797 and demolished in 1883. Rates Yes on the SHINE inventory for age, archival interest, historic association and is considered significant.

**NDHA 16:** Roydon Fen (track and environs). The heritage feature should include the whole environ of Roydon Fen track, including the properties alongside the track and their surrounding land which stretches from the limit of the former gravel and flint extraction areas to the north of the track, down to the houses and their land to the south of the track adjoining Roydon fen nature reserve. This should include the former wash house next to Roydon Fen because of its significance as a timber framed building of some antiquity., its historical role as the wash house for the Roydon fen community and its visual prominence in the landscape. An aspect of the cultural heritage and importance of Roydon fen track is the link between the properties and historical land uses. The first row of houses from 1 to 9 were built for workers in the flint mining. The largest house at the western end, number 9, was the foreman's house. The land behind that house was where the ponies were kept which used to pull the carts from the mine. The track itself was passable only on foot and with pony and cart, but not with motor vehicles until it was surfaced in the 1950s. Rates yes on the SHINE inventory for group value, archaeological interest, archival interest, historic association, social community value and is considered significant.

**NDHA 17:** The School, Manor Road. The original 1896 part of this building is stylistically unusual. Rates yes on the SHINE inventory for aesthetic interest, historic association, social community value and is considered significant.

**NDHA 18:** Tower House, High Road. Built in 1930 as a water tower to supply water to homes in Roydon, the tank coming from Diss railway station. It continued as a water tower until 1960 when it was converted into a residence and offered for rent. Rates yes on the SHINE inventory for aesthetic interest, historic association, landscape interest, community value and is considered significant.

**NDHA 19:** No 9 and 'Old Beams', Brewers Green. Farm workers cottages, little altered, probably early or pre 19th century. Rates yes on the SHINE inventory for age, group value, historic association, and is considered significant.

**NDHA 20:** Poplar Cottages: Brewers Green: mid to late 19th century clay lump cottages, also known as The Barracks. Probably built as farm stable and cart lodges and later converted to domestic use. Rates yes on the SHINE inventory for aesthetic interest, group value, historic association, design landscape interest and is considered significant.

**NDHA 21:** Birds Cottage, Brewers Green. A small cottage on the edge of the common where, in living memory, the milkmaid for the Pheasantry Farm lived. Rates yes on the SHINE inventory for aesthetic interest, archival interest, historic association, design landscape interest and is considered significant.

**NDHA 22:** Relief carving by David Kindersley on wall of Village Hall. Made from oolitic limestone, depicting coconut palm trees and a boar, it represents the materials of brush and mat making. Made in 1948 by David Kindersley, it was moved in 1997 from Aldrich's Brush and Mat Factory in Factory Lane after being in storage since the factory's demolition in 1972. Rates yes on the SHINE inventory for aesthetic interest, and social community value and is considered significant.

**NDHA 23:** Medieval moated site (Bush Hall) northern section 1066-1539AD. Protected status: SHINE NHER18900\*. Off Doit Lane. Excavations before 1942 found mediaeval sherds and half a Roman whiteware beaker. Rates yes on the SHINE inventory for age, archaeological interest, archival interest, historic association, landmark status is considered significant.

**NDHA 24:** Louise Lane (even numbers, Harley cottages: 58 – 80) patterned brick faced Victoria terraces built in 1886. Rates yes on the SHINE inventory for age, aesthetic interest, group value, archaeological interest, design landscape interest, social community value and are considered significant.

**NDHA 25:** Sturgeons Farm, north end Louie's Lane, and Poplar Farm, Brewers Green. Early 20th century. Arts and Crafts architectural style, built as two farmhouses when a large farm was divided into four. The other two, similar farmhouses, lie just outside of Roydon. The owner of the original, large farm was Arthur Soames, the local MP from 1898 to 1918. Rates yes on the SHINE inventory for rarity, aesthetic interest, archival interest, historic association, design landscape interest and is considered significant.

**NDHA 26:** Shelfanger Road (odd numbers): Roydon Villas, a run of terraces with 105 being distinctive with a recessed corner entrance, a shop converted into a house and 113, The Old Mill House, behind which is its mill tower, 115, restored as a dwelling. Rates yes on the SHINE inventory group value, historic association, design landscape interest, landmark status, social community value and is considered significant.

**NDHA 27:** Roydon Church and The White Hart, public house, High Road. Collection of cottage-type buildings, parts dating from late 16th century, now forming public house. Rates yes on the SHINE inventory for group value, historic association, social community value and is considered significant.



## 5 BURSTON & SHIMPLING NDHA

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### 5.1 A BRIEF HISTORY OF BURSTON & SHIMPLING

The Domesday Book (1086) records Shimpling as Simplingaham (Scymling, an Anglo-Saxon family name, + ham – place). Earlier inhabitants left a Celtic stone chisel, Roman fibula and a Saxon bead of white pottery, dug up in Shimpling, and a 7th century Saxon coin in Burston.

St. George's Church, Shimpling, is our earliest surviving and only Grade I listed building. Construction began in the early 12th century. The round tower with four bells and part of a Norman window remain, also some 13th century coloured glass. The Methodist chapel in Burston, built in 1825 of clay lump, was enclosed in brick in 1880. Since 1950 it has been maintained by the Fellowship for Evangelising Britain's Villages.

Many moats were dug in the 14th century, the clay used for clay lump houses and local brickmaking. In the 15th and 16th centuries farmhouses were built and The Burston Crown opened in 1580. The second half of the 20th century brought another building boom, including houses built by South Norfolk Council in 1951 on the Burston to Shimpling road and Rectory Road. Electricity was installed in 1952 and piped water replaced wells and pumps – an example is the one opposite the entrance to the Crown.

Burston Railway Station, by the level crossing, opened in 1849 and for 5 months was the terminus for London trains until the line to Norwich was completed, part of an extensive network all over Norfolk. Much of this, with all the stations between Diss and Norwich including Burston, closed in 1967 after the Beeching Report. The Public Elementary or Board School, with the master's house beside it, was built for £850 in 1875 replacing a small school near St. Mary's Church. It was enlarged in 1895 to accommodate 90 pupils. A new classroom was added in 2003.

The Strike School was built in 1917 with funds from the Trades Unions and other Socialist sympathisers (names on the facade). It closed in 1939 and was a furniture store before becoming a museum and community centre. Burston Church Green is all that remains of the last 36 acres of common land enclosed in the late 19th century. It has seen many celebrations including parties for the Queen's wedding, Coronation and Golden Jubilee, the raising of the village sign in 1981, the Millennium and, since 1982, the annual Strike Rally. The playing field was given to the village by Sir John Mann.

## 5.2 BURSTON NDHA MAP



Map 4 Burston Strike School and Old School House

### 5.3 ASSESSING BURSTON'S NDHA

#### 28. School and Old School House

**NDHA 28: School and Old School House \*\*1815-1957AD.** Protected status: School Listed Building. NHER48958\*

House, circa 1875, is in red and black brick, diaper style. Headmaster was evicted from his house provoking the long Burston School strike of 1914. Highly significant, especially in trade union history. Rated yes on the SHINE inventory for age, rarity, group value, archaeological interest, archival interest, historical association, designed landscape interest, social and community value and is considered significant. Map location: TM1366 8315

## 6 PALGRAVE NDHA

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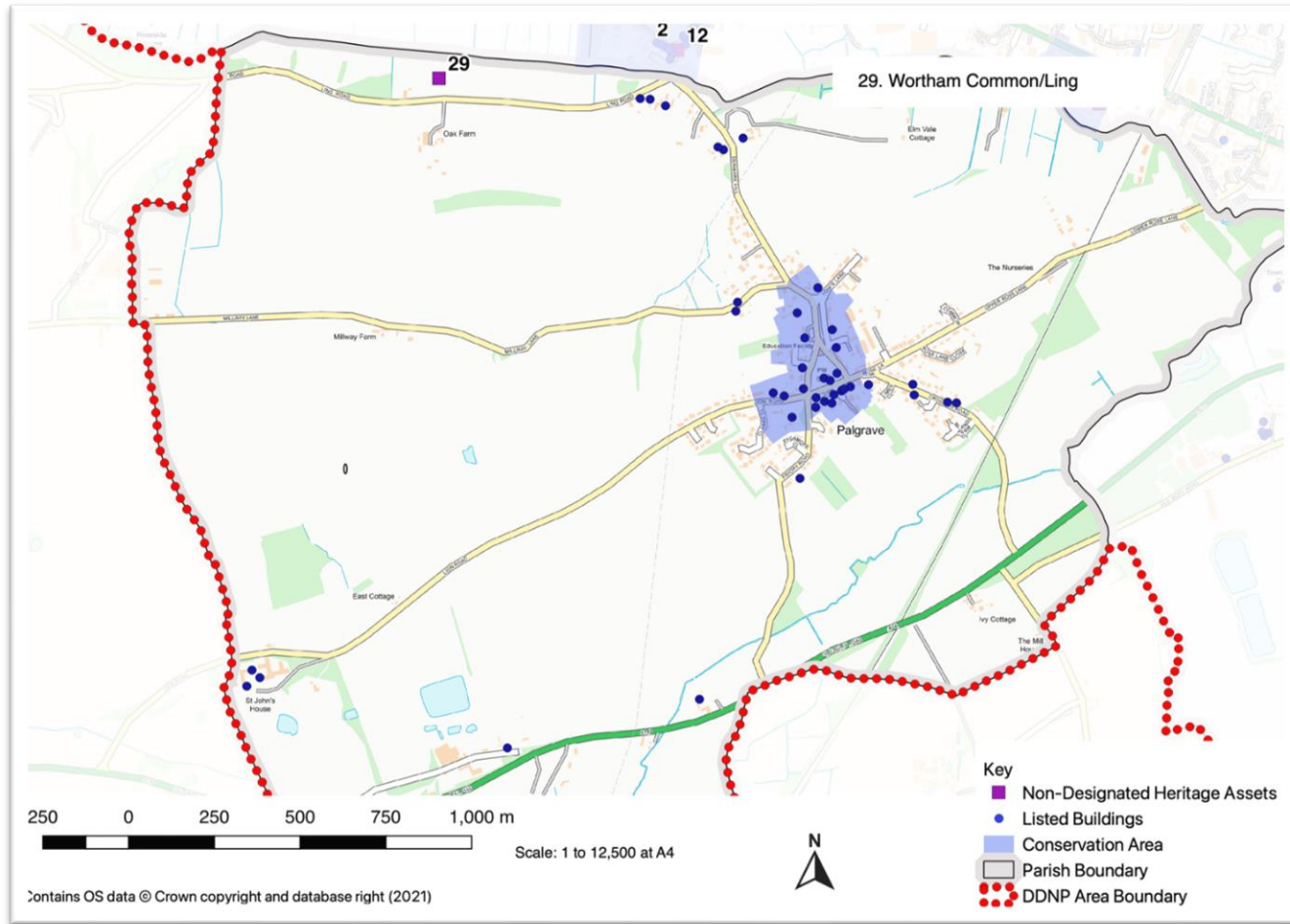
### 6.1 A BRIEF HISTORY OF PALGRAVE

Palgrave is a pretty village just south of Diss, on the south bank of the River Waveney and only a mile or so south of the Suffolk border with Norfolk. At the time of the Domesday Book Palgrave had two churches and 30 acres of land, all owned by St Edmundsbury Abbey.

Since at least the time of the Domesday Book Palgrave stood on the main route between Bury St Edmunds and Great Yarmouth, the route now occupied by the modern A143 highway. The A143 was diverted in 1995 to bypass the village, leaving it a quiet enclave just off the busy east-west route. The historic centre of Palgrave has been designated as a conservation area.

Over half of the village's 42 listed buildings lie within the conservation area.

## 6.2 PALGRAVE NDHA MAP



Map 5 Palgrave's proposed NDHA

## 6.3 ASSESSING PALGRAVE NDHA

### 29. Wortham Common/Ling

SHINE based assessment

**NDHA 29:** Wortham Common/Ling. Palgrave section of Wortham Common/Ling; part of extensive area of varying depth running the full 'Palgrave length' of the River Waveney. Heritage asset and part of overall Neighbourhood plan green infrastructure. Rates yes on the SHINE inventory for age, historical association, designed landscape, Landmark status, Social and community value and is considered significant

## 7 SCOLE NDHAS (7)

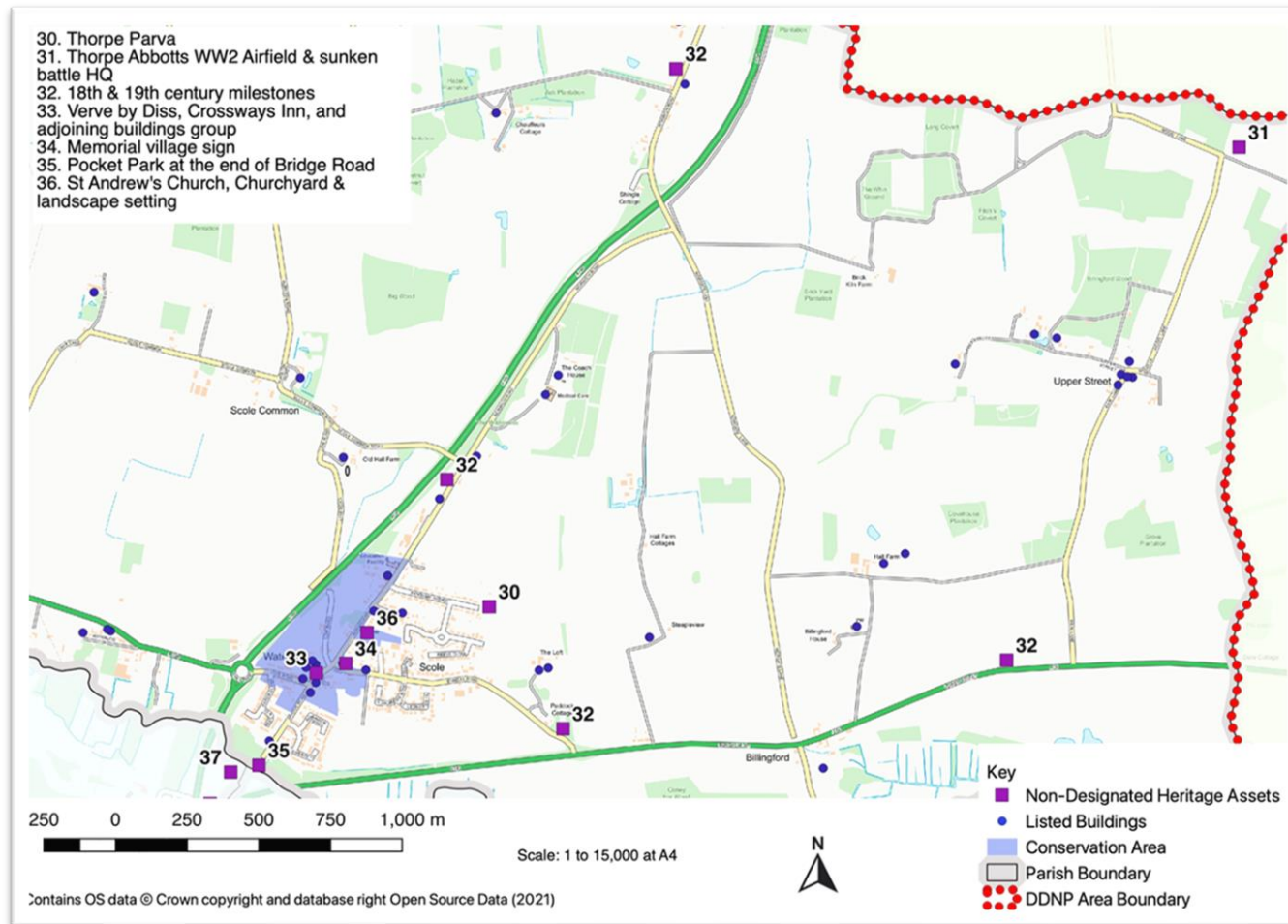
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### 7.1 A BRIEF HISTORY OF SCOLE

The Civil Parish of Scole, in the Domesday Book, Osmondeston, is situated south west of Norwich on the original Pye Roman Road and is located within the district of South Norfolk. In area, it is one of the largest Parishes in Norfolk and its circa ca.1400 residents reside in the six communities of Scole, Billingford, upper Street, Thelveton, Frenze and Waterloo. The historic community of Thorpe Parva has long since disappeared.

The Parish borders Diss to the west, Harleston to the east, Dickleburgh to the north and the River Waveney to the south.

## 7.2 SCOLE NDHA MAP



Map 6 Scale's proposed NDHAs

### 7.3 PROPOSED SCOPE NDHAS TABLE (7)

30. Thorpe Parva
31. Thorpe Abbots WW11 Airfield and sunken battle HQ
32. 4 x 18th c Milestones
33. Verve by Diss, Crossways Inn, and adjoining building group
34. Memorial village sign in landscape setting
35. Pocket Park at end of Bridge Rd
36. St Andrews Church, Churchyard and landscaping

### 7.4 ASSESSING SCOPE'S NDHAS

SHINE based assessment

**NDHA 30:** Thorpe Parva: site of deserted mediaeval village. 851-1509AD. Includes church of St Mary (listed building No. 31). Mentioned in Domesday book, remnants moated wall and remaining church tower converted to dovecot. Rates yes on SHINE inventory for age, rarity, archaeological interest, archival interest, historical association and is considered significant. NHER7958\* SHINE. Mentioned in Domesday book, remnants moated wall and remaining church tower converted to dovecot.

**NDHA 31:** Thorpe Abbots WW11 Airfield and sunken battle HQ (1942) NHER15169\* Listed Building not on above listed 851 . Headquarters of US Army Air Force 100th Bombing Group World War II. Control tower and adjacent buildings remaining with Pickett Hamilton 3 man 'pressure' Fort consisting of two retractable interlocking precast pipes. Museum and Memorial to the 'Bloody 100th'. Rates yes on SHINE inventory for group value, archival interest, historic association, landmark status, social community value and is considered significant.

**NDHA 32:** 4 x milestones. 1) 18th century milestone marking Norwich 18 miles and Ipswich 25 miles. NHER56555/map location TM16218 81034. 2) 18th century milestone marking Norwich 19 miles and Ipswich 24 miles. NHER57084/map location TM15430 79624. 3) 19th century milestone marking Harleston 7 miles and Scole 1 mile. NHER56618/map location TM 17289 78912. 4) 19th century milestone marking Harleston 6 miles and Scole 2 miles. NHER56617/Map location TM 15736 78705. Two of the 14 remaining 18th century milestones of the 1768-69 Norwich to Scole Turnpike, 'dis-turnpiked' in 1874, and two of the remaining milestones on the Beccles to Scole Road, possibly an extension of the Yarmouth to Blythburgh turnpike. Rates yes on the SHINE inventory for age, historic association, landmark status and all are considered significant.



**NDHA 33:** Verve by Diss, Crossways Inn, and adjoining building group 1655-1800AD

Map location: TM14928 78901. Historic centre of Scole with 1655 Norwich Turnpike Hostelry and 16th century inn at the junction of Norwich Road and The Street. Yes on the SHINE inventory for age, rarity, aesthetic value, group value, historical association, designed landscape interest, social and community value and is considered significant.

**NDHA 34:** Memorial village sign in landscape setting. Juxtaposition of sign, memorial and setting provides a focus with historic meaning. Rates yes on the SHINE inventory for aesthetic value, group value, historical association, designed landscape, social and community value and is considered significant.

**NDHA 35:** Pocket Park at end of Bridge Rd Also as listed as Open Space historically important as location of original ford cross and likely centre of Roman settlement. Rates yes on the SHINE inventory for age, group value, archival interest, historical association, designed landscape interest and social community value and is considered significant.

**NDHA 36:** St Andrews Church, churchyard and landscaping 900-1300AD Church and trees with surrounding graveyard raised above street level form strong sense of place and setting. Rates yes on the SHINE inventory for age, aesthetic value, archaeological interest, historical association, designed landscape interest, landmark status, social and community value and is considered significant.

## 8 STUSTON NDHA (1)

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### 8.1 A BRIEF HISTORY OF STUSTON

Located on the south bank of the River Waveney, the village sits in a shallow valley formed by glacial deposits left over from the last Ice Age – some of which remain visible in the form of many small ponds throughout the village.

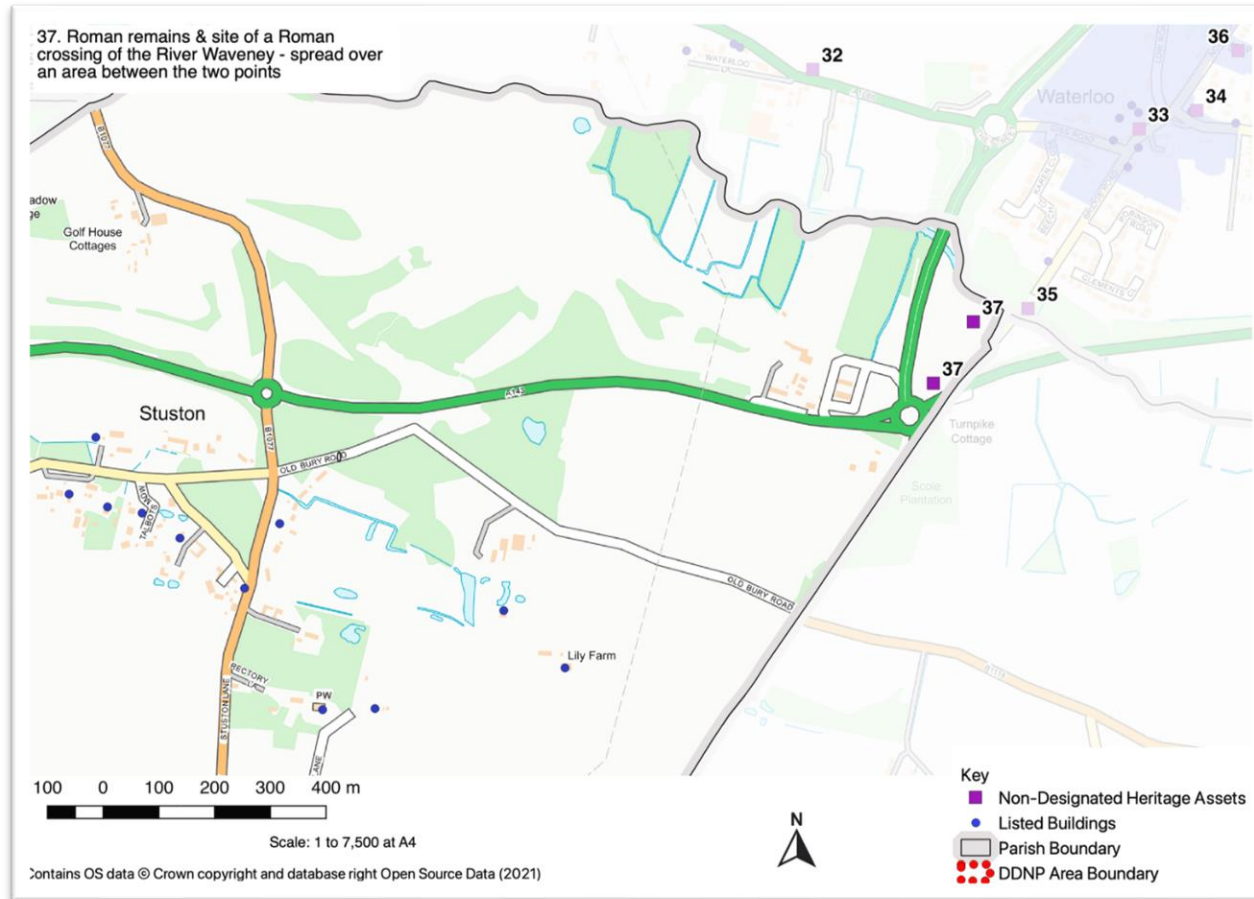
The village is at the intersection of the ancient East / West along the high and dry route from the coast to the rest of England and the Roman road (Pye Street) which crosses the Waveney valley at the narrowest point possible for several miles in any direction.

The name Stuston is thought to have been derived from the Saxon “Estutestuna” meaning “house”

Like other villages in the DDNP, the village was mentioned in the Domesday Book as one of the more valuable villages in the Country.

Most of the village is situated within the parcel known as “Stuston Common”, the rights to which are owned by the Lord of the Manor details as the full report, this parcel of land is subject to protection afforded by the Countryside and Rights of Way Act.

## 8.2 STUSTON NDHA MAP



Map 7 Stuston NDHA

### 8.3 STUSTON PROPOSED NDHA (1)

37. Roman Remains, 43 – 409AD

#### ASSESSING STUSTON NDHA

SHINE based assessment

**NDHA 37:** Evidence of foundations to roman camp, bridge or ford. Site of roman road crossing river Waveney and Villa Faustini. Bridge over River Waveney as shown on Bowen' s 1755 Hodskinson's 1783 maps. Details and references also within Suffolk Heritage Explorer. Rates yes on the SHINE assessment for age, rarity, aesthetic value, archaeological interest, archival interest, historical association, and is considered significant

## 9 APPENDICES

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### 9.1 THE IMPORTANCE OF THE DISS HERITAGE TRIANGLE

The Heritage Triangle project, started in 2010, aimed at retaining and enhancing the character and social and commercial attractions of the traditional town centre of Diss. In one sense it was a difficult concept. The essence of townscape evolves from shape, plan and enclosure over time.

To freeze or preserve such a process runs the risk of turning townscape into theme park. The Diss Heritage Triangle is an extensive cluster of historic buildings grouped around a triangle of roads, St Nicolas Street, Market Place and Market (previously Pump) Hill. The triangle is held at its apexes by the mediaeval church of St. Margaret, the classical Victorian Corn Hall and the centuries old market place which features the Shambles museum.

The whole Triangle overlooks the 'Dice', the standing water feature of the Mere, and the root of the town's name. The buildings and the spaces they frame are the residue of fifteenth to eighteenth century structures and so far, have served well the trading and social life of the town and district, a centre for the "large free population of men who made their living from small farms ...an independent peasantry surviving in areas settled by the Scandinavians...never fully assimilated into the rigid Saxon pecking order." (Diss history . Professor Alun Howkins). The importance of this group of structures has been their ability to accommodate the pressures of town development and societal change whilst retaining character and economic livelihood. Over centuries they have framed the life of the town, and over those centuries these changes have been absorbed into the urban fabric.

The Heritage Triangle reflects in built form the detailed changing values and conditions of centuries of a typical, but now increasingly rare, agrarian community reacting to and reflecting political and economic change. Diss has been fortunate. It escaped the mass redevelopment of the 1960s that so eviscerated Thetford. Its railway station was located far enough away from its traditional market core so as not to form a competing and damaging lode of industrial uses.

A curious back-entry approach resulting from a conflict between the north-south road pattern of the 1800s and the east-west pattern formed from railway and new roads has allowed vehicle access without resulting in development planned around the accommodation of cars. The area retains its pedestrian, 'horse and carriage shape' and form. The economic impacts of the continuing switch from individual trader to supermarket has been ameliorated by the location of supermarkets at one end of Diss' traditional trading street, rather than out of town, and the continuance (since 1208AD) of the weekly market.

Now a completely different change threatens the existence of this heritage, the ever increasing impact of virtual commerce via the internet on local independent trading which weakens the economic base to such an extent that specialist independent uses find it hard to maintain support and the ever increasing pressure and size of service vehicle threaten the very spaces that make up townscape. Without recognition or revitalisation, the physical and social attributes of the Heritage Triangle were in danger of swift erosion.

A successful submission to the Heritage Lottery Fund and considerable investment by individuals and the three tiers of local government led to the regeneration of the townscape of the Triangle, the refurbishment of the Corn Hall as a social and arts centre, the creation of a new wildlife public garden leading down to the Mere, and the building of a Boardwalk linking this garden across the Mere to the main shopping street, Mere Street. (In Diss you can walk upon the water!)

The significance of this transformational project was that it created a destination character (virtually a brand) for the Heritage Triangle allowing it to absorb and benefit from the inevitable continuing pressure of trading change. By creating a defined and specialist character capable of internet projection it has, and is hoped will continue, to attract uses and support. By focussing attention and interest in and on its heritage, it will add to its reputation as a destination. By switching the priority use of space to the individual and pedestrian rather than the vehicle, so-called space sharing, it has helped to maintain and stress the character and historic importance of town spaces and enclosures. It has provided a framework within which past inhabitants can be seen within the context of their lives and achievements and as part of an enduring heritage.

The majority of historic record items, both listed and non-designated are already included in the Streetscape assessment of the Diss Conservation Area Appraisal. These with keys views combine to create the historic Streetscape, both for the Diss Old Town centre and beyond. Diss Conservation Area, together with Designated Important Open Spaces should set a pattern for a far more rigorous development control than exercised at present combined with an imaginative action plan to protect and enhance the old town centre and link and open to public use its open space assets.

*The above was kindly supplied by Mr Brian Falk, member of the Diss Heritage Triangle Trust.*