

SOHAM AND BARWAY NEIGHBOURHOOD PLAN

Non Designated Heritage Assets

Version 2.0

7 September 2023

Introduction

The report forms part of the evidence base for Policy SBNP 16 of the Soham and Barway Neighbourhood Development Plan, and is to be read in conjunction with that Policy. The report defines those buildings, and archaeological and historical sites and finds that are offered protection under Policy SBNP 16.

Heritage Asset Types

The assets here are non-listed buildings which although not listed form part of the fabric and heritage of the neighbourhood area, also known as non-designated heritage assets.

A heritage asset is defined as 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. Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.

Archaeological interest in a heritage asset is defined as when a building holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. 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.

Historical interest in a heritage asset is defined as when a building or site illustrates important aspects of the nation's social, economic, cultural, or military history and/or has close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of an asset itself to justify the statutory protection afforded by listing.

Architectural interest in a heritage asset is defined as when a building has importance in its architectural design, decoration or craftsmanship.

Assessment Methodology

The non-listed buildings included in Table x of the Soham and Barway non – designated Heritage Assets are justified on the basis of assessment using the criteria defined in Table 1 of the Historic England's Advice Note no.7 'Local Heritage Listing', as listed below:

- | | |
|---------------|---|
| Age | 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. |
| Rarity | Appropriate for all assets, as judged against local characteristics. |

Architectural and Artistic Interest

The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

Group Value Groupings of assets with a clear visual design or historic relationship.

Archaeological Interest

The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic Interest

A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant.

Social and communal interest

It may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

Landmark Status

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

Owners of the proposed properties were given the opportunity to comment on the proposal to include the sites as Non Designated Heritage Assets within the Soham and Barway Neighbourhood Plan in August 2023. Comments received have been taken on board in finalising the list of 6 assets.

Heritage Building Assets in Soham

ASSET 1	3 & 3A Townsend, Soham
	<p>AGE: 1600's GROUP VALUE: One of the few pre 1700's dwellings built and still exists DESIGNED LANDSCAPE: Conservation area or addition to? LANDMARK STATUS: A standout property along the street and main route through the town SOCIAL/COMMUNUNAL VALUE: Community association with wide interaction and collective memory. HISTORICAL ASSOCIATION: Building of note in a prominent position as part of the Townsend Manor/Land JUSTIFICATION: Age and prominence within Townsend</p>
ASSET 2	Pembroke House, 3 Fountain Lane, Soham
	<p>AGE: 1797 with evidence of much earlier (Medieval/16th and 18th Century) interiors and features RARITY: One of only a handful of predominantly detached Gregorian houses and older, within the centre of the town DESIGNED LANDSCAPE: Opposite the recreation ground and area of note. This building is not listed and is not in a conservation area. LANDMARK STATUS: A short distance from the Steel Yard and St Andrew's Church and yard as grade 1 listed buildings and sites SOCIAL/COMMUNUNAL VALUE: A building of note with community association with wide interaction and collective memory. HISTORICAL ASSOCIATION: In a prominent position with direct connections to Soham Manor (Duchy) as well as previously in the ownership of Pembroke College, a private school during the Victorian era, House of Rev Cyprian Rust (1st Chairman of Soham Town Council, Church Vicar, fellow of Pembroke College and follower of Esperanto. Currently rumoured to be the once former home of Olaudah Equiano (being investigated). Current home of first Mayor of Soham. JUSTIFICATION: High historical importance and collective memory</p>

ASSET 3	Old Ambulance Station Fountain Lane, Soham
----------------	---

	<p>RARITY: Only one in the town ARCHIVAL INTEREST: Under Trusteeship DESIGNED LANDSCAPE: Conservation area? LANDMARK STATUS: Next to and St Andrew's church and adjacent to The Fountain Lane Public House and Steel Yard. Part of the area under STC and recreation grounds although not part of their ownership SOCIAL/COMMUNAL VALUE: Heritage listed building of rarity and note with strong community association with wide interaction and collective memory. HISTORICAL ASSOCIATION: Raised by public funds to house Soham's own ambulance, now removed by higher tier council, under Trustee ship JUSTIFICATION: Only one we have in the town and within a very historic and graded/listed buildings area.</p>
<p>ASSET 4</p>	<p>60 West Drive Gardens, Soham</p>
	<p>GROUP VALUE: Part of the smaller group of Georgian/Victorian dwellings within the town DESIGNED LANDSCAPE: Conservation area LANDMARK STATUS: Standout 4.house within the area of predominately modern builds SOCIAL/COMMUNAL VALUE: A building of note with strong community association with wide interaction and collective memory. HISTORICAL ASSOCIATION: Former Public/Ale Houses of Soham JUSTIFICATION: Historical references and stand out building within the area whilst being close to one of Soham's Chapels - Methodist</p>
<p>ASSET 5</p>	<p>76 Brook Street, Soham</p>
	<p>GROUP VALUE: Part of the smaller group of Georgian/Victorian buildings in the Town and one of our older and remaining Public Houses DESIGNED LANDSCAPE: Historic Roman part of Soham over looking marsh ground to East Fen Common's Back Common and river route LANDMARK STATUS: Standout house within the area with threat of modern house building on a large scale on marsh land opposite SOCIAL/COMMUNAL VALUE: A building of note with strong community association with wide interaction and collective memory. HISTORICAL ASSOCIATION: Former Public/Ale Houses of Soham JUSTIFICATION: Historical references and stand out building within the area whilst being close to one of Soham's main Manorial Commons.</p>
<p>Asset 6</p>	<p>Netherhall Manor, Tanners Lane, Soham</p>



AGE: 1820's

GROUP VALUE: One of the few arts and crafts styled dwellings built and still in existence although surrounded by new development.

DESIGNED LANDSCAPE: Large walled brick building with notable Tudor chimney pieces and surrounded by aesthetic gardens with rare plant species.

LANDMARK STATUS: A standout property along the street scene

SOCIAL/COMMUNUNAL VALUE: Community association with wide interaction and collective memory. Regular open garden events and specialist inclusion in a variety of media outlets; with regular associated fundraising elements. Whilst holding regarded collections of old and rare plants including primroses, tulips and hyacinths in the extensive garden

HISTORICAL ASSOCIATION: Close and current association with Lordship of Soham Manor, being the home of our current Lord of said Manor. The dwelling is built near the previous 'lost' site of a large previous Medieval/Tudor Manor house and formal garden area, both recently found via nearby archaeological investigations.

JUSTIFICATION: Age and prominence within Tanners Lane and rich historical association.

Heritage Building Assets - Barway

ASSET 6	Former School House Barway
	<p>RARITY: Only building of this type within the Hamlet GROUP VALUE: Part of the Parish's collective of current and former educational buildings LANDMARK STATUS: Part of the centre of the Hamlet SOCIAL/COMMUNAL VALUE: Of long-term association and collective memory JUSTIFICATION: One of only a few buildings that remain of this period (Victorian)</p>