

Watlington

Neighbourhood Plan 2019- 2036



Non-Designated Heritage Assessment

March 2023

Table of Contents

INTRODUCTION	1
SUMMARY ASSESSMENT:	3
QUEEN'S HEAD, PLOUGH LANE	1
OLD SCHOOL HOUSE (NO,23) AND THE OLD SCHOOL (NO,25), SCHOOL ROAD	2
CHURCH HOUSE, CHURCH ROAD	3
THE OLD BUTCHERS SHOP, CHURCH ROAD	4
THE ANGEL, SCHOOL ROAD	6
MAGDALEN ROAD SIGNAL BOX	7
THE POPLARS, 2 FEN ROAD	10
THE PLOUGH, PLOUGH LANE	11
TWO ROWS OF VICTORIAN TERRACED COTTAGES, 24-32B AND 40-48 MILL ROAD	12
TWO VICTORIAN TERRACED COTTAGES, MILL ROAD.....	13
ROW OF TERRACED COTTAGES, 2-7 STATION ROAD	15
ROW OF TERRACED COTTAGES, STATION ROAD	16
VICTORIAN GOTHIC HOUSE, STATION ROAD.....	17
MORTONS COTTAGE, 72 FEN ROAD, AND 74 FEN ROAD.....	18
WHITE HOUSE COTTAGE	19
THE OLD MARKET GARDEN	20
THE ELMS, 40 FEN ROAD.....	21
ROW OF VICTORIAN OR EARLIER TERRACED COTTAGES, 20 – 30 FEN ROAD.....	22
ROW OF VICTORIAN OR EARLIER TERRACED COTTAGES, 50- 60 FEN ROAD	23
ORCHARD NOOK.....	25
PARK HOUSE, LYNN ROAD.....	26
54 MILL ROAD.....	27
APPENDIX A: NON-DESIGNATED HERITAGE ASSETS MAP.....	1

Introduction

Non-designated heritage assets 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 provide 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 intends to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed.

Watlington Neighbourhood Plan has adopted the following process for considering assets of historical importance which could be included on a local list:

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. Assessment according to Historic England criteria¹, below;
4. Further consultation with residents.

Criterion	Description
Asset type	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.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to consider 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.

¹ Taken from Local Heritage Listing: Historic England Advice Note 7: [Local Heritage Listing: Identifying and Conserving Local Heritage](https://www.historicengland.org.uk) ([historicengland.org.uk](https://www.historicengland.org.uk))

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. Social and communal interest 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.

Summary Assessment:

Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
Queen's Head, Plough Lane: Former public house which significantly contributes to the historic, aesthetic character of the old part of the village. Constructed of local "gingerbread" carrstone. Contemporaneous with the listed mid C17 Old Manor Farmhouse on nearby on Church Road.	X	X	X			X	X
The Old School House (No.23) and The Old School (No.25), Station Road: These adjoining houses significantly contributes to the historic, aesthetic character of the village (millennium) green/central village area. The Old school house strongly contributes to collective memory of the village and has strong communal associations.	X	X				X	X
Church House, Church Road: Circa C18. Visually striking. Historic association with the Grade I listed church of St Peter and St Paul.	X	X	X			X	X
The Old Butchers Shop, Church Road: Historic shop, circa C18/ possibly contemporaneous with neighbouring listed mid C17 Old Manor Farmhouse. Visually striking. Contributes to the aesthetic and historic character of Church Road, and to the collective memory of the village.	X	X	X	X		X	X

Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
The Angel, School Road: Significantly contributes to the historic, aesthetic character of the village (millennium) green/central village area. Visually striking. The pub strongly contributes to the collective memory of the village and has strong communal associations.	X	X	X	X		X	X
Magdalen Road Signal Box: A rare surviving working wooden signal box. Strongly contributes to the collective memory of the village, strong communal associations and of local interest: the station was saved from closure and the signal box and old sign/name preserved, by a campaign led by villagers.	X	X	X	X		X	X
The Poplars, 2 Fen Road: Large farmhouse circa C18, a rare surviving historic building in this neighbourhood. Contextual to rear fields, and surrounding trees/hedgerows. Upholds the historic/aesthetic and rural character of Fen Road.	X	X	X			X	X
The Plough, Plough Lane: Visually striking Victorian Gothic house of architectural interest, has group value with other historic buildings in the old part of the village.	X	X	X	X		X	X
Two rows of Victorian Terraced Cottages, 24-32b and 40-48 Mill Road Rare survivors of this architectural type in the village. Strong communal associations. Significantly contribute to the historic/aesthetic nature of the old part of the village.	X	X	X			X	

Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
Two Victorian Terraced Cottages, Mill Road: Rare survivors of this architectural type in the village. Strong communal associations. Significantly contributes to the historic/aesthetic nature of the old part of the village.	X	X	X			X	
Row of Terraced Cottages, 2-7 Station Road: Rare survivor of this architectural type in the village. Strong communal associations. Significantly contributes to the historic/aesthetic nature of the village (millennium) green/central village area.	X	X	X			X	
Row of Terraced Cottages, Station Road: Rare survivor of this architectural type in the village. Strong communal associations. Significantly contributes to the historic/aesthetic nature of the village (millennium) green/central village area.	X	X				X	
Victorian Gothic House, Station Road: A rare surviving historic building on Station Road, contributes to the historic/aesthetic nature of the village (millennium) green/central village area.	X	X	X			X	
Morton's Cottage, 72 Fen Road and 74 Fen Road: Visually striking semi-detached cottages dating to 1770-80. Contextual to rear fields, part of the aesthetic/historic and rural character of Fen Road.	X	X	X			X	

Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
White House Cottage: White Victorian gothic cottage, corner of Downham Road/ Church Road. Of architectural interest, with Victorian Gothic mullioned windows. Contributes to the historic and aesthetic character of the village (millennium) green/central village area.	X	X	X	X		X	
The Old Market Garden: The Old Market Garden, 32 Fen Road. 19 th century or earlier cottage. Communal associations, part of the village's agricultural past. Visually striking. Contextual to rear fields, part of the aesthetic/historic and rural character of Fen Road	X	X	X			X	
The Elms, 40 Fen Road: 19 th century dwelling, one of few surviving from this period in Watlington contributing to the historical character.	X	X	X			X	
Row of Victorian or earlier terraced cottages, 20 – 30 Fen Road: Late 19 th century terraced cottages and some of the last remaining in the village.	X	X	X			X	
Row of Victorian or earlier terraced cottages, 50- 60 Fen Road: Some of the last remaining terraced cottages in the village from the Victorian period or earlier.	X	X	X			X	
Orchard Nook: 18 th century or later cottage, significantly contributes to the historic and rural character of the Church	X	X	X	X		X	

Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
Road area. Contextual to listed Watlington House and The Old Rectory.							
Park House, Lynn Road: early 20 th century or Edwardian house, a rare example of architecture from this period in Watlington, contributing to the historic character of Church Road	X	X	X			X	
54 Mill Road: 19 th century or earlier picturesque example of rural house architecture and brickwork in the unprotected "old heart" of the village.	X	X	X				

Notes in relation to the assessment criteria (where a judgement has been made that the criteria has been met)

Queen's Head, Plough Lane



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Mid-17 th century
Rarity	X	One of only a few historical buildings in Watlington
Architectural and Artistic Interest	X	An interesting example of buildings in West Norfolk from that period because of its use of local stone. Valuable as living documentation of West Norfolk architecture and history
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Old inn on the old main thoroughfare through the village, which should be preserved for the role it plays as a living document of the history of the English village
Landmark Status	X	Recognised and remembered by all long-standing members of the community and a link to the past

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
		for generations to come, this old pub is part of the communal story of Watlington

Old School House (No,23) and The Old School (No,25), School Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	1800s
Rarity	X	One of only a few of historical buildings in Watlington. This building has been split now into two separate houses.
Architectural and Artistic Interest		
Group Value		
Archaeological interest		

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Historic Interest (including Social and Community Value)	X	Recognised and remembered by all long-standing members of the community and a link to the past for generations to come, the old school is part of the communal story of Watlington
Landmark Status	X	Unspoilt building which still very much resembles the schoolhouse/schoolyard it was and as such is an important landmark in the village

Church House, Church Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	18 th century
Rarity	X	One of only a few of historical buildings in Watlington
Architectural and Artistic Interest	X	A striking example of 18 th century rural house architecture

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Group Value	X	Contextual to the Grade 1 listed church
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Contextual to the Grade 1 listed church, and part of an informal "conservation area" of historic character and significance
Landmark Status	X	An important feature of the village's main street (the street that most defines Watlington)

The Old Butchers Shop, Church Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	18 th century, possibly contemporaneous with neighbouring 17 th Old Manor House

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Rarity	X	One of only a few of historical buildings in Watlington
Architectural and Artistic Interest	X	A striking example of a rural cottage of the period
Group Value		Part of an informal “conservation area” of historic character and significance which includes the Grade I church, the listed 17 th century Old Manor Farmhouse and Church House
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Part of an informal “conservation area” of historic character and significance which includes the Grade I listed church, listed 17 th century Old Manor Farmhouse and Church House. Remembered by many long-standing community members as a butcher’s shop. Part of the story of Watlington
Landmark Status	X	An important feature of the village’s main street (the street that most defines Watlington)

The Angel, School Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	18/19 th century
Rarity	X	One of only a few historical buildings in Watlington
Architectural and Artistic Interest	X	Fine example of an 18 th /19 th century inn
Group Value	X	Positioned on the village green, part of an informal "conservation area" at the centre of the village which defines Watlington and is of historic character and significance
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Unbroken use as a pub for centuries, of special significance to the local community and the collective memory of the village

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Landmark Status	X	One of the defining landmarks of Watlington, along with the Millennium (village) Green, the village sign, and the Grade I listed Church

Magdalen Road signal box



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Watlington Railway Station was open on 26 th October 1846 by the Lynn & Ely Railway Company, soon falling part of the Great Eastern Railway Company in 1862. In 1875 the company renamed the station 'Magdalen Road'. ²
Rarity	X	The signal box is a rare railway asset in Watlington and holds value for its characteristics in the village.
Architectural and Artistic Interest	X	Architectural interest lies with the signal box for the historic value the building holds with the arrivals of railway infrastructure in Britain. The signal box holds a special place as one of the most instantly

² [Railway local history - Watlington Norfolk](#)

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
		recognisable piece of railway infrastructure when one enters a village by rail.
Group Value	X	Like many around the country historic railway infrastructure holds a past when the Beeching cuts in 1968 shut many railway stations across the country. However, due to the perseverance of the local community they all rallied together to find the funds, help clear the tracks and fundraise to open the station once again in 1975 ³ .
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Our railway heritage is of historic interest reminding the community past and present of the historic activities of past ancestors including the movement of rural produce and passengers near and far.
Landmark Status	X	The signal box still bears the name Magdalen Road in tribute to the station's historic past. Even though it was named Watlington again in 1989. The signal box holds tribute to the community spirit held by this village. Signal boxes are known for their unmistakable mark in the landscape and one's railway heritage and network rail are looking to document in areas around the country. ⁴

³ [KL Magazine March/April 2022 by KL magazine - Issuu](#)

⁴ [Signalling heritage - Network Rail](#)



Past pictures of Watlington Railway Station dating back to approx. 1850-1950- sourced: [Railway local history - Watlington Norfolk](#) Accessed: 04/03/2022

The Poplars, 2 Fen Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Circa 18 th century
Rarity	X	One of only a few historical buildings in Watlington
Architectural and Artistic Interest	X	A handsome example of a farmhouse from the period
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Contextual to the surrounding fields, it upholds and preserves the rural character and agricultural history of Watlington
Landmark Status	X	A familiar landmark on Fen Road which enhances the area around the school and preserves a rural and tranquil feel for the school community and its neighbours

The Plough, Plough Lane



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Victorian (possibly older)
Rarity	X	One of only a few historic houses in Watlington
Architectural and Artistic Interest	X	A good example of the Victorian Gothic style used in small-scale building: cottages and rural properties
Group Value	X	Along with the Old Queen's Head, forms part of (and preserves the character and history of) the old heart of the village. Also, in a group with the White Victorian Gothic cottage on Downham Road as an example of Victorian Gothic style in a rural setting
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Visually striking Victorian Gothic house of architectural interest, which has group value with other historic buildings in the old part of the village. Preserves memories of bygone rural life for long-standing members of the community
Landmark Status	X	A striking building recognised and used as a landmark by the community

Two rows of Victorian terraced cottages, 24-32b and 40-48 Mill Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	19 th century
Rarity	X	One of only a few Victorian terraces left in Watlington
Architectural and Artistic Interest	X	A good example of a terrace of rural cottages possibly built for agricultural workers in the 19 th century or earlier. Rare survivors of this architectural type in the village
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Part of Watlington's story as a farming and agricultural village, this terrace is a reminder of the past for long-standing members of the community and future generations, and significantly contributes to the historic and aesthetic nature of the old heart of the village
Landmark Status		

Two Victorian terraced cottages, Mill Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	19 th century
Rarity	X	Two of only a handful of Victorian terraced cottages in the village
Architectural and Artistic Interest	X	A good example of rural cottage style with local brick
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	In a village with a history dating back to the 11 th century overwhelmingly modernised in the late 20 th century, the few remaining period cottages are of importance in preserving both the historic story of Watlington and the aesthetic character of the old heart of the village
Landmark Status		

Row of terraced cottages, 2-7 Station Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	19 th century
Rarity	X	One of only a handful of surviving Victorian terraces in Watlington
Architectural and Artistic Interest	X	A good example of a terrace of rural cottages possibly built for agricultural workers in the 19 th century or earlier. Rare survivors of this architectural type in the village
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Part of Watlington's story as a farming and agricultural village, this terrace is a link to the past for long-standing members of the community and future generations. It significantly contributes to the historic character and attractiveness of the Millennium (village) Green area.

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Landmark Status		

Row of terraced cottages, Station Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Circa 19 th century, possibly older
Rarity	X	A rare survivor of a terrace of cottages
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	In a village with a history dating back to the 11 th century overwhelmingly modernised in the late 20 th century, the few remaining old cottages are a reminder of Watlington's story and significantly contribute to the historic character and

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
		attractiveness of the Millennium (village) Green area
Landmark Status		

Victorian Gothic House, Station Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Victorian or early 1900s
Rarity	X	One of only a handful of large period houses in Watlington
Architectural and Artistic Interest	X	A handsome Victorian house with very similar frontage to the Grade II listed Old Rectory
Group Value		
Archaeological interest		
Historic Interest (including Social	X	A rare surviving historic building on Station Road, which contributes to the historic character and

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
and Community Value)		attractiveness of the Millennium (Village) Green and central area
Landmark Status		

Mortons Cottage, 72 Fen Road, and 74 Fen Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	1770-1780. We have learnt from the current landowner that a surveyor who specialises in older buildings has said that they would date the property between 1770 and 1780 by the joists in the roof space and main beams inside the property downstairs which runs from the end of 74 Fen Road through to 72 Fen Road.
Rarity	X	Two of only a few period farm cottages left in Watlington
Architectural and Artistic Interest	X	Striking brickwork showing evolution of house over time.

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	An attractive building which has at some point been split into two dwellings. Contextual to, and in keeping with, the surrounding fields and an important reminder of Watlington's story as an agricultural village. Adds to the historic and rural character of Fen Road
Landmark Status		

White House Cottage



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Victorian
Rarity	X	

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Architectural and Artistic Interest	X	A good example of rural Victorian Gothic: cottage with rare Gothic mullioned windows.
Group Value	X	Good example of late Victorian Gothic style in a rural setting along with the Yellow House on Mill Road
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Key to the historic character and attractiveness of the informal 'conservation area' in the centre of the village
Landmark Status		

The Old Market Garden



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Early 19 th century or earlier

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Rarity	X	One of a few surviving historic properties in the village
Architectural and Artistic Interest	X	Very attractive period brickwork and a striking example of rural architecture of the period
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The Old Market Garden is a visual reminder of the village's agricultural and farming past and is a cherished landmark. Contextual to the surrounding fields, it contributes greatly to the historic and rural character of Fen Road
Landmark Status		

The Elms, 40 Fen Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	19 th century

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Rarity	X	One of only a few surviving period houses in Watlington
Architectural and Artistic Interest	X	A good example of the architecture of the period in a rural setting
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	A fine house which contributes to the historic character of Fen Road and the village as a whole.
Landmark Status	X	

Row of Victorian or earlier terraced cottages, 20 – 30 Fen Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Late 19 th century, possibly earlier
Rarity	X	One of only a few remaining terraces of cottages in the village

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Architectural and Artistic Interest	X	A good example of a terrace of rural cottages possibly built for agricultural workers in the 19 th century or earlier. Rare survivors of this architectural type in the village
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Part of Watlington's story as a farming and agricultural village, this terrace is a link to the past for long-standing members of the community and future generations. It significantly contributes to the historic character of Fen Road, and the village overall.
Landmark Status	X	

Row of Victorian or earlier terraced cottages, 50- 60 Fen Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Victorian or earlier
Rarity	X	One of only a few remaining terraces of cottages in the village
Architectural and Artistic Interest	X	A good example of a terrace of rural cottages possibly built for agricultural workers in the 19 th century or earlier. Rare survivors of this architectural type in the village
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Part of Watlington's story as a farming and agricultural village, this terrace is a link to the past for long-standing members of the community and future generations. It significantly contributes to the historic character of Fen Road, and the village overall.
Landmark Status	X	

Orchard Nook



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	18 th century or later cottage significantly contributes to the historic and rural character of the Church Road area. Contextual to listed Watlington House and The Old Rectory.
Rarity	X	One of only a few period houses in the village, contextual to two larger listed houses.
Architectural and Artistic Interest	X	A picturesque example of 18 th century (possibly later) rural house architecture.
Group Value	X	In a group with Grade II listed Watlington House and the Grade II listed Georgian Old Rectory and medieval moat (National Scheduled Monument).
Archaeological interest		
Historic Interest (including Social and Community Value)	X	In a village dating back to the 11 th century and overwhelmingly modernised in the late 20 th century, the few surviving period cottages are a link to the village's past for the present community and for future generations and contribute

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
		significantly to the historic and diverse character and attractiveness of the village.
Landmark Status		

Park House, Lynn Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	Early 1900s or Edwardian
Rarity	X	One of only a handful of large period houses in Watlington
Architectural and Artistic Interest	X	A handsome period house with very similar frontage to the Grade II listed Watlington House
Group Value		
Archaeological interest		
Historic Interest (including Social	X	Contextual to the neighbouring field (with its grazing sheep), it upholds and preserves the

Criteria	Meets Criteria	Why we consider this asset meets the criteria?
and Community Value)		bucolic character and agricultural history of Watlington and adds to the informal "conservation area" that is the preserve of Church Road.
Landmark Status		

54 Mill Road



Criteria	Meets Criteria	Why we consider this asset meets the criteria?
Age	X	19 th century or earlier
Rarity	X	One of only a few period houses of this size in the village
Architectural and Artistic Interest	X	A picturesque example of 19th century (possibly earlier) rural house architecture, with elegant brickwork and traditional roof tiles

Group Value	X	In a group with the terraced cottages on Mill Road, which contribute to the traditional look and feel of Mill Road (often referred to as the “old heart” of the village by the community)
Archaeological interest		
Historic Interest (including Social and Community Value)	X	In a village dating back to the 11 th century and overwhelmingly modernised in the late 20 th century, the few surviving period buildings are a link to the village’s past for the present community and for future generations and contribute significantly to the historic and diverse character and attractiveness of the village.

Appendix A: Non-Designated Heritage Assets Map



