



Ringstead Neighbourhood Plan Heritage Assessment

2022

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Introduction

1. The parish has a long history with evidence being unearthed of burials dating back to the late Neolithic or early Bronze Age (c 2500 to 2000BC). Most of the historical buildings in the village date from the 17th, 18th, and early 19th centuries, reflecting a long period of prosperity based on sheep and corn farming and improved agricultural methods. A Conservation Area exists within the village centre, where all but one listed building is located, see Figure 1. The Church of St Andrew, located on the High Street is Grade II* listed. This dates from the 14th and 15th century, but in 1864 the tower was partly rebuilt, aisle added and the interior much restored.

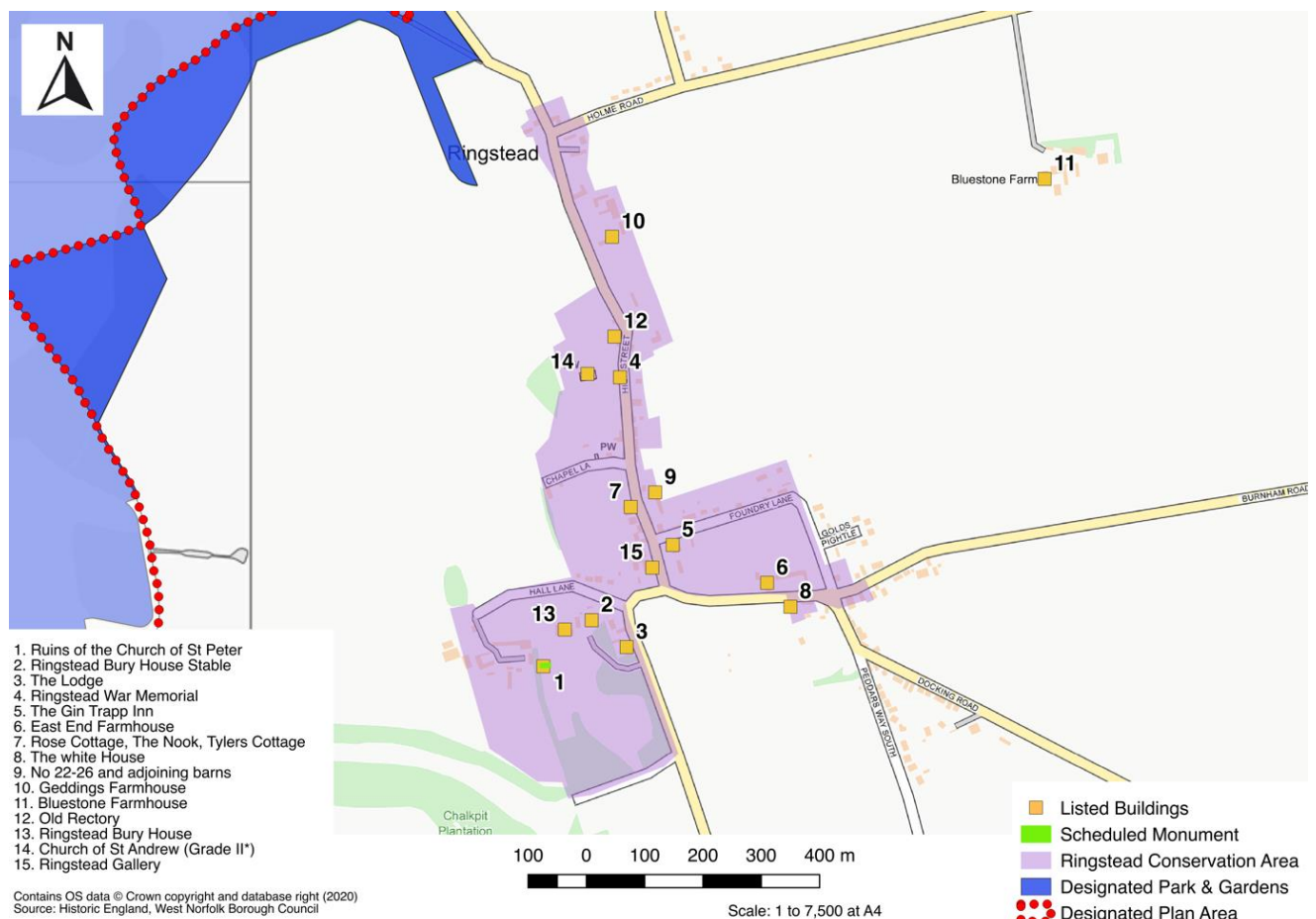


Figure 1- Ringstead Historical Assets

2. The special quality of Ringstead Conservation Area, while greatly enhanced by its listed buildings owes as much to the large number of important unlisted buildings within its boundaries. These are traditional buildings which, by their position, their group value in relation to other buildings close by and their use of local

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materials, contribute to the character of the village. Sixty such buildings have been identified, representing 76% of the total number of unlisted buildings in the Conservation Area. Important walls, linking buildings and enclosing spaces, have also been identified in the *Ringstead Conservation Area Character Statement*, March 1990, revised March 2009. Most of the buildings noted below in the assessment were identified as important unlisted buildings; which the neighbourhood planning group wished to explore further for the protection as non-designated heritage assets.

3. 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.
4. Ringstead Neighbourhood Plan has adopted the following process for considering assets of historical importance which could be included on a local list:
 - Review of designated assets and data held on the Historic Environment Record;
 - Identification of assets of local importance through consultation and data held on the Historic Environment Record;
 - Assessment according to Historic England criteria¹, below;
 - 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 take into account distinctive local characteristics or building traditions.

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))

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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 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.

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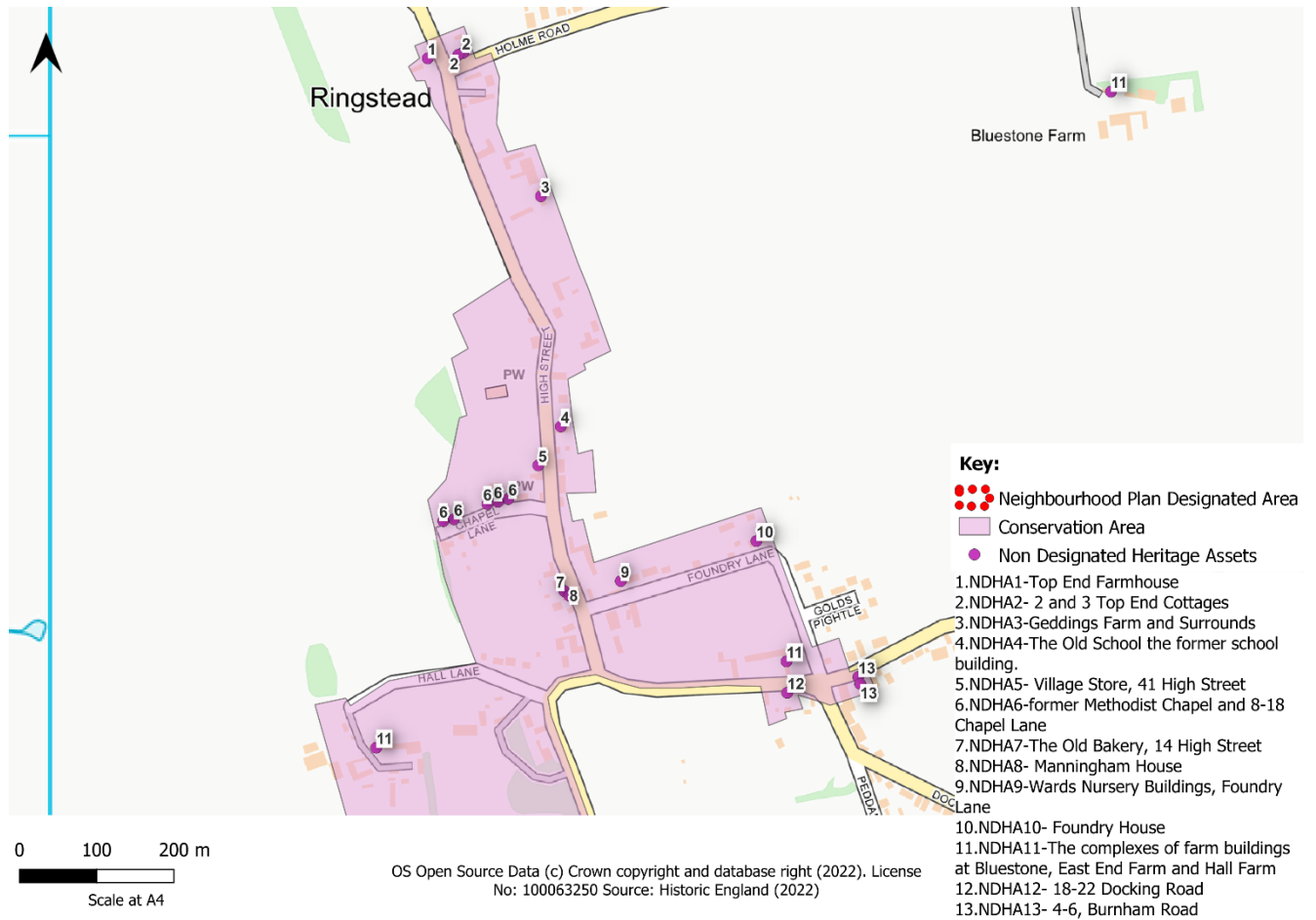


Figure 2- Map of NDHAs for Ringstead NP (2022)

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Assessment

Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest (including archival interest, social and community value)	Landmark status
<p>Top End Farmhouse Chalk-built 'lobby entrance' farmhouse. Farm now consists only of barn and house. Barn of clunch, carrstone and brick, integral cart porch, and remains of cattle outshuts. Date plaque illegible but it appears on a map of 1690 much rebuilt on more than one occasion – roof recent.</p>	X	X	X	X		X	
<p>2 and 3 Top End Cottages A group of cottages which with Top End Farm constitute the area of settlement known as Top End. They form an important group at the entrance to the village street when approaching from Hunstanton or Holme.</p>	X		X	X			
<p>Geddings Farm and Surrounds The farmhouse itself is a Grade II listed building</p>	X		X			X	

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest (including archival interest, social and community value)	Landmark status
which appears on a map of 1615, with additions and alteration 18 th -19 th centuries The barns now converted to houses are <i>dated</i> 1630. The roofs have been replaced. Other buildings are 18 th and 19 th century ² .							
The Old School the former school building - building of gothic-style built of coursed carstone rubble blocks, with modifications c1990. A school room was built in 1852 and a second room in 1875. Since closure, the building has been converted into a house.	X	X				X	
Village Store: 41 High St Ringstead There has been a shop on this site for at least 150 years. It is of two storeys built of local Carstone blocks with a double-fronted Victorian shop front on the ground floor, with 1960s shop windows inserted on either side,	X	X		X		X	X

² [Heritage Gateway - Results See Susaanna Wade-Martins, *Historic Farm Buildings*, 1991, p. 134.](#)

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Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest (including archival interest, social and community value)	Landmark status
that on the left inserted in a former arched vehicle access. There are three casement windows at first floor level.							
The former Methodist Chapel and 8-18 Chapel Lane Former Methodist Chapel and terrace of beach-flint faced cottages dated 1829 and two further 17 th or 18 th century Carstone and chalk cottages.	X		X	X			X
The Old Bakery, 14 High Street A brick-built former bakery and shop dated 1907 much altered to provide residential accommodation.	X			X		X	
Manningham House: An Edwardian Carstone with redbrick dressings and sash windows villa, built next to the Bakery as the baker's house.	X		X	X		X	
Wards Nursery Buildings, Foundry Lane	X	X		X		X	

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Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest (including archival interest, social and community value)	Landmark status
A range of greenhouses which sit to the north of Foundry Lane.							
Foundry House, Foundry Lane The Ringstead Foundry site of a former foundry It is a Victorian carstone built detached house, with a date stone of 1876 extended in the 1950s and '60s. However, it shows on the 1 st edition of the O.S Map in 1824 as Smithy ³ .	X	X		X		X	X
The complexes of farm buildings at Bluestone, East End Farm and Hall Farm A number of farm buildings adjacent to Grade ii Listed Farmhouses with a rich history into the agricultural living of Ringstead parish.	X		X	X		X	
18-22 Burnham Road Two, originally four, brick-built labourers' cottages built in 1841, now			X	X			

³ NHER Number- 55346 [Ringstead-Foundry - Norfolk Heritage Explorer](#)

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Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest (including archival interest, social and community value)	Landmark status
whitewashed. and the flint, Carstone and chalk former wheelwright's workshop, converted to residential use.							
4-&-6 Burnham Road Traditional cottages 18 th or 19 th century at right angles to the road along Burnham Road which have undergone recent renovations.	X			X		X	4-6 Burnham Road Traditional cottages along Burnham Road which have undergone recent renovations.

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

NDHA1- Top End Farmhouse



Description	Chalk-built 'lobby entrance' farmhouse. Farm now consists only of barn and house. Barn of clunch, carrstone and brick, integral cart porch, and remains of cattle outshuts. Date plaque illegible but probably dates from 1690s when it appears on a map of that date much rebuilt on more than one occasion – roof recent.
Age	Seventeenth century
Rarity	It is a more modest building than other farmhouses in the village
Architectural and Artistic Interest	It provides a terminus for the High Street. It's an important feature on the northern skyline of the village.
Group Value	It forms an important group of vernacular buildings along with the cottages on the opposite side of the road and marks the northern-most settlement of the historic village.
Archaeological interest	None
Historic Interest (including archival)	Historical connections to rural farming in the locality of Ringstead. This would hold community value to the residents

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interest, social and community value)	or outside of the community of Ringstead who have ancestors or helped work on the farm and its surroundings as a local trade.
Landmark Status	None



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NDHA2- 2 and 3 Top End Cottages



Description	A group of cottages which with Top End Farm constitute the area of settlement known as Top End. They form an important group at the entrance to the village street when approaching from Hunstanton or Holme. The cottages and farmhouse
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	and its outbuildings form an associated group north of the Ringstead conservation area.
Age	The cottages date from the eighteenth or nineteenth centuries and were extensively rebuilt and extended c 2010.
Rarity	N/A
Architectural and Artistic Interest	Together with the Farmhouse and outbuildings they constitute the historic northern point of the village, at the junction with the Hunstanton road and close to the Ringstead entrance to Hunstanton Park.
Group Value	These Carstone, brick and chalk-built cottages are an important group of buildings in the village landscape, despite the recent major rebuilding and extensions to the cottages to form two units out of the previous three units.
Archaeological interest	None
Historic Interest (including archival interest, social and community value)	None
Landmark Status	N/A

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NDHA3- Geddings Farm and Surrounds



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Picture of the large barn at Gedding's Farm dated 1630 within Susanna W Martins (1991) *Historic Farm Buildings Book*⁴.

Description	The farmhouse itself is a Grade II listed building appearing on a 1690s map, the barns now converted to houses are dated 1630. These stable and sheds probably date from the 18 th C ⁵ .
Age	1630-1900AD
Rarity	
Architectural and Artistic Interest	These comprise a barn with reset datestone 1630; barn itself is later, of clunch, conglomerate and brick with 15-bay roof still later. Two sets of mid-19 th century cattle yards of clunch and carrstone with dragon beams. Other buildings of similar construction, plus a granary of 1924.
Group Value	None
Archaeological interest	None known
Historic Interest (including archival interest, social and community value)	This complexes of buildings, along with those at East End Farm, Sedgeford Road Farm and Hall Harm, as well as farms in Old Hunstanton witness to the prosperity of agriculture, initially based on sheep in the 17 th C and then on livestock

⁴ see Susanna Wade- Martins, *Historic Farm Buildings*, 1991, pp 132-137 and Elizabeth Griffiths, *Managing for Posterity: The Norfolk Gentry and their Estates 1450-1700*, 2022.

⁵ NHER Number 46919- [Heritage Gateway - Results](#)

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	and arable farming in the 18 th and 19 th centuries and to the prosperity of the le Strange Estate and tenant farmers, (see Susanna Wade-Martins, <i>Historic Farm Buildings</i> , 1991, pp 132-137 and Elizabeth Griffiths, <i>Managing for Posterity: The Norfolk Gentry and their Estates 1450-1700</i> , 2022.
Landmark Status	The farmhouse itself is a Grade II listed building appearing on a 1690s map, the barns now converted to houses are dated 1630. These stable and sheds probably date from the 18 th C ⁶ .



⁶ [Heritage Gateway - Results](#)

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NDHA4- The Old School the former school building

Current building 2022



Street View from 2018 (Google Maps, 2022)



Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Description	<p>A gothic-style former school, built of coursed carstone rubble blocks, with modifications c1990. A school room was built in 1852 and a second room in 1875. Since closure the building has been converted into a house.</p> <p>This dwelling has been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement⁷. It sits within the heart of Ringstead Conservation Area.</p>
Age	1852AD- 1990s AD ⁸
Rarity	Represents a high-quality design of the only former school in Ringstead village.
Architectural and Artistic Interest	It is an attractive set of buildings, forming a group with the church and nearby cottages
Group Value	A traditional building which, due to its position, its group value in relation to other buildings close by and the use of local materials, contribute to the character of the village and have been picked as important unlisted buildings in the Ringstead Conservation Statement.
Archaeological interest	None
Historic Interest (including archival interest, social and community value)	It illustrates the growth in population in the village in the second half of the nineteenth century. It holds a historical significance since many ancestors or Ringstead residents would have gone to school here.
Landmark Status	

⁷ [Ringstead conservation area leaflet.pdf](#)

⁸ NHER Number- 57066- [The-Old-School - Norfolk Heritage Explorer](#)

Identifying Non-Designated Heritage Assets in Neighbourhood Plans



Identifying Non-Designated Heritage Assets in Neighbourhood Plans

NDHA5- Village store, 41 High St Ringstead



Heritage Asset & brief description	<p>There has been a shop on this site for at least 150 years. It is of two storeys built of local Carstone blocks with a double-fronted Victorian shop front on the ground floor, with 1960s shop windows inserted on either side, that on the left inserted in a former arched vehicle access. There are three casement windows at first floor level.</p> <p>This site has been identified as an important unlisted building in the BCKLWN Conservation Area Character Statement⁹.</p>
Age	C 150 years
Rarity	The degree of rarity is slim regarding the building, design, and settlement pattern itself, since it is not in itself uncommon locally.
Architectural or Artistic Interest	
Group Value	It provides an attractive end point to a row of probably earlier cottages. It is a traditional building which, by their position, their group value in relation to other buildings close by and their use of local materials, contribute to the character of the village and have been picked as important unlisted buildings in the Ringstead Conservation Statement.
Archaeological interest	

⁹ [Ringstead conservation area leaflet.pdf](#)

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<p>Historic Interest (including archival interest, social and community value)</p>	<p>The village archive includes a photograph of c1910 and printed bill heads of the same period. The shop has been a local community hub for many years, especially for people who do not drive or are nervous of the internet and serves long-distance walkers on Peddars Way attracts visitors and customers from elsewhere.</p>
<p>Landmark Status</p>	<p>The village shop is an important landmark in the High Street, and also attracts visitors and customers into the village</p>



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NDHA6- Former Methodist Chapel and 8-18 Chapel Lane



Description	<p>Former Methodist Chapel and terrace of beach-flint faced cottages and two Carstone and chalk cottages.</p> <p>A number of these cottages, including those photographed above, on Chapel Lane have been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement¹⁰. These cottages sit just within the west boundary of Ringstead Conservation Area.</p>
Age	<p>Chapel has a datestone of 1867 and the terrace of cottages a datestone of 1829. The further cottages are 17th or 18th century with evidence in the gable end of the roof height having been raised to improve first floor accommodation.</p>
Rarity	
Architectural and Artistic Interest	<p>They are an attractive ensemble of vernacular architecture</p>

¹⁰ [Ringstead conservation area leaflet.pdf](#)

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Group Value	They form an attractive group and illustrate the population growth in the village in the early and mid-nineteenth century. Due to its positioning amongst other buildings and use of local materials it adds to the group value of being important to the character of the area as highlighted in the Ringstead conservation statement.
Archaeological interest	None
Historic Interest (including archival interest, social and community value)	None
Landmark Status	They mark the western boundary of the settlement.



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NDHA7- The Old Bakery, 14 High Street



Description	<p>A brick-built former bakery and shop dated 1907, much altered to provide residential accommodation.</p> <p>This dwelling has been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement¹¹. It sits within the heart of Ringstead Conservation Area.</p>
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¹¹ [Ringstead conservation area leaflet.pdf](#)

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Age	A date stone for 1907
Rarity	
Architectural and Artistic Interest	Limited
Group Value	It contributes variety to the High Street and due to being a traditional building, within its position, the building's group value in relation to other buildings close by and their use of local materials, contribute to the character of the village and has been picked as important unlisted buildings in the Ringstead Conservation Statement.
Archaeological interest	None
Historic Interest (including archival interest, social and community value)	It illustrates the range of commercial and retail outlets in the village in the early twentieth century when the village was largely self-sufficient. It is currently used for holiday accommodation. The nearby Manningham House, an Edwardian villa, was the baker's house.
Landmark Status	None

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NDHA8- Mannginham House



Description	A carstone with brick dressings and sash windows Edwardian villa.
Age	C1907
Rarity	
Architectural and Artistic Interest	It is a relatively unusual building in a small agricultural village
Group Value	It is adjacent to and contemporary with the former bakery and baker's shop, and was built by the then baker as his house in a prominent position in the High Street
Archaeological interest	
Historic Interest (including archival)	It, along with the bakery, illustrates the prosperity of a baker in a poor 1900s village.

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interest, social and community value)	
Landmark Status	



Identifying Non-Designated Heritage Assets in Neighbourhood Plans

NDHA9- Wards Nursery buildings, Foundry Lane



Description	A range of greenhouses which sit to the north of Foundry Lane. The nursery buildings have been identified as important unlisted buildings in the BCKLWN Conservation Area Character Statement ¹² .
Age	The site was first developed as a nursery in 1951, and following various additions received a new brick-built façade to the lane c 2000.
Rarity	In terms of locally the buildings are uncommon for Ringstead being the only nursery in the village. The low modern buildings of Wards Nurseries are uniquely characteristic with their design and roof materials on Foundry Lane in comparison to adjacent buildings to the east of the site which are semi-detached pre-war houses.
Architectural and Artistic Interest	Low
Group Value	An example of a modest rural commercial development. Due to its position, their group value in relation to other buildings close by and their use of local materials, contribute to the

¹² [Ringstead conservation area leaflet.pdf](#)

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

	character of the village and have been picked as important unlisted buildings in the Ringstead Conservation Statement.
Archaeological interest	None
Historic Interest (including archival interest, social and community value)	Wards Nurseries has become one of Ringstead’s most successful businesses. Trading amongst local markets in the rural community for almost 70 years. It provides local employment and attracts many customers and visitors to the village from far and wide ¹³ .
Landmark Status	None



¹³ [About Us | Welcome To Wards Nurseries](#)

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

NDHA10- Foundry House, Foundry Lane



Description

The Ringstead Foundry's house is a Victorian carstone-built detached house, built by the le Strange Estate in 1876 and extended in the 1950s and '60s.

Falls within the Ringstead Conservation Area.

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Age	(Date stone 1878)
Rarity	The rarity of the building is low in comparison to the design and settlement pattern locally since materials are like other buildings including carstone and pantiles.
Architectural and Artistic Interest	Limited
Group Value	It marks the site of the former Foundry, a thriving agricultural business in the later nineteenth and early and mid-twentieth centuries.
Archaeological interest	None
Historic Interest (including archival interest, social and community value)	This asset holds historical value as a former rural industry and significant employer in Ringstead in the later 19 th and first half of the 20 th centuries. The Local foundry is known from 1824 and was marked as Smithy in the 1824 1st edition O.S Map ¹⁴ .
Landmark Status	It occupies a prominent position in the valley on the slopes of which the village's settlements are mostly built

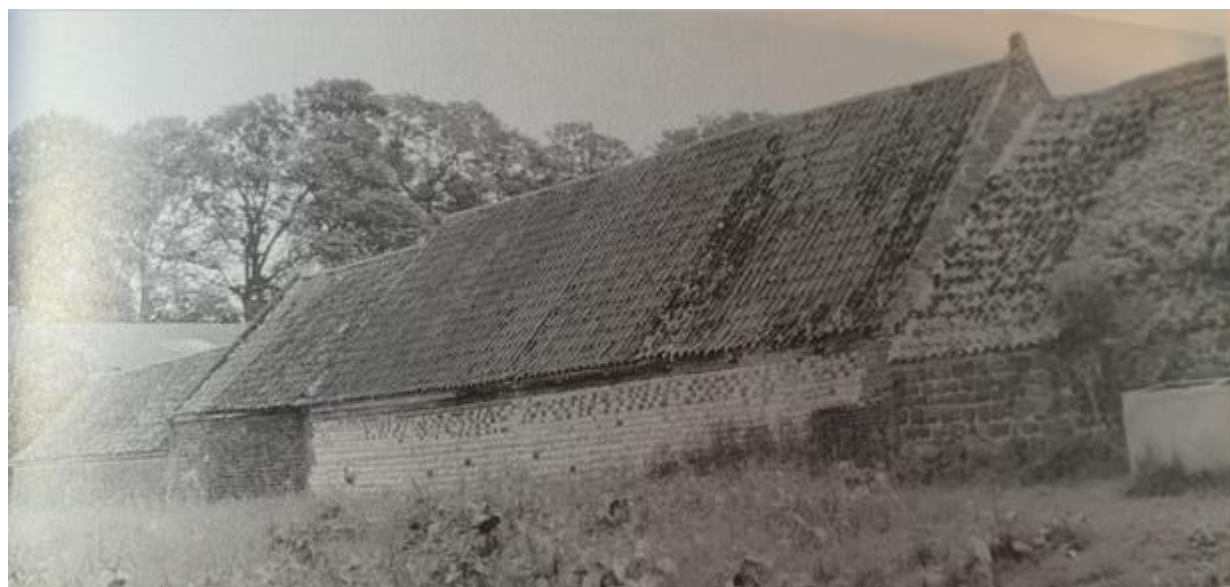
¹⁴ NHER Number- 55346 [Ringstead-Foundry - Norfolk Heritage Explorer](#)

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NDHA11- The complexes of farm buildings at Bluestone, East End Farm and Hall Farm



Picture of the rear walls of the stables at Hall Farm, Ringstead within Susanna W Martins (1991) *Historic Farm Buildings Book*¹⁵.

Description	Barns, cattle sheds and yards, stables, dairies, etc Bluestone Farmhouse and East End Farmhouse are all Grade II listed buildings
Age	Seventeenth, eighteenth and nineteenth century <ul style="list-style-type: none"> • (Bluestone Farmhouse dates from 1798AD- 2100AD¹⁶) • (East End Farm= barn, house, and farmstead- 1762AD- 2100AD¹⁷) • (Hall Farm = barn, farm and stable- 1540AD- 1900AD¹⁸)
Rarity	None
Architectural and Artistic Interest	The farm buildings have had architectural interest by being discussed and illustrated in Susanna W Martins (1991) book and potentially others. Highlighting the interest of local materials including chalk, carstone, brick.

¹⁵ see Susanna Wade- Martins, *Historic Farm Buildings*, 1991, pp 132-137 and Elizabeth Griffiths, *Managing for Posterity: The Norfolk Gentry and their Estates 1450-1700*, 2022.

¹⁶ NHER Number 47099- [Bluestone-Farmhouse - Norfolk Heritage Explorer](#)

¹⁷ NHER number 20135- [East-End-Farmhouse - Norfolk Heritage Explorer](#)

¹⁸ NHER Number 46919- [Heritage Gateway - Results](#)

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Group Value	They illustrate the prosperity of agriculture, and especially of grain growing and cattle keeping in northwest Norfolk during this period. The survival of farm buildings still remain in Ringstead.
Archaeological interest	None
Historic Interest (including archival interest, social and community value)	Bluestone Farm, Courtyard Farm and Neat's Ling were all newly built after the Ringstead Enclosure Act, to be in the centre of their land, as opposed to the earlier farmhouses on the village street, when land was held in strips in large open fields.
Landmark Status	None

Bluestone Farm (NDHA 11)



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East End Farm (NDHA 11)



Hall Farm (NDHA 11)



Identifying Non-Designated Heritage Assets in Neighbourhood Plans

NDHA12- 18-22 Docking Road



Description	<p>Whitewashed two storey cottages.</p> <p>These two, formerly four, cottages have been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement¹⁹. The cottages are at the edge of Ringstead Conservation Area.</p> <p>Nearby the former wheelright's single storey flint and clunch built workshop, now converted to residential use, forms part of the group forming the 'Lower End' of the village, opposite where the communal well for this part of the village was situated.</p>
Age	

¹⁹ [Ringstead conservation area leaflet.pdf](#)

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Rarity	
Architectural and Artistic Interest	These were built unusually of brick as labourers' cottages as a speculation c1841, and known as 'Brick Row'. Now whitewashed and extended as holiday cottages they are distinctive and quite different to the other materials used within the conservation area. The small colorful windows and white washed brick is interesting to see amongst the other carstone and red brick cottages.
Group Value	These are traditional buildings which, by their position, their group value in relation to other buildings close by and their use of local materials, contribute to the character of the village and have been picked as important unlisted buildings in the Ringstead Conservation Statement.
Archaeological interest	
Historic Interest (including archival interest, social and community value)	
Landmark Status	

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NDHA13- 4 and 6 Burnham Road



Description	<p>Traditional cottages along Burnham Road which have undergone recent renovations.</p> <p>These two dwellings have been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement²⁰. They both sit within the eastern edge of Ringstead Conservation Area.</p>
Age	Post-medieval (1540AD-1900AD)
Rarity	
Architectural and Artistic Interest	
Group Value	<p>These are traditional buildings which, by their position, their group value in relation to other buildings close by and their use of local materials, contribute to the character of the 'Lower End' of the village and have been picked as important unlisted buildings in the Ringstead Conservation Statement.</p>

²⁰ [Ringstead conservation area leaflet.pdf](#)

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Archaeological interest	
Historic Interest (including archival interest, social and community value)	A building is shown in this exact location on the tithe map of Ringstead in 1841 and the 1 st edition of the ordnance survey map in 1879. ²¹ .
Landmark Status	None



²¹ [4-6-Burnham-Road - Norfolk Heritage Explorer](#)

