



Ringstead Neighbourhood Plan Heritage Assessment

2022

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Identifying Non-Designated Heritage Assets in Neighbourhood Plans

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.

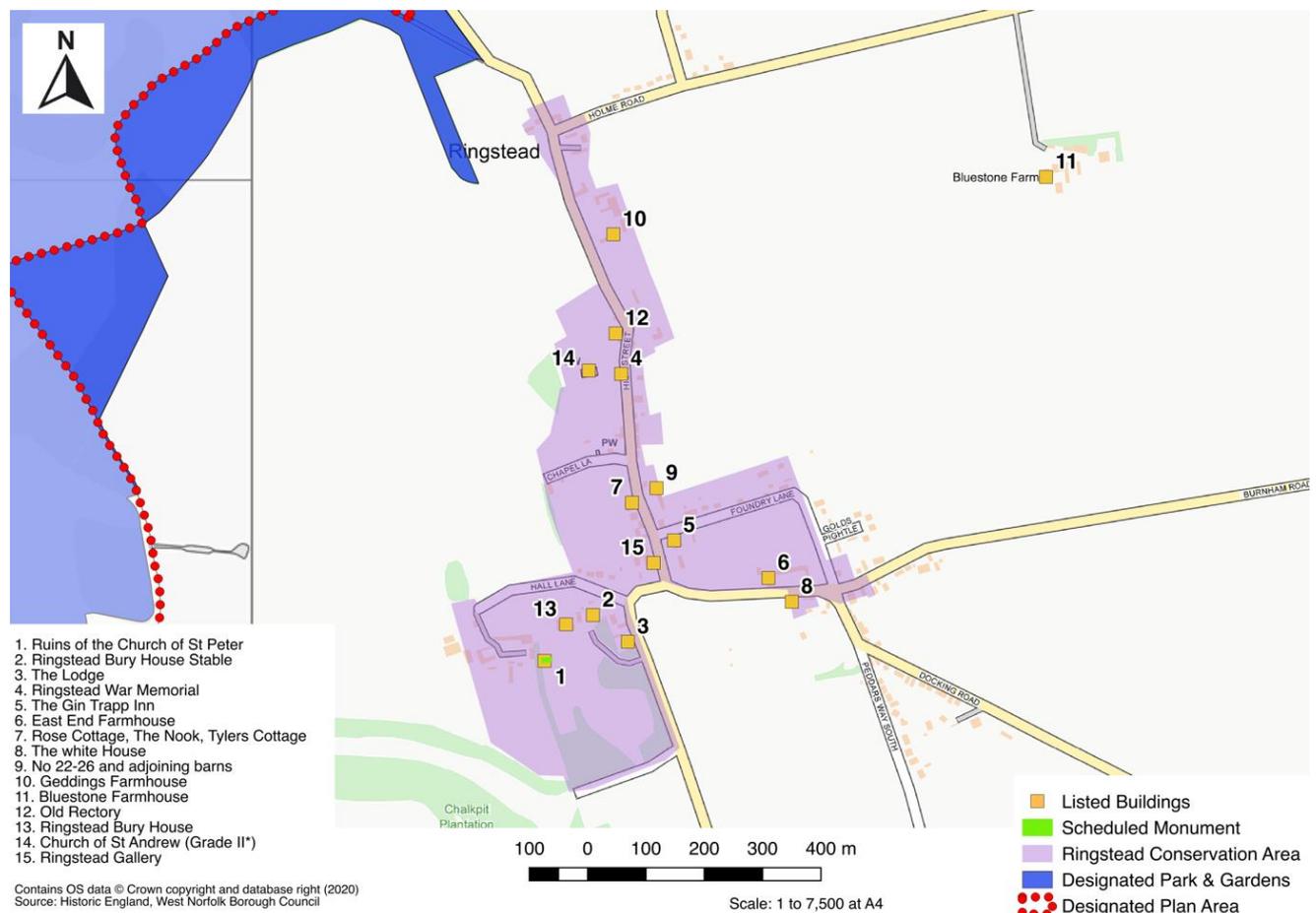


Figure 1- Ringstead Historical Assets

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 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

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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.

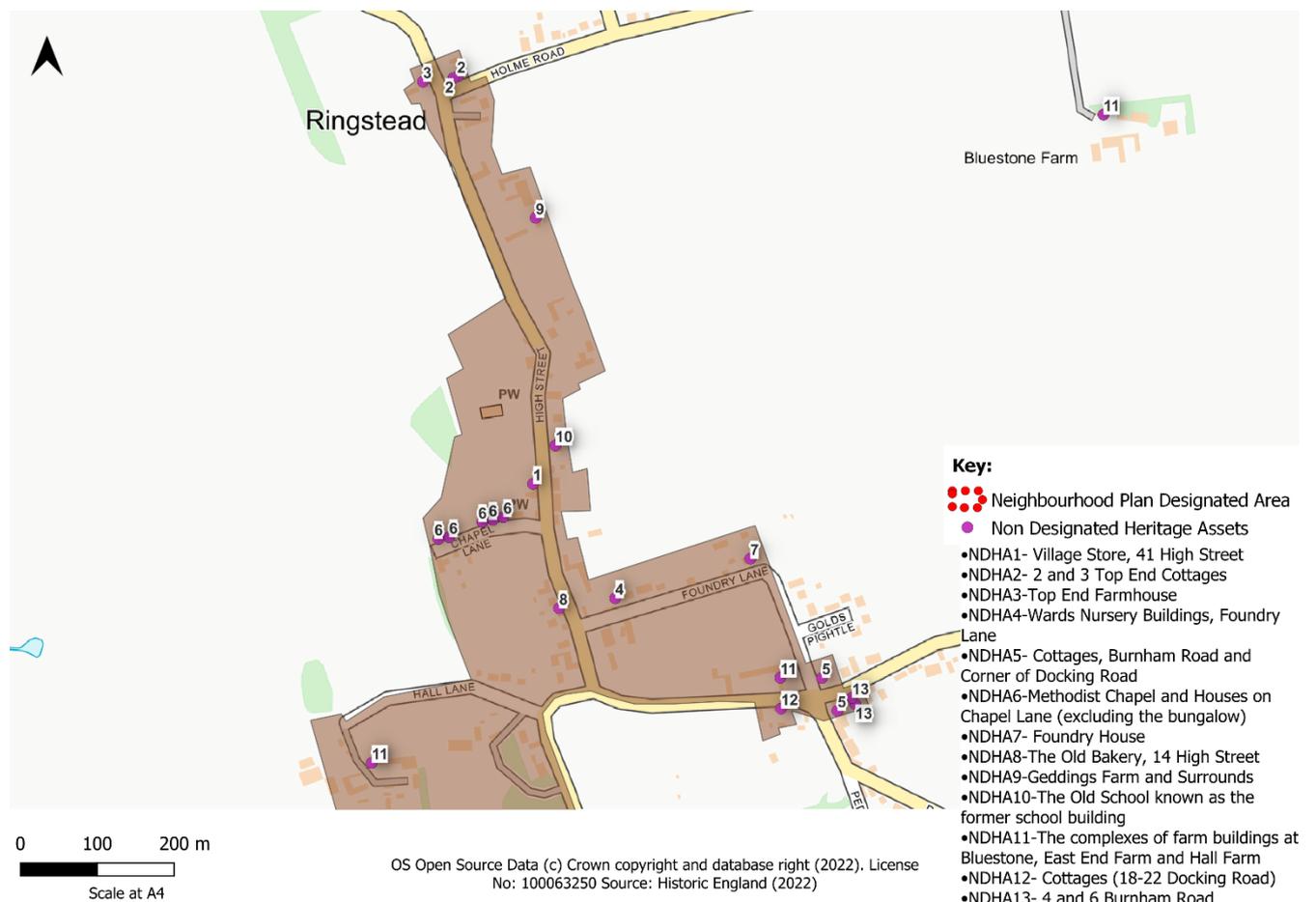
Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
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.

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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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.

Map of potential NDHAs for Ringstead NP (2022):



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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>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, that on the left inserted in a former arched vehicle access. There are three casement windows at first floor level.</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>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</p>	X	X	X	X		X	

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map of 1690 much rebuilt on more than one occasion – roof recent.							
Wards Nursery Buildings, Foundry Lane A range of greenhouses which sit to the north of Foundry Lane.	X	X		X		X	
Cottages, Burnham Road and corner of Docking Road A group of Carstone and chalk-built cottages, some of which have been fairly extensively extended and rebuilt in the early twenty-first century.	X		X	X			X
Methodist Chapel and houses on Chapel Lane (excluding the bungalow) Former Methodist Chapel and terrace of beach-flint faced cottages and two adjoining Carstone and chalk cottages.	X		X	X			X
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 ² .	X	X		X		X	X
The Old Bakery, 14 High Street A brick-built former bakery and shop, much altered to provide residential accommodation.	X			X		X	

² NHER Number- 55346 [Ringstead-Foundry - Norfolk Heritage Explorer](#)

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<p>Geddings Farm and Surrounds The farmhouse itself is a Grade II listed building which appears on a map of 90, with additions and alteration 18th-19th centuries The barns now converted to houses are <i>dated</i> 1630. The roofs have been replaced. Other buildings are 18th and 19th century³.</p>	X		X			X	
<p>The Old School known as the former school building 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>	X	X				X	
<p>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.</p>	X		X	X		X	
<p>Cottages (18-22 Burnham Road) Three distinctive whitewashed cottages.</p>			X	X			
<p>4-6 Burnham Road Traditional cottages along Burnham Road which have undergone recent renovations.</p>	X			X		X	

³ [Heritage Gateway - Results See Susanna Wade-Martins, *Historic Farm Buildings*, 1991, p. 134.](#)

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

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

NDHA1- 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 Statement⁴.</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	
Historic Interest (including archival interest, social and community value)	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-

⁴ [Ringstead conservation area leaflet.pdf](#)

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	distance walkers on Peddars Way attracts visitors and customers from elsewhere.
Landmark Status	The village shop is an important landmark in the High Street, and also attracts visitors and customers into the village



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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 sit north outside of the Ringstead conservation area.
Age	The cottages date from the eighteenth or nineteenth centuries and were extensively rebuilt and extended c 2010.

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Rarity	N/A
Architectural and Artistic Interest	Together with the Farmhouse and out buildings 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



Identifying Non-Designated Heritage Assets in Neighbourhood Plans

NDHA3- 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 (1777 ⁵)
Rarity	It's 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 interest, social and community value)	Historical connections to rural farming in the locality of Ringstead. This would hold community value to the residents 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

⁵NHER Number- 49791 [Top-End-Farm - Norfolk Heritage Explorer](#)

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NDHA4- 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 Statement⁶.
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 character of the village and have been picked as important unlisted buildings in the Ringstead Conservation Statement.
Archaeological interest	None

⁶ [Ringstead conservation area leaflet.pdf](#)

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Historic Interest (including archival interest, social and community value)	Wards Nurseries has become one of Ringsteads 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 ⁷ .
Landmark Status	None



⁷ [About Us | Welcome To Wards Nurseries](#)

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NDHA5- Cottages, Burnham Road, and Corner of Docking Road

Jubilee Cottage, 1 Burnham Road



House on the corner of Docking Road (21 Docking Road)

Current picture (October 2022)



Identifying Non-Designated Heritage Assets in Neighbourhood Plans

Picture from Street view 2009 (Google Maps)



Description	<p>A group of Carstone and chalk-built cottages, some of which have been fairly extensively extended and rebuilt in the early twenty-first century.</p> <p>A number of these cottages, including the two photographed above, on the corner of Burnham Road and Docking Road have been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement⁸. These cottages sit just within the east boundary of Ringstead Conservation Area.</p>
Age	Ranging from seventeenth to nineteenth centuries
Rarity	None
Architectural and Artistic Interest	The form an attractive group of vernacular domestic buildings. They represent part of the southernmost 'Lower End' of the series of settlements that historically constitute the village.
Group Value	They represent part of the southern-most 'Lower End' of the series of settlements that historically constitute the village. 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	None
Historic Interest (including archival interest, social and community value)	None

⁸ [Ringstead conservation area leaflet.pdf](#)

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Landmark Status	They mark the entry point to the historic settlement.
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Identifying Non-Designated Heritage Assets in Neighbourhood Plans

NDHA6- Methodist Chapel and houses on Chapel Lane, excluding the bungalow



<p>Description</p>	<p>Former Methodist Chapel and terrace of beach-flint faced cottages and two adjoining Carstone and chalk cottages.</p> <p>A number of these cottages, including the those photographed above, on Chapel Lane have been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement⁹. These cottages sit just within the west boundary of Ringstead Conservation Area.</p>
<p>Age</p>	<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>
<p>Rarity</p>	
<p>Architectural and Artistic Interest</p>	<p>They are an attractive ensemble of vernacular architecture</p>
<p>Group Value</p>	<p>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</p>

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

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	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- 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.
Age	1824AD- 1988AD (Date stone 1878)

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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 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 e 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 ¹⁰ .
Landmark Status	It occupies a prominent position in the valley on the slopes of which the village's settlements are mostly built



¹⁰ NHER Number- 55346 [Ringstead-Foundry - Norfolk Heritage Explorer](#)

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NDHA8- 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>
Age	<p>A date stone for 1907</p>

¹¹ [Ringstead conservation area leaflet.pdf](#)

Identifying Non-Designated Heritage Assets in Neighbourhood Plans

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 buildings 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	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



Identifying Non-Designated Heritage Assets in Neighbourhood Plans

NDHA9- Geddings Farm and Surrounds



Picture of the large barn at Gedding's Farm dated 1630 within Susanna W Martins (1991) *Historic Farm Buildings Book*¹².

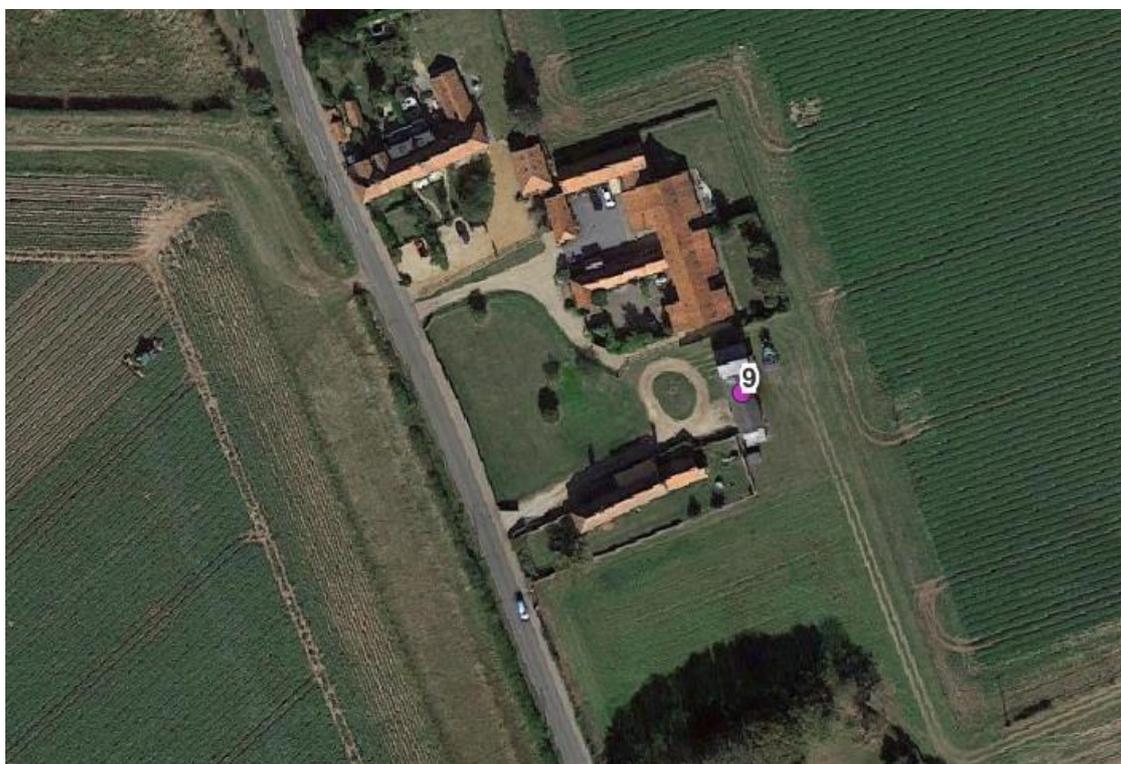
Description	The farmhouse itself is a Grade II listed building appearing on a 1690s map, the barns now converted to houses are dated 1630 . These stable and sheds probably date from the 18 th C ¹³ .
Age	1630-1900AD

¹² 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.

¹³ NHER Number 46919- [Heritage Gateway - Results](#)

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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-19th century stables 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 17thC and then on livestock 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 163 . These stable and sheds probably date from the 18 th C ¹⁴ .



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NDHA10- The Old School known as the former school building

Current building 2022



Street View from 2018 (Google Maps, 2022)



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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 Statement¹⁵. It sits within the heart of Ringstead Conservation Area.</p>
Age	1852AD- 1990s AD ¹⁶
Rarity	Represents a high-quality design of the only former school in Ringstead village.
Architectural and Artistic Interest	It's an attractive set of buildings, forming a group with the church and nearby cottages
Group Value	A traditional building which, due to its 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	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	

¹⁵ [Ringstead conservation area leaflet.pdf](#)

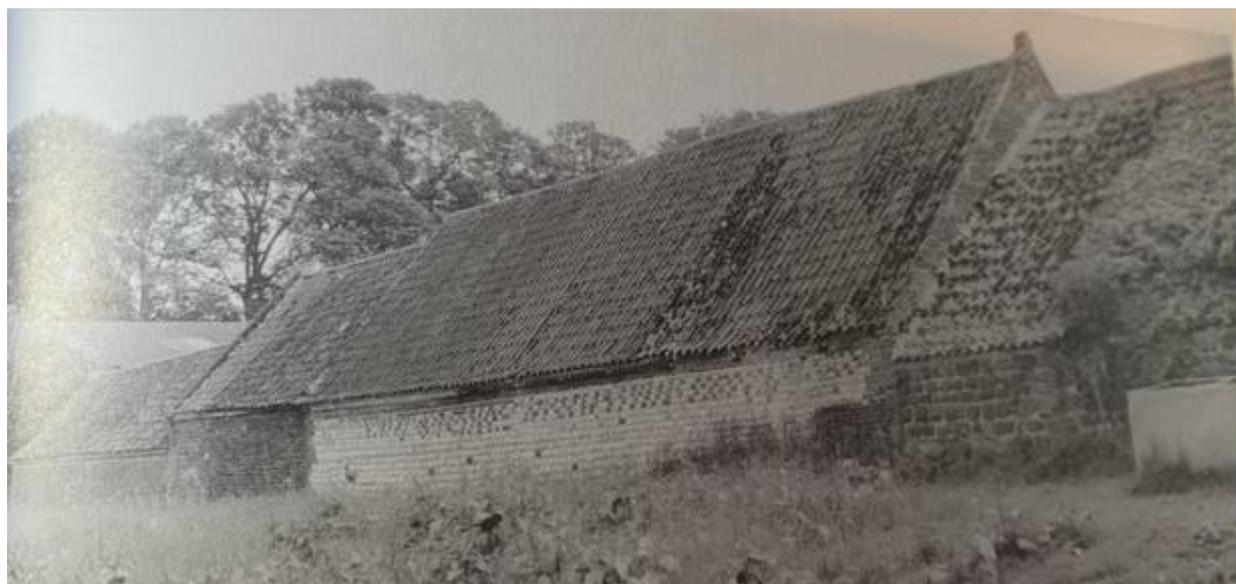
¹⁶ NHER Number- 57066- [The-Old-School - Norfolk Heritage Explorer](#)

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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*¹⁷.

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 back 1798AD- 2100AD¹⁸) • (East End Farm= barn, house, and farmstead- 1762AD- 2100AD¹⁹) • (Hall Farm = barn, farm and stable- 1540AD-1900AD²⁰)
Rarity	None
Architectural and Artistic Interest	The farm buildings have had architectural interest by being discussed in Susanna W Martins (1991) book and potentially others. Highlighting the interest of local materials including chalk, castone, brick.
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

¹⁷ 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.

¹⁸ NHER Number 47099- [Bluestone-Farmhouse - Norfolk Heritage Explorer](#)

¹⁹ NHER number 20135- [East-End-Farmhouse - Norfolk Heritage Explorer](#)

²⁰ NHER Number 46919- [Heritage Gateway - Results](#)

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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)



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NDHA12- Cottages (18-22 Docking Road)



Description	Whitewashed two storey cottages. These three cottages have been identified as important non listed buildings in the BCKLWN Conservation Area Character Statement²¹. The cottages sit at the edge of Ringstead Conservation Area.
Age	
Rarity	
Architectural and Artistic Interest	The materials used on the whitewashed cottages 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.

²¹ [Ringstead conservation area leaflet.pdf](#)

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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 Statement²². 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 village and have been picked as important unlisted buildings in the Ringstead Conservation Statement.</p>
Archaeological interest	
Historic Interest (including archival	<p>It is stated that a building is shown in this exact location on the tithe map of Ringstead in 1841 and the 1st edition of the</p>

²² [Ringstead conservation area leaflet.pdf](#)

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interest, social and community value)	ordnance survey map in 1879. This building could have been made up of what is houses 4-6 Burnham Road today ²³ .
Landmark Status	None



²³ [4-6-Burnham-Road - Norfolk Heritage Explorer](#)

