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Local Listing Assessment Form RSD01

<p>Address/Location of building/structure</p> <p>Old Middlefield Farm</p> <p>11, Church Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Ann Bond</p> <p>Derrick Sims</p>	<p>Date of survey:</p> <p>11.05.08</p> <p>19.10.18</p>
	<p>External Inspection from public space [x]</p>	
	<p>Complete external inspection []</p>	
	<p>Full inspection (including internal) []</p>	
<p>General description and setting within landscape.</p> <p>House. Early C19th with possibly older rear range. Limestone front range and ironstone rear range. Modern plain tile gabled roof and rebuilt brick end stacks. 2 bay windows on ground floor with central main entrance with fan light. Sash windows, 2 over 2.</p>	<p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Good example of its type and age and largely unaltered. Forms a pleasing group with the listed building adjacent.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [x] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) SCORE [20]

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) SCORE [10]

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) SCORE [15]

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 140

11 Church Street - Old Middlefield Farm

The farmhouse facing Church Street dates back to the early 19th Century and is now a private house but was a working farm until relatively recently. According to the 1841 census Elijah Smith was the farmer. He was followed by James Brawn from 1851 – 1871 and William Chew in 1881. The Wyman family were the next inhabitants with Charles Wyman in 1891 & 1901 and his widow Elizabeth in 1911.

A long separate outbuilding behind the farm was possibly constructed in the 18th Century and could have been the original farmhouse prior to the more recent 19th Century building. There is also an old barn that used to be one of the farm buildings and was probably constructed in the middle part of the 19th Century. This has been converted into an attractive looking house.



This photograph taken in the 1950s shows cattle being herded from Middlefield farm down Chapel Street. The building to the right of the farm is the Manor House which was formerly known as Ringstead House in the middle of the 19th Century.



The stone built building to the rear of Middlefield Farm may date back to the 18th Century and was possibly part of a previous farmhouse on this site. This building is now joined onto the new farmhouse that was built in the early 19th Century.



This mid 19th Century barn was converted into an attractive cottage located in Middlefield Close.

RSD01 - 11 Church Street, Ringstead

Local Listing Assessment Form RSD02

Address/Location of building/structure Old Tithe Farm 44/46, Church Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 23.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Early 17 th Century farmhouse with some original features evident. Has been converted from a single property to two dwellings at some point.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [50]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT

Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points)

SCORE [20]

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points)

SCORE [10]

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points)

SCORE [15]

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [5]

TOTAL SURVEY SCORE 160

44/46 Church Street - Old Tithe Farm

The photographs below compare the view from Tithe Farm to the church at the beginning of the twentieth century with a view taken in 2009. The view is almost identical with the exception of the demolition of a house next to what is now the Peace Park. It is clear that some protection is needed if the character of this stretch of Church Street is to be preserved for future generations.



The photograph on the left shows Church Street from Tithe Farm circa 1910, the building in the foreground is Tithe Farm and next to it is a building that has since been demolished. The remains of the end wall of this building can still be viewed from the Peace Park. In 1841 this building may have been used by John Green as a butcher's shop, the long building behind it would have been his slaughterhouse (pictured on the right). The contemporary view can be seen in the picture on the right with Tithe Farm on the left. Further down the street is a 19th Century barn, 18th Century Stables and Manor House with St Mary's Church behind.



Woolsthorpe Manor, Grantham.

Tithe Farm was probably constructed in the early 17th Century, the chimney pots are similar in style to those seen on Great Addington Hall which was constructed around 1615. It also bears a striking similarity to the early 17th Century Woolsthorpe Manor, the birthplace of Sir Isaac Newton. The building may have been built by John Wells who died in 1617, John established the Ringstead Gift in his Will. It is also believed to be the home of Simon Tuttle until his death in June 1630. Soon after this the Tuttle family moved to the New World and established themselves there.

RSD02 – 44/46 Church Street, Ringstead

Local Listing Assessment Form RSD03

Address/Location of building/structure Axe & Compass 14, Carlow Road, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 23.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection [x]	
	Full inspection (including internal) [x]	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> 18 th Century public house still used for its original purpose.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [15]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 145

14 Carlow Road – Axe & Compass

The Axe & Compass was constructed around 1785. The earliest record of an occupant was John Green who may have been the Innkeeper from when the Axe was first built. His son, Thomas, was recorded as the occupier in the 1838 tithe records and Thomas' sister Ann had married James Hill who was running the Black Horse in the High Street. Thomas remained at the Axe for many years with the 1871 census recording that he was still the Innkeeper. This seems somewhat contrary to the 1868 Whelans village directory which shows John Whitwell as the victuallar, it may be that Thomas who was over 70 years old had stepped down from the day to day running of the inn. The pub was used regularly for property auctions and the building that subsequently became the New Inn was sold at auction there in 1857. In 1881 John Austin was running the business followed in 1891 by Freeman Gaunt. Freeman probably enjoyed his own beer a little too much as in 1895 he was fined 44 shillings for being drunk on his own premises, he died shortly afterwards at the age of 40. The 1901 census returns show that Edward Lilley had taken over as inn keeper, his wife was Martha who was related to the Gaunts by a previous marriage. The census tells us that Edward was a shoe and boot maker so his wife was probably running the pub with the help of her daughter, Estelle Gaunt. In 1911 Harry Petitt is shown in charge and he was a clicker in the shoe trade so his wife probably ran the pub while he was working. As well as auctions the pub was also used to hold inquests. In the 1930s Herby Thurlow was a landlord who supported the local cricket team by storing their equipment and he took crisps and soft drinks to sell to the spectators when matches were being played. He was followed in the 1960s by Eddie Halm whose party trick was to drop his glass eye into his pint prior to drinking it, Eddie remained at the Axe for over thirty years. The Axe and Compass at the time of writing (2018) is the last pub operating in the village.



The Axe & Compass pictured in 2018

Local Listing Assessment Form RSD04

Address/Location of building/structure Rose Cottage 18, Carlow Road, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 25.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection [x]	
	Full inspection (including internal) [x]	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> The main building retains some original features, a modern conservatory has been added.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 125

18 Carlow Road – The Tailor’s House

In the 1841 census this house and workshop was occupied by Susannah Bull who is shown to be of independent means, also living there was Samuel Bull who may have been her brother, Samuel was a tailor by trade. The 1851 census shows that John Weekley a shoemaker was living there and he remained resident there until the 1880s. In the 1891 and 1901 census return Joseph Warren Smith was running a shoe making business from the house with the assistance of Susan Weekly, his sister-in-law. In 1911 Joseph’s occupation was defined as Insurance Agent with his daughter working as a clerk in the Post Office.



The Tailor’s house and workshop pictured in 2009

RSD04 – 18 Carlow Road, Ringstead

Local Listing Assessment Form RSD05

Address/Location of building/structure Sharmans Cottage 15, Carlow Road, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 26.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [] Plans/Elevations [] <u>Comments</u> Nice stone cottage forming part of a group with the Axe and Compass (RSD03) and the Tailor's House (RSD04)	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 110

15 Carlow Road – Sharmans Cottage



Sharmans cottage pictured in 2018

RSD05 – 15 Carlow Road, Ringstead

Local Listing Assessment Form RSD06

Address/Location of building/structure Old Swan Inn 25, Carlow Road, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 26.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Early 19 th Century public house exhibiting interesting ironstone and limestone banding. Now a private house.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 135

25 Carlow Road – Old Swan Inn

The Swan was constructed in the early 1800s and it is identified in the 1838 tithe records as the Swan public house owned and occupied by Mary Hill. 1841 census returns show Mary as the publican aged 60, she was the widow of Thomas who in 1822 was recorded as being the victualler; his brother James was the landlord of the Black Horse in the High Street. Mary was followed in 1851 by Thomas Austin who ran a tailor's business as well as the pub, he was a young man aged 24 at the time; in 1871 he was recorded as being a baker and grocer in the village. In 1861 Elkin Dockins who was 64 years old was running the business and he was followed in 1871 by Amos Mason who was also a farmer of 9 acres in the village; in 1881 his widow Jane was in charge. William Samuel Bull was shown as the next publican in 1891 and he ran his brazier (brass repair) business from the building. John Braybrook was the next incumbent in 1901, John was also a coal merchant. The closure of the Black Horse in 1906 resulted in its ex landlord, William Robinson moving from High Street to the Swan. William was also a butcher and he set up business next door employing journeyman butcher, Arthur Yeomans who had previously worked for him at the Black Horse. It is likely that the Butcher's shop did not have accommodation as Arthur was living in the Swan, most of the previous butchers lived elsewhere in the village, the only other butcher recorded as living in the Swan was Thomas Mercer in 1841. During World War II the Swan was run by Baden Bates who was reputed to keep two whisky bottles behind the bar, one was watered down for the yanks and the other was neat for the locals. The pub finally closed in 1955 and became a private house.



The picture on the left shows Mrs Elizabeth Robinson outside the Swan.
The picture on the right was taken in 2018

RSD06 – 25 Carlow Road, Ringstead

Local Listing Assessment Form RSD07

Address/Location of building/structure Old Smithy 55, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 26.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built blacksmith's workshop modified to be used as a garage. Original appearance when viewed from the street with the exception of a window being removed.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

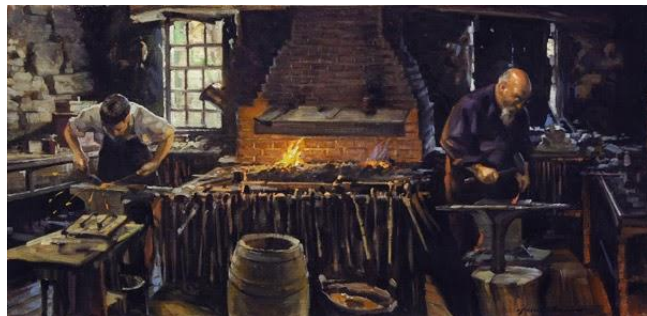
Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 120

55 High Street – Old Smithy

The smithy was originally located where the Methodist Chapel now stands in Chapel Street. It was moved from there prior to 1838 as tithe records show a blacksmith's shop and shed located on the corner of Chapel Street and High Street where Nos 2 & 4 Chapel Street now stand (2018). An auction of the workshop and plot at the Axe & Compass in 1838 identifies Richard Tibbs as being in occupation, the property was purchased by Henry Bateman. These houses (Nos 2 & 4 Chapel Street) were probably built in the late 1850s and the blacksmith's workshop was relocated to its current location in the High Street at around the same time. In 1841 John Jeffrey was the Blacksmith residing at the White Swan, by 1851 the business has been taken over by 24 year old William Bradshaw who was possibly living in Chapel Street. William was still the Blacksmith in 1861 but has also taken on a grocer's business and was the Parish Clerk, he was employing a journeyman blacksmith named as John Fairy to assist him. In 1871 William was described as a parish clerk & sub postmaster, 22 year old Frederick Bradshaw a master blacksmith was now running the workshop. They were almost certainly related to each other and were living in the newly constructed houses at what is now (2018) Nos 2 & 4 Chapel Street. Frederick was still the Blacksmith in 1881 employing 1 man, William Coles from Swineshead. In 1891 Frederick was employing his son, William in the smithy. Work must have been plentiful as George Brown is also identified as a blacksmith living in the village but it's not clear where he worked. In 1901 Silas Davis was the only blacksmith in Ringstead working on his own account, a sign perhaps that people were turning towards mass produced cheaper products made in factories outside the village. The business was taken over by Freddie Davis, who was the last blacksmith in Ringstead and the smithy ceased operations in the 1940s.



The LH photo shows the workshop in 2018, the RH painting shows how the smithy might have looked with two blacksmiths working. Originally there was a window to the right of the double wooden doors, careful examination of the stonework shows where this has been filled after the business closed

RSD07 – 55 High Street, Ringstead

Local Listing Assessment Form RSD08

Address/Location of building/structure Yeomans' Farmhouse 52, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 26.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Attractive double fronted brick built house constructed in 1912.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 130

52 High Street – Yeomans’ Farmhouse

This house constructed in 1912 was initially the home of Alex Chapman who was the son of Francis Henry Chapman, the manager of the Unity Cooperative supplying boots and shoes to the government, Alex also farmed Middlefield Farm in Church Street. In 1943 it became the home of three generations of a Ringstead farming family, the Yeomans. Arthur Yeomans was born in Great Gidding in 1882, the son of a butcher. He lost both his parents at a very young age and was brought up by his eldest sister, Elizabeth and her husband William Robinson. They moved to Ringstead and William and Elizabeth became landlords of the Swan. William Robinson was a butcher by trade and Arthur worked with him, they had an abattoir behind the pub.

Arthur married Mary Wyman whose family were farmers at Slade Farm. They lived in the Black Horse in the High Street (a private house by this time) and Arthur ran an abattoir behind the building. His shop was located in the old shoemaker’s workshop in Church Street opposite St Mary’s Parish Church. His son William, who was born in 1921, helped him in the shop along with William’s best friend, Tom Bridge who went on to take over the Butcher’s shop in Chapel Street. William always wanted to farm and his mother supported this ambition, persuading Arthur to give up butchering when Home Farm became available in 1943. The family lived at Home Farm for many years and William’s son, David was born there in 1954, in 2018 he was still running Home Farm although no longer living in the house.



The LH picture shows Home Farm in the 1950s and the RH picture shows it in 2018

RSD08 – 52 High Street, Ringstead

Local Listing Assessment Form RSD09

Address/Location of building/structure Joseph Abbot's Store 51, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 26.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Distinctive former shop built mainly of limestone with ironstone patern in end wall. Retains original window openings from its time as a retail business. Has been sensitively maintained.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [25]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 120

51 High Street – Joseph Abbot's Store

The shop was constructed in 1850 and the first occupant recorded in census returns was William Bradshaw in 1861, described as Blacksmith, Parish Clerk & Grocer. It's likely he was assisted by William Dick's wife, Emma, who lived just across the road. In 1868 Whelan's Directory lists William Exton as a grocer and draper and he was possibly next occupier. The 1871 census show William Bull running the business which is now described as a tailor, draper and grocery concern. In 1881 John Hale Hayes is the Grocer and by 1891 John Perry is running a grocer and draper's store, John is still the shop keeper in 1901 although it is now just described as a grocer's. Joseph Abbot is the next incumbent and in 1911 he is identified as a maker of hand-sewn army shoes, his daughter Lilian is the Manageress of the Drapery and Boot Department assisted by her sister Evelyn. The shop was no longer shown to be selling groceries. Later in the twentieth century it was run by a Mrs Greavson followed by Mr Ramsden, it was a general store but apparently still sold sweets and ice cream. The final occupiers of the shop were the Sumner family who ran a second-hand goods / antiques business until it became a private house in the mid 1970s.



Shop on the corner of High Street & Chapel Street run by Joseph Abbott in 1911

RSD09 – 51 High Street, Ringstead

Local Listing Assessment Form RSD10

Address/Location of building/structure Coleman's Bakery 49, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 26.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Historic former bakery dating back to the early 19 th Century, constructed using a random mix of limestone and ironstone. Original shop window openings have been retained.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 155

49 High Street – Coleman’s Bakery

The oldest recorded mention of a baker in this property is in the 1838 tithe records, these show that Thomas Chapman Coleman was the baker at this time. According to census returns Thomas remained as the baker there into the 1850s. The 1861 returns show that John Childs had taken over running this business and he remained there for a number of years into the 1880s. The next incumbent shown in 1891 was Joseph Scholes who by the time of the 1911 census had been replaced as the baker by his son, John Joseph Scholes, he is reputed to have also sold beer from the premises. After World War II the bakery was run by Ted Pallet who may have been the last baker there before it became a private house.



The bakery photographed in 2018 –the doorway nearest the camera was the shop entrance

RSD10 – 49 High Street, Ringstead

Local Listing Assessment Form RSD11

<p>Address/Location of building/structure</p> <p>John Bull's Tailor's Shop</p> <p>46, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>26.10.18</p> <p>07.01.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Fine example of a late 19th Century tailor's / drapery shop. Still currently used as commercial premises.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 140

46 High Street – John Bull’s Tailor’s Shop

The age of this building is uncertain but it probably dates to around the 1880s. John Bull was running his tailor’s business here in the 1890s and the shop is currently a hairdressing business (2018).



The tailor’s shop can be seen on the right with John Bull standing in the doorway.

RSD11 – 46 High Street, Ringstead

Local Listing Assessment Form RSD12

<p>Address/Location of building/structure</p> <p>Baptist Church & Manse House</p> <p>High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>26.10.18</p> <p>07.01.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Good example of a stone built Baptist church from the 18th Century. Some later 19th Century additions apparent.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

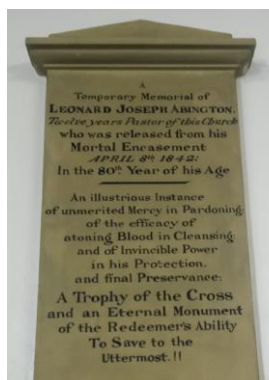
TOTAL SURVEY SCORE 155

High Street – Baptist Church & Manse House

In 1662 the Act of Uniformity was passed by Parliament, this imposed strict regulations on the clergy. Many vicars rebelled against this at the time including the one at Ringstead, they refused to adhere to the new rules that they felt did not conform to Christian belief. As a result they were dismissed from their posts. With no priest left in the village many of the residents walked to Rothwell on a Sunday to listen to a dissenting minister who preached at a non conformist gathering. They continued to do this for many years leaving early in the morning and often not arriving back until it was dark, they lit their way along the footpaths using lanterns.

On July 15th 1714 the nonconformists established a meeting house in a borrowed barn that was possibly owned by the Blacksmith at the time. Disaster struck on October 4th 1762 when the meeting house was accidentally burnt to the ground. Other churches in the area are reported to have rallied round to help out and a new building was erected and dedicated within a year. Since then the building has been extended and improved and the schoolrooms were added in 1887, these were to provide education that was not available in the state schools of the time. In 1897 the building received new seats and a hot water heating system. In 1975 Ringstead Baptist Church and Ringstead Methodist Church started sharing all Sunday services. In 1995 it was decided to sell the Methodist building and Ringstead Baptist and Methodist Churches became known as Ringstead Shared Church.

Census records show the name of the Ministers who lived in the Manse or Chapel House as follows: 1841 – Leonard Abington, 1851, 1861 & 1871 - William Kitchen, 1881 - Isaac Near, 1891 - Robert Albert Selby, 1901 & 1911 - John Bates.



The Baptist Church photographed in 2018



The Manse house is on the LHS

RSD12 – Baptist Church, High Street, Ringstead

Local Listing Assessment Form RSD13

Address/Location of building/structure Ringstead Post Office 28, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 27.10.18 07.01.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Interesting building with a stone built lower floor with brick built upper floors built in the latter half of the 19 th Century. The original single storey cottage probably dates back to the 18 th Century. The premises are still used as a post office.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 145

28, High Street – Post Office

Ringstead Post Office was moved from a building on the opposite side of the road next to Coleman's Bakery in the early 1930s, the building was finally demolished in 1969. The old Post Office had been established by Noah Green in 1854 after moving from the draper's store in Chapel Street. The current building is interesting architecturally in that the original stonework can be seen on the ground floor and it is probable that this started off as a single storey 18th Century stone cottage. In the 19th Century the building was extended upwards by the addition of a two storey brick structure on top of the existing cottage. Other buildings nearby show signs of having been converted from single storey to two storey properties. This probably reflected the growing industrialisation of the village and the need to have workshops in the houses.



The three storey building is the post office, the older picture taken in the early 1900s shows two doorways into the building, the doorway on the right led into a barber's shop and through the left doorway was a general store.

RSD13 – 28, High Street, Ringstead

Local Listing Assessment Form RSD14

<p>Address/Location of building/structure</p> <p>Co-op Bakery 23, High Street, Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>The building is very similar to that constructed in 1884; the original brickwork now has a rendered painted surface.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [25]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 135

23, High Street – Co-op Bakery

The Co-op bakery was established in 1884 and was in addition to the two bakeries that already existed in the High Street. The village looks to have been well catered for with bread and cakes. The Co-operative movement was formed in Rochdale in 1844 to help working class families by providing affordable good quality food. The stores were owned by the customers who were members and any profits were paid out annually to them. Presumably the Co-op's presence was not welcomed by the other stores in the village who may have seen the competition as somewhat unfair.



The Co-op bakery can be seen on the left next to a cottage that possibly dates back to the 17th Century. This building is currently (2018) being used as a fish & chip shop. The building closer to the camera was the Co-op store and is now a general store and newsagent.

RSD14 – 23, High Street, Ringstead

Local Listing Assessment Form RSD15

<p>Address/Location of building/structure</p> <p>Co-op Store</p> <p>21, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>The building has some similarity to that constructed in 1903; the original brickwork now has a rendered painted surface and the main shop window looks slightly shorter. Small areas of brickwork are still visible.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 145

21, High Street – Co-op Store

The Co-op store opened at the beginning of the twentieth century, the Co-operative movement was formed in Rochdale in 1844 to help working class families by providing affordable good quality food. The stores were owned by the customers who were members and any profits were paid out annually to them. Presumably the Co-op's presence was not welcomed by the other stores in the village who may have seen the competition as somewhat unfair.



Newspaper report of store opening on 11th December 1903



This building was the Co-op store and is now a general store and newsagent.

RSD15 – 21, High Street, Ringstead

Local Listing Assessment Form RSD16

Address/Location of building/structure Andrew Bull's Bakery 17, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 27.10.18 07.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> The building has a frontage constructed of brick with stone to the sides and rear. A window opening to the right of the front door would have been a shop window and another window opening to the right of this has been bricked up. The building dates back to the early part of the 19 th Century.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 135

17, High Street – Andrew Bull’s Bakery

The first evidence of a baker operating from this property was the 1861 census returns, this identifies that Andrew Bull, a shoemaker and baker worked here. Andrew was still at the bakery in 1891 but at the age of 64 was nearing retirement. The 1901 & 1911 census returns don’t identify a baker living in the house perhaps it was sub-let with a different family living upstairs.



Andrew Bull’s Bakery retains many of its external features although one of the shop windows looks to have been removed

RSD16 – 17, High Street, Ringstead

Local Listing Assessment Form RSD17

<p>Address/Location of building/structure</p> <p>Gidding's Newsagent Shop</p> <p>15, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>The building was probably constructed at the same time as 17 High Street and it probably has brick frontage with stone sides and rear. Little can now be ascertained about its former use or construction due to recent building work undertaken during conversion to a private house.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [25]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 125

15, High Street – Gidding’s Newsagent Shop

The appearance of this building bears no resemblance to the original shop that stood in this location, it’s conversion into a private house has not respected its heritage. In 1841 the building was home to two households, Sarah Cheney aged 30 who was a draper and William Bull aged 20 who was a tailor. The 1851 census records does not indicate any shopkeepers are living at the premises so the shop had probably been let seperately from the living accomodation, it’s likely that it continued as a tailor’s run by William Bull. By the time of the 1861 census William Bull’s family had moved back into the property and he continued to run the shop. In 1871 William is recorded as running a shop further up the High Street on the corner of Chapel Street. The census returns for 1871 and 1881 show that no shopkeepers are resident in the premises although at some point William’s son John probably took over the shop. The 1891 census shows that John Bull was now living at the shop although soon after this he had moved the tailor’s business further up the High Street to a shop close to the old post office, which is currently a hairdressing business (2018). The 1911 census shows that the shop was now a newsagent’s with Henry Gidding and his wife Emma Louise living on the premises, Emily continued to run the shop through to 1940.



Emma Gidding at the shop circa 1903 – Wild Spirits Equestrian and Angling 2009 – Private residence 2018

RSD17 – 15, High Street, Ringstead

Local Listing Assessment Form RSD18

Address/Location of building/structure Carriage House 11, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 27.10.18 04.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> The construction of the building has now been hidden by 20 th Century rendering. It's likely to have been constructed entirely of brick when it was built in the 1860s. The incorporation of an archway allowing access for carriages and wagons is an unusual feature in the village.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 130

11, High Street – Carriage House

The cottage was constructed in the 1860s and the first residents were Thomas Austin and his family. The 1868 Whellans village directory lists him as a butcher, baker & grocer. He was recorded as a 43 year old baker and grocer in the 1871 census, in 1881 he was still running the bakery and additionally selling beer. In 1891 the premises had been taken over by Alfred Sawford who was running a Carrier's business. In 1901 Amos Weekley, a railway drayman was living there and his wife, Ellen was running a confectionery shop. In 1911 Amos was working as a sexton, Ellen and her daughter, Alice, were working at home as shoe stitchers.



Photograph taken in 2018 shows the house on the left. The arch leads to a carriage house and stables.

RSD18 – 11, High Street, Ringstead

Local Listing Assessment Form RSD19

<p>Address/Location of building/structure</p> <p>Ringstead Temperance Hall</p> <p>9, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>The building was built in 1861 using brick construction throughout; new stone buildings were rare during this period in the village. A rather ugly extension to the front of the building was added sometime in the 20th Century.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 135

9, High Street – Ringstead Temperance Hall

The Temperance Hall was erected in 1861 by subscription at a cost of £200 to accommodate 200 people. It's purpose was to promote temperance, intelligence and happiness of the people. At a time when the parish church had been trashed by locals it was a noble thought! The hall has been used for meetings, plays, concerts, dances and in more recent times the village cinema. It also provides the office for Ringstead Parish Council and is where their meetings are held. The hall provided a location for schooling prior to Ringstead School being built in 1867. Elizabeth Gunn who lived in a cottage between the hall and the New Inn (now demolished) appears to have been the first school mistress, she was succeeded by William Harding who went on to teach at the newly built school.



The Temperance Hall photographed in 2018 with Ringstead School in the background.

RSD19 – 9, High Street, Ringstead

Local Listing Assessment Form RSD20

<p>Address/Location of building/structure</p> <p>Temperance Cottage</p> <p>7, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>The cottage was a typical brick construction erected in the 1860s. It was used as a shop in the latter part of the 19th Century; the larger window opening to the right of the door would have been used for a display window.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 120

7, High Street – Temperance Cottage

The cottage was constructed in the 1860s and the first residents were Noah Abbott and his family. The 1868 Whellans village directory lists his daughter, Elizabeth, as a milliner. Noah was recorded as a 57 year old shoemaker in the 1871 census and both his daughters were working at home as milliners. In 1881 & 1891 Noah's widow, Susannah, was the head of the family and running a Grocer's business at the property, daughters Elizabeth and Eliza continued to work as milliners. The 1900 census shows a change in circumstance following the death of Susannah in 1893. Elizabeth and Eliza had taken over the Grocer's shop which they were still running it at the time of the 1911 census.



Photograph of Temperance Cottage taken in 2018. The larger shop window is on the right.

RSD20 – 7, High Street, Ringstead

Local Listing Assessment Form RSD21

Address/Location of building/structure Ringstead Institute 14, High Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 27.10.18 04.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Early 20 th Century public building constructed entirely of brick.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 130

14, High Street – Ringstead Institute

The Ringstead Institute opened on Friday 14th September 1908 and it was built for the recreational use of the village. A donation of £250 towards its construction was made by Rennie Wilkinson which was a substantial proportion of the final cost of £320. It was used for village social gatherings, meetings and reading sessions. In the early 1930s it gained a full size billiard table and Ringstead Billiard Club competed in the local league against nearby villages and towns. After the Ringstead Women's Institute was formed in 1933 they used to hold many of their meetings there. In the 1960s the building was used for youth clubs but it was always a problem finding someone to take on the responsibility of looking after the building, as a result many of the activities were relatively short lived. The Institute is currently used (2018) for the village pre-school known as the Ringstead Robins.



The Ringstead Institute photographed in 2018.

RSD21 – 14, High Street, Ringstead

Local Listing Assessment Form RSD22

<p>Address/Location of building/structure</p> <p>Black Horse Inn & Butcher's Shop</p> <p>8, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>The mainly stone built house and shop date back to the early 19th Century. An unusual feature is brick construction in an end wall.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [25]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 135

8, High Street – Black Horse Inn & Butcher’s Shop

In 1838 James Hill was the owner of the buildings and land on this plot. In the 1841 and 1851 census returns he was identified as the publican and in 1861 his widow Ann was running the inn. The Black Horse was closed when the 1871 census was taken and in 1881 the pub had changed hands and was run by Elijah Robinson who was described as a publican, farmer of 12 acres and a carrier. By 1891 Elijah was just identified as an inn keeper. In 1901 William Robinson was the inn keeper and butcher assisted by a journeyman butcher named Arthur Yeomans who was his brother-in-law. Arthur Yeomans turned to farming in the 1930s and his grandson David was still running the farm in 2018. The Inn ceased to trade in 1906 when it lost its license, the pub was described as smelly and untidy at the time. William was undaunted by this and took over the running of the Swan from John Braybrook, he also established a butcher’s shop next door taking Arthur Yeomans with him. The butcher’s shop next to the Black Horse ceased trading around this time.



The 'Black Horse Inn' is shown on the left & the former Butcher's shop on the right, photographed in 2018.

RSD22 – 8, High Street, Ringstead

Local Listing Assessment Form RSD23

<p>Address/Location of building/structure</p> <p>Farm Worker's Cottage</p> <p>6, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Stone built cottage dating back to the early part of the 19th Century. Possibly built as a farm labourer's accommodation.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [15]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [10]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 105

6, High Street – Farm Worker’s Cottage



In 1841 this house may have been occupied by Joseph Groom who was a farm labourer although this is not clear from the census return. In 1851 through to 1871 a farm labourer named as Thomas Staines was resident there followed in 1881 by Henry Staines who was a retired servant. The 1891 census return shows that Thomas Walker who was a shoe maker lived there and in 1901 Samuel Tilley, a carter was living there with his wife Sarah. Finally in 1911 the cottage was in the hands of Francis Henry Chapman (pictured) who was the Manager of the Unity Cooperative supplying boots and shoes to the government, the house had 5 rooms.



Photograph of the Farm Worker’s Cottage taken in 2009.

RSD23 – 6, High Street, Ringstead

Local Listing Assessment Form RSD24

<p>Address/Location of building/structure</p> <p>Williamson's Farm</p> <p>4, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Farmhouse dating back to the early 1800s built entirely of brick. Buildings incorporating brick at this time in the village generally had a brick frontage with stone sides and rear. The use of brick would have been a sign of status and wealth and suggests the owner of this property was not short of money.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []	
Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []	
Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]	
POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS	
1/ AGE OF BUILDING/STRUCTURE	pre 1700 (50 points) 1700 – 1840 (35 points) SCORE [35] 1840 – 1914 (20 points) 1914 onwards (10 points)
2/ CONDITION/COMPLETENESS	<u>Excellent</u> – retention of original planform/ materials/details & setting (35 points) <u>Good</u> – some deterioration/loss of original details but generally retaining original character. (25 points) <u>Average</u> – significant loss of original feat- SCORE [35] ures, some modern additions. (15 points) <u>Poor</u> – deterioration and lack of original features/materials. Significant modern additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [30]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 155

4, High Street – Williamson’s Farm

The 1838 tithe records show that this house was occupied by John Williamson who was a farmer. John was a very wealthy man and owned many acres of land in the village, he also rented a lot of land from James Page who was another wealthy landowner. It’s unlikely that John remained in the house after 1840 as he had purchased a house named ‘The Vicarage’ off John Green in 1839. The Vicarage was rather a splendid looking house in Upper Carlow looking out onto open fields.

The farmhouse is constructed entirely of brick and is almost certainly the oldest brick built property in the village. The 1841 census records that a farmer named as William Beeby was occupying the farm, there is no record of the farm having an occupant in the 1851 census. In 1861 it was occupied by a lace maker called Mary Phillips who was widowed, two of her sons were working as farm labourers and a third son was a plough boy. In 1871 a farm labourer named Samuel Gillett was living there and in 1881 the farm was unoccupied. The farm changed hands regularly after this, in 1891 George Mayes an army shoe maker resided there followed by William Hackney who was a farm stockman in 1901. Finally in 1911 the farm was in the hands of Sarah Tilley who was described as of private means, the house had 5 rooms.



Photograph of Williamson’s Farm taken in 2009.

RSD24 – 4, High Street, Ringstead

Local Listing Assessment Form RSD25

<p>Address/Location of building/structure</p> <p>Foscutt's Farm</p> <p>2, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Stone built farmhouse dating back to the 18th Century or possibly older.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [30]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 155

2, High Street – Foscutt’s Farm

In 1838 the tithe records show that this building backed onto an orchard and was occupied by Thomas Foscutt who was a tenant farmer. In 1841 Thomas is living elsewhere as the resident is shown to be Mary Ivens, a farmer’s widow. The 1851 census identifies Thomas to be the occupier again farming 6 acres, this farm land was located to the right of Denford Road on the way out of the village (approximately where Ringstead Airstrip is now located). The age of the building is not known but it is shown on a map drawn in 1780 so it’s at least 18th Century if not older. Thomas lived there till the 1870s and in 1891 the building was occupied by Stephen Weekley who was a shoe and boot maker. The Weekley family were well known in the village with Henry Weekley being a butcher and farmer in 1846. Family money may explain how Stephen came by such a grand house. In 1911 the house was in the hands of Thomas John Knight who was described as a grazier, the house had 7 rooms.



Photograph of Foscutt’s Farm taken in 2009.

RSD25 – 2, High Street, Ringstead

Local Listing Assessment Form RSD26

<p>Address/Location of building/structure</p> <p>New Inn</p> <p>1, High Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>27.10.18</p> <p>04.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Typical brick construction from the late 1850s, unusual decorative castellated features around windows, front door and on the house corners.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 130

1, High Street – New Inn

The building was constructed in the late 1850s and was sold at an auction held in the Axe and Compass in 1859, it was purchased by Samuel Figgis for £51. Samuel was a carpenter from Bedfordshire who is said to have been a beer house owner in the village, he was well known having lived in Ringstead for over 20 years. The first mention of the building being used as a public house was in 1871 when the publican was named as Samuel who was also identified as a carpenter. Maria his wife would likely have run the inn during the day when Samuel was working. The 1890 OS map shows a building to the right of the inn which was probably a workshop. In 1881 the business had been taken over by Henry Figgis who presumably was related to Samuel. By the time of the 1891 census the inn and carpentry business had been taken on by Elijah Clark who is described as a wheelwright and inn keeper. In the 1901 census Elijah had moved from the New Inn and set up his wheelwright business in a different location. The lounge bar of the inn was also used for court hearings as well as preparing the dead for burial. This seems surprising now but in the 19th Century carpenters were often involved in funeral arrangements. The pub was then taken over by Arthur Archer who was still in charge when the 1911 census was taken. In 1901 Arthur was using the workshop for shoe and boot making but by 1911 he was working as a grazier. The New Inn finally ceased trading as a public house in 2013 and is now a private residence.



The LH picture shows Arthur Archer in the doorway of his pub in 1903, the picture on the right was taken in 2018 after conversion to a private residence.

RSD26 – 1, High Street, Ringstead

Local Listing Assessment Form RSD27

Address/Location of building/structure Ringstead House 2, Denford Road, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 29.10.18 04.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Large brick built house probably constructed in the 1870s for a wealthy retired farmer.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 130

2, Denford Road – Ringstead House

The building was constructed in the 19th Century and according to the 1911 census had 7 rooms. The house was probably built for John Dearlove who appears to have held a partnership in a farm with his brother Joseph. Joseph was living in the Manor House (then known as Ringstead House) and the house was purchased for his brother's retirement. The 1871 census shows that John and his wife Mary were living in Rushden and he is described as 'a farmer going out of partnership'. He was only 46 years old at this time so may have been suffering from ill health. In 1881 John is described as a retired farmer living in the house with his wife Mary and their daughter, also named Mary. By the time of the 1891 census Mary, his wife, is a widow now living with her mother (Hannah Sharman) and the name of the building was stated to be 'The Cottage'. The 1911 census shows that Mary was still living here and the address is shown as, The Cottage, Raunds Road. The name 'Ringstead House' was adopted some time in the twentieth century.



The LH picture shows the front of the house facing onto Raunds Road and the picture on the right is from the driveway off Denford Road.

RSD27 – 2, Denford Road, Ringstead

Local Listing Assessment Form RSD28

<p>Address/Location of building/structure</p> <p>The Carpenter's House</p> <p>12, Church Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>29.10.18</p> <p>08.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Typical brick built worker's cottage from the 1870s, complete with two storey brick built workshop from the same period.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [10]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 110

12, Church Street – The Carpenter’s House

No 12 Church Street was built at the same time as the other six houses in the block (Nos 6 – 18) in the early 1870s. From 1871 – 1891 the cottage was occupied by shoe makers. This changed when Elijah Clark moved his wheelwright and carpentry business from the New Inn, he was probably instrumental in having the two storey workshop built behind the house to accommodate his business. Elijah was still at No 12 when the census was taken in 1911.



The LH picture shows the 2 storey workshop behind No 12 Church Street and the central picture shows the rear of the workshop from the High Street. The RH photo is an example of a carpenter’s and wheelwright’s workshop from the 19th Century.

RSD28 – 12, Church Street, Ringstead

Local Listing Assessment Form RSD29

Address/Location of building/structure Ringstead C of E School 1, Church Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 30.10.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Excellent example of a Victorian school with some later 20 th Century extension work.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [30]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [15]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 150

1, Church Street – Ringstead C of E School

The school was built in 1867 at a cost of £950 as a result of the determination of Percival Sandilands who was the Vicar of St Mary's. Percival had taken over the calling from his Uncle Alfred who had been responsible for rebuilding the church, which was in a state of dereliction when he became vicar in 1854. In 1863 when Percival arrived school classes were held at the Temperance Hall, Percival lobbied local businesses and organisations for funds as well as obtaining a government grant. Money was also raised by contributions from Ringstead residents. The land was donated by George Capron on a 1,000 year lease starting from the feast of St Michael the Archangel (Michaelmas) 1620. The school consisted of a long school room with an adjacent class room, there was also a master's residence consisting of a living room, a kitchen and three bedrooms. The building was constructed in the Gothic style using stone from Raunds to ensure a similar style and look to the church next door. An unusual feature for the period was the construction of the internal walls from concrete which provided a cost saving when compared to conventional brickwork.



Photograph of Ringstead School circa 1890

RSD29 – 1, Church Street, Ringstead

Local Listing Assessment Form RSD30

Address/Location of building/structure Aroma Indian Take-away 24, Church Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 30.10.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built workshop dating back to the 1850s, originally attached to a cottage which was demolished in the 20 th Century.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [15]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 110

24, Church Street – Aroma Indian Take-away

The building currently used as an Indian take-away was formerly an extension to a cottage. The cottage probably dated from the 18th Century or possibly even earlier and was located on a large plot of land. The tithe records show that in 1838 the property was a cottage and orchard occupied by Thomas Major. This is known to have been a Grazier's residence in the middle of the 19th Century when the workshop extension was built, to enable it to be used for shoe making. This reflected a change in the nature of work in the village following the 1841 Inclosure Act leading to a move away from traditional agriculture and the introduction of small industry, mainly shoe making. The 1851 census records that a grazier named Robert Ekins was living there. From 1861 onwards the building was occupied by shoe or boot makers, the census returns show that in 1861 Nathaniel & James Fox were shoemakers, James Fox was still there in 1871. In 1881 Thomas Fox was working as an army shoemaker and he was followed in 1891 by John Pearson who was also a shoemaker. By the start of the twentieth century the workshop was being used for bootmaking. William Warren described as a bootmaker lived there in 1901 followed by Alfred Attley who was described as a hand sewn bootmaker in 1911. In the early part of the twentieth century the use of the building changed from a workshop to a shop. Initially it was a butcher's premises run by Arthur Yeomans who passed the shop onto Walter Petit who sold fish & chips. It remained a fish & chip business until the twenty first century when it became an Indian take-away shop.



Front view of 1850s shoemaker's workshop that was originally attached to the Grazier's cottage.



Side view of the workshop showing the original stonework and the point where it was attached to the cottage.

RSD30 – 24, Church Street, Ringstead

Local Listing Assessment Form RSD31

Address/Location of building/structure Peacock's Shop 38, Church Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 30.10.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built house and shop constructed in the 1850s, the shop ceased trading in the 20 th Century.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

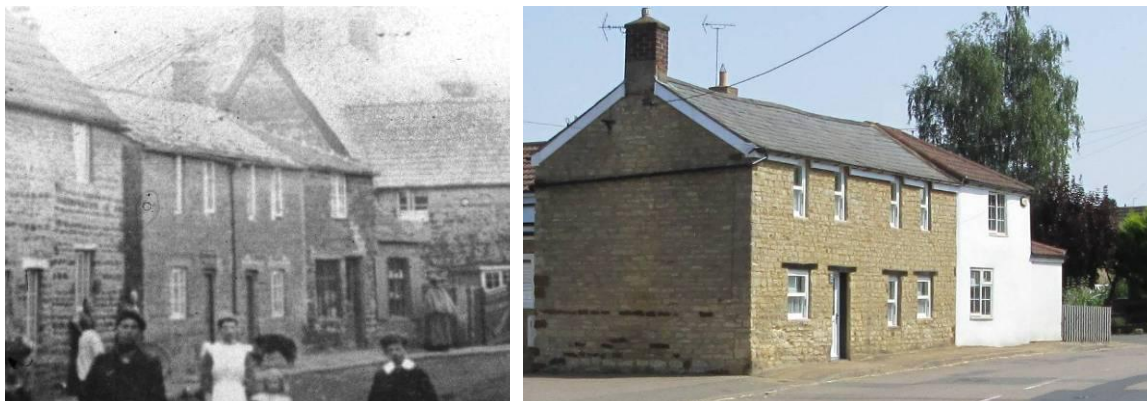
Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 110

38, Church Street – Peacock’s Shop

The building that became Peacock’s Shop was constructed in the 1850s and the first occupant shown in the 1861 census was Reuben Peacock who was a carpenter. The building had a large barn at the rear that would have been his workshop. By the time of the 1871 census the building had been taken over by Richard Peacock who was described as a shoemaker and grocer. The shop was probably run by his wife Mary while he concentrated on manufacturing shoes. In 1891 the shoemaking side of the business had been discontinued and Richard is described as a grocer. The shop itself continued to be run by the Peacock family well into the twentieth century and older members of the community can recall calling in for sweets on the way to and from school.



The photograph on the left shows an enlarged view of Peacock’s shop to the right and Attley Cottage to the left. It can be seen that one of the doors has been replaced by a window in the cottage when it was converted into a single residence. The shop has lost its door although the position is still marked by a dropped kerb in front of the building. The extension to the right of the shop is now windowless.

RSD31 – 38, Church Street, Ringstead

Local Listing Assessment Form RSD32

Address/Location of building/structure Wesleyan Chapel 5, Chapel Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 01.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Brick built chapel constructed in 1857 and now used as a private dwelling. Excellent example of a Wesleyan Chapel from the period.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [30]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [15]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

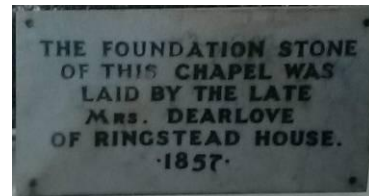
SCORE [10]

TOTAL SURVEY SCORE 145

5, Chapel Street – Wesleyan Chapel

A Chapel was first started on the site of the current building in 1849, the original building started off as a blacksmith's shop and accomodation. The current building was constructed and registered for worship in 1857, the foundation stone was laid by Mary Ann Dearlove and this is stated on a plaque erected some time after her death at the age of 46 in 1867. Mary Ann was the wife of Joseph Dearlove, a farmer who lived at Ringstead House (now known as the Manor House). The frontage and extra school room was built on in 1878. The chapel was closed for worship in 1995 and is now a private house used as a recording studio.

The house that can be seen next door to the Chapel (No 3 Chapel Street) was constructed in the 1850s and was the home of Joseph Abbott, a shoemaker and grocer until the 1870s.



The Methodist Chapel photographed in 2018 and the plaque commemorating the laying of the foundation stone in 1857

RSD32 – 5, Chapel Street, Ringstead

Local Listing Assessment Form RSD33

Address/Location of building/structure Chapel House 3, Chapel Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 04.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built shop and house constructed in the 1850s, ceased to be used commercially in the 1870s and is now a private house.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 110

3, Chapel Street – Chapel House

This house was constructed around the time the Wesleyan Chapel was built. It was the home of Joseph Abbot, a shoemaker and grocer until the 1870s. Joseph was probably related to Joseph Abbot who ran a draper's and shoe shop in the High Street in 1911.



3, Chapel Street photographed in 2018

RSD33 – 3, Chapel Street, Ringstead

Local Listing Assessment Form RSD34

Address/Location of building/structure Ross Bull's Abbatoir 1B, Chapel Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 04.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built Victorian slaughterhouse built for the butcher's shop that operated in Chapel Street. Converted into a private dwelling in 2015.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 115

1B, Chapel Street – Ross Bull’s Abbatoir

A little further up the street from Ross Bull’s butcher shop (1, Chapel Street) is a rectangular stone building that was used to slaughter animals to supply meat to the shop. The building has now been converted into an attractive cottage. Elements of this building look to date back to before 1840 as a building in this location is shown on the tithe map from that year.



Ross Bull’s abbatoir in the LH picture taken in 2009 has been converted into an attractive looking cottage (photographed in 2018)

RSD34 – 1B, Chapel Street, Ringstead

Local Listing Assessment Form RSD35

Address/Location of building/structure Ross Bull's Shop 1, Chapel Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 04.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Brick fronted property with stone built sides and rear. Constructed in the early part of the 19 th Century as two separate dwellings.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [35]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 145

Ross Bull's Shop

This property gives the impression of being accommodation for a single family, checks on title and census records indicate it was the home for two different families from 1838 onwards. The 1838 tithe records and 1841 census shows the house being shared between William Dicks who was a grocer and John Barber a shoemaker. In 1851 both residents were still there but William Dicks was now described as a shoemaker. In 1861 a shoemaker named as John Wittering had taken over from William Dicks and William Wills, a farm labourer had taken over John Barber's residence. The 1871 census indicates that William Webb Braybrook's family are the sole occupants, he was an agricultural labourer. In 1881 there was again a single family; John Wyman who was a farmer of 148 acres employing 2 men and 4 boys. His son David had taken over the farm and property by 1891 with Joseph Abbott living next door running a grocer and coal merchant's business. Joseph Abbott was still living there in 1901 and his daughter Lilian is working as a shop assistant at the co-op stores, James Barker an ironstone labourer was living next door. In 1911 Joseph had moved his family into the shop on the corner of High Street and Chapel Street. The house was now being occupied by two families; George Thomas Dickens a hand sewn army shoemaker had taken over from Joseph Abbott and Ernest Ross Bull, a butcher, had taken over from James Barker. The butcher's shop continued trading up until 1989 with Tom Bridge taking over from Ross Bull and the last butcher was Tom's son Dennis.



William Dicks' shop / workshop



No 1 Chapel Street
photographed in 2018



Ross Bull's butcher's shop

RSD35 – 1, Chapel Street, Ringstead

Local Listing Assessment Form RSD36

<p>Address/Location of building/structure</p> <p>The Blacksmith's House</p> <p>4, Chapel Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>05.11.18</p> <p>08.02.19</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Two brick built properties constructed in the late 1850s and now converted to a single dwelling.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original features, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [20]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 120

4, Chapel Street

This property was originally two separate cottages that have now been combined into a single residence. The houses were constructed on the site of a former blacksmith's workshop and shed, the smithy having been relocated round the corner in High Street. Construction probably started in the late 1850s and the 1871 census returns show that blacksmiths William and Frederick Bradshaw were living there. In 1911 Silas Davis, who was then the only blacksmith left in the village was the occupant.



No 4 Chapel Street photographed in 2018 with the smithy visible in the background.

RSD36 – 4, Chapel Street, Ringstead

Local Listing Assessment Form RSD37

<p>Address/Location of building/structure</p> <p>Chapel Street General Store</p> <p>6, Chapel Street,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p> <p>Graham Underwood</p>	<p>Date of survey:</p> <p>05.11.18</p> <p>08.02.19</p>
	<p>External Inspection from public space [x]</p>	
	<p>Complete external inspection []</p>	
	<p>Full inspection (including internal) []</p>	
<p>General description and setting within landscape.</p>	<p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Former general store constructed with brick frontage and stone sides and rear in the early 19th Century.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [25]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 115

Chapel Street General Store

The shop was constructed in the early part of the 19th Century in a combination of brick and stone as was the fashion of higher status properties at the time. The first recorded shopkeeper in 1820 was Elizabeth Wright, she was followed in the 1840s by Noah Green who was a Draper and Grocer. Initially he was living in a house in Carlow Road while running the shop, by the time of the 1851 census he had moved into the shop premises with his wife and children.

Noah moved out in 1854 to set up Ringstead's first Post Office in the High Street. The shop was then taken on by Samuel Figgis (later landlord of the New Inn) and Mary Mosley until 1857 when Alfred Roberts was running it. In 1860 Charles Tyringham had taken over and was in charge until some time in the 1870s when it was being run by George Warren as a hardware and grocery store. In the 1891 census returns the shop was empty and identified as a grocer's shop to let. The next recorded occupant was William Samuel Bull who had been the landlord of the Swan Inn, he was a tinsmith and continued with this trade while at the property. Although William lived there it looks like the shop was let separately to the living accommodation. The shop was initially run by a Mr Saunders and then in 1903 Eliza Slack took it on probably assisted by William's wife, Emma. The ownership of the property was taken over by Campbell Praed Brewers around this time and it's probably no coincidence that they also supplied Ale to the Swan Inn. It's possible that the Bull family continued to be involved with the premises as in 1959 it was being run by a Mrs Gunn and Joyce Slack (nee Bull), the ownership of the premises had now passed over to Phipps Brewers. Prior to 1968 Roy Elliott was running the shop and in 1968 William Gerrard took it over for eight years and then it was 'Floreys' shop until 1998 when it became a private residence.



Former General Store at 6 Chapel Street.



William Samuel Bull with his son, Ashley and great-niece Joyce on the occasion of Ringstead Carnival.

RSD37 – 6, Chapel Street, Ringstead

Local Listing Assessment Form RSD38

Address/Location of building/structure Grove Cottage 8, Chapel Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 06.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built cottage possibly dating back to the 18 th Century.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [0]

TOTAL SURVEY SCORE 125

Grove Cottage

This building was shown in the 1838 tithe records and is probably much older than this. The first known occupant was Samuel Saddington who was a farm labourer. In 1851 John Perleick a shoemaker was living here. The 1861 census records show the occupant as Thomas Grant Knight who is described as a drill proprietor, this would have been seed drilling and Thomas would have hired himself out to the local farmers to provide this service. He appears to have retired from the seed drilling business by 1871 as he was shown as a butcher, in 1881 at the age of 70 he was in a farming partnership with his brother. In 1891 his widow, Jane, was living in the house. The 1901 census records that Thomas' son John was the head of the household and was working as a grazier. In 1911 Joseph Dicks an unemployed hand sewn shoemaker was living there.

The name 'Grove Cottage' was originally associated with No 4 Chapel Street in the 19th Century. It is not known when No 8 Chapel Street acquired this name.



No 8 Chapel Street photographed in 2018.

RSD38 – 8, Chapel Street, Ringstead

Local Listing Assessment Form RSD39

Address/Location of building/structure Shepherd's Cottage 16 & 18, Carlow Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 06.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Originally a stone built cottage built as a single dwelling. Now two dwellings with 20 th Century extension work apparent.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [25]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [15]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 125

Shepherd's Cottage

The 1838 tithe records identify this building as a cottage and allotment occupied by Weekly Ball. The 1841 census shows that the head of the household was a shepherd named William Ball, Weekly was his son who was a butcher. One of his daughters, Ann, looks to be working as a servant in the 'Vicarage' located in Upper Carlow (now demolished). Weekly is also referred to as William Weekly* in census records and in the 1840s he moved into a newly built cottage next door (No 20). In 1851 William, his father, had retired and his son, John, who was also a shepherd was now the head of the household. The 1861 census returns show that John Ball was a butcher and still living in the cottage, by 1871 John was a butcher farming 43 acres and employing a labourer and had moved to Shop Street (High Street). The occupants of this cottage from 1871 - 1881 cannot be definitively identified from census records. The cottage started off as a single residence, which looks to have been split into three cottages at some point after 1861. It is now two properties, numbers 16 & 18.

In 1891 William Peacock, a shoemaker, was living in the cottage on the left, Benjamin Roberts a shoemaker was living and working in the middle cottage and Jabez Abbott, also a shoemaker, was living in the cottage on the right. In 1911 it was the home of Alfred Mayes and his three sons who made hand sewn army shoes.

*William Weekly Ball achieved notoriety in the village when he was accused of the murder of Lydia Attlee, he eventually left the village and it looks like his brother, John, took over his butcher's shop in the High Street.



Benjamin Roberts outside the Shepherd's Cottage
(16 / 18 Carlow Street)



The 1838 cottage was originally a single rectangular stone building, some later extension work is evident and the rendering of No 16 hides the building fabric.

RSD39 – 16 & 18, Carlow Street, Ringstead

Local Listing Assessment Form RSD40

Address/Location of building/structure Frederick Fox's House 9, Carlow Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 06.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built cottage with wood clad upper floor, probably dating back to the 17 th Century.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [35]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 145

Frederick Fox's Cottage

9 Carlow Street was probably built in the 17th Century and tithe records from 1838 indicate that Thomas Hackett, an agricultural labourer lived there. Census records after this time are difficult to follow due to the redevelopment of the Carlow Street as shown in the 1840 tithe maps, it consisted mainly of small workers hovels, which were probably cleared as part of the Victorian drive to eliminate Cholera. In 1901 the residence was the home of William Gibbs who was a shoe maker working away from home. The 1911 census returns show it was being inhabited by Frederick Fox an unemployed hand sewn boot maker. Frederick was a well known character in the village whose nickname was 'Pamp', he was also something of a sportsman and in 1898 skated the flooded Nene Valley from Northampton to Thrapston, his two companions continued on to Wansford. His skating boots have been retained for posterity by the Ringstead Heritage Group. Pamp was undaunted by unemployment and he went on to produce and sell shoes and boots from his home, he was something of a pioneer and developed a range of sports shoes using screw in studs and spikes. His business was so successful that he went on to employ two other shoe workers to assist him. The house was small and it's possible that in the absence of a workshop part of the house was used to manufacture and retail products. Numbers 9 and 11 Carlow Street have now been knocked into a single house.



No 9 Carlow Street on the left – Pamp Fox's ice skates on the right

RSD40 – 9, Carlow Street, Ringstead

Local Listing Assessment Form RSD41

Address/Location of building/structure Robert's House 7, Carlow Street, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 06.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built cottage constructed in the 1880s.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [20]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [10]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 130

Robert's House

7 Carlow Street was the likely birthplace of Alfred Roberts, who was the father of Margaret Thatcher, the Prime Minister of the UK from 1979 – 1990. Alfred's father, Benjamin had moved to Carlow Street from the High Street after his marriage to Ellen Smith in 1884. Ellen had lived next door to Benjamin prior to this. Their first property in the street was the Shepherd's cottage (16 / 18 Carlow Street) with the building having been split into three cottages by this time. The family then moved to 7 Carlow Street which was probably built in the 1880s and would have been a new property when they moved in. Alfred Roberts was born in 1892, the fifth of seven children. Benjamin was a shoe maker working at home in 1901 assisted by his son, Harold. By the time of the 1911 census they were working as shoe and boot makers away from home. Alfred Roberts had moved out by 1911 and was working at a grocer's business in Oundle, he was unable to work in the shoe trade due to his poor eyesight. He was also unable to fight in World War I because of this and we can only speculate how the future of the country would have been affected if he had gone to war. No 5 and No 7 have now been combined as a single residence.



Alfred Roberts house at 7 Carlow Street

RSD41 – 7, Carlow Street, Ringstead

Local Listing Assessment Form RSD42

Address/Location of building/structure Cemetery & Chapel Station Road, Ringstead	Assessed by; (print name/s) Derrick Sims Graham Underwood	Date of survey: 06.11.18 08.02.19
	External Inspection from public space [x]	
	Complete external inspection []	
	Full inspection (including internal) []	
General description and setting within landscape.	Additional supporting documentation: Photographs [x] Other pictures [] Documentation [x] Plans/Elevations [] <u>Comments</u> Stone built cemetery chapel constructed in 1893.	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE [35]

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [30]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [25]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [5]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 160

Chapel & Cemetery

The Cemetery, containing one acre with a mortuary chapel, was consecrated in 1893. Benjamin Roberts who was the grandfather of Margaret Thatcher, the Prime Minister of the UK from 1979 – 1990 was interred here. The chapel is owned by Ringstead Parish Council and from 2010 – 2018 was used by A. Abbott & Sons Limited as a chapel of rest. The building is now (2018) being used as a heritage centre run by Ringstead Heritage Group.



Ringstead Cemetery Chapel photographed in 2018

RSD42 – Chapel & Cemetery, Station Road, Ringstead

Local Listing Assessment Form RSD43

<p>Address/Location of building/structure</p> <p>Britannia House</p> <p>Denford Road,</p> <p>Ringstead</p>	<p>Assessed by; (print name/s)</p> <p>Derrick Sims</p>	<p>Date of survey:</p> <p>10.09.20</p>
<p>General description and setting within landscape.</p>	<p>External Inspection from public space [x]</p> <hr/> <p>Complete external inspection []</p> <hr/> <p>Full inspection (including internal) []</p> <hr/> <p>Additional supporting documentation:</p> <p>Photographs [x]</p> <p>Other pictures []</p> <p>Documentation [x]</p> <p>Plans/Elevations []</p> <p><u>Comments</u></p> <p>Brick built former shoe factory constructed in 1895.</p>	

Conservation Area Status(if applicable): Designated [] Proposed []

Adjacent to Listed Building? [] Associated with historic park/garden/formal landscape? []

Risk Status: Grave Risk [] At Risk [] Vulnerable [] Not at Risk [x]

POINTS SYSTEM FOR DETERMINING INCLUSION ON LOCAL LIST OF BUILDINGS

1/ AGE OF BUILDING/STRUCTURE

pre 1700	(50 points)	
1700 – 1840	(35 points)	SCORE [20]
1840 – 1914	(20 points)	
1914 onwards	(10 points)	

2/ CONDITION/COMPLETENESS

Excellent – retention of original planform/
materials/details & setting (35 points)

Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)

Average – significant loss of original feat- SCORE [25]
ures, some modern additions. (15 points)

Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

3/ DESIGN CHARACTER &

ARCHITECTURAL MERIT Particularly unusual example, locally distinct.

Outstanding example of a style/high level of detail. Well known local architect or example of an architect whose other work includes listed buildings. (30 points)

Generally typical of its period. Some fine detail, locally significant. (20 points) **SCORE [30]**

Plain form and detail, low intrinsic merit, Relatively common type. (10 points)

4/ USE OF MATERIALS

Largely constructed of local materials or having technological innovation. (15 points)

Significant use of local materials. (10 points) **SCORE [10]**

Little use of local materials, modern replacements. (5 points)

5/ SCENIC VALUE

Pivotal, key or landmark structure within its surroundings or landscape. (25 points)

Important group member within a public scene. (20 points) **SCORE [25]**

Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)

Limited view from public realm (10 points)

6/ ACCESS

Available for regular internal public access

(Buildings only)

(5 points)

SCORE [0]

7/ VIABILITY

High – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)

Medium – might have beneficial use/re-use and should be retained. (15 points)

SCORE [25]

Low – no obvious beneficial use/re-use but worthy of retention. (5 points)

8/ HISTORIC

ASSOCIATION

Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)

SCORE [10]

TOTAL SURVEY SCORE 145

Britannia House

Britannia House was constructed as a shoe factory by Mr. H. Lovell of Raunds in 1895. The building was commissioned by the Britannia Co-operative Society Ltd whose name is proclaimed on the roundel on the front wall. It is an impressive red brick building and the last example of a shoe factory remaining in the village. Although it has now been converted to flats the exterior look of the building is largely unaltered. The factory was officially opened on 15th October 1895 with workers and Co-operative Society members treated to a cold buffet in celebration.

The building was constructed close to what was known as the Tilcroft area of the Village, this area is closely linked to Ringstead's history of boot and shoe manufacture. Gladstone, Rosebery and Spencer Street were developed to house the "artisan classes" at this time. An auction held in 1894 led to the division of the first and second Tilcroft into building plots. The terraced and semi-detached houses in the three streets are dated from the end of the 19th Century and early 20th Century (circa 1898 – 1902).



RSD43 – Britannia House, Denford Road, Ringstead