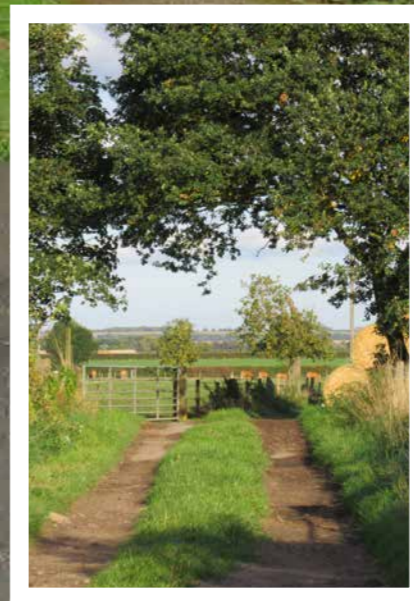
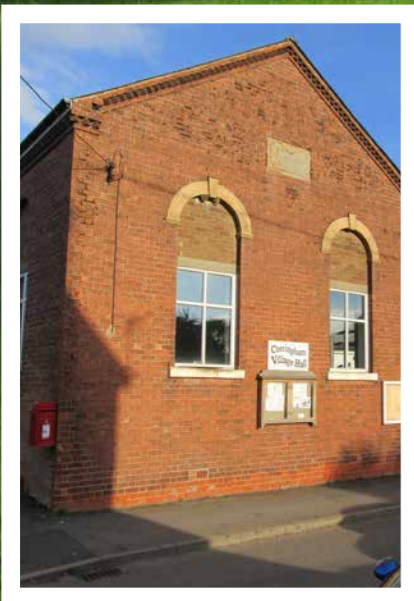


Corringham
Character Assessment

October 2019



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APPENDIX 1 - Historic Environment Records for Corringham And Aisby

APPENDIX 2 - Designated Heritage Assets

Prepared by:

CARROLL PLANNING + DESIGN

Woodpark
Cappaduff
Mountshannon
County Clare
Ireland
V94 AE8P

Telephone
061 926703 (Ireland)
07841678994 (UK)

darren@carrollplanningdesign.com
www.carrollplanningdesign.com

on behalf of:

Corringham Parish Council

NB: Report should be printed and viewed in A3 format



1 INTRODUCTION

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Purpose of the assessment

1.1 Character assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 This Character Assessment provides an overview of the key qualities and characteristics that define the Parish of Corringham (Fig 1), with a particular focus on the village of Corringham and hamlet of Aisby. The Character Assessment has been prepared in support of a larger project – the production of the Corringham Neighbourhood Development Plan. Once adopted, the Neighbourhood Development Plan will be used by West Lindsey District Council when considering planning applications for development within the Neighbourhood Development Plan area.

1.3 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and the need to understand local character in order to effectively inform and underpin planning policy, and also highlights the pivotal role Neighbourhood Plans can have in communicating the defining characteristics of an area. Specifically, paragraph 125 of the NPPF states that:

‘Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.

1.4 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is further acknowledged in the government’s planning practice guidance (Reference ID: 20-030-20140306), which states that:

‘A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities’.

1.5 This Character Assessment supports the design and character policies progressed within the Corringham Neighbourhood Development Plan. It is intended to be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in Corringham is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area. The document will also be a key tool in any future assessment of land for site allocations, whether this be through the Neighbourhood Development Plan or Local Plan processes, and should help ensure that development is directed towards the least sensitive parts of the Parish and to locations where development would preserve the local character.

Assessment methodology

1.6 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Character Assessment considers a broad range of influences, including:

- Historical evolution of the parish settlements;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- Townscape and built form;
- Landmarks;
- Views and vistas; and
- Streetscape.

1.7 While the primary objective of this assessment is to identify the qualities and positive characteristics of Corringham, where appropriate, existing development which fails to contribute positively to local character is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the local character is presented. In addition, this approach can also help to identify opportunities where local character might be reinforced and

enhanced.

1.8 In preparing this Character Assessment, the following approaches to understanding and documenting the distinct local character have been progressed:

- Desktop research, including:
 - Analysis of historic and recent maps;
 - Review of existing evidence, including the the West Lindsey Landscape Character Assessment (1999); and
 - Identification of designated and non-designated Heritage Assets.
- Detailed on-site survey of the local area, and the recording of key characteristics and features.
- Discussions with members of the Parish Council and other residents involved in the preparation of the Corringham Neighbourhood Plan.

1.9 The latter approach is particularly critical to the preparation of a comprehensive character assessment, ensuring that townscape and heritage features which are perhaps less obvious to an outside expert, but are valued and appreciated by local communities, are highlighted and have their importance communicated within the character assessment.

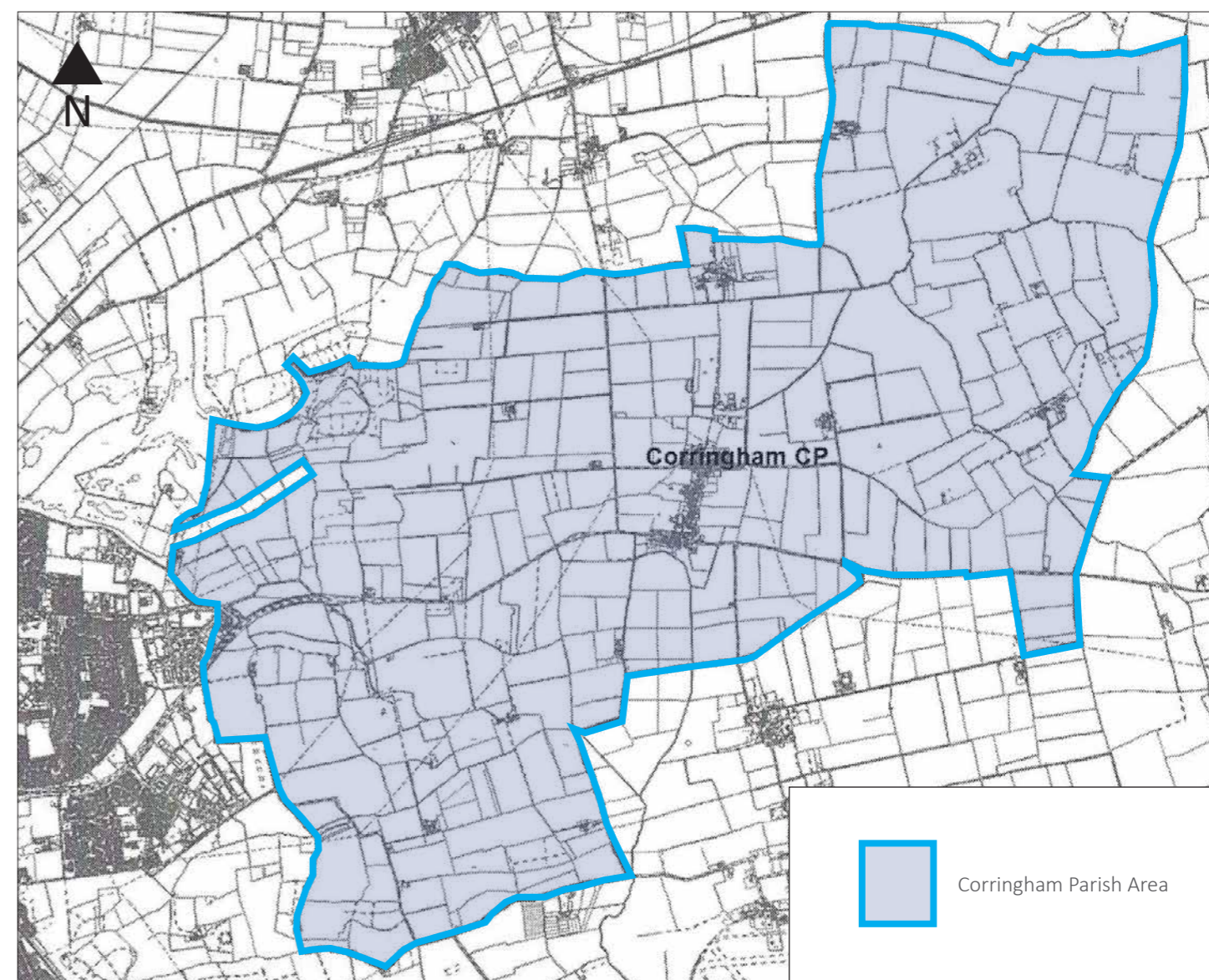


Fig 1: Corringham Parish, the focus of this Character Assessment report.



2 LANDSCAPE SETTING

2 LANDSCAPE SETTING

Wider landscape features

2.1 Corringham is located at the north-western corner of the district of West Lindsey, only 4km east of Gainsborough and 19km north of Lincoln. The parish lies within a broad, transitional landscape midway between two of West Lindsey's most distinct landscape features; the Lincoln Cliff, a Jurassic limestone scarp that lies east of Corringham, and the River Trent, which hugs the western edge of the district.

2.2 Fig 2 illustrates Corringham's location relevant to the district's wider key landscape characteristics.

West Lindsey Landscape Character Assessment (1999)

2.3 The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district.

2.4 The WLLCA identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Of these areas, the village of Corringham is positioned within the boundaries of the Till Vale LCA, whilst the western extents of the parish are covered by the Trent Valley LCA (see Fig 3). The below sub-sections briefly discuss the key characteristics of each of these LCA's, with specific reference to Corringham and its landscape setting.

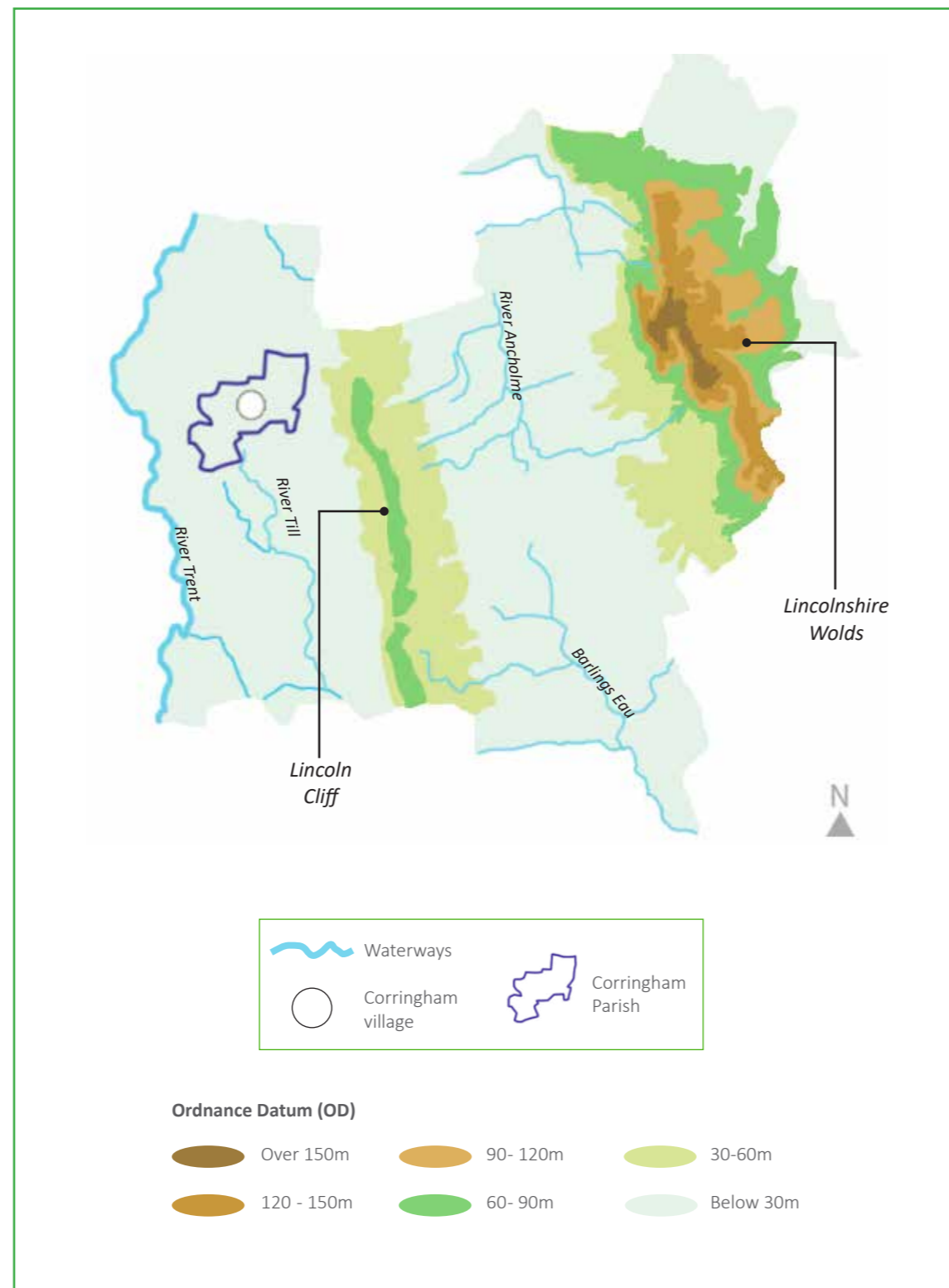


Fig 2: West Lindsey physical features map

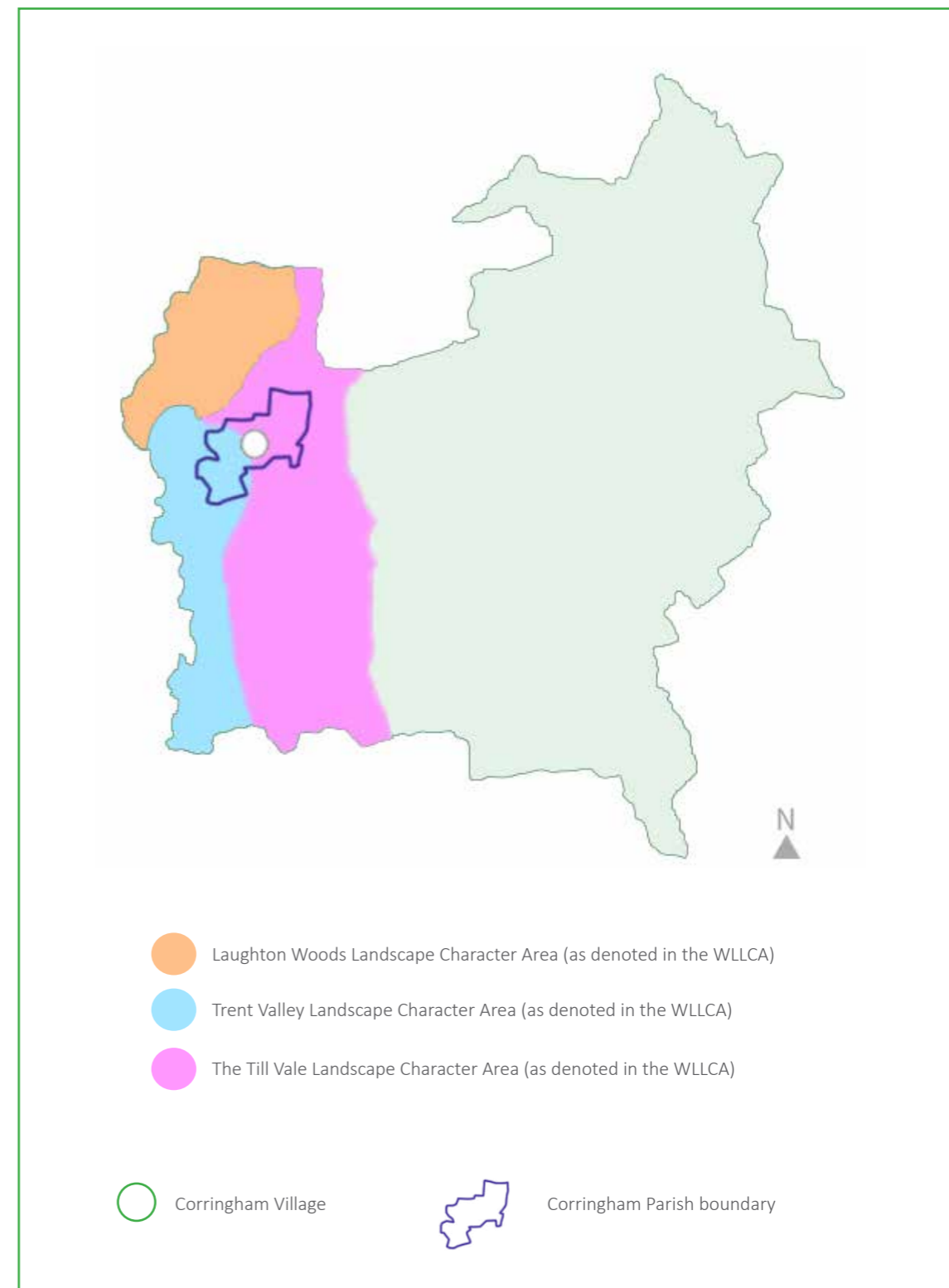


Fig 3: Corringham Landscape Character Area map.

The Till Vale LCA

2.5 The Till Vale LCA covers the eastern extents of Corringham parish, and also takes in the village itself. The WLLCA describes the Till Vale LCA as an ‘*agricultural landscape with large, flat, open fields and a strong rural character*’. Contributing to this open character is a agricultural field network (Fig 4) that is generally enclosed by low hawthorn hedgerows only (Fig 5), and hosts few hedgerow trees, thus ensuring minimal visual impact on views across the landscape. An extensive system of becks, dykes and drainage ditches cross this landscape (Fig 6), but also have little visual presence in and around Corringham, their waters flowing discreetly through the village’s wider rural setting. Importantly, this flat and open landscape character allows for long distance views from Corringham eastwards towards the Lincoln Cliff (Fig 7).

2.6 Punctuating some of the many long distance views found in this eastern part of the parish and providing a sense of scale in this expansive agricultural landscape are a number of small, isolated woodland blocks (Fig 8), and several farmstead and farm buildings (Fig 9 and 10). A pleasing characteristic of the Till Vale LCA is the presence of several windmills, one of the best examples being situated some 0.8km east of Corringham, where it stands as a key local landmark in the village’s eastern landscape setting (Fig 11).

2.7 However, the most visually prominent features in this landscape are the settlements it hosts, which include the village of Corringham and the rural hamlets of Aisby, Bonsdale and Yawthorpe. The latter stands a relatively exposed

and slightly elevated position within the landscape (Fig 12), some 2km east of Corringham where the landform displays some gentle undulations. However, Corringham (Fig 13) Bonsdale and Aisby (Fig 14) are more introverted, displaying generously planted outer edges that tend to screen the bulk of each settlements’ built environment and give them a wooded external appearance.

2.8 Away from the fast-moving traffic flows of the A631, the minor roads that cross this eastern part of the parish are generally straight and enclosed by wide grass verges, drainage ditches and low hawthorn hedgerows. Around Corringham and Aisby these routes tend to meet each other at 90° angles, creating a distinctive grid-like road network (Fig 15-17).



Fig 4: Agricultural land dominates the Till Vale LCA, much of which is devoted to arable farming.



Fig 5: Fields bounded by well-maintained, low cut hawthorn hedgerows are one of defining characteristics of Corringham’s landscape setting.



Fig 6: The Till Vale is dissected by a network of modest waterways, which quietly pass through the rural landscape.



Fig 7: The openness of the Till Vale LCA permits long distance views from the eastern edge of Corringham village towards the Lincoln Cliff, a limestone escarpment and significant physical feature that runs roughly north-south through Lincolnshire. This view also highlights some of the typical characteristics of the eastern landscape of Corringham; visually unobtrusive drainage ditches, hawthorn hedgerows with few trees, and open, expansive arable farmland.



Fig 8: A small number of dispersed, geometric blocks of woodland add visual interest to the eastern end of the parish.



Fig 9 and 10: Reinforcing the agricultural character of the Till Vale LCA are a number of isolated farmhouses and associated farm buildings, including Grange Farm, which is situated in open countryside on the east side of the village of Corringham.



Fig11: The distinct, tapering three-storey tower of the Grade II listed Corringham Windmill is a unique and handsome landmark in the landscape. The tower mill appears prominent in picturesque views from the eastern edge of Corringham, where it benefits from a foreground of open agricultural land and the dramatic backdrop of the Lincoln Cliff.



Fig 12-14: Though Yawthorpe stands quite prominently in the landscape (top-left), the parish's other settlements, including Aisby (top-right) and Corringahm (bottom-centre) tend to be more sheltered, hidden by the bands of tree planting that stretch along the settlement edges. In many external views towards Corringahm, it is the Church of St Lawrence, whose tower rises above the village tree canopies, that gives away the village location.

Fig 15-17: The rural road network that surrounds Corringahm village has a strong, singular character, exhibiting the typical form of ancient enclosure roads; straight, and edged by verges, ditches and hedgerows. Simple but locally distinctive fingerpost signs, an absence of roadside kerbs, and limited road surface markings (typically only at junctions), further enhances to the appealing rural aesthetic of these routes.

Trent Valley LCA

2.9 The Trent Valley LCA covers the western half of the parish, extending from Gainsborough to the outer eastern edge of Corringham village. In contrast to the open and flat character of the eastern half of the parish, the area covered by the Trent Valley LCA is a much more enclosed agricultural landscape, within which views are less expansive. This greater sense of enclosure can be partly attributed to the gently undulating landform, but is more so the product of the vigorous hedgerow and tree planting that populate the landscape. Fields are bounded by hawthorn hedgerows of good condition and with few gaps within which appear regular flourishes of taller hedgerow species and trees, whilst several significant standalone woodland blocks also rise up within the landscape. These more sizeable and visually prominent forms of vegetation strongly influence the character of this part of the parish, where they add visual interest to the landscape, breaking-up, framing, and in many cases, limiting views (Fig 18-20).

2.10 Hugging the eastern edge of Gainsborough are some particularly commanding and expansive deciduous woodland blocks (Fig 21), including Wharton Wood, Birch Wood and White's Wood, which screen the town's built extents and provide it with a handsome, wooded edge in views looking west from Corringham (Fig 22). Tree planting along the B1433 and A631 also plays an important role in facilitating the transition from urban to rural setting, with those exiting Gainsborough via these routes finding themselves travelling along a particularly green and enclosed route as they enter Corringham's Parish boundaries (Fig 23 and 24).

2.11 Currently less populous than the eastern side of the parish and containing no settlements, built forms within the western half of Corringham are limited to farmhouses and farmsteads, which are spread out across the

rural landscape and typically lie in isolated locations. Many of these agricultural clusters contain traditional buildings of a rich and attractive vernacular aesthetic (Fig 25), which form distinct features within the landscape and provide an important link to Corringham's past and agricultural heritage.

2.12 A large scale urban extension to Gainsborough, which extends into Corringham Parish, is planned for the near future. This will see the arrival of a sizeable number of new housing units and other associated built infrastructure and services- current expectations are for a development of circa 750 new homes with supporting local facilities. The urban extension has been designed to incorporate existing tree and hedgerow planting into the development.



Fig 18-20: Tall hedgerows, areas of woodland and tree clusters characterise the agricultural landscape that spans the area between Corringham village and Gainsborough. This wealth of prominent planting gives this swathe of countryside a strong and unified character and also works to break up and limit views across the landscape. This landscape plays an important role in providing separation between Gainsborough and Corringham, protecting the rural character of the latter.



Fig 21: Looking north-west from the lay-by on the A631 just west of Corringham village reveals a view that terminates with a distinctly wooded horizon formed by the expansive woodland of Wharton Wood, which forms a commanding physical feature along the horizon.



Fig 23 and 24: Leaving Gainsborough and entering the western extents of Corringham Parish, the A631 displays a vibrant green character, with either side of the road flanked by consistent and thriving stretches of tall hedgerow and tree planting, which guide the eye forwards and shelter the route.



Fig 22: Despite its sizeable developed footprint and relatively close proximity, Gainsborough has no visual presence in views looking west from Corringham due to the dense woodland blocks that wrap around the town's eastern edge. The visual break provided by this woodland planting is crucial to the preservation of the distinctly rural character of Corringham's landscape setting.

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Fig 25: One of the most prominently positioned and handsome of a number of rural farmhouses found within the Trent Valley LCA, Woodhouse Farm forms a landmark building along the north edge of the A631.

Parish landscape features summary

2.13 The map at Fig 26 provides an overview of the key features, both built and natural, that appear within Corringham's landscape. This map supports, and should be read in conjunction with, the commentary found at preceding paragraphs 2.5-2.12.

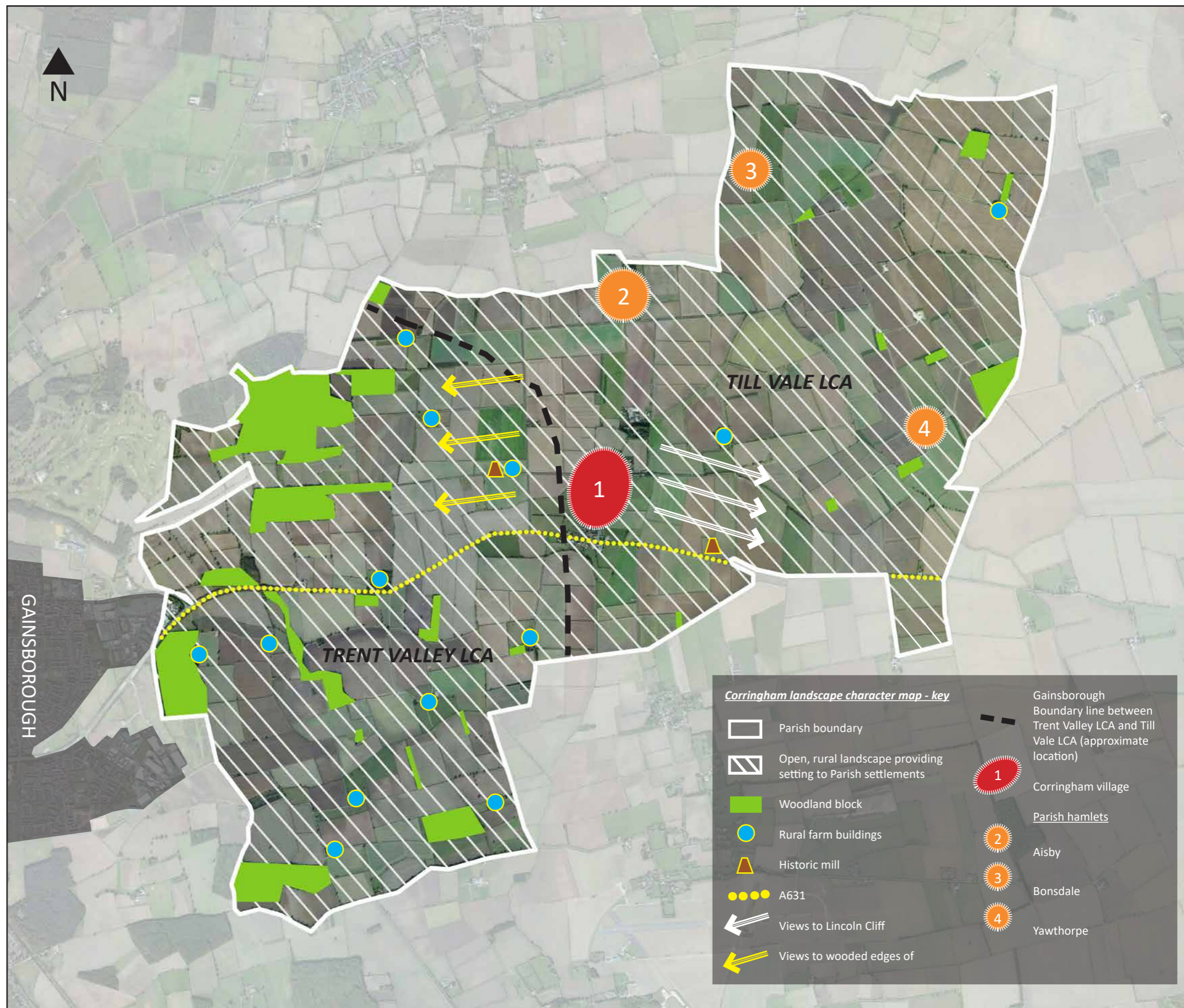


Fig 26: Corringham Landscape Character Map

Corringham village relationship with landscape setting

2.14 The below paragraphs consider the relationship between the village of Corringham and its surrounding landscape setting, and how the village appears within this part of rural Lincolnshire.

Village edges

2.15 Aside from the village's more exposed southern edge, which is formed by the A631 and those buildings that line the route, the remainder of Corringham's outer edges generally benefit from a soft, green and verdant character. In views towards the village, built forms are generally subservient to the wider array of mature tree planting that tends to dominate and define the village edges and skyline. Through these strong tree canopies only tantalising glimpses can be gained of the settlement roofscapes, with the village church often forming the only prominent built feature. Occasional gaps and undeveloped plots along Middle Street appear to reflect old field patterns and cottage plots.

2.16 The map at Fig 27 and associated images at Fig 28-30 provide an overview of how the Corringham's village edges appear in external views from the surrounding rural setting.

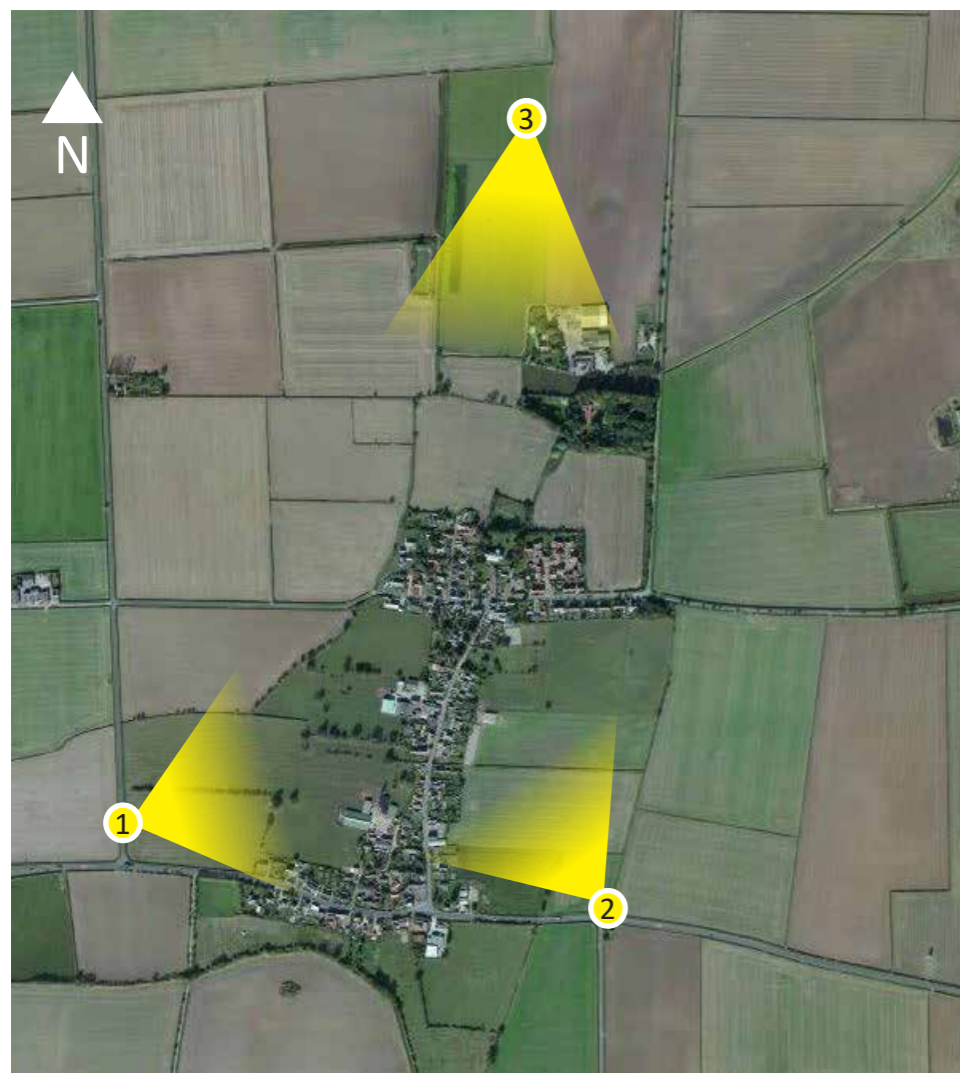


Fig 27: External views towards Corringham - Viewpoint locations map



Fig 28: Looking east from Pilham Lane only occasional, slight glimpses can be obtained of the village's built environment, with tree planting along its outer edges screening much of the settlement. Emerging from dense canopies at the village's northern end is the tower of St Lawrence's Church.



Fig 29: Within views towards Corringham from the east the only prominent built features are the landmark of St Lawrence's Church and the semi-detached properties of East Lane, the latter of which benefit from a backdrop of mature tree planting which softens their appearance and helps to integrate the development into the wider sylvan view.



Fig 30: The bulky and overly exposed agricultural buildings of Hall Farm are the only prominent built features in views from the north towards Corringham.

Village approaches

2.17 Vehicular approaches into Corringham from the surrounding rural landscape tend to display an appropriately gradual and well-managed transition from countryside to village setting. Those approaches into the village's northern extents at East Lane (Fig 31) and Mill Mere Road (Fig 32-36) display a particularly charming and distinct rural character, comprising narrow country lanes edged by grass verges and hedgerows. From along both these approaches only partial views can be gained of Corringham's built extents, which nestle within a verdant and heavily planted setting. The tower of St Lawrence's Church is a prominent feature in views along both of these approach roads, which draws the eye forwards and beacons the traveller towards the village's historic core.

2.18 The A631, with its wider profile, more formalised appearance and steady flows of fast moving traffic, gives the approaches into Corringham a less intimate and more indistinct character. However, whether it be from the east (Fig 37-39) or the west (Fig 40-42) along the A631, these southern approaches into Corringham still offer a reasonably smooth transition from countryside to village setting, which is primary facilitated by the roadside planting and grass verges that enclose the route as it moves towards Corringham, before they gradually give way to a more built-up and developed roadside environment.



Fig 31: The north-eastern gateway into Corringham displays a tranquil rural character, the unassuming country lane gently winding through the village's eastern landscape setting, with the St Lawrence's Church and the rooftops of the Nicholas Way development peaking above the flourishing tree cover to subtly announce the presence of the village ahead.



Fig 32-36: Turning right on to Mill Mere Road from Pilham Lane the northern extents of Corringham come into view, with the reddish hues of the dwellings that populate this part of the village emerging through an array of mature tree planting, and sitting to the fore of a distinct and handsome background formed by the distant Lincoln Cliff. These built forms, along with the ever-present and iconic form of St Lawrence's Church tower summon the traveller forwards as they move along the hedgerow enclosed approach road before a gentle bend guides them into the village's northern parts.



Fig 37-39 (top) and 40-42 (bottom): The A631 gently winds east-west through the Lincolnshire countryside, entering Corringham at the village's southern end. Approaches into Corringham from the A631, both from the east (top) and west (bottom), are enclosed by a mixture of hawthorn hedgerows and trees, which gradually give way to the homes and businesses that comprise the southern extents of Corringham village.

Significance of church tower within the parish landscape

2.19 As demonstrated in much of the photography provided in support of the preceding 'Village edges' and 'Village approaches' sections, the tower of St Lawrence's Church appears in multiple views towards Corringham as a distinct feature along the village skyline. Even in the summer months, when the abundance of tree planting at the northern end of the village is at it most lively and full, the tower of St Lawrence's Church still manages to punch through the canopies and emerge in distant views

2.20 As well as forming a distinct and iconic landmark within views towards the village, the church tower also provides an important point of reference in the landscape, enhancing the legibility of the parish landscape (Fig 43).



Fig 43: Gazing across the parish's northern landscape setting as it transitions from the wooded landscape of the Trent Valley LCA in the west to the more open and flat landscape of the Till Vale LCA in the east, Corringham village appears in the far distance, its location revealed through the towering presence of by St Lawrence's Church.

Public access

2.19 There are few off-road rights of way within the parish and dedicated pedestrian routes across the rural landscape setting are limited. The walking route linking Corringham with Aisby (Fig 44 and 45) represents the only public right of way within the parish that offers the opportunity for pedestrians to venture across the agricultural landscape.

2.20 Somewhat compensating for this lack of dedicated walking routes within the parish landscape is the fact that much of Corringham's rural road network is relatively pedestrian-friendly (Fig 46), with limited flows of traffic and a generally straight alignment that allows for early sight of oncoming vehicles.



Fig 44 and 45: A public right of way cuts across the fields that lie to the immediate north of Corringham village and links through to neighbouring Aisby.



Fig 46: Pedestrians and cyclists are a regular sight along the rural lanes that characterise much of Corringham's road network.

Landscape character recommendations

2.21 Based on the commentary set out within this landscape character summary, the following recommendations are made in order to protect and enhance the unique and locally distinct landscape setting of Corringham:

a) Both Corringham and Aisby benefit from soft, planted outer edges that almost entirely screen built forms in external views towards the settlements. These well managed rural-settlement interfaces are sensitive to future change. Future edge-of-settlement development proposals should subtly integrate into the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the parish settlements. The retention of existing planting and vegetation is encouraged.

b) Gateways into Corringham village are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting, which is facilitated by the trees, hedgerows and grass verges that line of the settlement approaches. Development proposals should be designed to maintain the rustic, rural appearance of these village approaches through sensitive siting and the retention of existing roadside planting and grass verges.

c) Outside of the established developed extents of Corringham village and the other parish hamlets, new development forms, such as agricultural buildings, should be carefully sited and designed so as to minimise their visual impact on the landscape setting. This is particularly crucial within the flat and open landscape of the Till Vale LCA, which characterises much of the eastern extents of the parish. New development should explore opportunities to utilise existing tree planting and/or introduce new tree planting as a means to integrate built forms into the landscape and to mitigate against any potential harmful impacts on the landscape character.

d) Corringham's landscape setting contains a distinct pattern of hawthorn hedgerows that bound the field network and subdivide the agricultural landscape. Existing hedgerows should be conserved, and where the opportunity is presented, hedgerow boundaries should be restored and renewed.

e) Woodland blocks and tree belts characterise the western edge of Gainsborough, softening the town's outer edges and screening its built environment in views from Corringham village. Such tree planting should be conserved, and future development along Gainsborough's eastern edge, including the proposed future urban extension, should seek to maintain the town's wooded external appearance in views from the east.

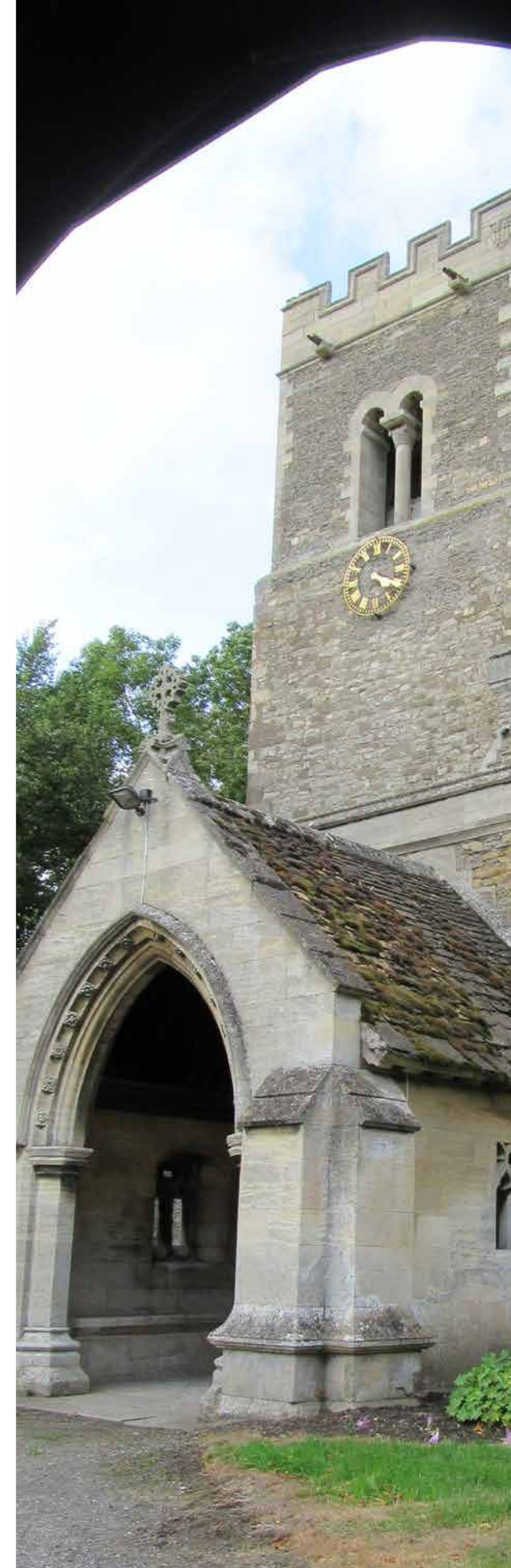
f) Traditional farmsteads, many of a handsome vernacular character, and historic windmills form distinct built features and landmarks within the parish landscape, punctuating and enhancing views across Corringham's countryside. Such structures should be conserved and key views towards them retained.

g) Away from the A631, the majority of Corringham's rural road network displays a pleasingly rural and informal appearance. Routes are narrow, edged by grass verges, ditches and hedgerows, and have minimal signage or road markings. Works that would erode this character and create a more formalised road network, such as the introduction of road markings, installation of raised kerbs along road edges, the loss of grass verges, and the erection of standardised road signage should be avoided.

h) The generally pedestrian-friendly character of Corringham's rural road network is a positive characteristic, which partially compensates for the Parish's lack of dedicated public rights of way. It is important to ensure that future development and/or road works maintain, and if possible, enhance the safe enjoyment of these rural routes for pedestrians, cyclist and horse riders.

i) St Laurence's Church features prominently in many views towards Corringham. Future development should seek to retain existing views towards this landmark building.

j) Despite its sizeable developed footprint and relatively close proximity, Gainsborough has no visual presence in views looking west from Corringham due to the dense woodland blocks that wrap around the town's eastern edge. In addition, the open rural landscape that lies between two settlements provides separation, helping to preserve the rural character and setting of both Corringham village, as well as Aisby. Maintaining both Gainsborough's wooded north-eastern edge and the openness of the landscape that lies beyond are key priorities for protecting Corringham's distinct rural setting. However, this intervening landscape could be used to host usable connections for walkers, cyclists and horse riders. Such links would preserve the openness of the landscape yet facilitate movement between Gainsborough and Corringham. The introduction of such car-free links is likely to be even more valuable once the urban extension to Gainsborough is complete, and there may be potential to identify potential routes during the detailed design and layout phases of this emerging development .



3 CORRINGHAM AND AISBY CHARACTER PROFILES

3 CORRINGHAM AND AISBY CHARACTER PROFILES

Introduction

3.1 This section provides an overview of the character of Corringham and Aisby. It includes commentary on the historic development of each settlement and an overview of their present day qualities and locally distinctive contextual features. Analysis maps and annotated photographs support the descriptive text, helping to further communicate the distinct character and qualities of each settlement. Negative features worthy of enhancement are also identified.

3.2 The settlement character maps, provided at page 62, offer a particularly concise and instant overview of the local character, showing the distribution and layout of development, denoting key local views, and identifying (1) listed buildings, and (2) non-designated 'Unlisted Buildings of Positive Character', the latter of which have been identified through discussions with the local community, input from officers at West Lindsey District Council, and through a survey of the local townscape.

3.3 Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate or discuss each and every feature, and consequently, the absence of reference to a specific feature or building within this document does not necessarily mean that it is unimportant to the character of the local area.

3.4 The concluding 'Conclusions and Recommendations' chapter of this report builds upon the observations and findings of this character profile section, and presents a series of recommendations about how future development and change should be managed in order to ensure that the distinct qualities of both Corringham and Aisby are preserved, and where possible, enhanced.

A brief history of Corringham and Aisby

3.5 Corringham was established in Saxon times, and takes its name from 'Cor' meaning tribe, 'ing' meaning possession of, and 'ham', the Saxon term for enclosure. The settlement was recorded in the 1086 Domesday Book, where it is referred to as *Coringeham* (Corringham). It would appear that the King, as Lord of the Manor at Kirton, was the chief landowner in the village at this time. Following this, in the 11th and 12th centuries the breaking up of the Great Manor of Kirton saw the land distributed across a number of families.

3.6 Originally the village (and wider parish) were subdivided into two separate entities; Corringham Magna (Great Corringham) and Corringham Parva (Little Corringham), the former taking in the church and surrounding properties including the Old Hall, the latter covering the southern extents of the village, with the boundary between the two denoted by a gate across Middle Street, which was then known as Barony Street. The separation was maintained until the early 1800s, when an extensive lawsuit deemed the two divisions of Corringham be united and one standard rate levied. During the pre-enclosure period, Great and Little Corringham each worked their fields separately.

3.7 North of Corringham, a small settlement appears to have existed at Aisby since medieval times, with the hamlet first entering written records in the Domesday Book of 1086, where it is referred to as *Asebi* and *Aseby*, a place-name of Scandinavian origin, derived from the Old Norse personal name Asi and the Old Danish by, meaning a village or farmstead. The Domesday Survey confirms the land at Aisby was held by the King as sokeland of his manor of Kirton-in-Lindsey, and indicates that Aisby was a small settlement perhaps centred on a single east-west aligned street.

3.8 Details of Historic Environment Records, provided by Lincolnshire County Council and denoting all known sites of historic and archaeological interest for the settlements of Corringham and Aisby, can be found at Appendix 1.

Evolution of the settlements of Corringham and Aisby

3.9 The maps found at Fig 47-50 visually illustrate how the village of Corringham has evolved and developed since the late 1800s to the present day. Looking back to 1885 (Fig 47) a familiar village structure can be seen, with development arranged in a linear manner along the core road network of High Street, Middle Street (Fig 51-53), Mill Mere Road and East Lane. By this point in time the physical meeting of Great Corringham and Little Corringham was well underway, with built forms appearing along the previously undeveloped gap at Middle Street which once separated the two administrative areas.

3.10 The Corringham of 1885 had a good spread and diversity of land uses and facilities. The northern extents of the settlement were host to the key community and ecclesiastical landmarks of St Lawrence's Church and the village primary

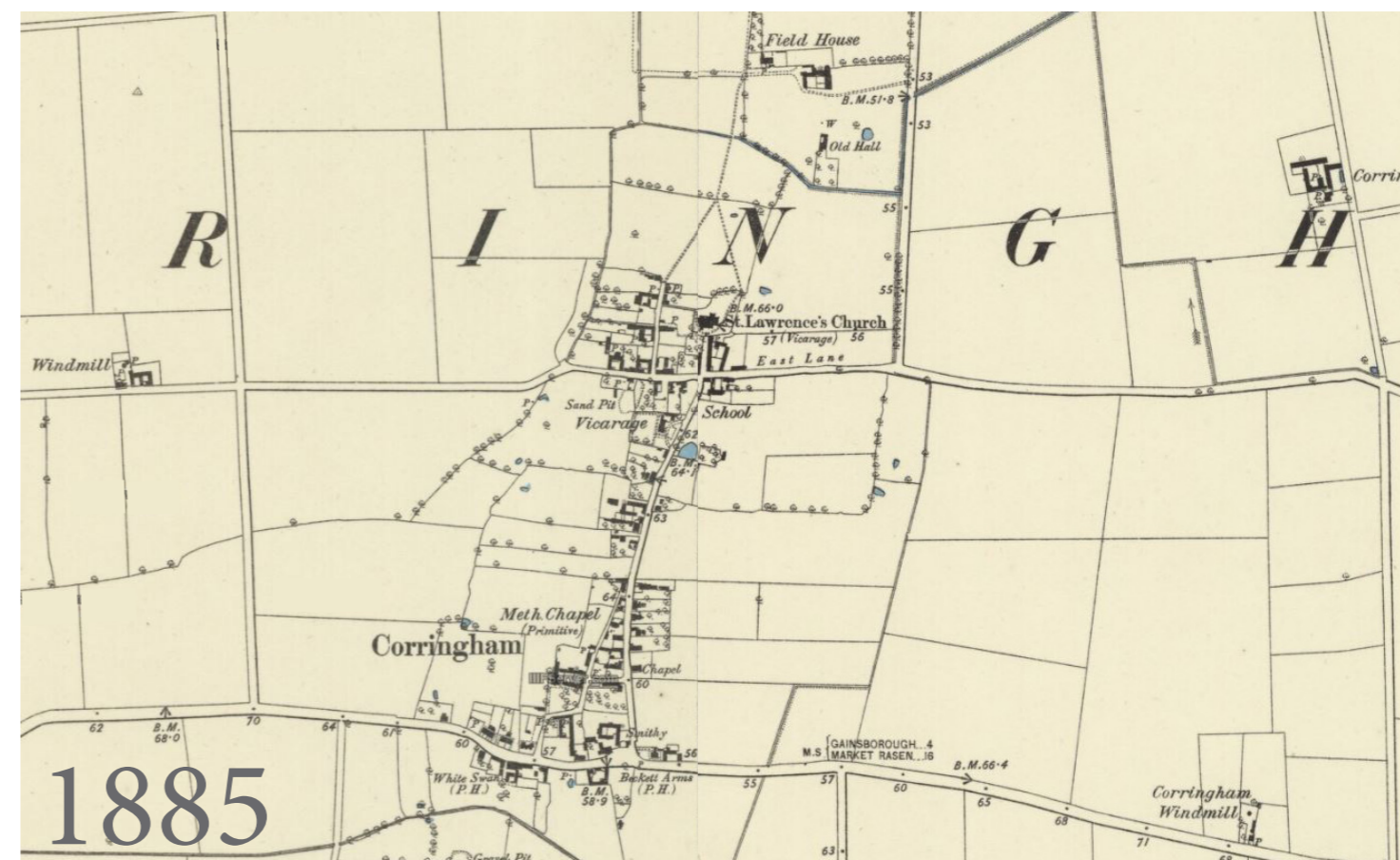


Fig 47: Corringham, 1885



Fig 48: Corringham, 1948

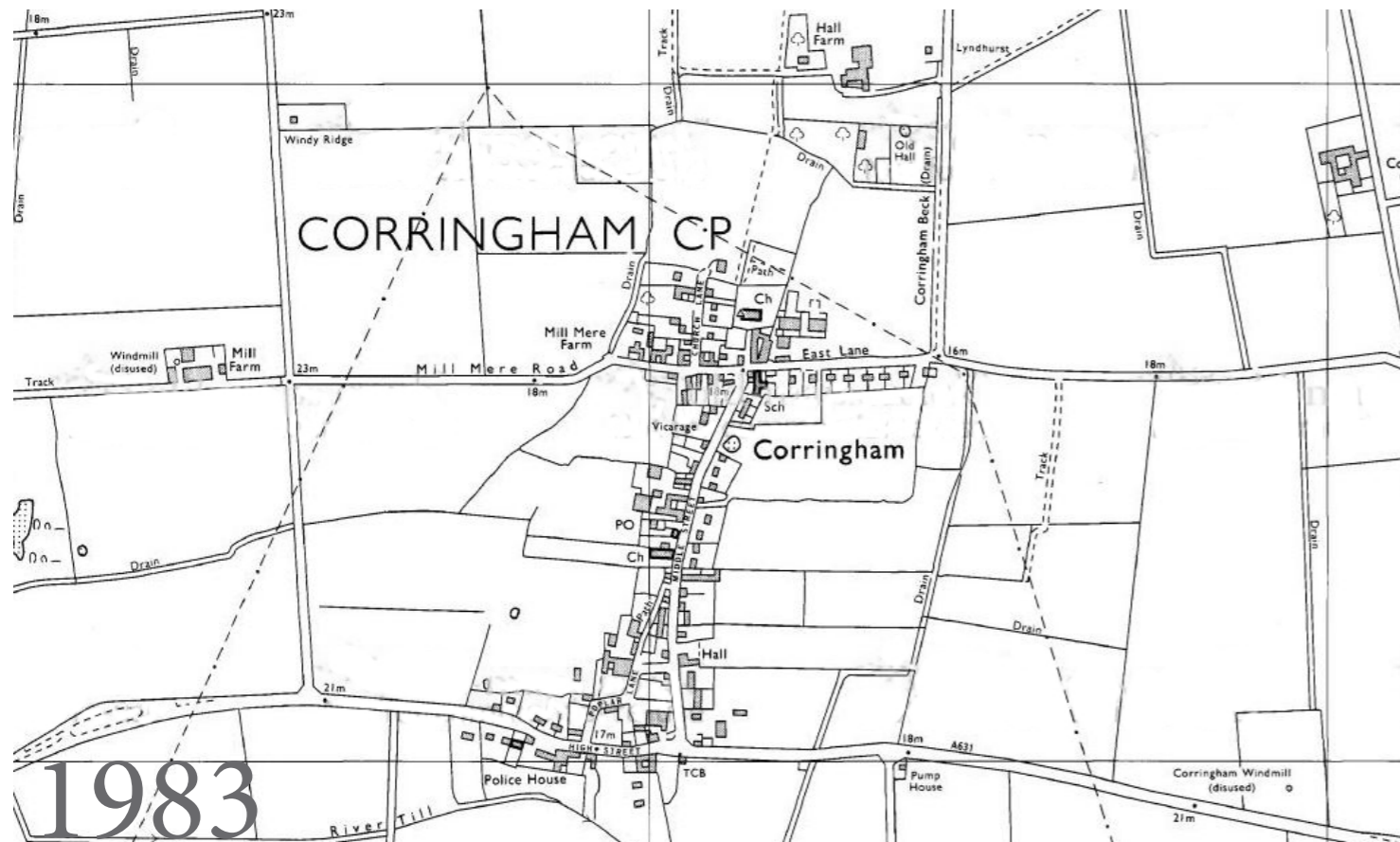


Fig 49: Corringham, 1983

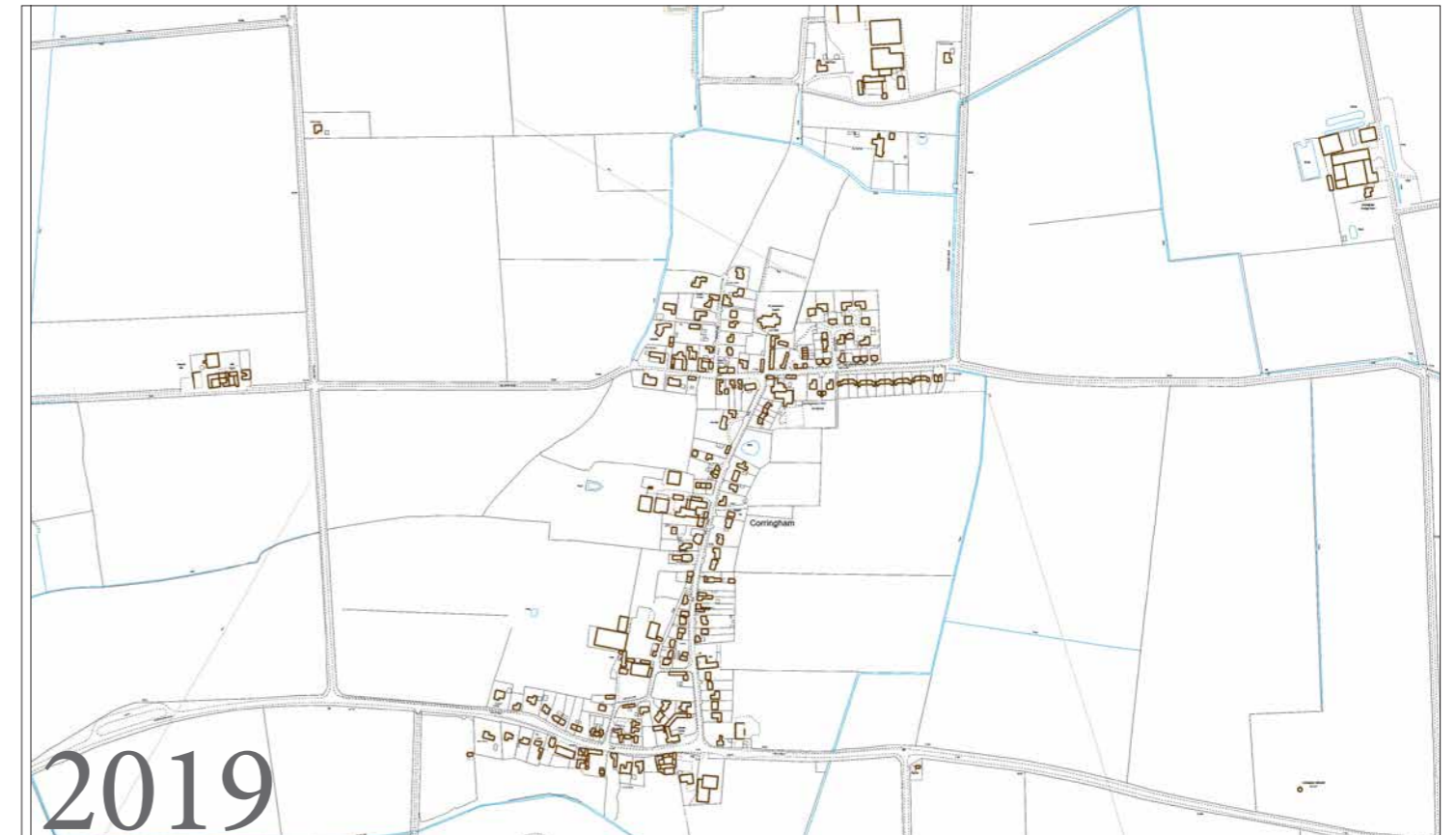


Fig 50: Corringham, 2019

school (Fig 54). The southern end of Corringham was home to such assets as the local smithy and the public houses of The White Swan and Beckett Arms (Fig 55), both of which stood along High Street where they served both the local population and passing travellers alike.

3.11 Despite the passing of over half a century, by 1948 (Fig 48) not much changed has occurred in Corringham, with the village appearing almost frozen in time. It is only in the 1983 map (Fig 49) that we start to see the emergence of noteworthy new development, which in keeping with the historic building patterns, has been positioned primarily along the main road network and delivered in the form of infill and ribbon development. At the north-eastern corner of the village, semi-detached, local authority built housing has appeared along the southern side of East Lane, whilst the formerly undeveloped eastern edge of Middle Street, just south of the village pond, has seen a series of detached dwellings come forward to give Middle Street an entirely developed character on both sides.

3.12 Looking forward to the present day (Fig 50), the most striking evolution of the village layout is the appearance of the self-contained residential enclave of Nicholas Way, which represented a move away from the traditional village development patterns, it being the first development to add to Corringham's historic road network.

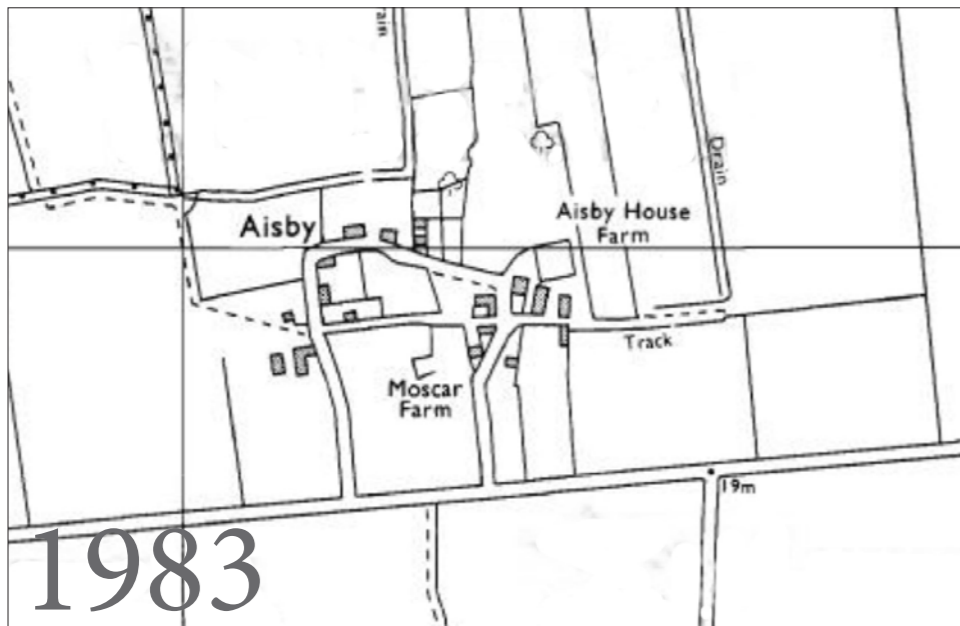
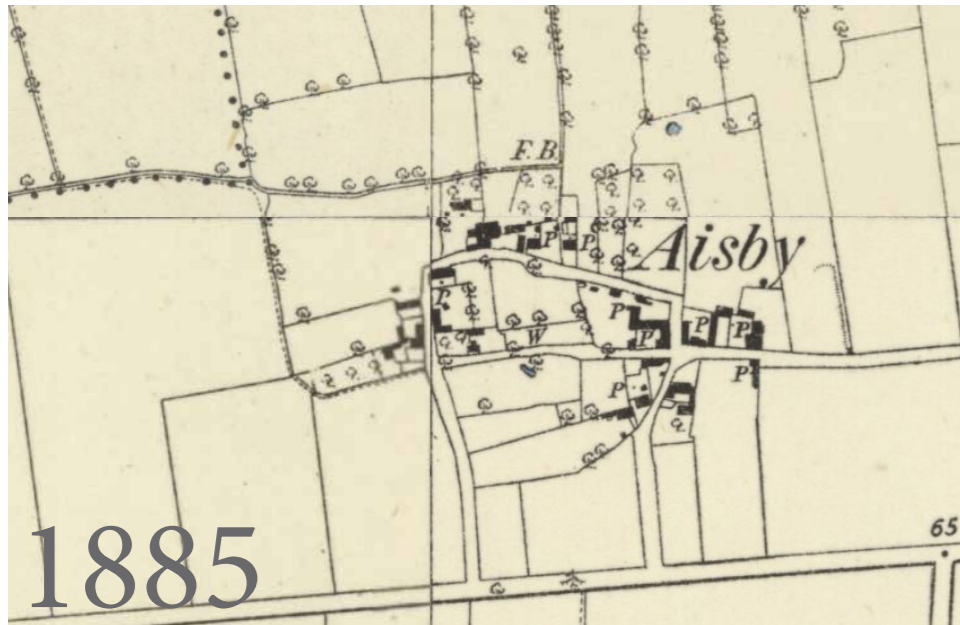
3.13 Significantly, despite an intensification of the residential uses within the village and the gradual evolution of a more densely developed settlement, Corringham has managed to stay relatively true its late 19th century layout and arrangement. It retains a compact village footprint, with the bulk of development focused along the historic road network. The village has largely resisted sprawl and outwards growth, its immediate landscape setting free from developed forms.



Fig 51-53: Development at Corringham has traditionally been arranged in a linear fashion along the edges of the village's core historic routes such as Middle Street, as shown in the above selection of images taken in the early 1900.



Fig 54 and 55: St Laurence's Church and the village primary school as viewed from the village pond in 1905 (left), and The Beckett Arms (right), located along High Street at the far end of the village, 1920.



3.14 Similarly, the small hamlet of Aisby (Fig 56-59) has remained relatively true its 1885 layout, its distinct looping internal road network persisting through the decades and development limited to only a small number of incremental infill and replacement buildings.

Fig 56-59: Aisby historic developments maps.

3 CORRINGHAM AND AISBY CHARACTER PROFILES

Settlement Structures

3.15 The maps at Fig 60 and 61 visually communicate the settlement structures of Corringham and Aisby, which are further discussed in the below paragraphs.

Corringham

3.16 Corringham has a distinctive 'T' shaped layout, the east-west routes of Mill Mere Road and East Lane forming the northern crossbar and the more heavily-trafficked High Street (A631) the southern one, with Middle Street (Fig 62) then forming the long, central north-south road that connects the village's northern and southern extents.

3.17 Aside from the isolated grouping of Old Hall and Hall Farm to the north of the village, the land around Corringham is characteristically open and undeveloped, with the village having a very well-defined developed footprint and built extents.

3.18 Across Corringham, development is typically arranged in a linear fashion along the village road network (Fig 63), and is largely comprised of detached and semi-detached dwellings set within individual plots of varying sizes and shapes; some narrow and long, others more broad and wide. The positioning, orientation and spacing between many of these roadside properties is often similarly varied, which is a reflection of the piecemeal and incremental manner in which they came forward and their differing construction eras. In most cases, however, dwellings tend to sit towards the front of their individual plots, either directly abutting the public realm, or set behind shallow front gardens.

3.19 Contrasting with the predominantly loose and varied roadside development patterns are some occasional pockets of more uniform, coordinated development, where dwellings adhere to common principles in terms of their positioning, orientation, layout and plot sizes. Such planned groupings are typically local authority-built, the most notable examples being those semi-detached properties along the southern side of East Lane (Fig 64) and the terraced row at No.54-60 (even) Middle Street.

3.20 In more recent times, the cul-de-sacs of Edmund Close and Nicholas Way (Fig 65) have strayed from the village's historic linear development patterns, instead opting for more insulated and self-contained residential environments, built around new, dedicated access routes.

3.21 Given that the vast majority of Corringham's building stock is devoted to residential use, most buildings have small-to-medium sized footprints, resulting in a generally fine urban grain across the village, which is only disrupted by occasional clusters of larger agricultural buildings, though these tend to be positioned away from the main road network and behind the established building line.

3.22 In addition to residential and agricultural uses, Corringham has several commercial and community uses. The former are concentrated along High Street and include The Beckett Arms pub and guest house, Peacock and Binnington agricultural machinery dealers, and a petrol station and garage. Community uses include the Village Hall on Middle Street, and the local primary school and St Laurence's Church, which lie opposite each other at the northern end

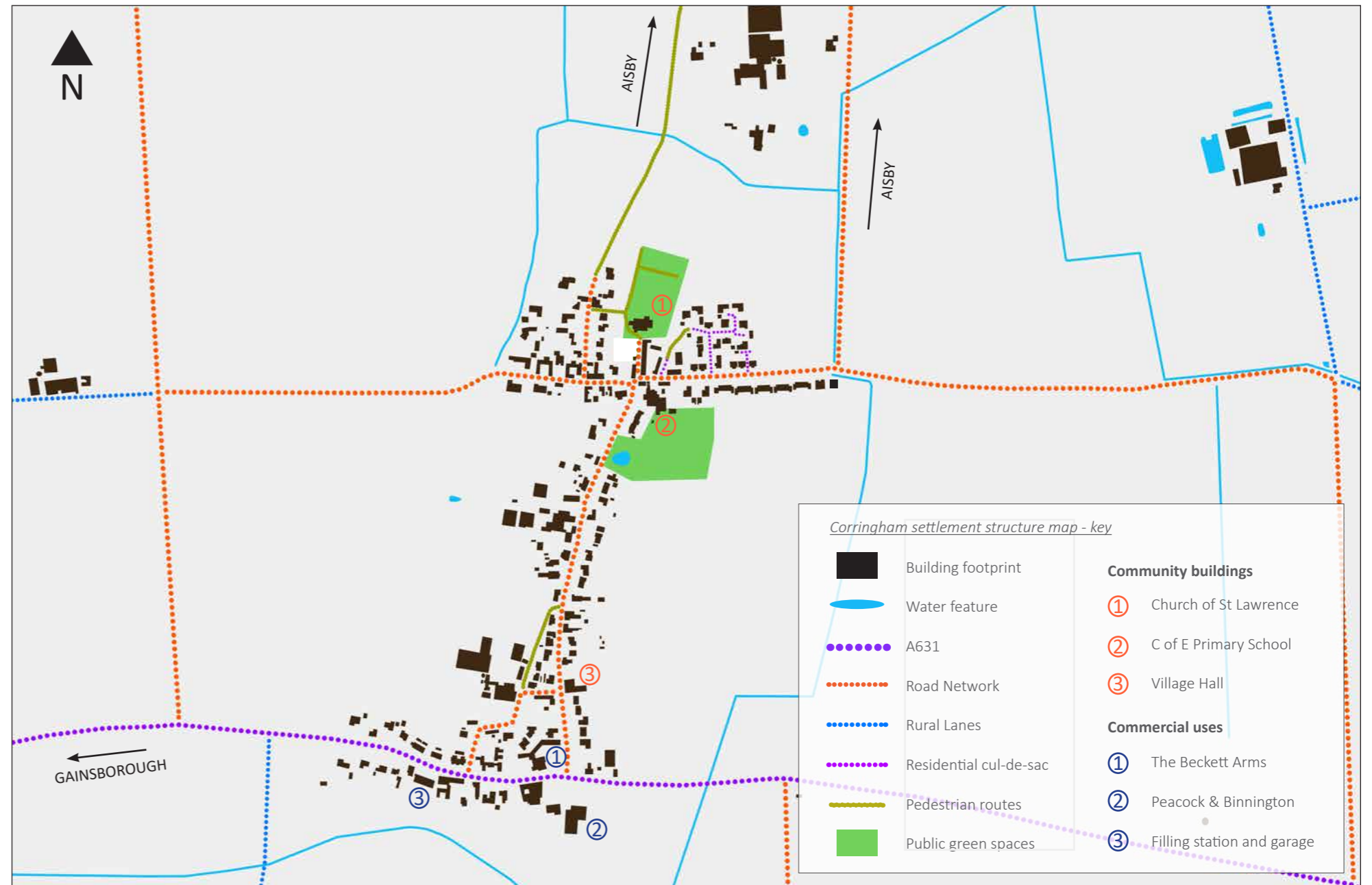


Fig 60: Corringham structure map.

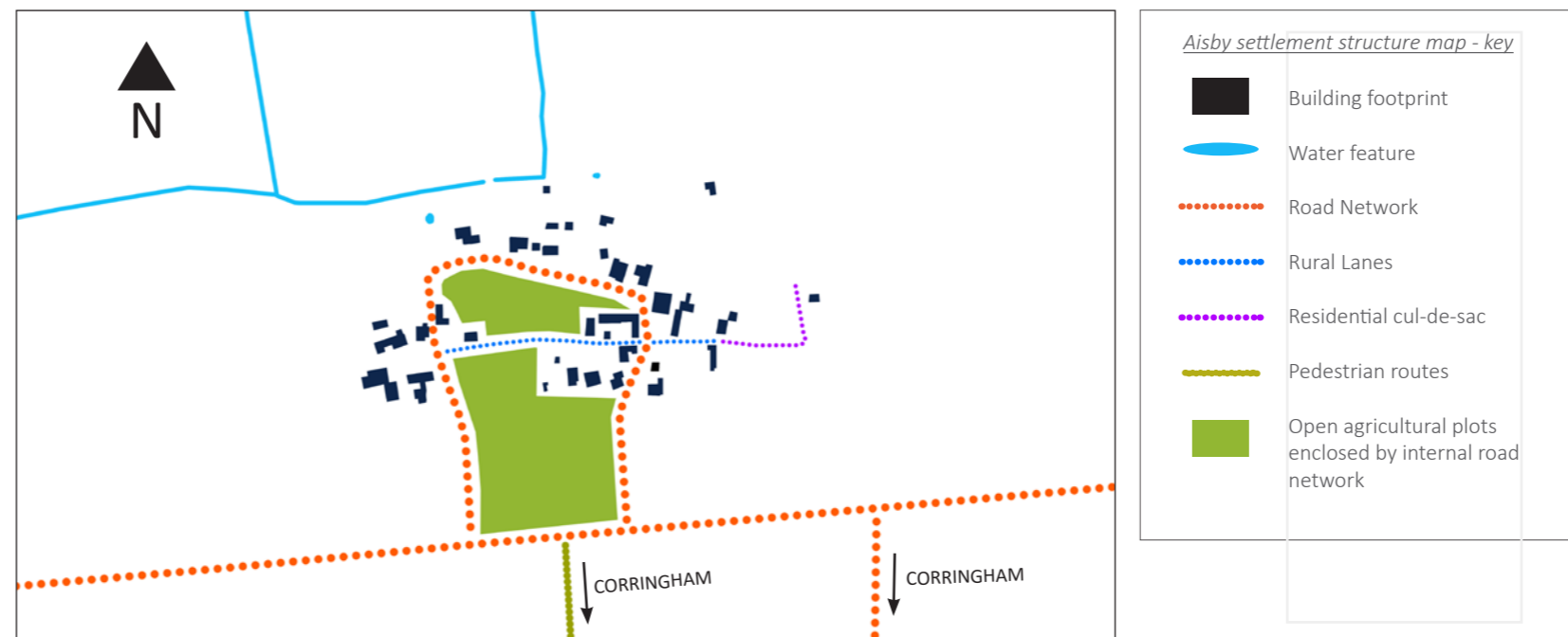


Fig 61: Aisby structure map.

of the settlement, and combine with the church grounds and village pond, park and recreation ground to form a recognisable community core.

3.23 The majority of Corringham's road network is pedestrian-friendly, being edged by footpaths and/or hosting generally slow-moving and limited flows of traffic. There are also a number of dedicated pedestrian pathways (Fig 66-68), the most significant perhaps being the public right of way that exits Corringham at Church Lane extends northwards across the agricultural landscape and towards Aisby.

Aisby

3.24 The isolated, rural hamlet of Aisby has a unique and distinctive morphology, comprising a single horseshoe-shaped loop which branches northwards from Bonsall Lane, and is then bisected by a east-west lane. At the eastern end of the hamlet a small cul-de-sac has been added to the northern side of the central lane, and this represents the only modern addition to the settlement's otherwise historic, long-standing road network.

3.25 Development within the hamlet is largely comprised of detached residences and a few agricultural buildings- there are no services or local facilities. Buildings are arranged in a rather ad-hoc, unplanned manner along the settlement road network, with particular concentrations at those two junctions where the loop road meets the linear east-west route. The land to both the north and the south of the east-west route is devoted to agriculture and largely devoid of built forms, and this openness across the centre of the settlement is a key characteristic of Aisby's layout.



Fig 62: Middle Street forms Corringham's central spine, linking the villages northern and southern extents.



Fig 63: Corringham's built environment is largely comprised of linear roadside residential development patterns, within which there tends to be variations in terms of building position, orientation and spacing.



Fig 64: The local authority built semi-detached dwellings at East Lane have a uniform layout that contrasts with the more varied development patterns of the village's historic parts.



Fig 65: Whereas traditionally development at Corringham has emerged along the existing historic road network, the homes of Nicholas Way cluster around a new, dedicated access route.



Fig 66-68: Corringham contains a number of pedestrian routes, many displaying a secluded, informal character.

Character Areas

3.26 For the purpose of a detailed assessment of the qualities and characteristics of Corringham and Aisby, this study identifies a number of distinct character areas. For Corringham, a total seven different character areas are identified. Aisby then forms a separate, stand-alone character area. The maps below at Fig 69 show the location and extents of each of the eight character areas. The following pages then provide an overview of the qualities and locally distinctive contextual features of each of these eight character areas.

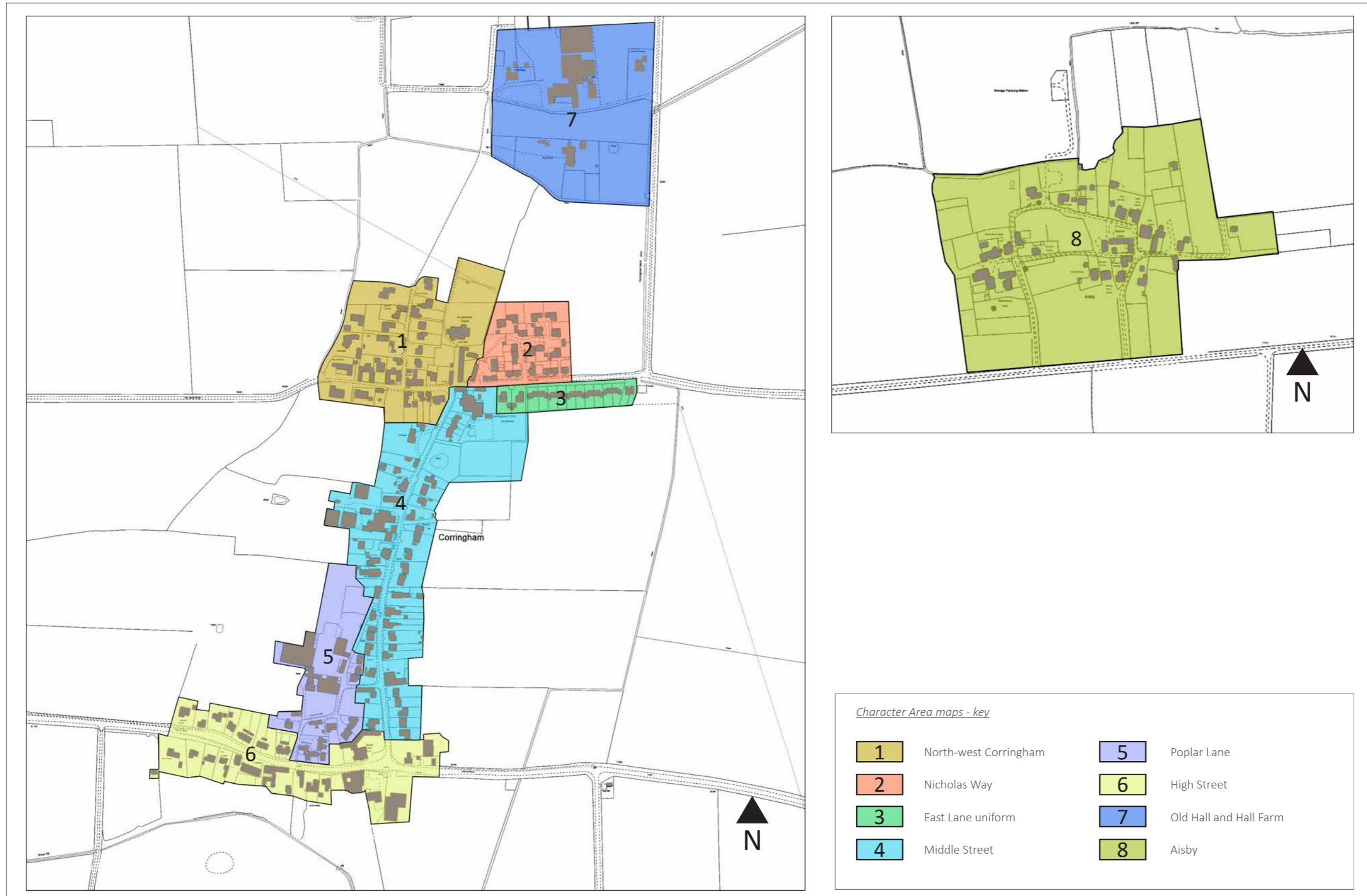


Fig 69: Corringham and Aisby Character Areas.



Fig 70: Character Area 1.

Character Area 1: North-west Corringham

Character Overview

3.27 Character Area 1 is a historic village townscape, and one of the most mature and attractive parts of Corringham, containing several listed buildings and other non-designated heritage assets. Foremost amongst these is the Grade I listed Church of St Laurence (Fig 71), whose grounds also accommodate a Grade II listed lych gate (Fig 72). The church sits within a secluded and expansive churchyard setting (Fig 73 and 74) enclosed by an array of mature tree planting along its boundaries. The green space located to the south of the church, which hosts a small traditional outbuilding and forms the gardens of the private dwelling opposite, further contributes to the church setting and gives the building a spacious and open foreground allowing for unhindered views of the church's majestic profile (Fig 75).

3.28 As the village's premier landmark and most iconic building, as well as Corringham's most sizeable and towering structure, St Laurence's Church appears in several of the settlement's finest views, one of the best of which can be gained from within Character Area 1 at junction of Middle Street, Mill Mere Road, East Lane (Fig 76). Elsewhere within Character Area 1, including from along Mill Mere Road and Church Lane, more slight aspects can be gained towards the church tower (Fig 77-79).

3.29 St Laurence's Church aside, Character Area 1 is an exclusively residential environment, within which dwellings are generally arranged in along Mill Mere Road and Church Lane, the only exception being a couple of backland positioned dwellings (Plum Tree Cottage and Mereside). The majority of these residential properties have been delivered incrementally across an extended time period and in an ad-hoc, unplanned fashion, resulting in irregular development patterns where the positioning, orientation, spacing and plot sizes of individual dwellings often varies from one property to the next (Fig 80 and 81).

3.30 However, within Character Area 1, there are some stretches of housing that do share similar positioning characteristics; at the eastern end of Mill Mere Road, the majority of properties stand towards the front of their individual plots, with many directly abutting the public realm (Fig 82), whilst the eastern edge of Church Lane accommodates a row of evenly spaced detached properties all set along a common building line (Fig 83).



Fig 71: Constructed of coursed limestone rubble with ashlar dressing and lead roofing, St Laurence's is Corringham's most iconic and longest-standing building, parts of which date from as early as the 11th century.



Fig 73 and 74: The churchyard and burial grounds provide a handsome green and wooded setting to the Grade I listed church, whilst their tranquil and secluded character also provides a space to local residents for quiet reflection and relaxation.



Fig 72: Attractive ashlar faced walling with moulded coping runs along the entirety of the churchyard frontage and is only interrupted by the ornate late 19th century lychgate, which forms a unique and charming gateway into the church grounds.



Fig 75: The open garden to the south of St Laurence's is an important component of the church setting.



Fig 76: The perfectly framed view towards St Laurence's Church from the top of Middle Street is one of Corringham's finest and most enduring internal views.



Fig 77 - 79: The tower St Laurence's Church, with its distinct battlemented top, comes into view on several occasions as one strolls along Church Lane and Mill Mere Road.

3.31 In terms of architectural styles, materials, building scale and proportions, Character Area 1 contains a particularly disparate and varied mix of residential properties (Fig 84-92), with historic properties of 18th and 19th century origins, lining up alongside dwellings of early 20th century, post-war and modern day construction. This architectural diversity reflects the layered character of the townscape, where individual dwellings have been delivered on a one-by-one over numerous decades.

3.32 Character Area 1 contains a high concentration of historic and vernacular dwellings and outbuildings, many of which contribute significantly to this part of the village's mature and historic aesthetic and richness of character. These buildings include the Grade II listed Mill House Farmhouse, stables and barn

(Fig 93-95) and the following non-designated, 'Unlisted Buildings of Positive Character':

- No.3 Church Lane (Fig 96 and 97)
- No.8 Church Lane (Fig 98 and 99)
- Church View, Church Lane (Fig 100)
- Swallow Cottage, Church Lane (Fig 101)
- No.4 Mill Mere Road (Fig 102 and 103)
- Church Farm and outbuilding (Fig 104 and 105)

3.33 Across these traditional dwellings and outbuildings red brick dominates, though it is sometimes rendered or painted in tones of white and cream. Roofing

is predominantly of clay pantiles, which combines with the brick walling to give many of these properties a warm red exterior aesthetic. Also used for roofing, but less extensively, is natural slate. Roofs are generally pitched, and host brick chimney stacks along their ridge and/or at the gable ends, giving them a distinct upper profile. Many of these older properties have lost their original fenestration and doors, often to unsympathetic uPVC replacements. However, where original fenestration has been retained (or upgraded in a sensitive, respectful manner) it is generally multiple-pane timber windows, both sliding sash and casement, that represent the predominant traditional glazing type. At the stable and barn at Mill House Farmhouse, the outbuilding that fronts No.3 Church Lane, and the small store at Church Farm all display original timber doors comprised of simple vertical planks.



Fig 80 and 81: Much of Character Area 1 displays rather loose and variable development patterns, reflecting the historic and layered character of the area.



Fig 82: Prominently positioned and often tightly spaced properties provide a strong and well-defined frontage to the eastern end of Mill Mere Road.



Fig 83: The eastern edge of Church Lane is the only part of Character Area 1 that displays a planned and coordinated layout, with several detached properties that mirror each others building line, plot widths and spacing.



Fig 84-92: The use of brick is the only common characteristic seen across the diverse catalogue of residential properties that lie within Character Area 2, with architectural detailing, scale and plan form, facade arrangements and proportions, and roof profiles generally differing significantly from one property to the next.



Fig 93-95: Mill House Farmhouse is an fine 18th century grouping with a simple courtyard arrangement. It comprises a centrally positioned farmhouse finished in colour-washed limestone with brick dressings, a single storey range of brick stables with segmental headed openings, and a brick barn. Pantiles dominate the roofscape and work in conjunction with the extensive red brick walling to unify the grouping.



Fig 96 and 97: Present on the 1885 map, No.3 Church Lane stand as some of Church Lane's grandest and most fetching buildings. Fronted by an attractive red brick outbuilding with pantile roofing and timber joinery, the main residence lie set back from the road in a more secluded setting. However, it is still possible to gain an appreciation of the homes basic white rendered and pantile topped aesthetic in views fro Church Lane .



Fig 98 and 99: Thought to be one of the oldest residences in the village, and mentioned in the Domesday Book, No.8 Church Lane is a single-storey dwelling with an L-shaped form plan comprised of a stone built south-facing block and red brick west-facing block. The buildings stone facade directly abuts the public pathway linking Church Lane to the church grounds.



Fig 100: Built in 1929, as denoted in the inset stone inscription above the porch extension, Church View has a symmetrical 3-bay facade arrangement with slate hipped roof incorporating brick chimney stacks at either end.



Fig 101: Positioned at the far northern end of Church Lane, Swallow Cottage is a traditional farmstead built entirely of red brick. The two-storey farmhouse has a slate roof with chimneys emerging from either gable end, whilst the single-storey outbuilding is roofed with pantiles.



Fig 102 and 103: No.4 Mill Mere Road is a robust looking red brick property with a high solid-to-void ratio. Stood prominently along the street, the building has a unique side-profile, its sweeping catslide roof with integrated chimney gable standing as a pleasing feature in views looking west from the Middle Street junction. Original fenestration can be seen at first-floor level, which hosts a pair of timber vertical sliding sash windows.



Fig 103-104 (left): Church Farm and the red brick small store that lies opposite are key buildings within St Laurance's southern setting. Both present on the 1885 map, these buildings line the main southern approach to the church, their locally distinct vernacular architecture and materials palette accentuating the mature and historic aesthetic of this part of Corringham.



3.34 Accentuating the traditional rural village character of this north-western part of Corringham and enhancing the setting of those properties that inhabit it, are a series of green and planted features, including grass verges, trees and garden lawns. These natural assets help to unify the rather eclectic architectural mix of dwellings that lie within Character Area 1, and also give the surrounding street network a synergy with the distinctly green and wooded setting of the church.

3.35 At the north-western entrance into Corringham via Mill Mere Road, a series of steep, wide grass verges form a handsome gateway into the village (Fig 106-110), softening the appearance of the roadside environment and helping to create a gentle transition from countryside to village setting. These grass verges persist along the southern edge of Mill Mere Road (Fig 111), but become much more narrow in breadth until then they meet the more spacious, open plan garden at No.1 Mill Mere Road (Fig 112), which is a pleasing feature at the corner of Middle Street and Mill Mere Road.

3.36 Church Lane has an even more verdant and rustic character, within which built features take second stage to the flourishing and abundant array of

tree and hedgerow planting (Fig 113-115), which encloses the route and gives the area a particularly tranquil and sheltered atmosphere.

3.37 Along Church Lane, properties are typically fronted by private and handsomely landscaped gardens with lawns that host ornate tree and shrub planting (Fig 116), which reinforce the verdant character of this area. These green, lush gardens are generally either open to the public realm or enclosed by hedgerows. Regrettably, a number of more recent developments along Church Lane have rejected garden lawns in favour of expanses of hard-standing (Fig 117 and 118), an approach which tends to jar with the wider soft, green character of the lane and has result in isolated incidents where the roadside displays a more sterile and urban character.

3.38 The most significant landscaped space along Church Lane is the raised bank that fronts No.3 Church Lane (Fig 119 and 120). Located midway along Church Lane the green accommodates a cluster of mature deciduous trees, the canopies of which rise up above the surrounding built environment to appear prominently views looking both north and south along this route, making a significant contribution to the sylvan character of the area.



Fig 111: Narrow grass verges are a feature along the eastern end of the southern side of Mill Mere Road. Despite their modest size, these verges are significant as they contribute to the continuous green edge that characterises the entire southern side of the street.



Fig 106-110 (above and left): Broad, sweeping grass verges line the Mill Mere Road entrance into Corringham, providing the road with an appealing green edge that proves to be one of the defining characteristics of this part of the village.



Fig 112: The corner of Mill Mere Road and Middle Street is marked by a small but attractive garden with open lawns and tree and shrub planting.



Fig 113-115: Church Lane's tranquil rural character owes much to the layered greenery that lines either side of the route, and which contrasts pleasingly with the reddish hues that characterise many of the dwellings located along the lane.



Fig 116: The majority of dwellings along Church Lane are fronted by lawns, and many of these private gardens host tree and hedgerow planting along their boundaries, which positively contributes to both the setting of the host building and the wider verdant character of Church Lane.

Fig 117 and 118: Paved front gardens are not in keeping with the established rural character of Church Lane, their exposed, urban aesthetic at odds with the green and soft landscaping that encloses most properties along this route.



Fig 119 and 120: No.3 Church Lane nestles to the rear of a gravelled drive that loops around a small wooded green that forms one of Church Lane's most appealing landscape features, adding much to the character and visual quality of the area.

3.39 Church Lane's green aesthetic is further enhanced by its visual connection with both the grounds of St Laurence's Church and the village's northern landscape setting. Along the eastern side of Church Lane, landscaped front gardens combine with the dense tree canopies that rise up from within the churchyard grounds of to give those properties that sit between equally

verdant foregrounds and backdrops (Fig 121 and 122), whilst the straight, linear alignment of the route allows for narrow, framed views out towards the agricultural fields that lie to the north (Fig 123). These view north becomes much more panoramic in nature at the top of Church Lane, opening up to present a wide aspect across the arable landscape towards Aisby (Fig 124).

3.40 Other notable landscape views that can be gained from along the edges of Character Area 1 include views northwards to the wooded grounds of Old Hall (Fig 125), and views west from the Mill Mere Road towards Mill Farm (Fig 126).



Fig 121 and 122: The mature, towering trees of St Laurence's churchyard provide a leafy backdrop to the dwellings that sit along the eastern side of Church Lane.



Fig 123: The view looking north along Church Lane terminates with a framed glimpse of the open rural landscape that lies beyond, giving this otherwise rather enclosed and sheltered street a visual connection with the wider rural parish setting.



Fig 124: At the northern end of Church Lane open views can be gained across the rural landscape within which Aisby's wooded skyline can also be appreciated.



Fig 125: Breaks in the boundary planting along the northern edge of St Laurence's churchyard give the burial grounds a strong visual connection with Corringham's northern landscape setting and the nearby grounds of Old Hall.



Fig 126: Mill Farm House and its listed tower lie behind a foreground of open agricultural fields in views from the western end of Mill Mere Road.

Character Area 1 - Summary

Key characteristics and features

- Host to the Grade I listed St Laurence's Church, the village's northern centrepiece and a key historic landmark, which benefits from a mature, partially wooded and spacious churchyard setting that is enclosed by stone walling and is fronted by a listed lychgate.
- Slight glimpses of the church tower can be gained from multiple locations across Character Area 1, but the best and most significant view of the church is found when looking north from the junction of Mill Mere Road, East Lane and Middle Street.
- Linear development patterns enclose the historic road network, across which there are slight variations in building positioning, orientation, and spacing. At Mill Mere Road and along the approach to St Laurence's Church, dwellings tend to sit towards the front of their individual plots, with some positioned right on the

roadside, resulting in a narrow street profile with a well-defined edge.

- Individually designed houses, with a variety of architectural styles and finishes. Dwelling design is usually reflective of the prevalent tastes of the construction era. Red brick, sometimes painted or rendered, is the most common elevation treatment. There are a mix of one and two-storey properties, though the latter are more prevalent. Historic properties line up alongside dwellings of post-war to modern day construction, with construction era differing from one dwelling to the next.
- Several well-preserved and attractive vernacular buildings, most of which are of red brick construction with clay pantile or natural slate roofing.
- Views out towards the wider landscape setting from the northern and eastern edge of Character Area 1.
- Grass verges along Mill Mere Road create a handsome north-eastern gateway into village.

- Church Lane displays a green and rustic village character, with an abundance of tree and hedgerow planting populating its edges, and garden lawns lying to the fronts of individual properties.

Negatives features

- The removal of roadside planting and loss of garden lawns at Church Lane and the introduction of more exposed frontages dominated by hard-standing.
- Unsympathetic alterations to vernacular properties, including the insertion of uPVC windows and doors.



Fig 127: Character Area 2.

Character Area 2: Nicholas Way

Character Overview

3.41 Character Area 2 comprises the self-contained residential enclave of Nicholas Way, which occupies the land along the northern side of East Lane. The housing development is formed of two distinct parts; a small affordable housing element to the west, and a larger expanse of detached private residences to the east. These are linked together by a beautifully landscaped pedestrian link (Fig 128-130), which is sheltered on either side by bands of deciduous trees.

3.42 The western cul-de-sac comprises a simple terraced row of four two-storey dwelling a communal car port and a converted traditional agricultural outbuilding (Fig 131-133), whose retention and reuse has helped to add personality and character to this small modern cul-de-sac development. All three blocks share a similar red brick aesthetic and have long, linear profiles with a horizontal emphasis that overlook and enclose a central turning circle and



Fig 128-130 (above and right): A highlight of the Nicholas Way development is the pedestrian route that links the residential areas two distinct parts. The pathway has an intimate and leafy character, befitting of a rural settlement. The trees along the western side of this route are an important component of the church setting, and help provide a degree of visual separation between the Grade I listed structure and the residential environment of St Nicholas Way.



Fig 131-133: The affordable housing element of the Nicholas Way development comprises four terraced dwellings (left), each with a centrally positioned entrance set beneath a gabled porch canopy. Taking cues from the converted barn (centre) that lies opposite, the housing is built of red brick. A carport, standing where there was previously another traditional outbuilding, makes up the third building in this grouping.

parking area surfaced with grey paving stones in a herringbone pattern. This grouping benefit from a verdant, leafy backdrop (Fig 134), and landscaped grass verges, one accommodating by a pair of mature silver birch trees.

3.43 More expansive is the main eastern part of Nicholas Way, which is formed of a T-shaped central cul-de-sac (Fig 135 and 136) around which cluster sizeable two-storey detached dwellings set within individual plots of varying sizes and proportions.

3.44 Though a planned development, the distribution of dwellings is somewhat loose and irregular, as is the layout of each property. Generally, however, dwellings lie towards the front of their plots, with larger gardens to the rear.

3.45 Similarly, the design, materials and facade arrangements of individual dwellings are not quite as uniform as one might expect from a modern planned development (Fig 137-140), with each home slightly different in appearance to the next, but all sharing a similarly indistinct, suburban aesthetic tied together by a series of common architectural details and features.



Fig 134: An attractive internal landscaping scheme and a backdrop of vibrant greenery enhances the setting of the terraced residences and helps this modern development assimilate into its rural village setting.



Fig 135 and 136: Large detached dwellings are arranged along a central access route, whose shared-surface status is communicated via a textured paving finish.



Fig 137-140: The detached dwellings at Nicolas Way share a similar two-storey scale and are all topped by pitched roofs. However, from one dwelling to the next, there are variations in building form and footprint, facade arrangement, materials, design and detailing. There are three principle facade finishes; red brick, white render and stone-cladding, with those buildings displaying the latter two finishes often having red brick arches above doors and windows in an effort to help unify the development. Front facing gables, dormer windows, bay windows, chimney stacks and integrated garages appear from dwelling to dwelling, adding variety and visual interest. Windows and doors are often well aligned with each other. Generally, the development appears somewhat of a homogeneous, standardised character, taking little inspiration from the village's established vernacular forms and historic development patterns.

3.46 Knitting together the Nicolas Way development is an attractive landscaping scheme (Fig 141-143), which includes grass verges and open plan gardens with ornate tree, hedgerow and shrub planting. The presence of this greenery is crucial in countering the development's more suburban characteristics, and helping this new part of Corringham feel more at home within its rural village context. The retention of hedgerow planting along the East Lane frontages has proved especially positive.

3.47 As with the smaller western cul-de-sac, the main part of Nicolas Way rejects dedicated footpaths, and instead a shared-surface approach is adopted, with the entire central route topped with a flush surfacing of coloured paving stones.

3.48 A particular positive of the Nicolas Way development is how it engages with the historic route of East Lane (Fig 144-147), forming strong, consistent frontages along the road that combine the with the more established housing on the opposite southern side to create a recognisable street profile.

Character Area 2 - Summary

Key characteristics and features

- Two self-contained, modern residential cul-de-sac developments linked by an attractive pedestrian link that cuts through a sheltered and heavily planted setting. There is no through traffic and the development has an inward looking residential character.
- Tightly clustered houses informally arranged around central, shared-surface access route with distinctive paved surfaces.
- Consistent building scales, a defined materials palette and a series of common architectural details and features create a

generally cohesive character.

- Architecturally homogeneous, with limited references to local vernacular styles aside from the extensive use of red brick.
- Strong frontage along East Lane, giving a well-defined northern edge to this road.
- Grass verges, garden lawns, hedgerows and tree planting are important features within Character Area 2, where they provide visual interest, soften the townscape and help integrate this modern residential development into its edge-of-settlement, rural village setting.



Fig 141-143: The Nicolas Way development appears at its best and most in keeping with the wider rural village character where layers of landscaping combine to soften the appearance and enhance the setting of the development dwellings.



Fig 144-147: Though somewhat insulated and self-contained, the Nicolas Way development still manages to engage positively with the historic route of East Lane, along which it forms strong, well-defined frontages.



Fig 148: Character Area 3.



Fig 149: Dwellings within Character Area 3 are arranged in a linear sequence where their uniform layout and appearance create a strongly rhythmic frontage along the southern edge of East Lane.

Character Area 3: East Lane (southern side)

Character Overview

3.49 Character Area 3 covers the residential southern edge of East Lane. It is Corringham's most uniform and regimented piece of village townscape, formed of dwellings set along a common building line and within similarly sized, narrow yet deep plots (Fig 149).

3.50 The centrepiece of this residential stretch is a visually striking and memorable grouping of 1950s semi-detached, local authority-built dwellings (Fig 150-154). This row of two-storey homes represent one of the most distinctive and coherent architectural groupings in the village, and present a particularly strong and distinctive frontage to this part of East Lane.

3.51 Evenly spaced and with a planned layout, the orderly and disciplined arrangement of these dwellings carries through to their architecture, with all the front elevations featuring identical 3-bay façades, within which sit centrally positioned entrances below timber weatherboard-clad pitched canopies. Accentuating the symmetrical appearance of this grouping are chimneys along the ridge of the steeply sloping pitched roofs and single-storey extensions with hipped roofs to the side of each dwelling.

3.52 Fronting these properties are broad grass verges that extend outwards from the hedgerow enclosed private garden lawns, and slope down to meet the public footpath. These simple and constant green frontages contrast pleasingly with the deep red



Fig 150-154 (above and right): No.6-24 (even) East Lane are a unified architectural grouping defined by the brownish-red tones of their exterior brickwork and roof tiles, their sizeable pitched roofs, the horizontal emphasis of fenestration, and the overriding symmetry of their form and facade arrangements. Hedgerows line the garden lawns, whilst a series of generously proportioned grass verges give the roadside an attractive soft edge.

hues of the brickwork, and are a key characteristic of East Lane's southern streetscape, providing a particularly attractive setting to No.6-24 (even).

3.53 Bookending this commanding central stretch of mid-20th century properties are two detached bungalows of a similar construction era (Fig 155), and a more modern semi-detached pairing to the east (Fig 156 and 157). Adhering to a similar building line, built of red brick and displaying green front gardens, these buildings fit comfortably along the southern edge of East Lane despite their differing designs and form.



Fig 155-157 (above and right): The southern edge of East Lane is completed by pair of bungalows and semi-detached block, all of which have forward-facing gables, red brickwork and dark brown tiled roofs.

Character Area 3 - Summary

Key characteristics and features

- Uniform, repetitive design and layouts, and host to a particularly distinct and appealing 1950's architectural grouping.
- Evenly spaced dwellings overlooking road and positioned along a consistent building line result in a strong frontage along the southern side of East Lane.
- Red and brown brick used throughout the character area.
- Garden lawns and hedgerow planted front boundaries combine with wide, rectangular grass verges to provide separation between dwellings and the road and add to the visual quality and attractiveness of the streetscape.

Character Area 4: Middle Street

Character Overview

3.54 Character Area 4 covers Middle Street, which runs north-south through the village and forms the central route that links the once separate historic hubs of Great Corringham and Little Corringham. As is the case with much of the rest of the village, Middle Street's gently curving north-south alignment is edged by linear roadside development patterns, made up of a variety of building typologies from differing construction eras (Fig 159 and 160).

3.55 Though accommodating occasional pockets of uniform development, Middle Street's development patterns are more often varied, with no singular approach to building positioning, orientation, and scale. Plot sizes and shapes tend to be similarly varied and inconsistent. These variable development patterns, coupled the a differing building forms and finishes, makes for a somewhat disorderly, albeit visually compelling, townscape character.

3.56 Generally, the eastern edge of Middle Street has a slightly more uniform character, with several stretches of planned mid-20th century residential development where neighbouring properties adhere to common design and layout principles (Fig 161 and 162).

3.57 The western side of the street features a greater number of historic dwellings, and many of these tend to be positioned in close proximity to the roadside (Fig 163 and 164). However, along both edges of the street there are multiple dwellings that progress their own individualistic approach to aesthetic and positioning, interrupting those occasional stretches of uniform development and preventing the establishment of a singular townscape character.

3.58 Populating the edges of Middle Street are many 19th century properties, whose gradual emergence across the 1800s saw the coalescence of the formerly separate entities of Great Corringham and Little Corringham. As well as contributing significantly to Middle Street's varied development patterns, many of these vernacular properties stand as architectural highlights and local landmarks, and make a particularly positive contribution to the character of Middle Street. Such 'Unlisted Buildings of Positive Character' found within Character Area 4 include:

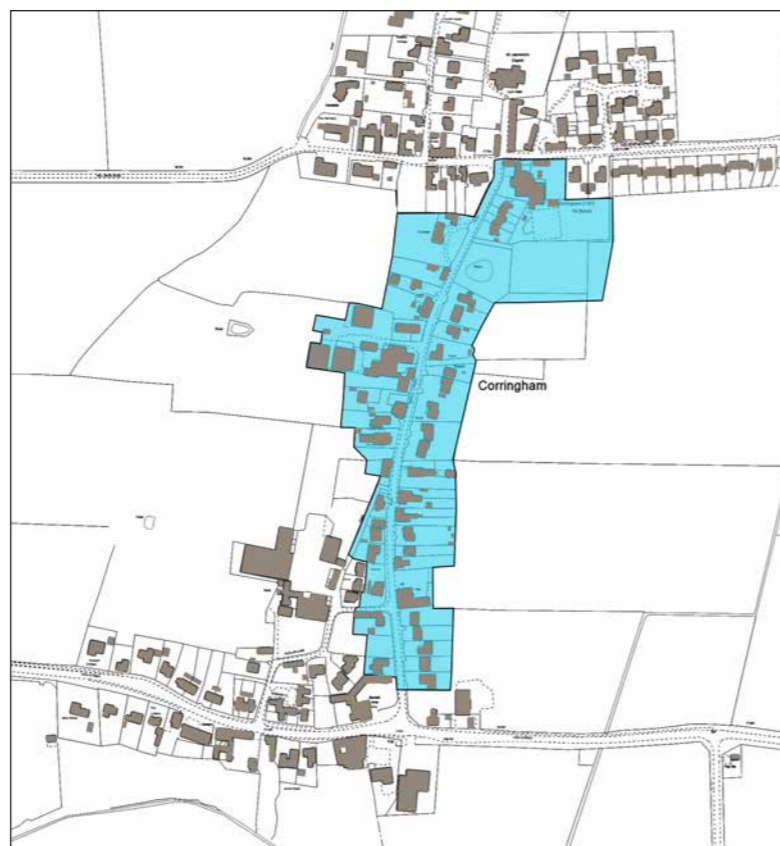


Fig 158: Character Area 4.



Fig 159 and 160: Middle Street is enclosed on either side by linear development, most of which is of a residential nature but often quite varied in terms of architectural styling, materials, plot layouts and building positioning and orientation.



Fig 161 and 162: Within the irregular developments patterns that characterise much of Middle Street there are occasional moments of uniformity, where neighbouring dwellings adopt consistent approaches to spacing, positioning and aesthetic. Such uniform groupings tend to be focused along the eastern side of Middle Street, with examples including the terraced row at No.54-60 (even) and the detached bungalows at No.4-10 (even).



Fig 163 and 164: Middle Street's western side hosts a high proportion of historic buildings, many of which have stood place for 100 years or more. These traditional properties tend to stand prominently along the roadside, often directly abutting the public footpath.

- No.82 Middle Street (Fig 165)
- Corringham Church of England Primary School (Fig 166 and 167)
- No.27 Middle Street (Fig 168)
- The Vicarage, Middle Street (Fig 169)
- No.39 and 41 Middle Street (Fig 170)
- No.43 Middle Street (Fig 171)
- The Old Chapel, Middle Street (Fig 172)
- Red House Farm, Middle Street (Fig 173- 175)
- No.26 and 28 Middle Street (Fig 176)
- No.9 and 11 Middle Street (Fig 177)
- No.7 Middle Street and former butchers (Fig 178)
- Corringham Village Hall (Fig 179)



Fig 165: Now a private the residence, the original village schools was built in the early 1800s. Marking the southern-corner of Middle Street and East Lane, the building turns away from the street, with minimal fenestration across its red brick outward looking elevations. Two tall chimney stacks pierce the natural slate roof, adding visual interest to the upper extents of the building.



Fig 166 and 167: Built in 1867 by the Beckett family, Corringham's C of E Primary School is one of the village's most distinct local landmarks. The main body of the school comprises a long block with a steeply pitched roof. The building is accessed via a small pitched roof side entrance, slightly setback from the gabled facade. A fine piece of 19th century school architecture, the building feature several pleasing details, including coped gables, black brick courses, stone lintels, brick door and window arches, and a datestone set into the upper gable.



Fig 168: Formally hosting the village post office and grocery, No.27 Middle Street is today a private residence. In addition to this change of use, in recent times the building's red brick form has also been rendered and its windows and doors replaced. However, these changes aside, the building remains relatively true to its 19th century form.



Fig 169: The former vicarage stands in mature grounds along Middle Street. One of the village's key landmark buildings, the vicarage is a grand residence built of red brick with slate roofs. Notable details include a mono-pitched porch with decorative timber eaves, a stone string course above ground-floor level, fanlight above the entrance door, twelve light sliding sash windows, and tall brick chimney stacks with distinct arched voids.



Fig 170: No. 39 and 41 Middle Street display a robust red brick form set below a hipped roof that hosts two broad chimney stacks along the ridge. Much of the original fenestration has been lost, though an 8-over8 timber framed vertical sliding sash remains at first floor level.



Fig 171: No.43 Middle Street's red brick front elevation has a high solid-to-void ratio, with the entire right-hand side of the facade without window openings. This accentuates the buildings sturdy appearance. The buildings wrought iron 'Duck Crossing' sign is a charming streetscape feature.



Fig 172 Now in residential use, the former Primitive Methodist Church was erected in 1908. Its large red brick gable end makes a striking impression along Middle Street.



Fig 173-175: The farmhouse (above left) at Red House Farm has a simple three-bay facade, incorporating a central entrance doorway and flanked by sliding sash windows at ground floor, and with similar windows at first floor level. To the side (above centre) and rear (above right) of the house are a collection of traditional red brick farming buildings, which stand as important remnants of Corringham's agricultural past, and also provide this stretch of Middle Street with an attractive and distinctly rural aesthetic.



3.59 Owing to the piecemeal development of Middle Street, many of the above historic properties are neighboured by less distinct, more recent additions to the village townscape. However, there are isolated instances along Middle Street where groupings of historic building lie side-by-side to form particularly distinct and memorable stretches of historic townscape (Fig 180 and 181).

3.60 Red brickwork, occasionally rendered, dominates the village's historic building stock. Roofs are typically hipped or pitched roof, and in most cases finished in either natural slate or with clay pantiles. A majority of traditional properties stand parallel to the central route of Middle Street, though some of Middle Street's most distinctive landmark building lie perpendicular to the road and display striking front-facing gables (The Old Chapel, Village Hall and Primary School).

3.61 Aside from those identified 'Unlisted Buildings of Positive Character' there are several other properties of 19th and early 20th century construction within Character Area 4. However, many of these have been the focus of extensive alterations and works of personalisation to the point where the host buildings original aesthetic and character has been significantly eroded (Fig 182 and 183). Two practices that have in particular undermined the integrity of a number of Middle Street's older properties are (1) the installation of modern uPVC windows and (2) the introduction of new garage accesses and/or areas of fenestration where there was once brickwork.



Fig 180: The red brick farmhouse and outbuildings at Red House Farm combines with the neighbouring white rendered property of No.27 Middle Street to form an extensive historic and handsome frontage along the roadside.



Fig 176: Originally a farmstead, but now a pair of semi-detached dwellings, No.26 and 28 Middle Street stand set back from Middle Street and perpendicular to the road, the buildings distinct side-profile, with cat-slide roof, facing towards the street.



Fig 178: Built of red brick with a slate roof, No.7 Middle Street has a simple but pleasing vernacular aesthetic, with a well-proportioned, symmetrical facade. Adjoining the dwelling but setback from the principle elevation is single-storey block that previously accommodated the village butchers. Both structures can be seen on the 1885 map.



Fig 181: With their common robust red brick and hipped roof aesthetic and equally prominent positioning along Middle Street, No.39, 41 and 43 Middle Street form one of the most attractive and memorable architectural groupings in Character Area 4.



Fig 177: No.9 and 11 Middle Street has an L-shaped footprint, its east and south-facing elevations neatly marking the corner of Middle Street and Poplar Lane. Two storeys high, the converted farmhouse is built of brick, which is painted white, and has a slate pitched roof with red brick chimney stacks.



Fig 179: Corringham's village hall is a community hub and one of the settlements most distinct and instantly recognisable historic buildings. Originally the settlement's Wesleyan Methodist Chapel, as hinted by the 'Wesley' in the slightly eroded stone plaque on the upper gable, the building was converted into the village hall in the 1960s.



Fig 182 and 183: Whilst most of Corringham's historic buildings have undergone some degree of refurbishment and modernization down the decades, some properties been altered to the point where their original character has been significantly eroded and their contribution to the village character diminished.



3.62 The majority of Middle Street's more recent housing stock is comprised of bungalows of 1950s and 1960s construction (Fig 184-191), all of which are of a fairly generic, suburban appearance, with few references to local vernacular architectural styles or materials. Comprising a sizeable proportion of the southern half of Middle Street's built forms, these detached single-storey dwellings have a strong influence on the character of Middle Street, where they contrast greatly with the route's older, more locally distinct vernacular buildings.



3.63 Failing to bring harmony to Middle Street's array of differing building styles and eras are the varied and inconsistent approaches to property boundary treatments, with the roadside environment displaying a particularly fragmented and uncoordinated edge (Fig 192 and 193). Timber picket fencing, hedgerows, iron railings, and brick and stone walling of differing tones and textures, all feature along the central route, with neighbouring properties seldom progressing the same boundary enclosures.



3.64 It is only towards the northern end of Middle Street where a coherent and unified street edge begins to emerge, with the townscape all of a sudden taking on a much more verdant appearance (Fig 194-196). Contributing significantly to this concentration of greenery are (1) the mature grounds of the Vicarage (Fig 197), and (2) the village pond and garden (Fig 198), which lie opposite each other and conspire to give this part of Middle Street a much more intimate and rural appearance, resulting in one of the most distinct and appealing parts of this central route.



3.65 Adding a further pleasing element to this northern part of Middle Street is a tantalising first glimpse of the upper extents of St Laurence's Church (Fig 199), which peaks above a foreground of hedgerow and tree planting, and acts as important landmark feature, enhancing the legibility of the village centre.

Fig 184-189: Middle Street hosts many detached bungalows of mid-20th century construction, few of which make any reference to local vernacular styles but instead present more generic forms of domestic architecture, reflective of their construction era. Materials and detailing vary across these dwellings, though buff brick is commonly used while many are topped by pitched roofs with dark grey or brown concrete tiles. Small driveways and garden lawns dominate the frontages of these homes, and several host integrated or detached garages, reflecting these rising influence of the car at their time of construction.

Fig 190 and 191: Middle Street hosts several stretches of rather indistinct 1950s and 1960s domestic architecture, which stand in stark contrast to Middle Street's more established and historic buildings in terms of both layout and physical appearance.



Fig 192 and 193: A wide range of boundary treatments exist along Middle Street, often changing from one property to the next, contributing to a generally rather disorderly, uncoordinated streetscape.



Fig 194-196: North of No.43, Middle Street takes on a more sheltered, green aesthetic, within which built forms stand subservient to the dominant planted and natural features.



Fig 197: The mature private grounds of The Vicarage provide this majestic property with an equally distinct and alluring setting, whose greenery has a strong influence on the appearance and character of the adjoining Middle Street.



Fig 198: The village pond is a beautifully landscaped space with a serene atmosphere. One of Corringham's finest and most unique open spaces, it is a significant recreation and visual amenity to the village, providing important habitat for a variety of fauna, and enhancing the character of the northern parts of Middle Street. The pond and garden lie to the fore of the larger green space of Corringham's playing fields, which are tucked away behind the pond garden and largely screened in views from Middle Street.

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Fig 199: A view of St Laurence's distinctive tower emerges as one travels north along Middle Street.

3.66 Away from the beautifully landscaped Vicarage and village pond, Middle Street generally displays a much harder and built-form dominated edge and a skyline comprised almost entirely of roof profiles (Fig 200-202), with only occasional flourishes of greenery in the form of grass verges, hedgerows and garden lawns.

3.67 Consequently, the sporadic gaps in Middle Street's linear development patterns, which permit views through the village's adjoining landscape, prove to be very significant. Though often slight and tightly framed, these views are important to the character of Middle Street as they allow the wider greenery of Corringham's rural setting to filter into the village core, providing a visual connection between village and landscape that helps to compensate for the lack of planting and greenery along this central route. The most notable views from Character Area 1 out towards the surrounding rural landscape include (1) a framed view along Mill Mere Road from the corner of East Lane and Middle Street (Fig 203), and (2) a wide, open panoramic view from the village hall car park across the landscape towards Hemswell and the Lincoln Cliff (Fig 204 and 205). In addition to these key views, there are numerous other slight aspects along Middle Street towards the countryside (Fig 206-209), which cumulatively contribute to offsetting Middle Street's more urban, less locally distinct townscape elements.



Fig 200-202: South of the village pond, much of Middle Street displays a particularly solid edge, with built forms dominating the street scene.



Fig 203: Looking west from the corner of Middle Street at East Lane reveals a long-distance view out towards Wharton Wood.



Fig 204 and 205: The car park at the village hall creates a break in the building line which allows access to a panoramic view out across the rural landscape towards the unmistakable landscape feature of the Lincoln Cliff and the settlement of Hemswell. Also creeping into this view, peering out from behind the band of deciduous trees that populate the middle-ground, is the Grade II listed landmark of Corringham Windmill.

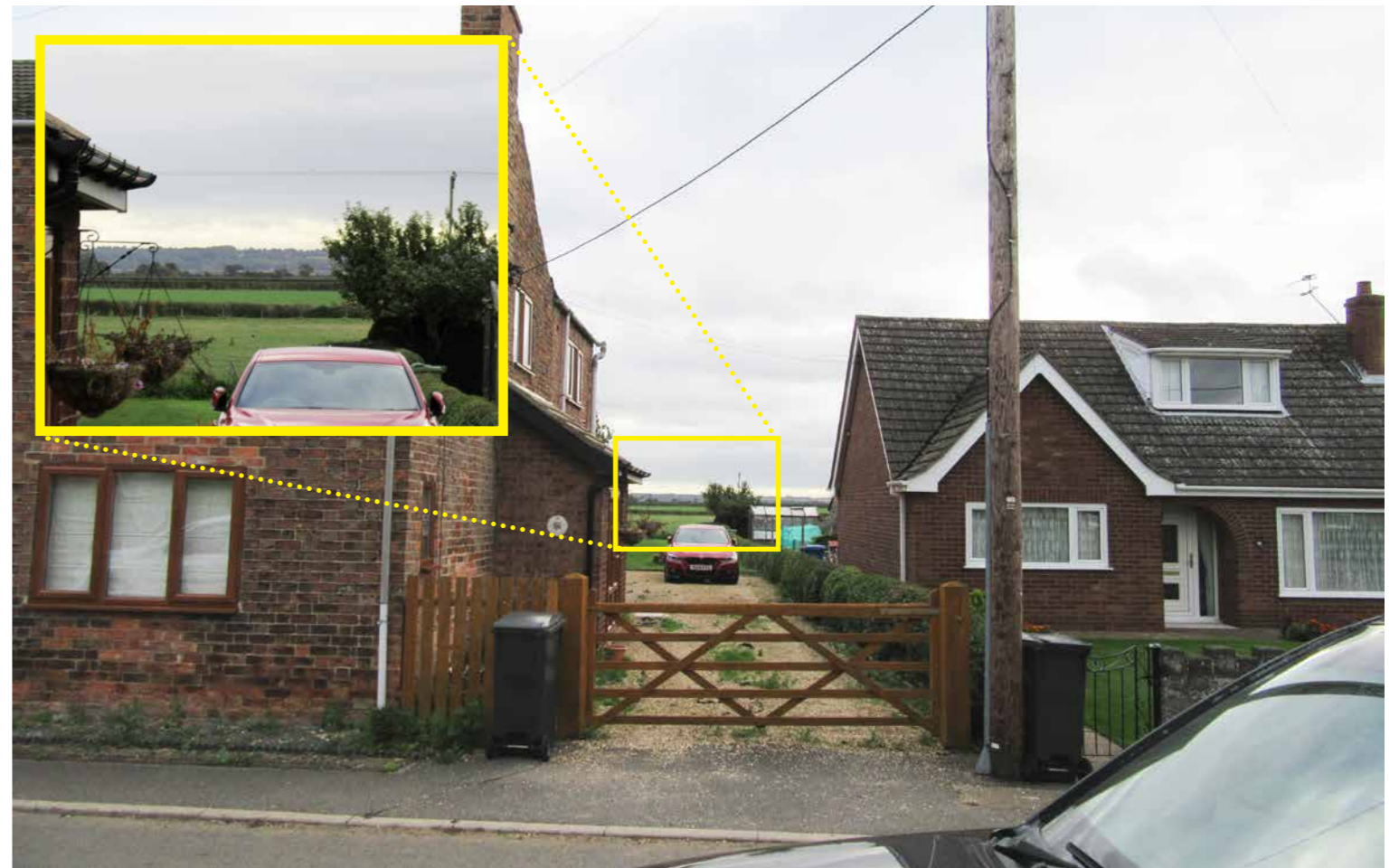


Fig 206-209: Along Middle Street occasional breaks in the building line allow for views through to the village's open agricultural setting. Though generally narrow and tightly framed, these views are nevertheless significant, as they provide an important visual connection with the village's landscape setting and introduce greenery and a brief sense of openness into this otherwise rather confined and enclosed street.

Character Area 4 - Summary

Key characteristics and features

- Corringham's central spine linking the northern and southern ends of the village.
- Lined by linear development patterns. Older stretches of development tend to display variations in building positioning, orientation, and spacing, whereas rows of 1950s and 1960s housing are more regimented and coordinated in their layout and arrangement. There is no singular approach to building positioning.
- Throughout Character Area 4, spacing between buildings is generally minimal, resulting in an enclosed townscape character.
- Occasional breaks in the building line facilitate views through to the adjoining countryside, which provide an important visual connection with the surrounding landscape and helps to reinforce Middle Street's more rural characteristics. Key views made available through breaks in development include:
 - a framed view along Mill Mere Road from the corner of East Lane and Middle Street;

- a wide, open panoramic view from the village hall car park across the landscape towards Hemswell and the Lincoln Cliff;

- a narrow view looking east along the rural track to the immediate south of No.40 Middle Street; and

- a view across through the open gardens/paddocks to the both immediate north and south of No.25 Middle Street.

- Varied architectural styles and eras, and differing building scales and forms makes for a visually discordant townscape. Older dwellings (18th and 19th century) tend to be more locally distinct, while the design of modern homes is usually reflective of the prevalent tastes of the construction era. There is a particularly high proportion of 1950s and 1960s detached bungalows with a generic, suburban aesthetic.

- Several well-preserved and attractive vernacular buildings, most of which are of red brick construction and with clay pantile or natural slate roofing.

- At the northern end of Character Area 1, the upper extents of St Laurence's Church come into view, where they form a unmistakable landmark feature along the skyline.

- Host to two of the village's most significant green spaces; the village pond and playing fields, the former combining with the grounds of the vicarage to create a handsome tunnel of greenery towards the northern end of Middle Street.

Negatives features

- Fragmented, inconsistent boundary treatments, resulting in an discordant edge to the street.
- Unsympathetic alterations to vernacular properties, including the insertion of uPVC windows and doors, and garage entrances.
- South of the village pond, the townscape is dominated by built forms and hard surfaces, and lacks the level of landscaping and green features typically associated with a rural village.

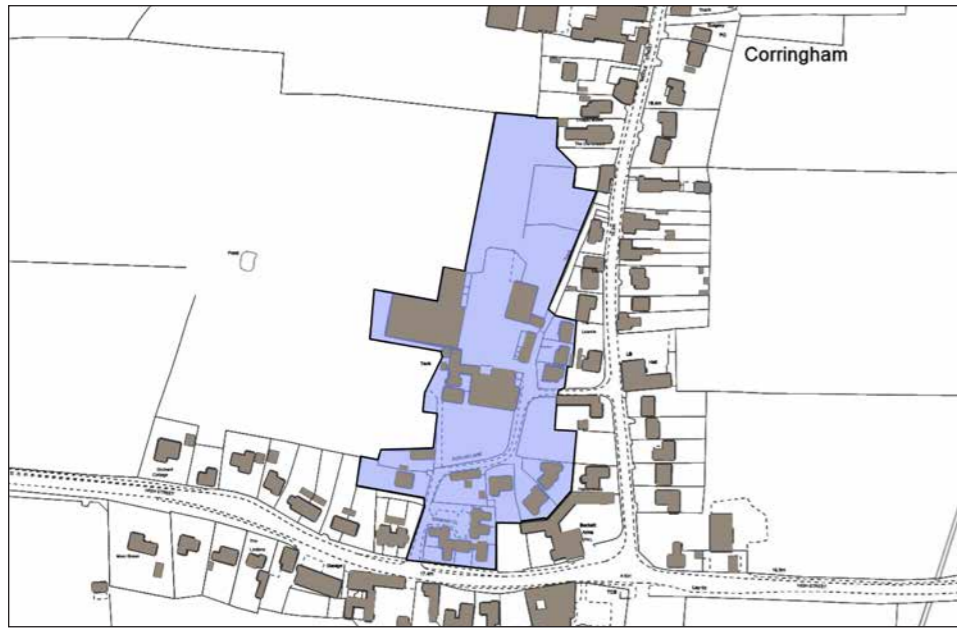


Fig 210: Character Area 5.



Fig 211: Poplar Lane exits Middle Street at A H Hardwick and Son butchers.



Fig 212: An alternative, pedestrian-only link runs between Poplar Lane and Middle Street. Running inconspicuously along the rear of No.9-23 (odd) Middle Street, this secluded public right of way has an informal appearance that is respectful of its rural village setting.

Character Area 5: Poplar Lane

Character Overview

3.68 Poplar Lane meanders behind the established building frontages of High Street and Middle Street (Fig 211), and provides a low-key vehicular link between these two main routes. It can also be accessed from Middle Street via a narrow pedestrian track (Fig 212), whose intimate atmosphere and informal aesthetic (Fig 213) sets the tone for much of the character of the lane, which is of a tranquil and verdant rural village character.

3.69 One of Corringham's most mature and distinctly rural parts of the village, Poplar Lane feels like a remnant of a bygone era, its quiet, leafy character contrasting starkly with the more built-up Middle Street and the heavily-trafficked environment of High Street. The lane has been spared the urbanising effects of modern highways works such as road widening, surface markings, traffic signage and raised kerbs, and has managed to retain a pleasingly simple and unfussy traditional rural appearance (Fig 214-216). Grass verges hug the edges of the narrow lane, which is enclosed on either side by thick hedgerows, many of which span long lengths of the roadside with only occasional breaks. Tree planting, interspersed within the hedgerows or positioned behind them in private gardens, adds a further layer of greenery to the route and helps to reinforce Poplar Lane's sheltered sylvan atmosphere.



Fig 213: Attractive views out across the adjoining rural landscape can be gained from the pedestrian path that connects Middle Street with Poplar Lane.



Fig 214-216: Poplar Lane is a quiet, tranquil rural lane with a traditional character, devoid of road markings, signage or kerbs, and edged by grass verges, dense hedgerows and tree planting.

3.70 Making a particularly significant contribution to the mature verdant character displayed by Poplar Lane is the expansive and heavily planted private gardens of Poplar Farm (Fig 217) which are wrapped in a long, unbroken boundary of hedgerow planting, behind which appear an assortment of tree planting.

3.71 Equally impressive are the farmhouse and collection of associated agricultural outbuildings that sit to the north of the gardens. The former is largely screened in views from the roadside with only slight glimpses of its chimney-topped roof profile being available from Poplar Lane (Fig 218 and 219). Much more prominent, and comprising Poplar Lane's most distinctive and stand-out built grouping are the farms traditional agricultural outbuildings (Fig 220-224).

3.72 The other built highlight within Character Area 5 is the charming cottage at No.2 Poplar Lane (Fig 225 and 226), whose long, linear form and partially painted brick facade runs along the road, creating a strong frontage and helping to reinforce the enclosed character of this stretch of Poplar Lane. A short length of traditional stone walling (Fig 227) at the eastern end of the property complements the buildings vernacular aesthetic and also forms an attractive feature within the streetscape.

3.73 When appreciated alongside the greenery that characterises their rural lane setting, Poplar Farm and No.2 Poplar Lane stand proudly in some of the most distinct and alluring views to be found within Character Area 5 (Fig 228 and 229).



Fig 217: One of Corringham's largest and most attractive private grounds, the handsomely landscaped, gardens to Poplar Farm are awash with greenery, their boundary hedgerows and trees adding greatly to the pleasing rural character of Poplar Lane.



Fig 218 and 219: The farmhouse at Poplar Farm is tucked to the rear of its large front garden, with only its slate pitched roof and brick gable and chimneys viewable from the road. Nevertheless, with its classic vernacular form, handsome grounds and association with the neighbouring agricultural buildings, it stands as one of Poplar Lane's landmark dwellings.



Fig 220-224: The northern end of Poplar Lane hosts an attractive grouping of vernacular farm outbuildings, which include a stables block and large hipped roof barn. With a generally consistent palette of red brick and clay pantile roofing these buildings contrast pleasingly with the wider array of planted features that surround them. Important monuments to the village's agricultural past, these buildings also stand as striking and locally distinct structures in their own right, while collectively contributing to the persisting rural character of Poplar Lane.



Fig 225 and 226: Half-cloaked in attractive climbing vegetation, the red brick gable of No.2 Poplar Lane features prominently in views looking west along this rural lane. Present in the 1885 OS maps, the cottage has an appealing vernacular aesthetic, with red brick walling (partially painted white), pantile roofing with chimney stacks along the roof ridge, and metal rainwater gutters and downpipes. A high solid-to-void ratio, with only a number of small, irregularly arranged windows punctuating the expanses of brickwork, gives the building a robust, sturdy appearance.

Fig 227: One of the few examples of traditional stone walling be found in the village outside of St Laurence's grounds, the boundary wall to No.2 Poplar Lane is an important feature along this historic route.



Fig 228 and 229: Enclosed, narrow views framed by prominently positioned traditional properties and dense roadside planting make for some particularly delightful moments along Poplar Lane.



Fig 230-232: Set behind grass verges and hedgerows, Poplar Lane's more contemporary dwellings display differing designs but all are constructed of red brick.

3.74 Aside from the historic properties of Poplar Farm and No.2 Poplar Lane, buildings found within Character Area 5 tend to be of relatively recent construction (1970s onwards). Dispersed in an irregular manner along Poplar Lane, these detached dwellings tend to vary in scale and form but all share a similar red brick aesthetic (Fig 230-232), which gives them some synergy with the areas older properties. However, aside from the use of red brick, references to local vernacular architecture are limited. Rather, it is the retention of grass verges boundary hedgerows along the frontages that help many of these more modern dwellings merge into their rustic setting. Conversely, where hedgerows have been stripped back to allow for grander driveway entrances (Fig 233-235), the result is often detrimental to the rural character of Poplar Lane.

3.75 Positioned at the south-eastern end of Poplar Lane, at the junction with High Street, and very much at odds with the wider mature, rural character of Character Area 5, and indeed, Corringham as a whole, is Edmund Close, a small residential development with an acutely urban aesthetic (Fig 236 and 237). Formed of a sequence of semi-detached but closely arranged dwellings set around a central space, the development is absolutely devoid of greenery and dominated by surface car-parking, and represents a unsympathetic and out-of-character addition to Poplar Lane.



Fig 233-235: The removal of hedgerows to facilitate the introduction of broad and exposed driveway entrances serves to erode the sheltered, green rural character of Poplar Lane. The before (centre) and after (right) images of the alterations made at No.1 Poplar Lane illustrate the urbanising impact of removing boundary hedgerows and trees to allow for more formal entrances.



Fig 236: Distinctly lacking landscaping, Edmund Close's sterile built environment contrasts greatly with the wider verdant aesthetic of Poplar Lane, with only the overhanging tree planting at the rear of No.2 Poplar Lane providing any sort of relief from the development's hard and built surfaces.

Character Area 5 - Summary

Key characteristics and features

- Secluded rural lane with a very traditional, informal character.
- Narrow central route hemmed-in by grass verges and hedgerows, and overhung by tree canopies.
- Host to several irregularly distributed detached dwellings and a large farmstead, all of which are built from red brick.
- Landmark buildings include No.2 Poplar Lane and the farmhouse and associated outbuildings at Poplar Farm, all of which contribute significantly to the traditional rural appearance of Poplar Lane.
- Poplar Farm hosts one of the village's most mature and attractive private gardens, which are enclosed by a soft, green boundary of hedgerows that sit above gently sloping verges, behind which emerge the upper canopies of multiple fruit trees.

- Quiet, informal pedestrian link from Middle Street to Poplar Lane, along which views can be gained of the village's western landscape setting.

Negatives features

- Loss of boundary hedgerows and grass verges to make way for wide and visually prominent driveway entrances has in parts eroded some of Poplar Lane's verdant rural character.
- Edmund Close, situated towards the southern end of Character Area 5, is an unsympathetic development with a distinctly urban appearance that is completely out-of-sync with the wider rural character of Poplar Lane.



Fig 237: Character Area 6.

Character Area 6: High Street

Character Overview

3.76 Character 6 covers Corringham's southern extents, which are arranged along High Street (A631), a major east-west transport corridor hosting steady flows of fast-moving traffic (Fig 238 and 239). The wide profile and formalised appearance of the A631, along with its associated traffic flows, have a pronounced impact on the character and feel of this part of the village, resulting in a less peaceful and somewhat unwelcoming environment, particularly for pedestrians, which contrasts with the wider settlement's more sedate, rural atmosphere. Crucially, those traffic flows associated with the A631 prevent safe pedestrian movement from the southern side of High Street to the northern side, making the road something of a barrier that severs the very southern extents of Corringham from the village core.

3.77 More positively, the A-road status of High Street and its role as one of the main routes into and out of nearby Gainsborough also makes this southern part of the village the public face of Corringham, observed daily by hundreds of travellers making their way along the A631. From this perspective, the fact that High Street is also host to one of Corringham's greatest concentrations of historic properties is especially welcome, the route edged by several particularly fine and locally distinct historic buildings, including:

- No.5 and 9 High Street (Fig 240)
- No.13 and 15 High Street (Fig 241)
- No.17 and 19 High Street (Fig 242)
- No.1 High Street (Fig 243)
- Corner Farm and outbuilding (Fig 244)
- The Beckett Arms (Fig 245)
- Former Thonock & Somerby workshop (Fig 246)
- No.16 High Street and outbuildings (Fig 247 and 248)
- No.14 High Street (Fig 249)

3.78 Significantly, many of these buildings of heritage value and positive character display a similar red brick aesthetic, and are topped with slate or pantile roofs and chimney stacks. Furthermore, in several cases, they stand in close proximity to each other, sharing common settings and forming distinct groupings and stretches of townscape along High Street (Fig 250-252). Therefore, though easily appreciated individually and in isolation, it is the cumulative impact of these numerous distinctive, vernacular red brick buildings that results in a rich and coherent townscape character along High Street, which presents a positive initial impression of the village to passing travellers.



Fig 238 and 239: The wide profiled A-road of High Street, with its flows of fast moving traffic, gives the southern end of Corringham a more harsh, less tranquil atmosphere than the more insulated and serene northern parts of the village.



Fig 240-242: A sequence of former estate dwellings occupy the land to the west of the entrance to Poplar Lane. All three blocks are present on the 1885 and progress a similar two-storey, red brick with slate roof aesthetic that places a strong emphasis on symmetry and proportion, with regularly placed fenestration and evenly spaced chimney stacks along the roof ridges. No 17 and 19 (right) represent the most ornate of the three blocks, displaying dentilled eaves, anchor plates, and timber joinery across doors and windows.



Fig 243: The A631 was originally the Towland to Hainton toll road, and this former status is celebrated by the still standing toll house at No.1 High Street. A Grade II listed building, the toll house dates from the early 1800s and is a charming and eye-catching prescience along High Street. Its 3-bay front contains a central planked door flanked by 2 light glazing bar casements, and is topped by a hipped slate roof and central brick stack.



Fig 244: Corner Farm is a key gateway building stood prominently at the southern entrance to Middle Street. One of Corringham's best preserved farmhouses, the dwelling has a locally distinct red brick and slate fabric, with the introduction of uPVC windows being the only notable external alteration carried out since its construction. Sharing a setting with the farmhouse are a pair of traditional agricultural outbuildings, both of red brick with pantile roofs.



Fig 245: A local landmark and a stopping point for passing travellers since the 1800s, The Beckett Arms is one of Corringham's most distinct and locally iconic buildings. Though the focus of several alterations and expansion works, it is still possible to appreciate the buildings original red brick and slate roof form, with its unique M-shaped roof.



Fig 246: The former Thonock & Somerby estate workshop building presents a long, largely blank frontage along the southern edge of High Street. The right-hand side of the facade includes original fenestration and the plank entrance door.



Fig 247 and 248: No.16 High Street and its associated outbuildings, parts of which are thought to date from the 1700s, represent one of the village's best preserved and more complete traditional farmstead groupings. The farmhouse is rendered and has slate roof with brick chimney stacks emerging from both gable ends. 2-over-2 sliding sash windows are positioned either side of the centrally positioned entrance. Red brick and clay pantiles characterise the farm's traditional outbuildings.



Fig 249: Another of High Street's vernacular farmhouse buildings, No.12 shares a similar red brick and slate finish and symmetrical composition as the nearby Corner Farm.



Fig 250: The sequence of semi-detached properties west of Poplar Lane represents one of the most unified and appealing historic groupings in Corringham.



Fig 251 and 252: Corner Farm and The Beckett Arms stand either side of High Street's entrance to Middle Street, and these two distinctive historic properties combine to create a memorable southern gateway into the village core.

3.79 Further unifying High Street's built environment are multiple stretches of roadside hedgerow and tree planting, often set behind grass verges (Fig 253- 258). These natural features give much of High Street an attractive soft and green edge, and the two contrasting yet complementary tones of red brick and flourishing and vibrant roadside greenery are one of the most pleasing characteristics of High Street. Further to providing the area's properties with handsome frontages, this greenery also acts as a buffer between roadside buildings and the constant traffic flows of the A631.



Fig 253: Poplar Lan'es green character spills out on to High Street, where tightly trimmed hedgerows form the primary boundary treatment along the northern side of the road.



Fig 254: Corner Farm's vernacular architecture is complemented by a lush private garden setting, which features hedgerows along its boundaries and a cluster of mature trees at its western corner, which are a key feature at the entrance to Middle Street.



Fig 255: Roadside planting and prominently positioned traditional properties combine to create distinctive framed views along High Street.



Fig 256-258: Hedgerows and tree planting give many of High Street's older properties leafy, mature settings which complement their traditional architectural character (left and centre), whilst similar boundary planting has been effectively utilised to help integrate some of those more recent additions to High Street (right).

3.80 Though less prevalent than hedgerow planting, red brick walling is also a commonly used boundary treatment along High Street (Fig 259-261), giving a more solid outer skin to building plots whilst still managing to respect the aesthetics of the area. Less in keeping with the character of High Street are the few instances where timber fencing has been used to enclose front gardens (Fig 262 and 263).

3.81 However, the most jarring moments along High Street come in the form of the commercial, large-scale establishments of (1) Peacock and Binnington and (2) High Street Garage. Though of obvious importance and value in terms of the local economy and employment provision, their scale and appearance is differs to that of the previously discussed red brick, historic properties that inform much of the character of High Street, with these two businesses progressing more functional, standardised designs, which pay little regard to established architectural styles.

3.82 Peacock and Binnington (Fig 264) comprises a large industrial-style retail unit set back from the road within a sizeable concreted yard. However, landscaping along its High Street frontage successfully screens the bulk of this premises from view, with only the upper parts of the building viewable from the road. It is therefore primarily through the array of flag banners that populate its frontage that the presence of Peacock and Binnington is announced to those travelling along High Street.

3.83 More forthcoming and bullish in its positioning and exposure on to High Street is the garage building (Fig 265 and 266), whose broad, rudimentary frontage abruptly punctuates the otherwise coherent and unified historic townscape found along this western end of High Street.



Fig 259-261: Red brick boundary walling appears sporadically along High Street, where it is used as alternative to, or in conjunction with, the more prevalent hedgerow enclosures.



Fig 262 and 263: Timber fencing is seen at a couple of properties along High Street but is not one of the areas more common boundary treatment, and as such, is somewhat out-of-character.



Fig 264: Landscaping along the frontage of Peacock and Binnington goes some way to minimising the visual impact of this large commercial property, which stands on a prominent site directly opposite the entrance to Middle Street.



Fig 265 and 266: High Street Garage is an imposing presence along the southern side of the road, its large forecourt canopy dominating the building frontage. The garage has a basic commercial aesthetic, its design very much informed by its function, with few concessions having been made to respond to wider character of Character Area 6. An uncharacteristic flat roof, large glazed openings and a hard-surfaced, exposed forecourt result in a development that has an uneasy relationship with the wider, more distinctive and traditional character of High Street.

3.84 Owing to a combination of the consistent bands of roadside planting and steady sequences of built forms (Fig 267), Character Area 6 has limited visual connection with the wider countryside and is a relatively inward-looking piece of townscape (Fig 268-270). It is only at the far eastern and western ends of High Street, where built forms subside, that views between to appear of the village's landscape setting (Fig 271).



Fig 267: Hedgerows, trees and buildings screen views out to the wider landscape.



Fig 268-270: A series of framed internal views appear along the east-west corridor of High Street, which despite its broad profile often feels rather enclosed and confined.



Fig 271: East of Corner Farm views appear to the village's eastern landscape setting and a visual connection emerges with the buildings of East Lane at the northern end of the settlement.

Character Area 6 - Summary

Key characteristics and features

- The public-facing southern end of Corringham, focused along High Street (A631), a main road accommodating steady flows of fast moving traffic.
- Wide, formalised street profile, with a two-way central route edged on either side by footpaths.
- Enclosed by linear development, most of which is historic, but also host to a small proportion of more recent infill and ribbon development. Properties are typically detached or semi-detached, and the majority are two-storey.
- East of Poplar Lane development patterns and plots sizes are irregular, whilst the western end of High Street has a much greater degree of uniformity in terms of building positioning, spacing and plot sizes.
- Enclosed townscape with few views beyond the immediate roadside environment. Buildings and roadside vegetation combine to frame internal views along the road.
- One of Corringham's most diverse parts in terms of land-use, High Street accommodates the Beckett Arms pub, restaurant and guest-house, a garage and filling station, and an agricultural machinery specialist, as well as multiple residences and agricultural buildings.
- A largely historic townscape, host to many period properties dating from when this southern part of the village was known as Little Corringham. Red brick features extensively across these traditional buildings, whereas

roofs are usually finished in slate, though clay pantiles are also characteristic of the area and appear on many of the vernacular farm buildings. Roofs are generally pitched and feature brick chimney stacks along the ridge and at gable ends.

- Cumulative effect of high proportion of historic buildings helps to give the roadside environment a rich and distinctive character, with several fine stretches of mature townscape.
- Corner Farm and The Beckett Arms act as gateway buildings, standing either side of the entrance of Middle Street. The public house and guest-house is a particularly eye-catching structure and is a key landmark building at the village's southern end. Corner Farm accommodates several mature trees that enhance this gateway. By comparison, The Beckett Arms has a much less handsome corner setting dominated by car parking.
- Grass verges, hedgerows and trees are crucial elements of the character of High Street, providing a soft and green edge to the road, which unifies the streetscape.
- Hedgerows and red brick walling represent the two most common forms of boundary treatment.

Negatives features

- High Street Garage pays little regard to the character of the wider area. It has a basic, functional aesthetic and stark, exposed appearance that is at odds with the greenery and red brick that prevails along much of High Street.
- Unsympathetic alterations to vernacular properties, including the insertion of uPVC windows and doors.

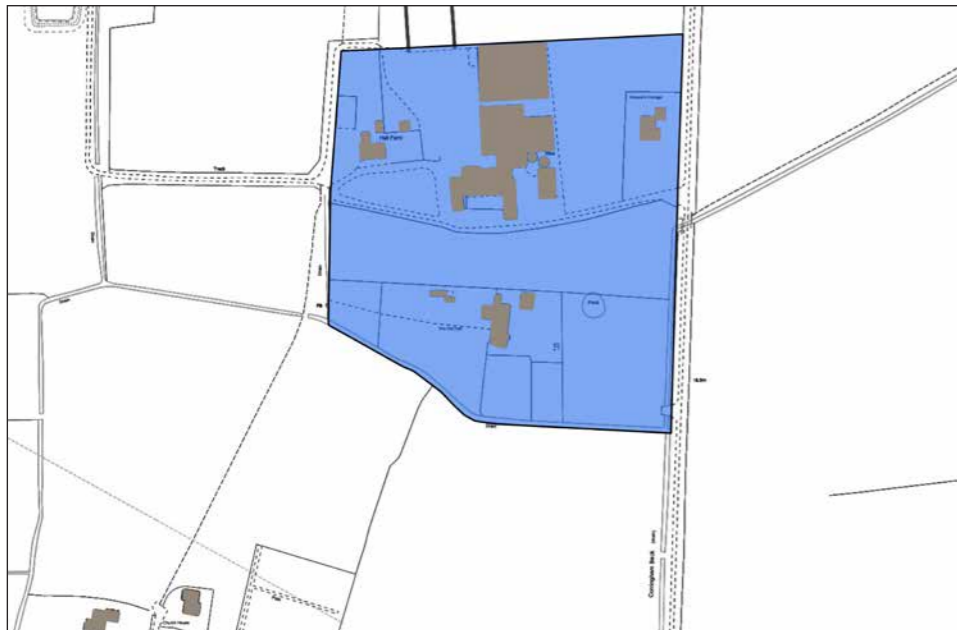


Fig 272: Character Area 7

Character Area 7: Old Hall and Hall Farm

Character Overview

3.85 Positioned in a remote, isolated location some 150m north of Corringham village, Character Area 7 covers the adjoining land uses of (1) Old Hall and (2) Hall Farm. The former is one of Corringham's oldest properties (Fig 273), originally constructed in the 14th century, and then subject to alterations in subsequent centuries, with extensive modifications and additions carried out across the 19th and 20th century. Despite these works, the external structure and alluring Elizabethan style architecture at the southern end endure, and the building's heritage value is today formally recognised through a Grade II listing.

8.86 Though a grand, stately residence, Old Hall is actually a very introverted property, which actively resists engagement with the public realm. Wrapped in a thick cloak of mature woodland, the dwelling has little visual presence along East Lane, its form completely obscured by dense tree planting (Fig 274), its gated entrance (Fig 275) providing the only hint that a building exists behind this wall of greenery. It is only from the public right of way that links Corringham with Aisby that a greater appreciation of the scale and aesthetic of Old Hall can be gained, with a long-distance view appearing towards the property's rear, west-facing elevation (Fig 276).

8.87 To the immediate north of Old Hall is Hall Farm, which comprises an expansive complex of agricultural units and a farmhouse. Fronted by Keeper's Lodge (Fig 277), a detached dwelling of 1960s construction, the farm is more open to the road than the neighbouring Old Hall (Fig 278), its low-lying boundary planting allowing for views into the core of the agricultural grouping.

8.88 Though still host to several buildings present on the 1885 map, Hall Farm has in more recent times has expanded and evolved into a modern farming facility, accommodating the types of large shed structures associated with current-day farming practices. These substantial agricultural buildings appear abruptly in several views from across the wider landscape setting (279 and 280). The prominence of Hall Farm's buildings in views from East Lane as well as the wider landscape, represents a sharp contrast to the withdrawn and cloaked character of Old Hall, whose presence goes largely unnoticed due to the heavily planted and secluded character of its grounds (Fig 281).



Fig 273: Old Hall in the early 1900s. This stately property is thought to stand in on medieval foundations of the original Manor House, which was the seat of the Waterton family.



Fig 274: Old Hall hides behind thick woodland, which dominates the property's roadside frontages.



Fig 275: Old Hall's gated driveway entrance is the only discernible built feature along its eastern roadside perimeter, with the residence completely obscured behind layers of tree planting.



Fig 276: It is only from the public right of way leading from Corringham to Aisby that a reasonably open view can be gained towards Old Hall, the western parts of its grounds more porous and less wooded. From this view the general aesthetic of the building can be appreciated, with its white rendered facade and bright, steeply sloping pantile roof and collection of irregularly arranged chimney stacks.



Fig 277: Keeper's cottage is a detached dwelling positioned to the front of Hall Farm. Finished in white render, and featuring red brick detailing above windows and along its plinth, the property shares some of the aesthetic traits of the neighbouring Old Hall, but is of much more recent construction.



Fig 278: The relentless wooded frontage of Old Hall gives way to a more open, albeit still planted road edge, beyond which appear the many buildings that comprise Hall Farm.



Fig 279-280: Hall Farm's modern agricultural buildings stand as some of the largest and most imposing structures in Corringham, and have a significant visual impact within landscape views at the northern end of the settlement.



Fig 281: The aerial view of Old Hall and Hall Farm highlights the contrasting character of the two sites, with Old Hall set within particularly mature and densely wooded grounds, and Hall Farm much more exposed and open to the wider landscape.

Character Area 7 - Summary

Key characteristics and features

- Old Hall, a Grade II listed building of medieval origins set within a mature and heavily wooded estate setting.
- Hall Farm, an expansive agricultural grouping and farmhouse fronted by Keeper's Cottage, a two-storey detached dwelling.
- Roadside tree and hedgerow planting, which is particularly towering and dense along the frontage of Old Hall.

Negatives features

- Hall Farm's modern shed structures, which are of a substantial scale and bulk, stand exposed in several landscape views and detract from Corringham's otherwise soft, wooded northern edge.



Fig 282: Character Area 8

Character Area 8: Aisby

Character Overview

3.89 Aisby is a rural hamlet located 1.2km north of Corringham. Set back from the road and partially screened by tree and hedgerow planting (Fig 283-285), this small settlement is a subtle and understated presence within the rural landscape, with limited visual impact on local views.

3.90 With its distinct horseshoe-shaped structure, the hamlet has two points of access, both extending north from Bonsall Lane (Fig 286 and 287). Along this looping internal road network, built forms are arranged in a loose and irregular manner, with notable concentrations at those two junctions where the loop road is intersected by the east-west route (Fig 288). Skewing

the historic and symmetrical horse-shoe hamlet layout is a recently added cul-de-sac at the eastern end of Aisby, which has been tagged on to the end of Old Stack Yard Lane. Currently only partially built-out and accommodating a single dwelling (Fig 289), this small eastern extension to Aisby fails to respect the more mature and verdant character of the rest of the settlement.

3.91 Two-storey, detached dwellings represent Aisby's most prevalent housing typology (Fig 290-294), though the hamlet also accommodates a number of smaller detached bungalow units. Several dwellings date from the 19th century, and today represent some of the hamlet's most characterful and locally distinct buildings. Notable examples of domestic vernacular architecture include the rather grand, hipped roofed Aisby House (295), and the farmhouses of Moscar Farm (Fig 296), Middlefield (Fig 297) and Walnut Cottage (Fig 298).



Fig 283-285: Aisby lies behind a series of hedgerow bounded fields (left and centre), just to the north of Bonsall Lane (right).

Fig 286 and 287: The understated, greenery lined approaches into Aisby.



Fig 288: The east-lying junction marked by Moscar Farm and Aisby House accommodates some of the hamlet's highest concentrations of development.



Fig 289: The partially completed cul-de-sac development at Aisby's eastern extents lacks the mature, verdant character of the hamlet's historic core, its sole building standing rather starkly against its rural landscape backdrop.



Fig 290-294: The majority of Aisby's housing stock is comprised of two-storey, detached, red brick residences. Most have pitched roofs with chimneys, while some of the more modern additions feature forward facing gables.

3.92 In addition to these 19th century dwellings, Aisby also hosts several historic farm buildings, which make a substantial contribution to the traditional rural feel and appearance of the hamlet. The most fetching of these are the old agricultural working buildings at Moscar Farm (Fig 299-303). Featuring an L-plan layout comprising a two-storey, hipped roof barn and adjoining single-storey, pitched roof building, Moscar Farm's red brick and clay pantile form is adorned with numerous original architectural details and fittings, including diamond-shaped ventilation holes, planked timber doors, and iron wall anchors. Less sizeable, but also of an alluring vernacular character is the limestone and red brick cattle box located some 100m east of Moscar Farm (Fig 304).

3.93 Red brick features across the majority of Aisby's buildings, new and old, and residential and agricultural alike, giving the built environment a common

fabric. Equally consistent in character and appearance are Aisby's small network of narrow lanes, which have an strong rural appearance (Fig 305-307), and are typically enclosed on either side by grass verges, trees and hedgerows, giving them a leafy and sheltered character. Throughout the hamlet, tones of the red brick work periodically emerge through and contrast appealingly with the abundant vegetation, which tends to dominate most internal views within the settlement (Fig 308-310).

3.94 Behind this roadside hedgerow and tree planting typically lie either (1) landscaped gardens with lawns or (2) open agricultural fields, smallholdings or paddocks (Fig 311-313), the latter of which are key elements of Aisby's traditional agricultural character and rural landscape setting.



Fig 295: Aisby House is the hamlet's most imposing and grand historic residence. Its broad symmetrical facade, with central entrance and multiple 4-over-4 sash windows featuring prominently in views as one enters the settlement at its eastern end.



Fig 296-298: Moscar Farm farmhouse (left), Middlefield (centre) and Walnut Cottage (right) are all of locally distinct, traditional designs. Each of these farmhouses displays a similar red brick skin and a principle facade within which the entrance is positioned centrally and windows arranged regularly, with two at ground floor level, and two at first floor level. Chimneys at either gable end are defining features of the roof profiles of all three buildings.



Fig 299-303: The working buildings of Moscar Farm stand as one of Aisby's most beguiling historic structures and are a key local landmark. Prominently positioned and adorned with many distinctive details, the barn is a fine example of 19th century vernacular agricultural architecture and monument to Aisby's farming heritage.



Fig 304: Still in use today, Thonock & Somerby Estates cattle boxes are made of what is locally called 'waterstone', a soft limestone with shells in it that is excavated from the earth below Aisby. This pale waterstone walling is complemented by the red brick and clay pantiles that characterise the buildings upper extents.



Fig 305-307: Grass verges, hedgerows and tree planting enclose much of Aisby's internal road network, creating a well-defined and attractive roadside edge that frames views along the hamlet lanes whilst also accentuating their tranquil rural character.



Fig 308-310: Across Aisby red brick jostles with flourishing and vibrant roadside greenery, and these two contrasting yet complementary tones and textures define much of the settlement character.



Fig 311-313: Various smallholdings and paddocks, along with some larger agricultural fields, characterise Aisby's adjoining landscape setting.

Character Area 8 - Summary

Key characteristics and features

- Small hamlet with an acute rural character, within which built forms are limited to a scattering of farmsteads and dwellings, which are arranged in a loose manner along the edges of the settlement's internal loop road.
- Dwellings are generally two-storeys and detached, and nestle within landscaped gardens featuring lawns with boundaries of hedgerows and tree planting.
- Host to buildings of various age, with several dating from the early-to-mid 1800s. The hamlet includes several fine examples of local vernacular architecture.
- Road network is formed of narrow country lanes that are hemmed-in by grass verges and hedgerows, and overhung by tree canopies.
- Undeveloped and open plots in and around the settlement are used for a variety of agricultural and equestrian uses, which adds further to the strong rural character of Aisby.

Negatives features

- The partially completed residential cul-de-sac at the eastern edge of Aisby fails to replicate the mature and verdant character of the rest of the settlement, lacking landscaping and hosting a single dwelling whose exposed appearance is more befitting of a suburban context rather than a rural hamlet.



4 CHARACTER SUMMARY MAPS

4.1 The maps below and opposite support the descriptive text and images set out across this preceding 'Corringham and Aisby Settlement Character Profiles' section of the report, providing an instant snapshot of many of the key built and natural elements that characterise the settlements of Corringham and Aisby.

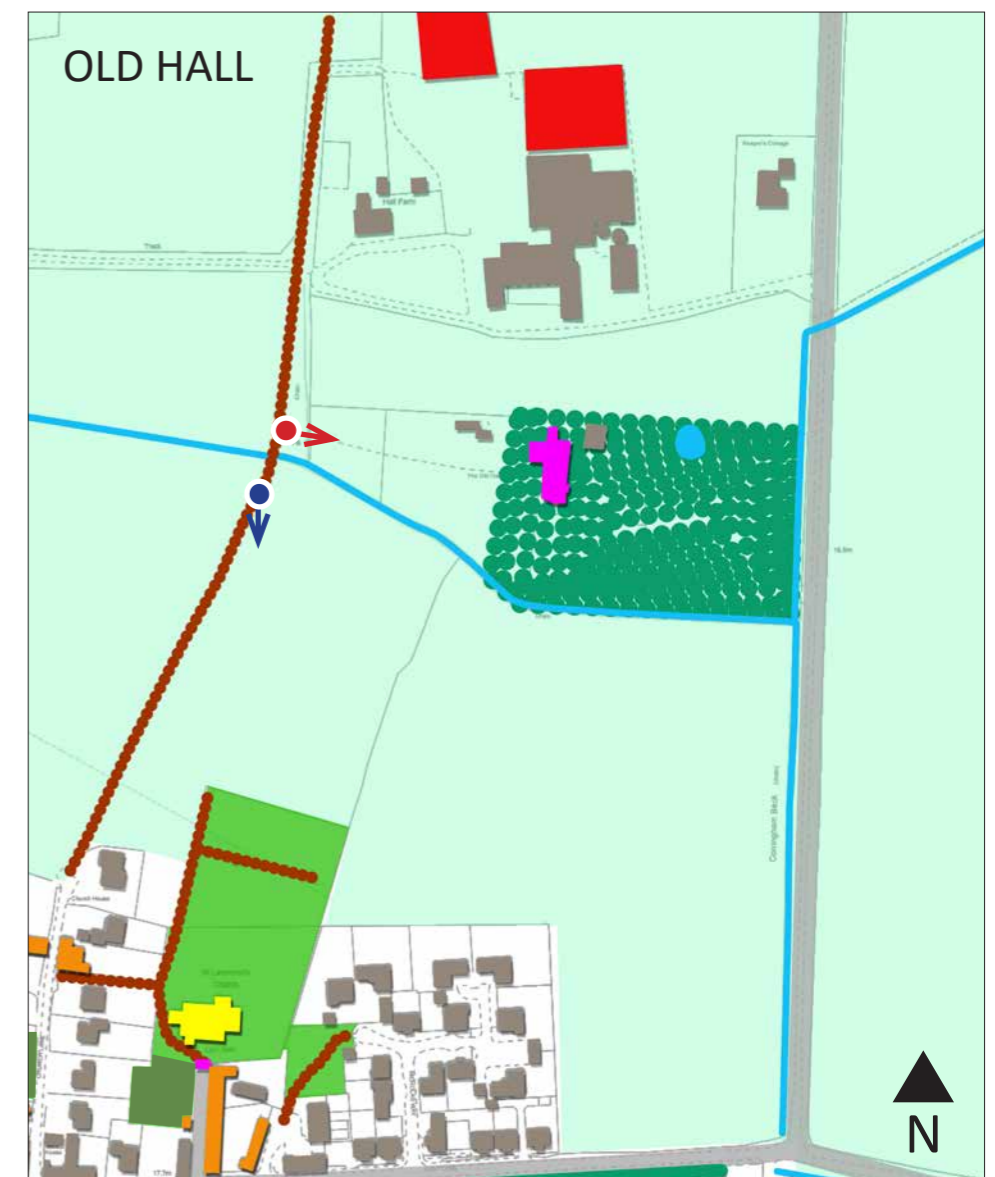
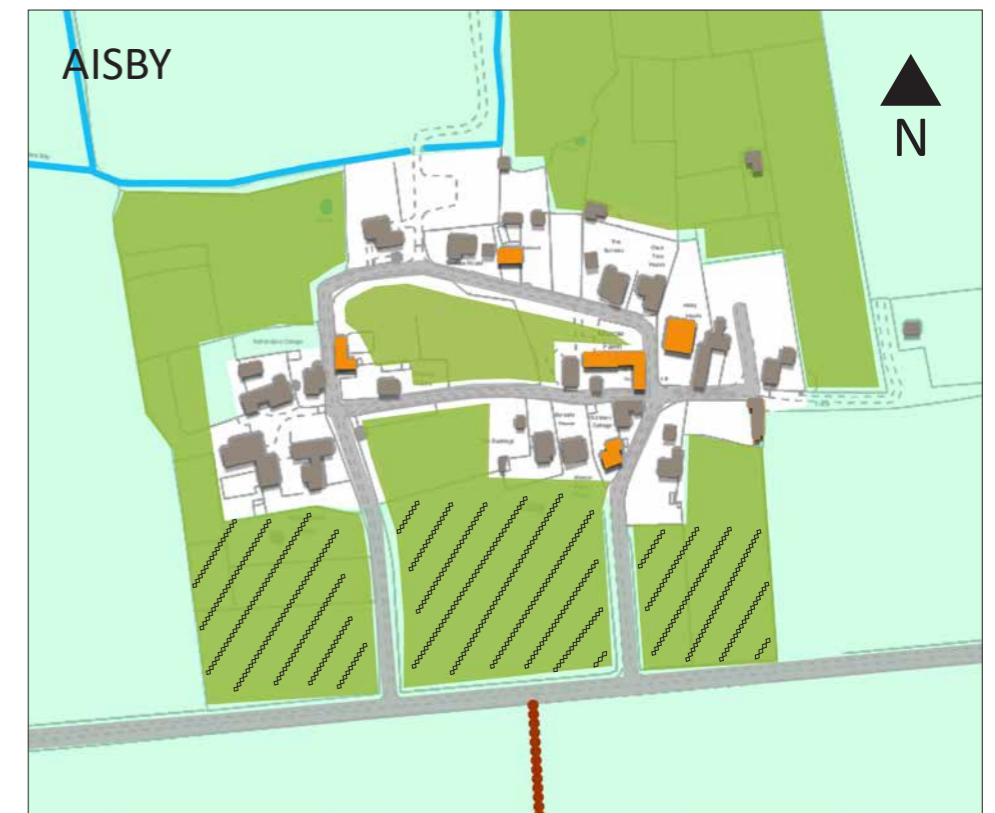
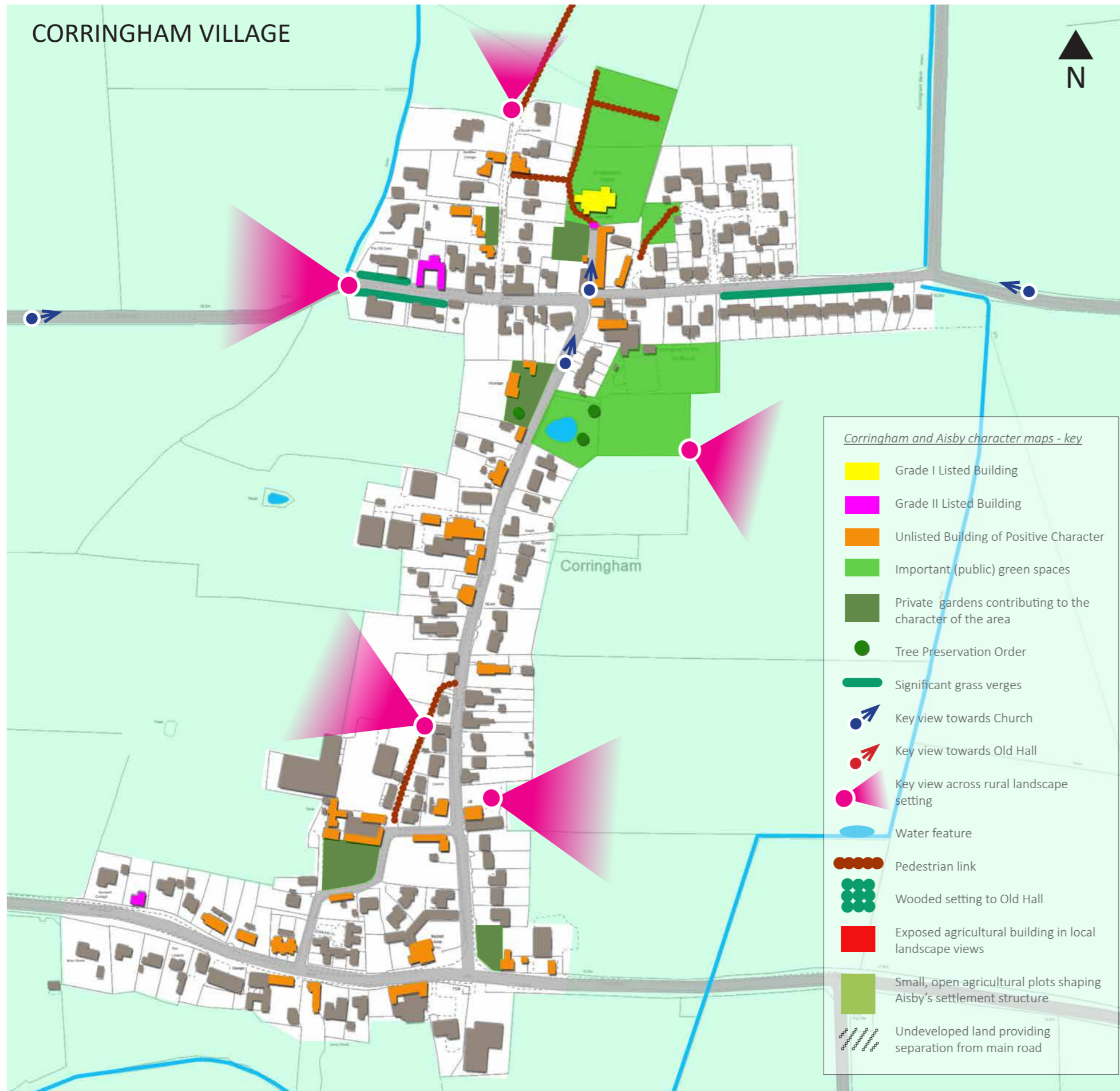
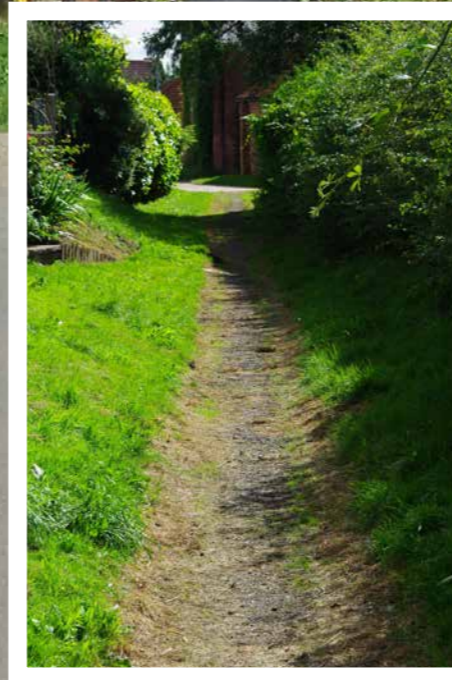


Fig 314-316: Corringham and Aisby character maps, denoting key built and natural characteristics and features.



5 CONCLUSIONS AND RECOMMENDATIONS

Conclusions and recommendations

5.1 Future development proposals should be designed to respect and respond positively to their local context, and consideration given to those defining characteristics- both built and natural- of the Character Area within which they are proposed. In addition, the following detailed recommendations should be adhered to in order to conserve and enhance the unique and locally distinct character of Corringham, Aisby and the wider parish area.

Locally distinct features and materials

5.2 Development proposals should draw inspiration from local vernacular architecture and recognised buildings of heritage value and positive character, including listed buildings and identified non-designated heritage assets, as set out within this report. However, simplistic replications of existing styles and the progression of pastiche design is discouraged.

5.3 The galleries across pages 64 and 65 present a selection of some of the those locally distinct features and finishes that can be found across Corringham’s historic properties and vernacular architecture, and should be used to inform the design of future development proposals.

Roofs:

Natural slate features across the rooftops of many of Corringham’s traditional residential properties, and also on several non-residential landmark buildings such as the school, village hall and The Beckett Arms.

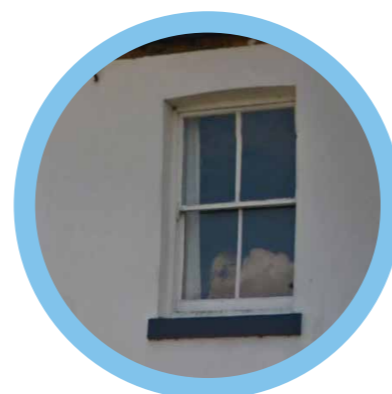
Clay pantiles are also locally distinct, and are particularly common features of the parish’s vernacular agricultural buildings.

Most properties are topped with plain, uncomplicated pitched roofs, with chimneys, usually in red brick with clay pots, emerging from the gable ends. Less common, but also seen in number of period properties, are hipped roofs, most of which accommodate chimneys along their ridge.



Windows:

Many of the parish’s older properties have unfortunately had their original timber windows replaced by less distinct, uPVC equivalents, which tend to negatively impact upon the character and integrity of the host building. However, where original fenestration has been retained (or sensitively replaced) it is multiple-pane timber windows, generally vertical sliding sash that represent the predominant traditional glazing type. Casement windows also feature, but are less common.



Doors:

Few of Corringham’s buildings have retained their original doors. However, where they are in place, they are typically made of timber with iron fixtures. Simple timber plank doors form key original features at several of the parish’s traditional farmstead groupings.



Building forms and elevation arrangements:

Historically, the majority of Corringham's dwellings have been detached, two storey units, most with linear plan forms with pitched roofs (though hipped roofs are also present within the historic townscape). Façades often place a strong emphasis on proportion and symmetry, with a balanced solid-to-void ratio. They often have a three bay arrangement with centrally positioned entrance and chimneys emerging from either gable end. In general, chimney stacks are an important feature across the village roofscape.



Farms, often with courtyard layouts, are a feature of both the parish settlements and the wider landscape setting.

These typically comprise both single (stables and outbuildings) and two-storey (barns and farmhouses) buildings.



Walling:

Corringham's historic building stock is overwhelmingly comprised of red brick, typically laid in stretcher bond or English bond patterns. Brick arches above windows and doorways are commonplace. In some cases, the brickwork has been rendered, typically in tones of white or cream



Less common, but also locally distinct is the use of limestone walling, which features in some of Corringham's very oldest structures.

Boundary treatments:

The boundary treatments which best represent the established character of Corringham are (1) red brickwork walling and (2) dense hedgerow planting.



Gates are most commonly made of timber.

Development layout and arrangements

Corringham

5.4 The majority of Corringham's buildings are arranged in a linear manner along the established historic road network, where they came forward in an incremental, piecemeal manner over a prolonged time period. More modern planned, self-contained residential developments, namely Edmund Close and Nicholas Way, represent departures from the traditional approach to development within the village.

5.5 Where infill or replacement dwellings are proposed along the main historic road network, these should be designed to reflect the characteristics of the immediate area and neighbouring properties in terms of site layout, building spacing, orientation and positioning.

5.6 Cul-de-sac forms of development should be avoided in areas of the village where they are not characteristic of existing development patterns, as they can erode and break up stretches of unified roadside frontages and boundary treatments. Where the principle of residential cul-de-sac is deemed to be acceptable, houses at the entrance to the new development should be sited to face the main road in order to maintain strong frontages along the streetscene (this has been successfully achieved by the Nicholas Way, development along East Lane), and access roads should be low-key and inconspicuous, retaining as much existing roadside vegetation and planting as possible. The relationship of new housing developments and the adjoining rural landscape setting should also be carefully considered, and the village's generally soft, verdant outer edge maintained.

5.7 Backland and tandem development is largely absent within the village, with only a few isolated instances. In order to conserve the village's well-defined linear form and retain a positive relationship with the adjoining landscape setting, future backland and tandem development should be strongly resisted.

Aisby

5.8 Aisby benefits from loose and irregular historic development patterns, where dwellings and farms sit along the central road network. Such informal development patterns help to reinforce the character of this small rural hamlet. The recently added cul-de-sac at the eastern end of the settlement is at odds with these historic development patterns, and represents an awkward addition to the hamlet, its more formalised layout akin to a suburban development.

5.9 Gardens and small agricultural plots are important characteristics of Aisby's development patterns, maintaining a degree of spaciousness within the hamlet and providing a handsome and green setting to buildings. Aisby's immediate landscape setting, comprising several small agricultural plots, is a key component of the settlement structure, hemming in and containing its built extents. The undeveloped character of both its approach roads allows the hamlet to nestle subtly within the landscape.

5.10 Future development at Aisby should respect and respond to the hamlet's historic development patterns and be focused along the edges of the internal loop road, with an emphasis on ensuring dwellings are well spaced and benefit from private garden plots. Development along the outer edges of Aisby, which would encroach upon the settlements adjoining landscape setting, should be avoided.

The historic built environment

5.11 Several parts of Corringham and Aisby display mature and handsome built environments, and the parish as a whole contains numerous buildings of recognised heritage value and positive character. When undertaking additions, alterations or repairs to such buildings, including non-designated 'Unlisted Buildings of Positive Character' (as denoted on maps at page 62) it is recommended that traditional building materials and methods are used where possible. Expert advice, which can be sought from the Conservation Officer at West Lindsey District Council, is recommended in such cases to ensure compatibility. The use of inappropriate, generic materials and finishes, such as uPVC double glazed window units and plastic rainwater goods, is discouraged as this can have a negative impact on the host building, and in turn, the character of the local area.

Pedestrian movement

5.12 Corringham and Aisby are relatively well-connected and pedestrian-friendly settlements, with several dedicated walking routes, and a road network that generally facilitates safe pedestrian movement. Owing to their low volumes of traffic, many of Corringham's rural lanes have an informal shared-surface status, which allows cars and pedestrians to coexist along these routes in a safe and effective manner. This approach has the added benefit of conserving the rural character of these routes, removing the need for formal features such as kerbs, road surface markings, traffic signs, and traffic lights.

5.13 Development proposals should provide appropriate and safe pedestrian access and movement, and link up with and complement the wider existing footpath network. Shared surface arrangements, which minimise the need for urbanising formal highways features and allow for a more rural aesthetic to the streetscene should be considered.

Important views

5.14 Corringham possesses many locally distinct and handsome views, several of which are focused on the landmark structures of St Laurence's Church and the village's outlying historic windmills, the latter of which welcome travellers as they enter the village and also feature in many of the best views out across Corringham's attractive rural landscape setting. Future development should seek to retain and enhance those key views identified within this document (denoted on the maps at page 62), and explore opportunities to create new, distinct views where the opportunity is presented.

5.15 Along Middle Street, occasional breaks in the building line allow for slight glimpses of the village's eastern and western landscape setting, offering an important visual connection between village and countryside. Future development along Middle Street should be designed to allow for the retention of such views to the surrounding landscape, and where possible, take opportunities to strengthen this visual connection.

Green Spaces

5.16 Corringham contains several green spaces, both private and public, that make a significant contribution to their local character. These spaces, as identified within the Corringham village character map at page 62, vary significantly in scale, purpose and aesthetic. However, all contribute to the rural village character. On this basis, the open character of these locations should be retained. For those spaces that are public, there may also be the potential to

designate these important green spaces as Local Green Spaces (LGS) through the Neighbourhood Planning process.

Gardens

5.17 Garden lawns are a key feature across much of Corringham and Aisby, contributing to their rural aesthetic and providing a handsome setting to dwellings. The removal of lawns and their replacement with areas of hardstanding can have an unwelcome urbanising effect on the local character, and therefore should be resisted.

Boundary treatments

5.18 The boundary treatments which best represent the established character of Corringham are (1) red brickwork walling and (2) dense hedgerow planting. Rarely used at residential properties but a key component of the church grounds is stone walling (along the frontage) and ornate metal railings (enclosing the wider church grounds). Gates are generally of timber.

5.19 Across Corringham and Aisby the fragmentation of frontage treatments through the removal of trees, hedgerows, grass verges or sections of established and locally distinct walling should be resisted. The retention of locally distinct boundary treatments such as hedgerows and red brick walling is crucial to protecting the local character of the parish settlements.

5.20 In the first instance, new developments should seek to retain and work with existing boundary treatments where they are locally distinct and already in place. Where new boundary treatments are required, development proposals should use planting and/or walling materials that are locally distinct.

Trees and hedgerows

5.21 Trees and hedgerows play a significant role in shaping the character of Aisby and also much of Corringham village. Particularly positive in terms of impact on the village character are those trees found at the following locations:

- (1) along Church Lane and within the setting of St Laurence's Church;
- (2) within the grounds of Old Hall;
- (3) at the village pond;
- (4) along the frontage of the vicarage grounds;
- (5) within the gardens of Corner Farm and marking the junction of High Street and Middle Street; and
- (6) within the grounds of Poplar Farm.

5.22 Development proposals should seek to retain existing trees and hedges, and where possible, introduce new planting of similar species. High Street's southern end, which compared to the rest of the Corringham village is a less green environment, could benefit from the progression of a tree planting scheme along the edges of this central route, which would help to soften and offset the more urban characteristics of this part of the settlement.

Landscape setting

5.23 Further landscape-specific conclusions and recommendations can be found at page 16 of the document.

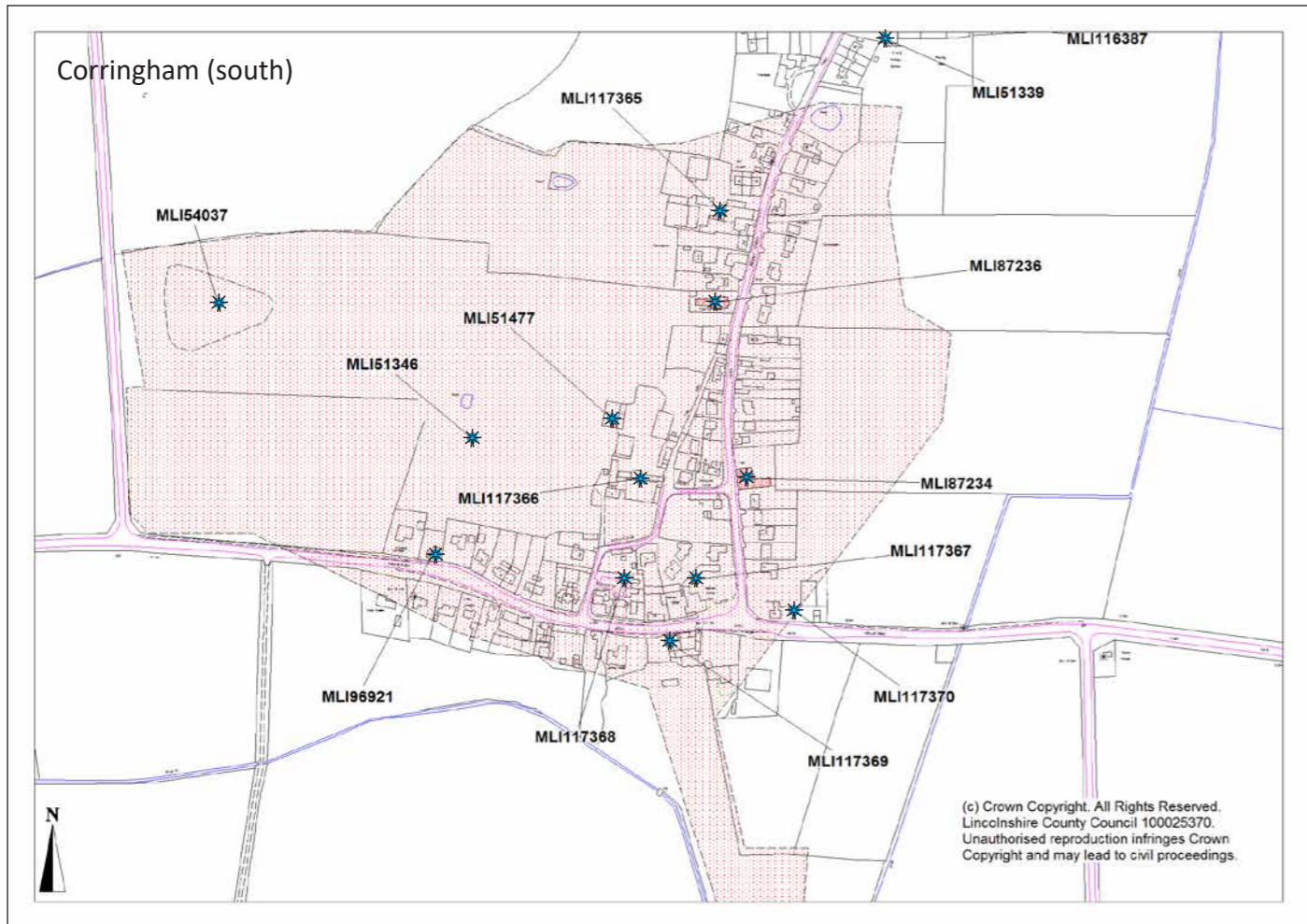
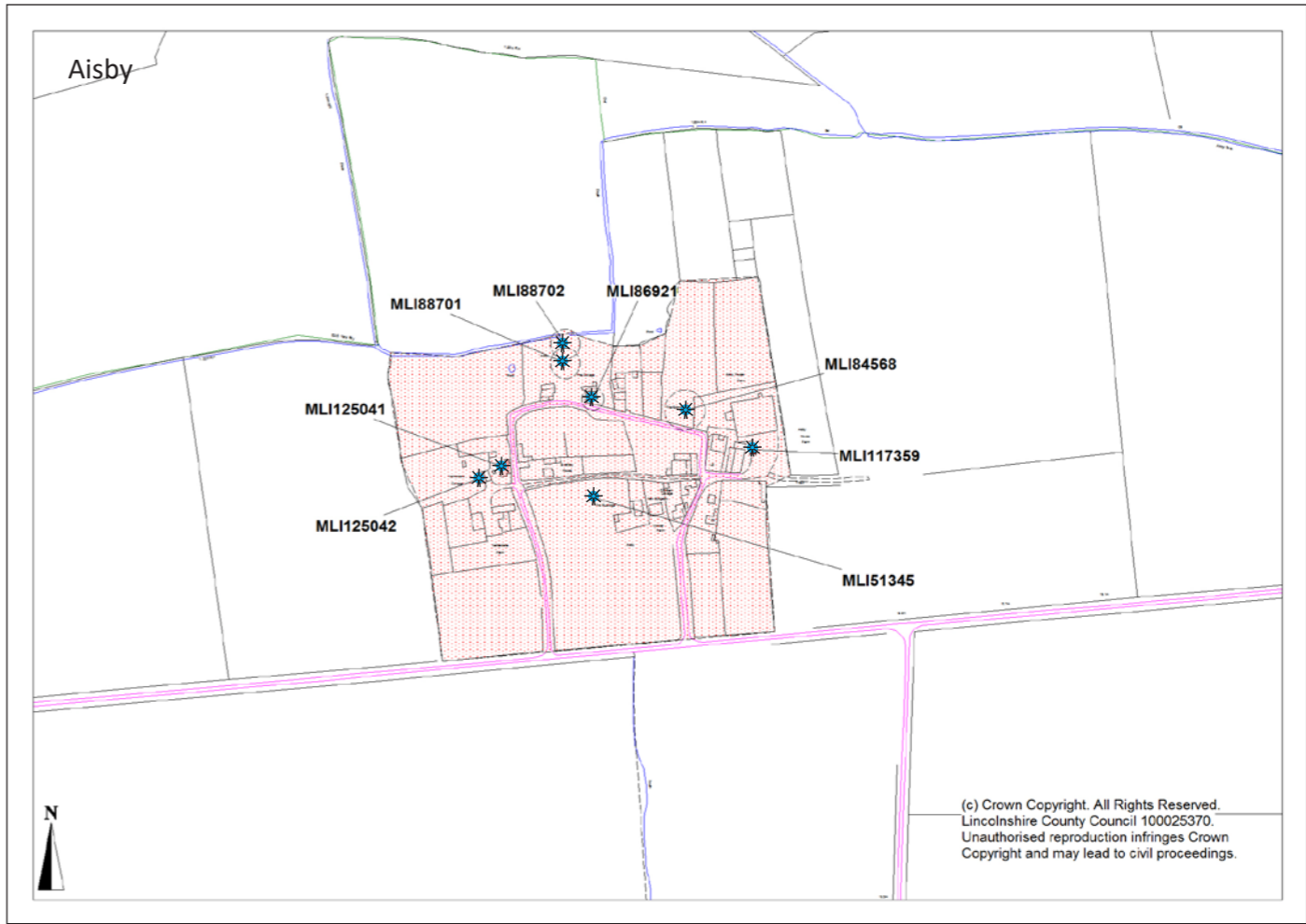
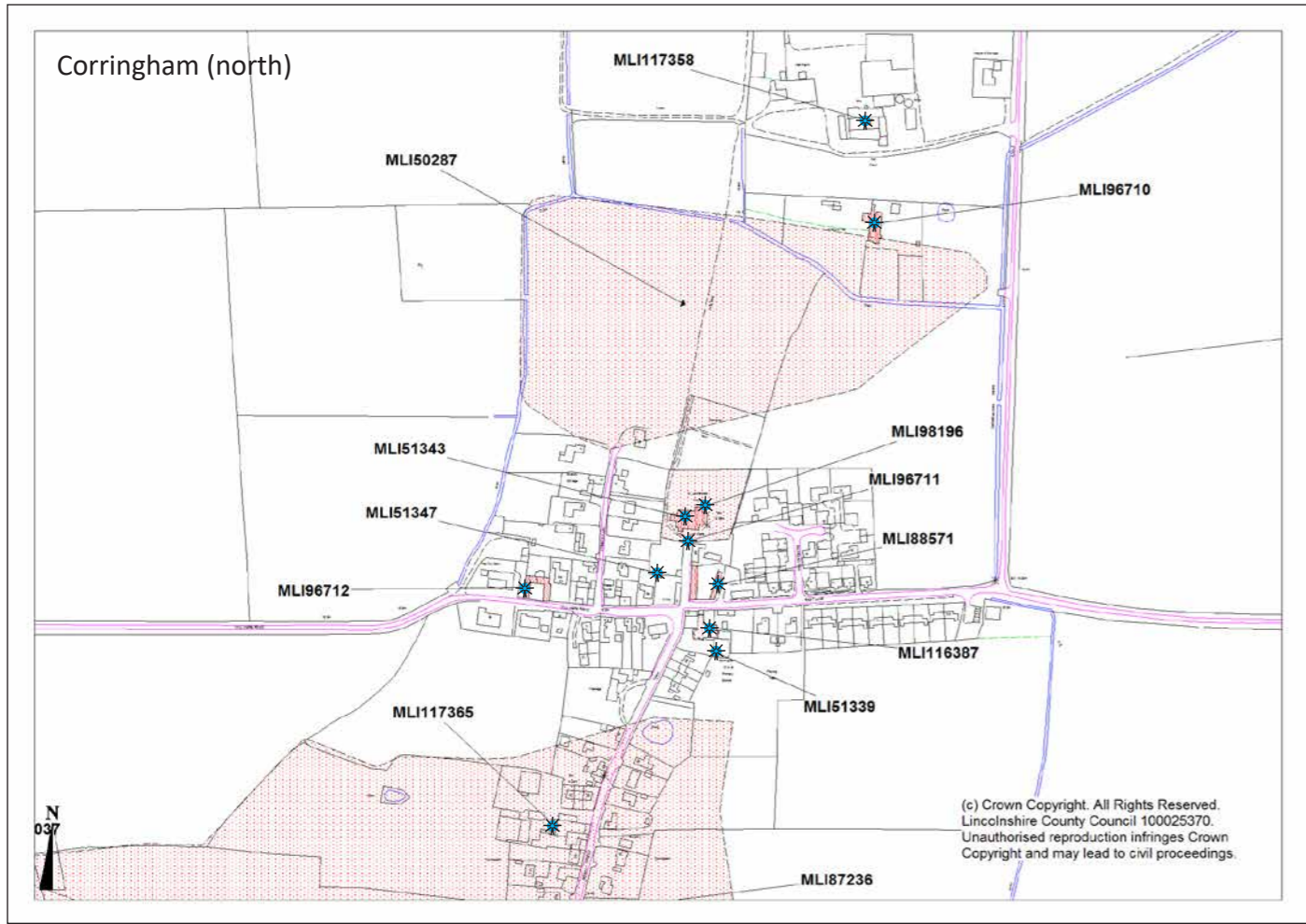
Large-scale commercial, employment and agricultural buildings

5.24 There are several instances across Corringham where large-scale non-residential buildings have come forward, their designs primarily informed by function and practicality with limited regard to local character or visual impact. Such buildings include (1) the modern agricultural units at Hall Farm, (2) Peacock and Binnington and (3) High Street Garage. Opportunities should be taken as part of any future redevelopment or expansion works to improve the relationship of these buildings with their surrounding context. This could be achieved through retrospective landscaping and/or external refurbishment and alterations.

5.25 Proposals for new large-scale commercial, employment and agricultural buildings should be designed to respond positively to the character of their local context through the use of locally distinct materials and due regard to existing development patterns. The visual impact of such large buildings is an important consideration, and they should be designed and positioned so as not to appear unduly imposing or out-of-place within their local context. The use of appropriate and locally distinct landscaping schemes is encouraged to help integrate larger buildings into Corringham's rural context.

APPENDIX 1

HISTORIC ENVIRONMENT RECORDS FOR CORRINGHAM AND AISBY (SETTLEMENTS ONLY)



HER NUMBER	SITE NAME	MONUMENT TYPES AND DATES
MLI117358	Hall Farm (Field House), Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI50287	OLD HALL MOATED MANOR HOUSE NORTHEAST OF CORRINGHAM CHURCH	DOVECOTE (Medieval - 1066 AD to 1539 AD) MANOR HOUSE (Medieval - 1066 AD to 1539 AD) MOAT (Medieval - 1066 AD to 1539 AD) RABBIT WARREN (Medieval - 1066 AD to 1539 AD)
MLI96710	Old Hall, Corringham	HOUSE (C17, Medieval to Modern - 1300 AD to 2050 AD) TIMBER FRAMED HOUSE (Medieval to Modern - 1300 AD to 2050 AD)
MLI51343	Church of St Lawrence, Corringham	CHURCH (Early Medieval/Dark Age to Modern - 850 AD to 2050 AD) ARCADE (Medieval - 1200 AD to 1399 AD) ARCADE (Medieval - 1400 AD to 1433 AD) POINTED ARCH CHANCEL (Medieval - 1400 AD to 1499 AD) TRANSEPT (Medieval - 1466 AD to 1499 AD) ALTAR RAIL (Post Medieval - 1600 AD to 1699 AD) AISLE (Post Medieval - 1882 AD to 1884 AD) ROOF (Post Medieval - 1882 AD to 1884 AD)
MLI51347	MEDIEVAL SETTLEMENT OF GREAT CORRINGHAM	FISHPOND (Medieval - 1066 AD to 1539 AD) MANOR HOUSE (Medieval - 1066 AD to 1539 AD) SETTLEMENT (Medieval - 1066 AD to 1539 AD)
MLI96712	Mill House Farmhouse, Stables and Barn, Corringham	BARN (Post Medieval to Modern - 1700 AD to 2050 AD) FARMHOUSE (Post Medieval to Modern - 1700 AD to 2050 AD) STABLE (Post Medieval to Modern - 1700 AD to 2050 AD) FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD) FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI117365	Unnamed farmstead, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 1950 AD)
MLI98196	Churchyard, Church of St Lawrence, Corringham	BURIAL (Early Medieval/Dark Age to Post Medieval - 850 AD to 1900 AD) CHURCHYARD (Early Medieval/Dark Age to Modern - 850 AD to 2050 AD) ARTEFACT SCATTER (Medieval - 1166 AD to 1399 AD)
MLI96711	Lych Gate, Church of St Lawrence, Corringham	LYCH GATE (Post Medieval to Modern - 1882 AD to 2050 AD)
MLI88571	Barns on East Lane, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD) BARN (Post Medieval to Modern - 1850 AD to 2050 AD)
MLI116387	Corringham School, Middle Street, Corringham	SCHOOL (Post Medieval to Modern - 1865 AD to 2050 AD)
MLI51339	GROAT OF HENRY VII FOUND IN CORRINGHAM SCHOOL PLAYGROUND	FINDSPOT (Medieval - 1485 AD to 1509 AD)
MLI87236	Former Primitive Methodist Chapel, Middle Street, Corringham	PRIMITIVE METHODIST CHAPEL (Post Medieval to Modern - 1823 AD to 1908 AD) PRIMITIVE METHODIST CHAPEL (Modern - 1908 AD to 1991 AD) HOUSE (Modern - 1991 AD to 2050 AD)
MLI54037	SECOND WORLD WAR DEFENCES	GUN EMPLACEMENT (Modern - 1939 AD to 1950 AD) SEARCHLIGHT BATTERY (Modern - 1939 AD to 1950 AD)
MLI51477	COIN HOARD, CORRINGHAM	FINDSPOT (Early Medieval/Dark Age - 850 AD to 1065 AD)
MLI51346	MEDIEVAL SETTLEMENT OF LITTLE CORRINGHAM	RIDGE AND FURROW (Medieval - 1066 AD to 1539 AD) SETTLEMENT (Medieval - 1066 AD to 1539 AD) SETTLEMENT (Medieval - 1066 AD to 1539 AD)
MLI117366	Unnamed farmstead, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI96921	1 High Street, Corringham	HOUSE (Post Medieval to Modern - 1800 AD to 2050 AD) LODGE (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI117368	Unnamed farmstead, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI117369	Unnamed farmstead, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI117370	Unnamed farmstead, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI117367	Unnamed farmstead, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI87234	Former Wesleyan Methodist Chapel, Middle Street, Corringham	WESLEYAN METHODIST CHAPEL (Post Medieval - 1818 AD to 1875 AD) WESLEYAN METHODIST CHAPEL (Post Medieval to Modern - 1875 AD to 1980 AD) VILLAGE HALL (Modern - 1980 AD to 2050 AD)

HER NUMBER	SITE NAME	MONUMENT TYPES AND DATES
MLI125042	Former Barn, Netherdene Farm, Aisby	BARN (Post Medieval - 1840 AD to 1900 AD) THRESHING BARN (Post Medieval - 1840 AD to 1900 AD) STABLE (Post Medieval to Modern - 1900 AD to 2050 AD)
MLI125041	Former Farmhouse, Netherdene Farm, Aisby	FARMHOUSE (Post Medieval to Modern - 1840 AD to 1950 AD) HOUSE (Modern - 1950 AD to 2050 AD)
MLI88701	Medieval agricultural features, Aisby	DITCH (Medieval - 1066 AD to 1539 AD) FINDSPOT (Medieval - 1066 AD to 1539 AD) PIT (Medieval - 1066 AD to 1539 AD) POND (Medieval - 1066 AD to 1539 AD) POST HOLE (Medieval - 1066 AD to 1539 AD)
MLI88702	Possible brick manufacture site, Aisby	ARTEFACT SCATTER (Post Medieval - 1540 AD to 1900 AD) BRICKYARD (Post Medieval - 1540 AD to 1900 AD)
MLI86921	Post-medieval pit on land at The Cottage, Aisby, Corringham	PIT (Post Medieval - 1600 AD to 1799 AD)
MLI84568	Undated clay pits and dewpond east of Aisby House Farm, Aisby	CLAY PIT (Unknown date) DEWPOND (Unknown date) PIT (Unknown date)
MLI117359	Aisby House, Corringham	FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
MLI51345	MEDIEVAL SETTLEMENT OF AISBY	SETTLEMENT (Medieval - 1066 AD to 1539 AD)

APPENDIX 2

DESIGNATED HERITAGE ASSET DETAILS:

Name / Location: CHURCH OF ST LAURENCE, CHURCH LANE

Grade: I

Reasons for designation: Parish Church. CII, C12, C13, C14, C15, 1882 restoration by Bodley and Garner. Coursed limestone rubble, ashlar dressings, lead roofs. Western tower, nave with clerestorey north and south aisles, south porch, chancel, north transept, vestry. 3 stage plain unbuttressed square tower with offset to belfry stage. Basal plinth, lancet in ground floor to west, square headed window in first floor, and in belfry stage paired belfry lights under round arches with monolithic throughstones and midwall shafts having simple volute capitals. C19 embattled top with C15 water chutes. North aisle has a single restored lancet in the west wall. North wall of aisle has 2 C15 2 light windows with ogee heads, panel tracery and hood moulds. Near the west end is a blocked doorway with flat lintel. North clerestorey of 4 paired C15 trefoil ogee lights under square hood moulds under a plain parapet with 3 bold gargoyles above. North transept west wall has single C19 window. Transept north wall has stepped angle buttresses and a restored 3 light C14 debased curvilinear window with 3 trefoil lights surmounted by a trilobe set in a 2 centred arch with hood mould and human head label stops. To north transept east wall a single 3 light C15 window with cusped lights, embattled panel tracery, 3 centred low head with human head stops. 1882 vestry in angle between transept and chancel. East wall has a 3 light C19 window, chancel south wall has a C13 priest's door and 2 tall lancets, all with simple chamfered hood moulds. South aisle east wall has C19 3 light window and in the south wall are 3 C19 copies of 2 light C15 windows. The clerestorey matches that on the north. The aisle west wall has a single C13 lancet. The south porch dates from 1882 and is in C13 style with octagonal jambs to moulded 2 centred arch and 2 pierced side lights. The C19 inner doorway is in Norman style with nook shafts, 2 orders of dog tooth moulding and a moulded hood mould. Interior; the nave has a north arcade of 3 bays, the 2 westerly bays are late C12 with circular pillar and responds having stiff leaf volute capitals, square abaci and double stepped chamfered orders with hood mould and beast and human head label stops. The easterly arch is early C13 with circular responds and double chamfered arch. The south arcade has 3 bays of C13 work, the westerly pair have octagonal pillar and responds, stiff leaf capitals and double chamfered arches with human head label stops. The easterly double chamfered arch has keeled responds and circular abaci. The eastern arches in both arcades are separated from the others by short sections of walling. In the south side of the southern pier the western jamb of an earlier window can be seen. The massive tower arch has plain reveals, chamfered impost, and 2 double orders of roll moulding, with a square section hood mould to its round head. Above is a blocked doorway with inserted quatrefoil. To the east of the south door is a holy water stoup and at the east end of the south aisle a C19 piscina. The C13 double chamfered arch dying to its reveals opens into the north transept, from which a C19 doorway opens into the vestry. To the north and south side of the chancel are single large late C13 double chamfered arches, that on the north having conceptual foliage on the capitals, both having octagonal responds. The north arch cuts through the site of an earlier C13 lancet. On this side is a late C13 doorway with hood mould and ammonite label stops with to the east a moulded segmental headed C14 Easter sepulchre with central, presumably repositioned, clerical head. There are 5 steps up to the altar, probably reflecting C14 ritual arrangement. Nave, north transept and chancel roofs are of tie beam construction from 1882 and are elaborately carved and painted. Some of the corbels are C15 work. Fittings; the carved screen base and misericord seats at the west end of the chancel date from C15 and the turned baluster altar rails are C18. The C13 font is a circular blank arcaded bowl resting on an octagonal base with detached round shafts decorated with conceptual foliage sprigs and heads. All other fittings, including candelabrum, rood, side screens, reredos and elaborately decorated organ are of the 1882 restoration. Monuments; in the chancel is a flat purbeck marble slab with a matrix for a C15 Lombardic inscription round the outer edge. In the north wall is a C17 brass to Clifford and an unusual painted metal panel dated 1631 with decorated borders and shield. A marble wall tablet in Greek taste to Sir John Beckett d.1847 is grouped with 3 other C19 Beckett memorials in the chancel.

National Grid Reference: SK 87147 91657

Name / Location: LYCHGATE AT CHURCH OF ST LAURENCE, CHURCH LANE

Grade: II

Details: Lychgate. 1882; by Bodley and Garner. Ashlar and timber frame with slate roof. The gabled porch has a 3 centred moulded arch dying to reveals with 2 leaf panelled half doors surmounted by decorative spikes. In the gable is a cusped ogee niche containing the standing figure of St. Lawrence with a grid iron. To either side are stepped sections of ashlar faced wall with moulded copings. The sides and rear are of oak with arched tie beam construction and moulded rear arch.

National Grid Reference: SK 87147 91639

Name / Location: MILL AT MILL HOUSE FARM, MILL LANE

Grade: II

Details: Tower mill. Early C19. Red brick; 3 storey tapering tower with dog tooth top. There is a door opening at ground level and above are blocked window openings to 1st and 2nd floors.

National Grid Reference: SK 87015 91604

Name / Location: MILL HOUSE FARMHOUSE STABLES AND BARN, MILL MERE LANE

Grade: II

Details: Farmhouse and stables, C18 with C20 alterations. Colourwashed limestone and brick dressings, pantiled roof with 2 brick gable stacks. 3 bay 2 storey front with central 1/2 glazed door, flanked by single C20 glazing bar sashes. All ground floor openings have segmental brick heads. To first floor are 2 three light casements to eaves. To right a single storey bay additions with a planked C19 door. At the right hand side at right angles a single storey range of brick stables with segmental headed openings. To left, a brick barn, also at right angles to the house.

National Grid Reference: SK 86302 91589

Name / Location: 1, HIGH STREET*

Grade: II

Details: Lodge cottage. Early C19. Orange brick with hipped slate roof and central brick stack. Single storey 3 bay front having central planked door flanked by 2 light glazing bar casements. All openings are in pointed arches, the windows having upper central panes.

National Grid Reference: SK 86773 91082

Name / Location: CORRINGHAM WINDMILL, HARPSWELL ROAD

Grade: II

Details: Tower mill. Early C19. Red brick; short tapering 3 storey tower with slightly corbelled out top course. Ground floor door opening with to each side single window openings to each stage with segmental heads. No roof or floors remain.

National Grid Reference: SK 87941 90960

Name / Location: OLD HALL, AISBY LANE

Grade: II

Details: House. C14 with C17 alterations and extensive C19 and C20 alterations and additions. Timber frame, colour washed brick, some applied C20 timbers and render with pantile roof and 3 brick ridge stacks. Irregular plan, in part parallel range, 2 storey 7 irregular bay front, the 4th bay from left projects to form a 2 storey porch. In this is set a C20 6 panelled door with above a 3 light glazing bar casement surmounted by a decorative plaster roundel depicting a stag. To the left of the porch are a single 2 light and a single 4 light C20 lead latticed windows. To the right is a pair of C19 glazing bar casements with segmental brick heads. To the 1st floor on the left are a pair of 2 light and a single 4 light C20 leaded windows. To the right are a pair of 2 light casements and a C20 canted oriel glazing bar window. Evidence that the left hand bay is an addition is provided by the butt joint and it is clear that the building has had extensive refacings and alterations. One exposed corner post of the timber frame can be seen at the left hand rear angle. Interior; 2 bays of timber framing survive in the front range with 2 king post trusses exposed in a 2 storey entrance hall, which occupies one structural bay. 2 cross walls have close vertical studding with bottom and mid rails and exposed wall plate. The wall between front and rear range is also of timber frame construction and the two main bay posts are exposed. In the rear 3 fireplaces are grouped to serve 3 rooms from one stack. In the front dining room the large inglenook fireplace is spanned by a chamfer moulded beam with stepped stops. This room is panelled to full height in oak with fluted pilasters and a semi circular cupboard with intarsia stars in the panels. The rear lounge also has 2 exposed bay posts and a C17 stone fireplace with chamfer moulded surround. The 1st floor has a passage with exposed studding which has been reconstructed in C20. The house has undergone extensive refurbishment in C20 and it seems likely that much of the panelling has been repositioned.

National Grid Reference: SK 87315 91918

