



Character Appraisal and
Management Plan

Corringham Conservation Area

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Essex County Council

 [thurrock.gov.uk](https://www.thurrock.gov.uk)

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1. Introduction

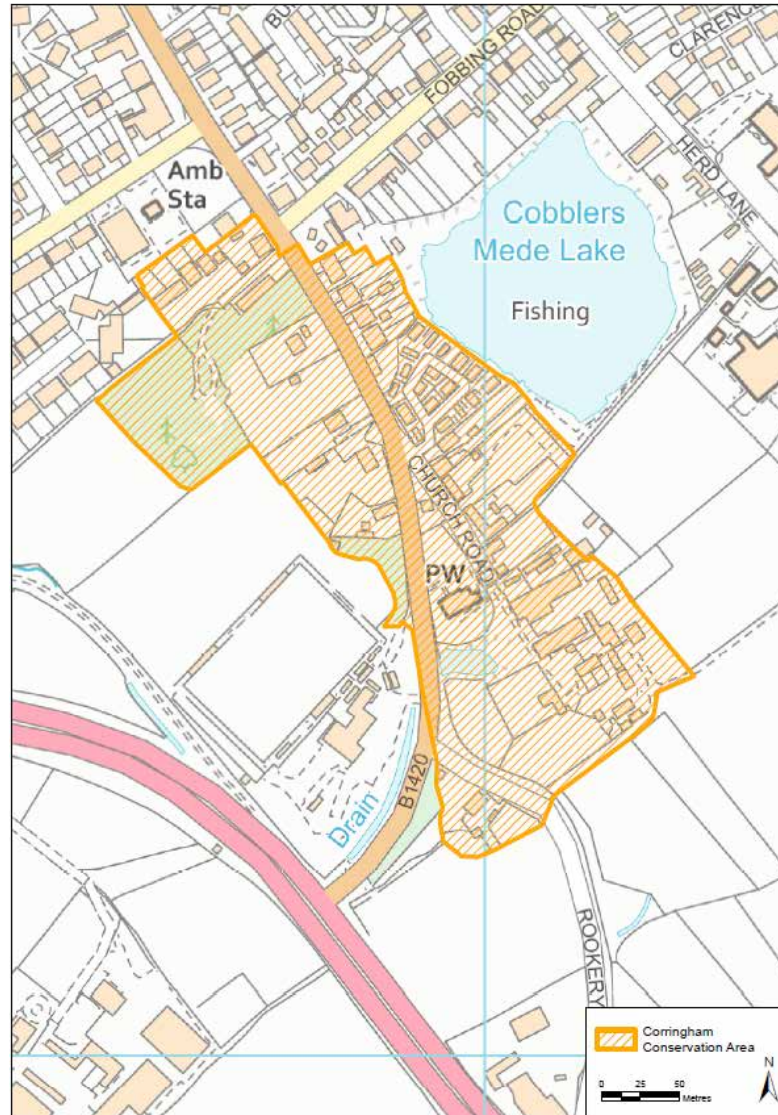


Figure 1: Map of Corringham Conservation Area

1.1. SUMMARY

The Corringham Conservation Area was first designated in 1973 and subsequently had its boundary extended in 1986. The most recent Character Appraisal, which this document supersedes, was adopted in 2007.

The special interest of Corringham is primarily drawn from its legibility as a compact historic village established on the very edge of the marshes. The settlement retains a strong connection with its landscape setting and a number of high quality buildings of historic and architectural merit.

1.2. CONSERVING THURROCK'S HERITAGE

Thurrock District Council has appointed Place Services to prepare a Conservation Area Appraisal for Corringham. The document is provided as baseline information for applicants to consider when designing or planning new development in Corringham.

This report provides an assessment of the historic development and character of Corringham and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area.

Thurrock Council strongly defends and protects its Conservation Areas and has updated this appraisal as part of its commitment to preserving and enhancing the historic environment. Publishing this Conservation Area Appraisal and Management Plan will allow the council to manage change in a sensitive way and ensure that the unique character and appearance of Corringham is sustained and reinforced, rather than eroded, as the opportunity for new development occurs. This Conservation Area Appraisal summarises the significance of Corringham, identifies key issues and proposes management considerations.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (Second Edition, 2019) and The Setting of Heritage Assets (Second Edition, 2017).

1.3. PURPOSE OF APPRAISAL

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the historic environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of Corringham and its development, informing future design.

1.4. PLANNING POLICY CONTEXT

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Conservation Area which is the subject of this report is located within the area covered by Thurrock District Council. Local planning policy is set out in the Appendix B. Saved policies which are relevant to heritage assets include:

- CSTP23: Thurrock Character and Distinctiveness
- CSTP24: Heritage Assets and the Historic Environment
- PMD2: Design and Layout
- PMD4: Historic Environment

In line with the Strategic Spatial Objectives of the Local Development Framework (2015):

- SSO12: Protect and enhance the natural, historic and built environment including biodiversity, landscape character, Conservation Areas, Listed Buildings, Scheduled Monuments and other heritage assets and open space through positive improvement.



2. Corringham Conservation Area



Figure 2: Corringham Conservation Area within its wider context © Google Earth

2.1. CONTEXT AND GENERAL CHARACTER

Corringham is situated in the eastern half of Thurrock, Essex, overlooking the marshes on the north bank of the River Thames. The Conservation Area comprises a number of high-quality historic buildings, which surround the Church of St Mary and are predominantly located in the village core in the centre of the Conservation Area. Some twentieth century development has taken place to the north of the Conservation Area, and building density is low to the south, comprising of a farm complex and cottage. The central route through the area formed by Rookery Hill and Church Road; these

roads are green in character, particularly to the south, lined with mature trees and grass verges in places. Topographically, the Conservation Area is situated on high ground, with wide reaching views to the south over agricultural land and the marshes beyond.

Whilst this appraisal focuses upon the area defined within the Conservation Area boundary it is important that consideration is given to Corringham's relationship with those aspects of the wider environs which contribute to its significance.

2.2. ORIGIN AND EVOLUTION

The following section provides an overview of the history of Corringham and the surrounding settlement. Human activity has long been present in the vicinity of Corringham, and the modern plan of the settlement within the Conservation Area is largely the same as it was during the medieval period.

PREHISTORY: PALAEOLITHIC TO ROMAN (C.10, 000 BC TO C AD 450)

Evidence of prehistoric occupation surrounding the Conservation Area has been found. Worked flint tools dating from the Palaeolithic and Mesolithic periods have been uncovered, with some Palaeolithic flint found within the village itself. A Mesolithic site was discovered to the north east of the Conservation Area, on light orange clay in a terrace-stream valley. This prompted further searches of the site where Neolithic flints and a leaf-shaped blade, attributed to the Neolithic by the British Museum, were also found¹. Pottery from the later Iron Age has also been found outside the settlement.

ROMAN

Some Roman pottery has been discovered just outside of the settlement at Corringham suggesting occupation in the area at this time. A small Roman vessel was found during the construction of a Dutch barn at Corringham Hall Farm, and Roman tiles and Romano-British sherds have also been uncovered nearby. The chance find of probably human skeletal remains may indicate a possible Roman cemetery

EARLY MEDIEVAL

The Corringham Hall complex originated as an Anglo-Saxon manorial site located adjacent to the eleventh century Church of St Marys. There is high potential for buried remains dating from the Late Saxon and Early Medieval period around the Church and Corringham Hall complex. The economy of the area during this period relied on exploitation of the marshes and the River Thames,

1 (Hart, 1971), p61

providing an ideal place for occupation throughout history, and early settlement of the area first recorded as 'Corinham' was situated on farmland at the very edge of the marshes. The name Corringham is derived from 'the settlement of Curra's people'².

MEDIEVAL

Corringham was recorded in the Domesday Book (1086) as having 30 households, pasture for 400 sheep and woodland for 200 pigs³. Pasture land on the South Essex marshes, such as at Corringham, was highly valued as grazing land at this time. The significance of this land is evident at Corringham, as the earliest indication of medieval embankment on the South Essex Marshes can be traced to a marsh near

2 (P. Reany, 1935)

3 (Open Domesday, n.d.)



Figure 3: Church of St Mary 1870 (ERO I/Mb 109/1/10)



Figure 4: The Bull Inn (ERO I/Mb 109/1/3)

Fearing's Farm dating to the early twelfth century.

The core of the modern settlement of Corringham largely dates to the medieval period, including the Church of St Mary and The Bull Inn. The tower of the Church of St Mary dates from the early Norman period, and is considered to be 'one of the most important Early Norman monuments in Essex'. The north chapel is home to another unique feature of the church, an early example of timber screens in Essex, dating from the first half of the fourteenth century.

Corringham was home to a medieval market and fair from the fourteenth century, marking its prosperity at this time. The Bull Inn was constructed in the fifteenth century, a prominent building overlooking the churchyard, timber framed with a jettied south end.

POST-MEDIEVAL

The medieval village was relatively compact and centred on the Church of St Mary's, the churchyard and the old hall. The Church of St Mary is visible on Saxton's Map of Essex, 1576 (Figure 5).

The Chapman and Andre Map highlights the extent of the settlement by 1777, the Church of St Mary enclosed by roads and buildings to the north, east, and south (Figure 6).

Growth throughout the post-medieval period is evident in the historic building stock of the conservation area. Many buildings within the conservation area were constructed between the sixteenth and eighteenth centuries including Fearing Farmhouse (late sixteenth century), Bush House (sixteenth century), Hall farm cottages (late sixteenth century), Bell House (early eighteenth century) and Corringham Hall (early eighteenth century). These buildings and the historic plan form contribute to the area's character and appearance, shown in Figures 7 and 8.



Figure 5: Saxton Map of Essex 1576



Figure 6: Chapman and Andre Map, 1777



Figure 7: Historic photograph showing Bell House, The Bull Inn and Hall Farm Cottages, opposite the green c.1900 (ERO I/Mb 109/1/1)



Figure 8: Modern image of Bell House, The Bull Inn and Hall Farm Cottages

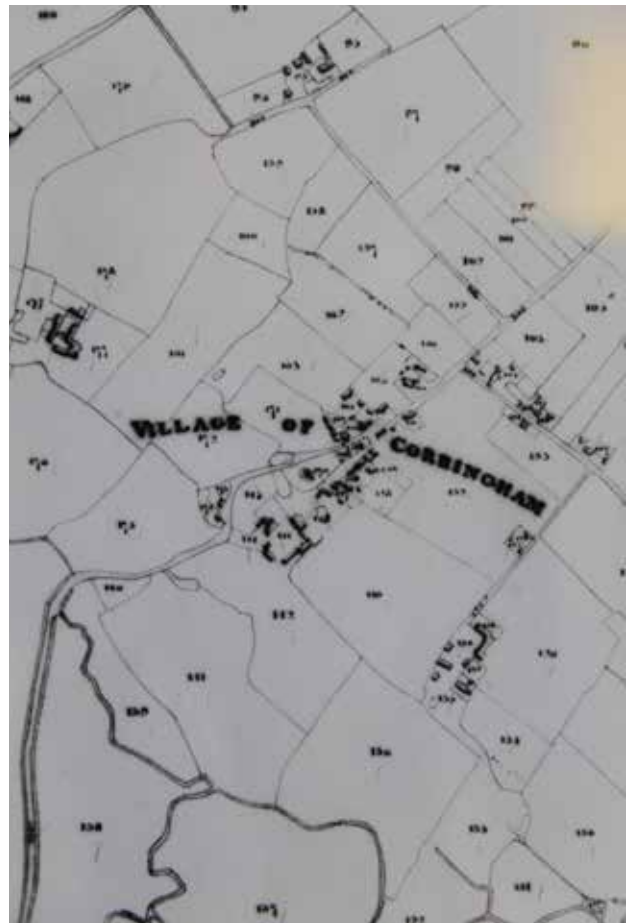


Figure 9: Corringham Tithe Map 1840 (Essex Record Office)

In the nineteenth century, a large rectory was built in the extensive grounds to the north of the village and west of Church Road. In this period a schoolhouse was also built to the north to the rectory along Church Road. These additions are evident on the Tithe Map (Figure 9) and First Edition Ordnance Survey Map (Figure 10).

MODERN

At the turn of the twentieth century a number of changes took place across the settlement of Corringham due to the establishment of

a munitions factory in 1895 by Kynoch & Co. which was opened to the east of the area. In 1901 The Corringham Light Railway opened to bring in workers who lived in Corringham, also connecting the Kynoch munitions factory with the London, Tilbury and Southend Railway. When it opened, it was one of the smallest public railways in the Country, and possibly one of the shortest at 3 miles. It is shown on the Ordnance Survey map of 1920s Figure 11, to the north east of the Conservation Area.

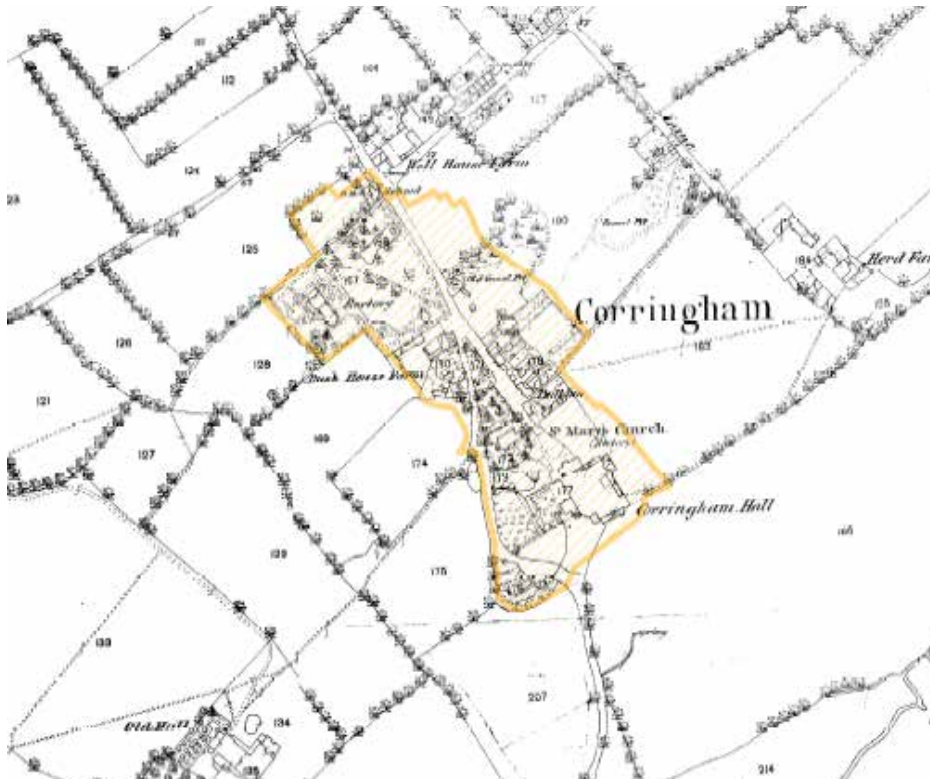


Figure 10: First Edition Ordnance Survey Map 1880s

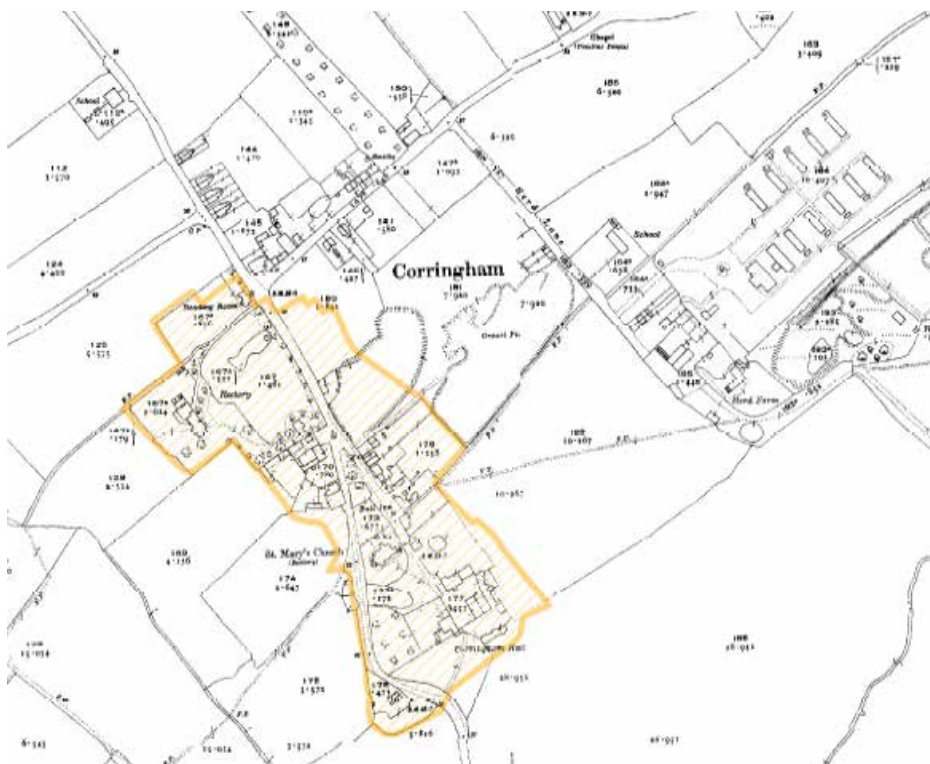


Figure 11: Third Edition Ordnance Survey Map, 1920s



Figure 12: Corringham Light Railway (G Wood)



Figure 13: Example of twenty-first development in Corringham to the north west of the conservation area

The factory closed after the First World War and the site was bought by Cory Brothers. The area and workers cottages became known as Cory Town and the site the Coryton refinery.

During World War Two the Railway Line played an active part in the war effort, moving large amounts of oil from the refinery to Thames Haven Port and transporting war materials which were stored in the area. Passenger services were reinstated from the 8th November 1945, but by this time many workers were using bus services, and the line was mainly used by enthusiasts.

Twentieth Century development within the Conservation Area was confined predominantly to the north. The rectory was demolished and replaced by the Kashody Clinic, with much of the former grounds, garden and planting of the rectory retained. The Kashody Clinic has since become vacant and has fallen into significant disrepair.

To the north east of the Conservation Area, a row of bungalows and a chalet home park was established in the twentieth century. These were developed within a small previously quarried area between Ainsworth Cottages and Rose Cottage. To the rear of these developments, adjacent to the Conservation Area boundary, the large Cobblers Mede Lake was also created in the twentieth century on the site of the former quarry.

Modern Corringham expanded to the north west of the historic core throughout the twentieth and twenty-first centuries. The large and extensive area of modern Corringham developed principally in the 1960s and 1970s leaving the historic core intact

2.3. DESIGNATED HERITAGE ASSETS

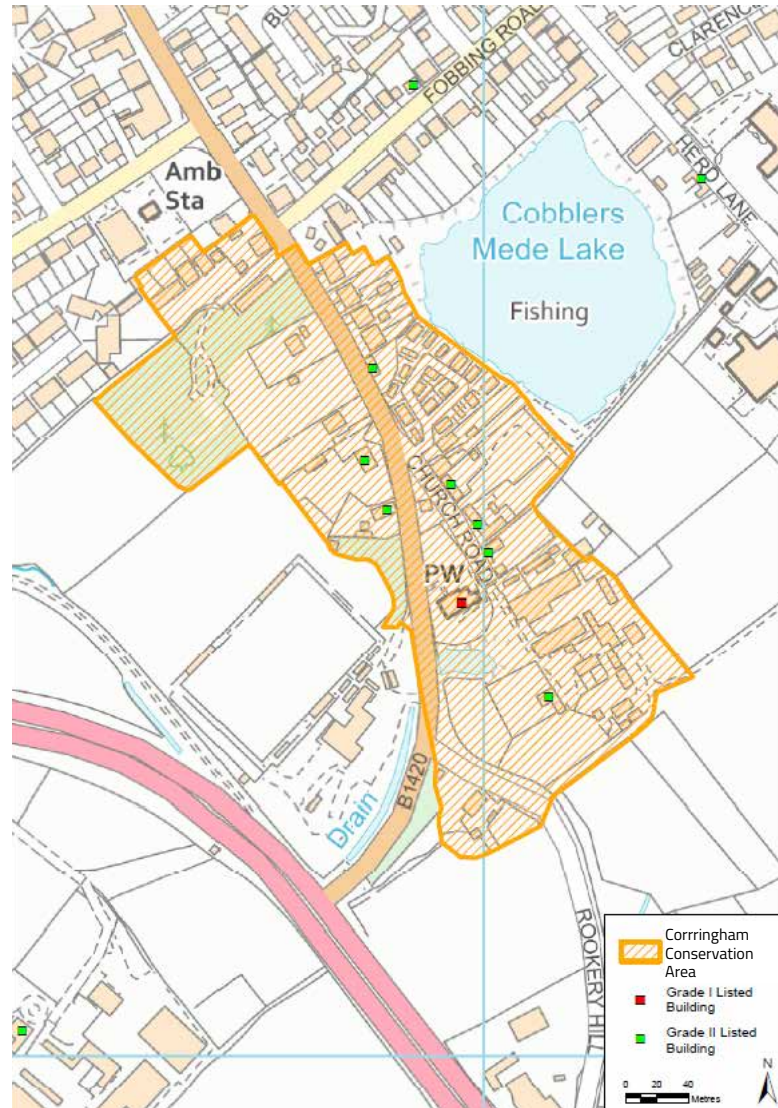


Figure 14: Listed Buildings within the Conservation Area

LISTED BUILDINGS

There are eight listed buildings within the Conservation Area (Figure 14) which have been recognised by statutory listing. These include:

- CHURCH OF ST MARY, Grade I, List Entry Number: 1337083
- BELL HOUSE, Grade II, List Entry Number: 1111619
- CORRINGHAM HALL, Grade II, List Entry Number: 1111622
- BULL INN, Grade II, List Entry Number: 1111620
- FEARINGS FARMHOUSE, Grade II, List Entry Number: 1337132
- ROSE COTTAGE, Grade II, List Entry Number: 1111618
- BUSH HOUSE, Grade II, List Entry Number: 1111562
- HALL FARM COTTAGES, Grade II, List Entry Number: 1111621

CURTILAGE LISTED BUILDINGS

There is potential for a number of structures, for example within the Fearings Farms complex, to be curtilage listed and as such Listed Building Consent would be needed for any internal or external alterations. Curtilage can be defined, for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed.

2.4. NON-DESIGNATED HERITAGE ASSETS

There are numerous buildings, features and spaces within Corringham which are of local historic, social or architectural interest and could be considered 'non-designated heritage assets' under the provisions of the NPPF. Thurrock does not currently have a Local Heritage List to formally evaluate and recognise the value of non-designated heritage assets. Those features identified as positive contributors to the Conservation Area should be considered for inclusion. These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people. They are typically also relatively complete in their survival.

Within Corringham Conservation Area, the following buildings are considered to make a positive contribution to the character and appearance of the Conservation Area and are considered to be non-designated heritage assets:

- Old school house
- Pit House
- Culham House

- 1 Church Road
- Ainsworth Cottages
- Church Cottage
- Harley Cottage
- Old Hall Cottages
- Farm buildings at Corringham Hall

2.5. HERITAGE AT RISK

Historic England's Heritage at Risk programme (HAR) identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

The Corringham Conservation Area is considered in fair condition and as such is not included within this register. There are also no statutory listed buildings considered to be 'at risk' at present.

More information on the Heritage at Risk Programme can be found on Historic England's website.

2.6. ARCHAEOLOGICAL POTENTIAL

The underlying London Clay Mudstone bedrock is overlain by river terrace deposits. The Conservation Area is located within a Pleistocene River Valley, with the potential for deposits containing artefacts and faunal remains from the Lower and Middle Palaeolithic.

There is high archaeological potential around the eleventh century Church of St Mary's and Corringham Hall, the site of an Anglo-Saxon manorial complex. Archaeological work has revealed post-medieval pits and ditches within the Corringham Hall complex but there is potential for earlier remains.



3. Assessment of Significance



Figure 15: Map showing character of positive and listed buildings in the Conservation Area

3.1. SUMMARY

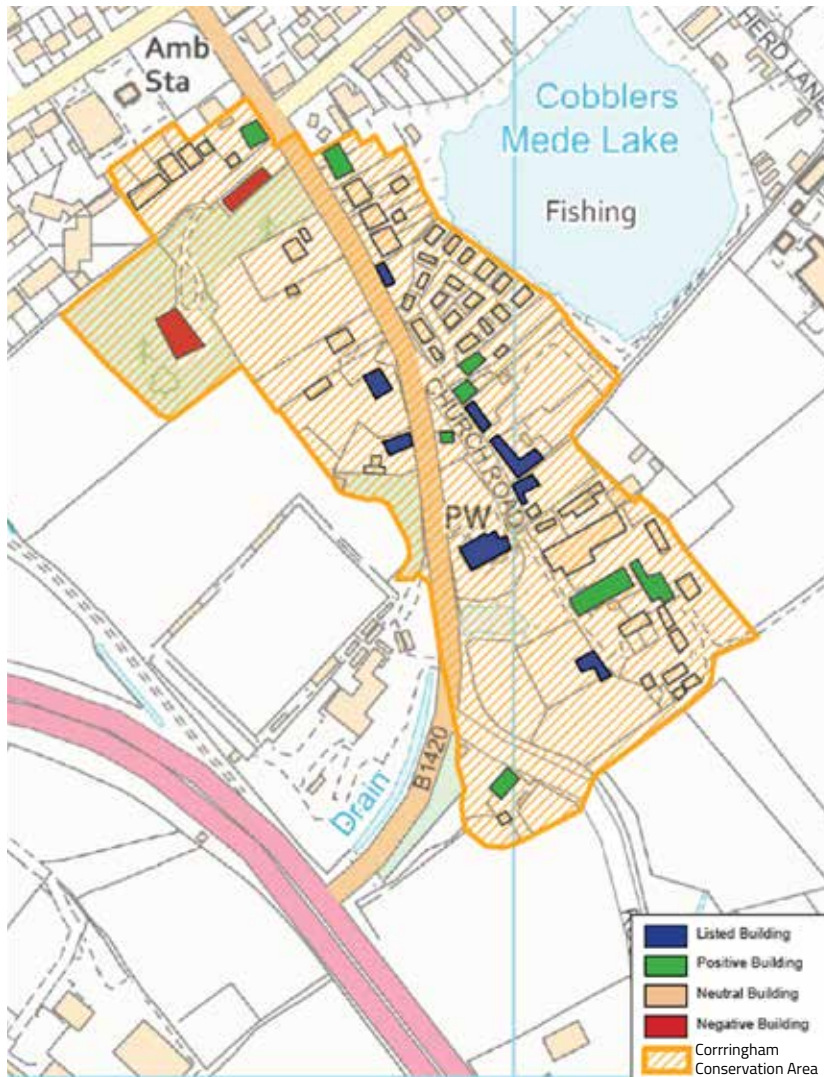


Figure 16: Significance Map of Built Heritage within the Conservation Area

The historic core of the village surrounds the eleventh century Grade I listed Church of St Mary, its churchyard and the Corringham Hall complex. The church and churchyard form a prominent and important central space of the Conservation Area. The church and its surrounding trees, low stone walls, gates and styles contribute to the historic and green character of the area. The mature trees are important within the space, and a large pond still exists to the rear of the church, adjacent to the grounds of Corringham Hall.

The ancient lanes of Church Road and Rookery Hill are of historic value to the Conservation Area, framing the central area and reflecting the historic routes through the settlement and toward the marshes. The historic buildings which surround the central green space and line these roads are also important to the character of Corringham. Later eighteenth, nineteenth and twentieth century development to the north retains the linear development pattern of the settlement, and includes notable buildings and green spaces, such as the former Rectory grounds, former School House, and Rose Cottage.

3.2. CHARACTER ANALYSIS



CORRINGHAM HALL AND SOUTH ROOKERY HILL

To the south of the Conservation Area is the gated entrance to the working farm at Corringham Hall. Within the farm is the eighteenth century brick Corringham Hall (Grade II Listed: 1111622), with an attached garden wall and associated farm buildings. The farm backs onto the open fields at the crest of the hill, which descends to the former Corringham Marsh and the River Thames. This creates an open, rural character to the Hall complex with long views over the marshes towards the modern industry along the River.



Figure 17-20 (clockwise from top left): Corringham Hall Complex



On Rookery Hill are the early nineteenth century former farm dwellings, Old Hall Cottage and Harley Cottage, with small front gardens behind a brick wall. This area is open and green in character, the buildings isolated within large garden plots and surrounded by wide reaching views south towards the marshes contributing to an open character.



Figure 21-25 (clockwise from top): Images highlighting the character of Rookery Hill

VILLAGE CORE

Church Road

On the east of Church Road is a close-knit row of vernacular buildings fronting onto the pavement. Numbers 1 and 2 Hall Farm Cottages (Grade II Listed 1111621) are located near to the south end of Church Road, overlooking the Church of St Mary and its churchyard. This building is timber framed and weather-boarded, constructed between the late sixteenth and early seventeenth century. It makes a positive contribution to the historic character of the area, along with its large garden containing mature trees to the rear.

A footpath separates Hall Farm Cottages from the building to the north, the fifteenth century The Bull Inn (Grade II Listed: 1111620). The footpath makes a positive contribution to the area, and has an enclosed character which contrasts with the open spaces it leads to.



Figure 26: Numbers 1 and 2 Hall Farm Cottages (Grade II Listed 1111621)



Figure 27: View west along footpath



The Bull Inn also overlooks the open churchyard to the west. The Inn's core is timber framed and jettied with pantile roofing, and has eighteenth century weather-boarded extensions to the north. The building is set back from the road behind a small area of paving currently used for benches and outdoor seating and marked by bollards, and has a large rear yard used mainly for parking and a small garden. It is of communal and historic value to the Conservation Area, contributing to the only group of community spaces within the Conservation Area, comprising the church, churchyard and green. The footpath beside the Inn crosses over Church Road and continues into the churchyard.



Figure 28-31 (clockwise from top left): Images of the Bull Inn

To the north of The Bull Inn is the timber framed and weather-boarded Bell House (Grade II Listed 1111619). This building is set behind a small front garden with low box hedge boundary, and has a garden with trees to the rear. Numbers 3 and 4 Ainsworth Cottages are located to the immediate north of Bell House, and make a positive contribution to the historic character of the area. Constructed in the eighteenth century, they are clad in black painted weather boarding under a pantile roof, with an oriel window on the first floor. They have a small front garden bounded by a low white picket fence, and long rear garden. Numbers 1 and 2 Ainsworth Cottages, constructed in the nineteenth century, to the north are set back from the pavement with a brick wall to the north and close boarding to the south. They are also important to the historic character of the Conservation Area.



Figure 32 (top): Bell House, and Figure 33 (bottom): Ainsworth Cottages



Figure 34: Boundary wall of the Church of St Mary

The Church

The Church of St Mary and its churchyard are bounded to the east by Church Road, the west by Rookery Hill, the south by Corringham Hall and the north by Church Cottage. The roads create an island, with the church located in its centre. The church is set within a large churchyard with mature boundary planting and a low stone wall. The late eleventh century west tower is dominant within its setting, and the church is isolated from surrounding buildings by the churchyard, roads and planting. This green, ecclesiastical core to the Conservation Area makes a key contribution of its special interest, enhancing our understanding of the origins and development of the settlement, and the historic and communal value of the area.



Figure 35 (left) and 36 (right): The church and churchyard



Figure 37 (top): Churchyard, and Figure 38 (bottom): the church

The Green

A small green is situated to the north of Church Cottage and is populated by mature chestnuts. These contribute to the green character of the area, marking the junction of Rookery Hill and Church Road.

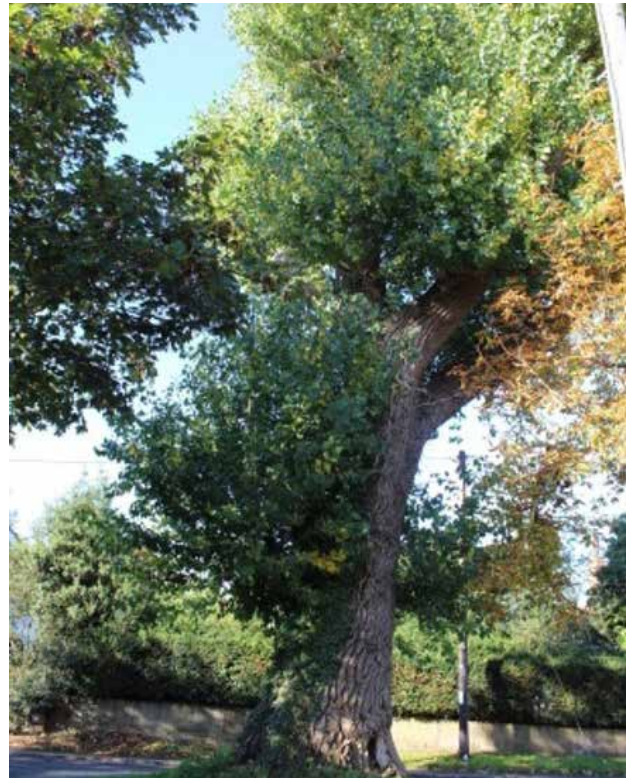


Figure 39-41 (clockwise from top left): The Green

Rookery Hill

The trees and hedgerows which line Rookery Hill are important and should be maintained. They contribute to the rural character of the area, and form the approach to the settlement core from the south. A public footpath traverses west through this area, physically linking it with the churchyard and Bull Inn.



Figure 42 (top): Rookery Hill, and Figure 43 (bottom): Fearings Farmhouse

Located on Rookery Hill is the late sixteenth century Fearings Farmhouse (Grade II Listed 1337132). The former farmstead is set behind a high timber fence, however the farmhouse is visible from Rookery Hill, its timber-framed and plastered exterior under a red plain tile roof contributing to the historic character of the street.

To the north is the sixteenth century hall house Bush House (Grade II Listed 1111562). This building is set back slightly further from the pavement behind a grassed verge and low brick wall with hedge row. The properties which surround Bush House are set within large gardens, with mature trees and hedges to the rear field boundary, creating a verdant backdrop to the buildings in this area.



Figure 44 (top) and Figure 45 (bottom): Bush House

Church Road (North)

Within the centre of the Conservation Area on the east side is a chalet park. This complex is largely concealed from view behind a tall timber fence, and the dwellings here are of a small scale. The chalet park is considered to have a neutral impact on the Conservation Area. The low height of the buildings reduces their visual prominence however they are untraditional in form, detailing and materials



Figure 46: Chalet Park

Further north is Rose Cottage (Grade II Listed 1111618), a late eighteenth century house in painted brick with red plain tile roof. It has retained its historic sash windows and simple eaves corbeling, making a positive contribution to the historic character of this area, particularly in contrast to its twentieth century surroundings.



Figure 47: Rose Cottage

To the north of Rose Cottage is a row of six twentieth century bungalows; the majority of these have paved over their generous front gardens, although one has retained a lawn and low boundary wall. These bungalows are neutral in their contribution to the Conservation Area. Whilst of little historic value, their low height, uncluttered roofscape and set back building line result in an unassuming presence within the streetscene.



Figure 48: East side of Church Road

The northern boundary of the Conservation Area is marked by the late nineteenth century, semidetached Pit House and Culham House, which are set behind small front gardens planted with shrubs with low red brick boundary wall and iron fencing. Pit House has retained its recessed porch and original windows with stained glass lights; Culham House has retained much of its character, although an extension to the south, window replacements and a porch impacts the historic character and symmetry of the pair.



Figure 49: Pit House and Culham House

Chestnut Walk and former Rectory

To the north west of the Conservation Area are the grounds to the former nineteenth century Rectory, accessed from the tree lined Chestnut Walk. While the rectory has been lost and the Kashody Clinic which later replaced it has fallen into disrepair, parts of the Rectory grounds, garden features (including a tiled pool) and planting survive. Towards the rear field boundary of the grounds, a large metal framed structure clad in corrugated sheeting is in a poor state of repair and at risk of rapid deterioration. This has a negative impact on the appearance of the Conservation Area.

At the entrance to Chestnut Walk, the nineteenth century Arts and Crafts style Old School House is set behind a modest garden, bounded by iron fencing, facing onto Church Road. This building makes an important contribution to the character of the area, its red brick elevation with diaper work and varied roofline and chimneys are prominent in the streetscape, as well as marking the northern boundary of the Conservation Area.

There are two modern houses and gardens to the east of the grounds on Rookery Hill, Anvil House and the late twentieth century Rectory. These are set back from the road behind high, close board fencing, trees and shrubs. Planting on the west side of Church Road forms a prominent feature and contributes to the special interest of the Conservation Area.



Figure 50: Structure remaining in the former Rectory grounds



Figure 51: Anvil House



Figure 52: The Former School House

Along Chestnut Walk, an avenue of established trees contributes to the verdant character of the area and line the former entrance to the Rectory grounds. A modern development of houses to the north of Chestnut Walk and the Village Hall to the south make a neutral contribution to the character of the area.

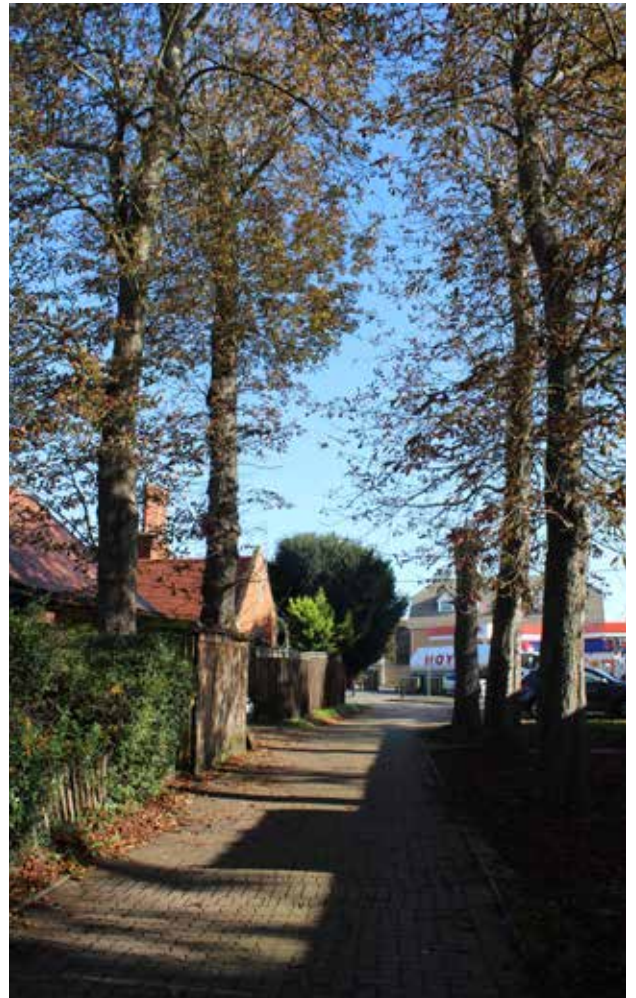


Figure 53-55 (clockwise from top left): Chestnut Walk



Figure 56 (top) and Figure 57 (bottom): Boundary treatment on footpath

Chestnut Walk continues to the west to follow a footpath, which is bordered predominantly by close board and concrete fencing. This is deteriorating in places, often overgrown with ivy, with some panels

missing. There are parts of the wall which incorporate historic red brick boundary walls of the Rectory, however these are also at risk of deterioration.

3.3. ARCHITECTURAL SCALE



With the exception of the Church of St Mary, all the buildings within the Conservation Area are either one or two storeys, with the majority of positive buildings being the latter. Steeply pitched roofs and brick chimneys provide a characterful roofscape.

The proportions and massing of timber framed structures are the result of their historic construction which did not allow for long single spans. Whilst gables feature prominently in views, buildings tend to be parallel to the road resulting in a lower perceived overall building height.



Figure 58-60 (clockwise from top left): Examples of roofing

3.4. LANDSCAPING AND OPEN SPACES

There are a number of green spaces within the village which make a positive contribution to the Conservation Area as visually appealing elements of the village. The three key green amenity spaces within the Conservation Area are:

THE CHURCHYARD OF ST MARY

This is the most significant public space in Corringham and is well maintained. It is also bisected by a public right of way, with stone step access into the churchyard, which connects the medieval village core directly to Rookery Hill and beyond to the Old Hall to the north-west.

VILLAGE GREEN

Situated at the junction of Church Road and Rookery Hill, the 'Village Green' is the most prominent open space in the Conservation Area. This small green space contains mature trees and is a visually pleasant element to the historic core of Corringham. The space is not cluttered with signage or street furniture and makes a strong contribution to the area's open character.

FORMER RECTORY

The former Rectory is a private site, although there is evidence of access informally via the tree lined Chestnut Walk and through missing fence panels which line the footpath here. The site is of historic interest, with the foundations and some walls of the former Rectory still discernible. The site is not currently maintained and is at risk of further deterioration. It appears to attract anti-social behaviour including littering and vandalism. Despite this, the site makes a positive contribution to the Conservation Area as private grounds, due to its former use, historic value, and its visibility from the road which allows it to contribute to the green character of the area.



Figure 61: The Green

3.5. LAND USE AND SETTLEMENT FORM

Modern-day land use remains largely unchanged, with residential properties located throughout the Conservation Area following a linear development pattern along Rookery Hill and Church Road. The earliest properties tend to be situated within narrow plots and located close to the pavement or with very little front garden. Later properties generally tend to be set further back from the road, within a more generous plot.

The core of the settlement is located in the centre of the Conservation Area, incorporating the commercial Bull Inn and ecclesiastical Church of St Mary. These areas are notable for their communal use, in what is otherwise a predominantly residential area.

Corringham Hall Farm situated to the south of the Conservation Area and Fearings Farm to the west represent historic agricultural elements to the edges of the Conservation Area.



Figure 62: Farm buildings at Corringham Hall



Figure 63: The churchyard and Bull Inn

3.6. PUBLIC REALM

The only distinct area of public realm within the Conservation Area is the area of land between Church Road and Rookery Hill, though this is enhanced by other green spaces including the churchyard which is publically accessible. The Conservation Area has a strong verdant character due to the contribution of planting within these green spaces and private plots. While there is street lighting, there are currently no other elements of street furniture within the areas of public realm.



Figure 64: Open space to the north of the churchyard

3.7. TRADITIONAL/LOCAL BUILDING MATERIALS

Basic building forms, along with later alterations, give Corringham Conservation Area its varied sense of historic detail. The use of locally sourced materials and skills unites the character of the historic vernacular structures to give them their special interest. The twentieth century buildings and additions are an exception, as they introduce a new material palette and varied building forms.

Timber Frame

Timber frame was the most common form of construction for pre-seventeenth century buildings, which were subsequently rendered or clad with brick. Although the village's timber frame buildings and oldest plan forms date from the medieval period, the existing external appearance of many of these earlier original buildings are eighteenth and nineteenth century, due to the later use of render or re-facing in brick, the raising of roofs and the alteration of doors, porches and windows throughout the post-medieval period. These alterations are of interest but may cover a wealth of earlier historic fashion and detail, which often still exist beneath the later facades.

Weatherboarding was also applied to timber frame farm buildings and as a later cladding for the external walls of domestic properties. This is usually painted white on the front or other important elevations and black or tarred to the sides or rear.

Brick

While handmade bricks were used earlier for chimneys, red bricks came into widespread use as external walling in the eighteenth century, such as at Corringham Hall, and yellow stock or grey gault bricks in the nineteenth century. Lime mortar was used for pointing brickwork until the later nineteenth century.

The Old School House is a fine example of polychromatic (many colours) brickwork and although modest, is executed with great skill and harmonious detail.

In the twentieth century, re-pointing and repairs to brickwork often used harmful cement based mortar. It can often be identified in combination with the use of unsuitable protruding and thickened cement.

Stone

The Church of St Mary is the only ragstone and flint structure in the Conservation Area, giving it a unique and dominant character in the area as a high status building.



Figure 65-67 (clockwise from top left): Material palette

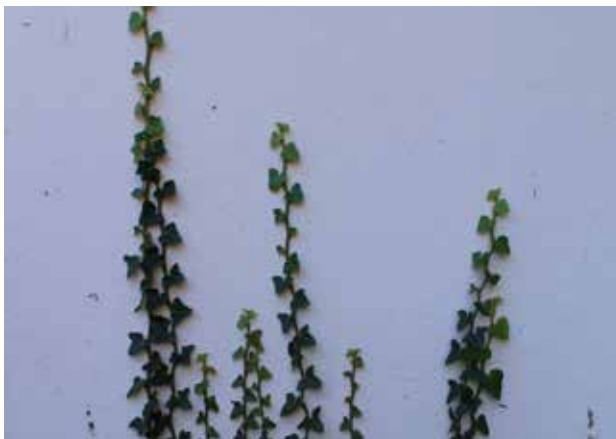


Figure 68-74 (clockwise from top left): Material palette

3.8. VIEWS

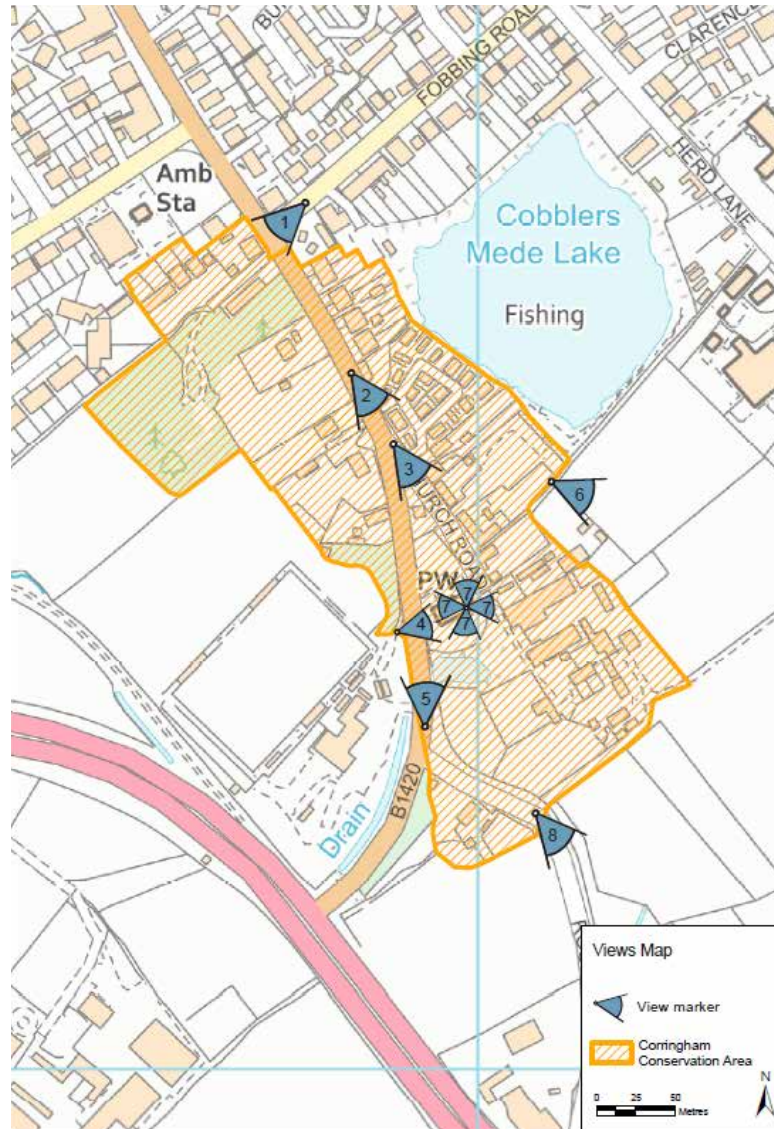


Figure 75: Views Map of Corringham

There are many different types of views within the settlement, all of which enable us to better understand, appreciate and interpret the character, appearance and special interest of the Conservation Area.

The views included below are not exhaustive and there are numerous other views of significance. Any proposals for development within the Conservation Area or its environs, should consider the views below and any others which may be relevant to that

proposal. It is also important to note that these views alter in character between winter and summer months, which must be considered.

As well as the views identified below it is considered likely that views from private land and properties may also be of value, particularly in the south of the Conservation Area; however, due to access constraints, these have not been addressed in this appraisal.

View 1 – West from Fobbing Road towards Chestnut Walk

This view is significant in highlighting the former School House at the gateway to the Conservation Area in the north and the tree lined avenue and access to former Rectory on Chestnut Walk.

Views 2 and 3 –South on Church Road moving towards historic core

These views incorporate the historic core of Corringham as approached from the north. It is significant as it takes in the high density of historic buildings here, located surrounding the green and churchyard. While moving south along Church Road, the historic core is gradually revealed, with a high proportion of historic timber framed buildings and mature trees visible from Church Road.

View 4 – East from Rookery Hill towards Church of St Mary and The Bull Inn

This view incorporates the Grade I listed church and churchyard, and the row of listed buildings behind on Church Road. The high proportion of high-quality historic buildings and green space make this view significant in demonstrating the character of the Conservation Area, enhancing our appreciation of the historic core.

View 5 – North along Rookery Hill

This view north demonstrates the verdant character of the Conservation Area particularly when approached from the south, which has retained a stronger rural setting.

View 6 – South from public footpath

This view highlights the topographical vantage point of the settlement, with wide reaching views towards the estuary along the south boundary of the Conservation Area, connecting it with its wider setting.

View 7 – All directions from the Church of St Mary

This viewpoint incorporates all views from the Church and its tower; as a Grade I listed building, the Church is of high significance to the Conservation Area and forms its core. This, combined with its location on high ground, means that views surrounding the church contribute to our appreciation of this heritage asset, and its position within the Conservation Area and wider setting.

View 8 – South along Rookery Hill

This view highlights the topographical vantage point of the settlement, with wide reaching views towards the estuary along the south boundary of the Conservation Area, connecting it with its wider setting.



Figure 76: View north along Rookery Hill

3.9. SETTING OF THE CONSERVATION AREA

As indicated within this Appraisal, the setting of the village makes a valuable contribution to how we interpret and experience the Conservation Area's character, appearance and special interest. This is not limited to views but to the settlement's historic connections with the landscape, and those features within it, which has continued to evolve in tandem with the settlement of Corringham over the centuries.

Corringham is situated in the eastern half of Thurrock, overlooking the marshes on the north bank of the River Thames. The slightly elevated position above the low-lying marshes accentuates Corringham's visual and historic connection with other elements of the built and natural environment.

Adjoining farmland and the marshes have served to largely restrict the physical growth of old Corringham to the south, east and west. Exceptions have been the East Thurrock Football Club, which was established on fields immediately to the west of Rookery Hill, and the modern farm complex that has grown at Corringham Hall. While some of the buildings associated with the football club are out of keeping with the historic character and materials of the Conservation Area, it is considered that the football grounds are an important community facility



Figure 77: football ground of East Thurrock United Football Club



Figure 78: View south east from the Conservation Area boundary

The large and extensive area of modern Corringham developed north of the Conservation Area, principally in the 1960s and 1970s. While this has not fundamentally impacted upon the historic village, the location of the petrol station does currently adversely affect the ability to experience and appreciate the significance of the Conservation Area. It is located at the gateway to the Conservation Area when approaching from the north; its bright colour palette, modern materials, street furniture, and regular vehicular access make the site an intrusive feature within the setting of the Conservation Area.



Figure 79: View east towards petrol station from the Conservation Area.

4. Opportunities for Enhancement

Areas for enhancement have been identified and summarised below, grouped where possible into themes. The following list is not exhaustive and does not infer priority.

4.1. ACCESS AND INTEGRATION

Corringham is connected to its wider setting via several Public Rights of Ways (including the Thames Estuary Path), some of which follow historic routes such as FP20 which connects Old Hall with the Church of St Mary.

A number of these routes are in a poor condition, and do not provide a pleasant approach to the Conservation Area. The installation of high modern fencing to routes, such as that to the rear of The Bull Inn, has had a significant adverse impact upon the character and appearance of these routes as well as partially blocking views of the Grade I Church of St Michael to the north-east in Fobbing.

Access routes from the north west of the Conservation Area are currently in a poor condition as well, with graffiti and disrepair impacting the appreciation of the historic character of the area.



Figure 80: Example of graffiti on public right of way within the Conservation Area

4.2. CAR PARKING

Whilst it is necessary to provide adequate parking for church visitors and for walkers, there is currently extensive informal parking outside The Bull Inn which detracts significantly from the character and appearance of the Conservation Area, particularly within this small historic core, and intrudes upon the setting of the Grade I and Grade II listed buildings in the immediate vicinity. The Bull Inn is located adjacent to a large car park, which is visible from Church Road but largely screened in wider views from the Church of St Mary, which may alleviate some parking issues.



Figure 81: Car Park at the Bull Inn

4.3. BOUNDARY TREATMENTS

Throughout the Conservation Area, particularly on the north of Church Road, standard close board fencing with concrete plinths and posts has been used as a boundary treatment. This material is aesthetically utilitarian and modern, and out of keeping with the historic, green character of the Conservation Area. These boundary treatments are often prominent in views, impacting the appreciation of the special interest of the area.



Figure 82: Replacement of low brick wall with concrete, which is out of keeping with the material palette of the area



Figure 83: Example of close board fencing

4.4. INAPPROPRIATE MODERN DEVELOPMENT

The unique character of Corringham has previously been eroded by some inappropriate development within the Conservation Area or its setting. Inappropriate developments often disregard or misinterpret the local context and the following factors result in unsympathetic additions:

- Poor material choice. There are examples within the Conservation Area where poor material choices have resulted in development which is not in keeping with the character of the area. In some instances, this is due to inferior quality or the choice of a material not used in that locality.
- Poor detailing. The style and detailing of buildings in the historic core are defining characteristics of Corringham. Often modern developments do not incorporate appropriate detailing in either a contemporary or traditional style and do not respond to local context.
- Inappropriate plot positioning. The character of the historic core is of a strong street frontage either by the presence of a buildings along the pavement back or boundary treatments. Some modern dwellings have not maintained this character and have introduced single storey units set back from the road without a strong street frontage or set back within substantial plots with close board fencing. This has altered the character of this area considerably.
- Specific Sites. The site of the Chalet Park currently has a neutral impact to the character and appearance of Conservation Area. The form and grain of development are inconsistent with local character and could be enhanced through appropriate and sympathetic boundary treatments to better integrate the area. The Village Hall on Chestnut Walk currently makes a negative contribution to the character of the Conservation Area, due to its modern material, form and untidy appearance. However, its use as a community facility is of value.

4.5. LOSS OF HISTORIC DETAILING

Corringham has suffered from the gradual, and in some cases irrevocable, loss of architectural detail which gave the village its unique and distinctive character. This includes the removal of historic doors, windows and rainwater goods and installation of replacements which do not match the quality of the original in material, craftsmanship or detailing.



Figure 84: The Hall on Chestnut Walk

4.6. NEUTRAL CONTRIBUTORS

A proportion of buildings make a neutral contribution to the character and appearance of the Conservation Area. The dilution of positive buildings amongst those which are neutral can lead to indistinctive overall character. It is considered that and twentieth century bungalows on Church Road and modern development to the north of Chestnut Walk make a neutral contribution to the character of the area, and the Chalet Park makes a neutral/negative contribution. These developments introduce new mass and grain to the area, often with inappropriate boundary treatment.



Figure 85: Twentieth century bungalows



Figure 86: Two dwellings showing the impact of alterations. Window replacements, concrete roof tiles, porch and a garage extension have affected character.



Figure 87: Chestnut Walk development

4.7. OPEN SPACES

There are three key green amenity spaces within the Conservation Area, which all make a positive contribution to the character and appearance of Corringham. In some parts these spaces can be improved through investment to enhance and maintain the existing landscaping.

- The Churchyard is the most significant public space in Corringham and is well maintained. The pond to the north of the Churchyard is not an attractive feature at present and could be enhanced.
- Situated at the junction of Church Road and Rookery Hill, the 'Village Green' is the most prominent open space in the Conservation Area. This space should be maintained, and there is potential for it to be enhanced through establishing a sense of identity to the village core, through additional planting or sympathetic signage.
- The site of former Rectory is a private site accessed via the tree lined Chestnut Walk. The site is of historic interest, with the foundations and some walls of the former Rectory still discernible. There is evidence that the site is being accessed through broken fence panels, with litter and graffiti within the grounds highlighting its use for anti-social behaviour. This area has potential for enhancement through the maintenance of existing boundaries, the stabilisation or removal of the metal framed structure within the grounds, and a considered approach to protecting and preserving any remaining features of the Rectory grounds.

4.8. PUBLIC REALM

The treatment and maintenance of the public realm within Corringham could be improved to enhance its contribution to the historic environment.

A regular maintenance and the replacement of street furniture in a consistent and sympathetic style would enhance the appearance of the area.

A sympathetic approach to highway, pavement and public realm surfacing would benefit the conservation area. The tarmac surfacing at the end of Church Road between The Bull Inn and the Church of St Mary is an example of an inappropriate, modern material choice which results in utilitarian and low-quality aesthetic. In addition, there are numerous examples throughout the Conservation Area where utility companies have left an unsightly patchwork through inconsiderate surface replacement. Improved awareness of the Conservation Area could address this issue.

4.9. TREES AND PLANTING

The character of the Conservation Area Church Road is defined as much by the trees and hedges which line it, providing a sense of enclosure, as it is by the buildings. This is especially prevalent where the buildings are set back from the road behind grass verges and garden plots. In some places, trees and hedges have been removed or not replanted when land has been developed. This has had a negative impact upon the character and appearance of the area.



Figure 88: View north highlighting lack of trees and hedgerows as boundary treatment



5. Management Proposals

As outlined in the previous chapter, there are a wide range of issues facing the Corringham Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term. The following proposals are not exhaustive, and their order does not infer priority.

5.1. POSITIVE MANAGEMENT

ACCESS AND INTEGRATION

The current entrances to the Conservation Area (both by vehicle and on foot) do not enhance the special interest of Corringham. Signage and soft landscaping at key localities would reinforce the identity of the village and invoke a sense of place and arrival into the historic core of the settlement.

ARTICLE 4 DIRECTIONS

Permitted Development Rights allow an owner to carry out certain limited forms of development without the need to make an application to a local planning authority. Where such changes would erode the character and appearance of the area, the Council can introduce special controls, known as Article 4 Directions. The result is that some or all permitted development rights are withdrawn and planning permission is required for such alterations.

As part of the appraisal process, Thurrock Council has considered the withdrawing of Permitted Development Rights and decided not to pursue this option at present. The appropriateness of withdrawing Permitted Development Rights will continue to be regularly assessed.

BOUNDARY

The conservation area boundary has been assessed within this appraisal in accordance with the NPPF (2019) and Historic England

Advice Note 1 Conservation Area Appraisal, Designation and Management (2018). An important aspect of the appraisal process is the consideration of where the boundary of the Conservation Area should be drawn. No significant boundary changes are considered necessary at this time though attention has been drawn to significance of the settlement's setting. Minor amendments to the south-east and south-west of the boundary have been proposed for the purpose of better aligning the existing boundary with physical features and edges. The appropriateness of current boundaries will continue to be regularly reassessed.

CAR PARKING

Thurrock Council shall pay particular attention to the provision of parking when considering planning applications to ensure that pressure for on-street parking is not increased and the visual impact of off-street parking can be managed. The local planning authority shall continue to work with landowners and highways to seek opportunities for parking to be rationalised and formalised as development and highways improvements occur.

ENFORCEMENT

Thurrock Council will take enforcement action against inappropriate or poor-quality unauthorised works to buildings within the Conservation Area. This will prevent the further gradual loss of architectural features and inappropriate alterations amongst other detrimental impacts. The local planning authority shall from time to time undertake a photographic survey of the area to assist with enforcement and monitor the appropriateness of Article 4 Directions.

LOCAL HERITAGE LIST

Thurrock Council is currently in the early stages of establishing a Local Heritage List which will identify and document local heritage assets within the district. This appraisal has identified some positive buildings which could be considered for inclusion on to the Local Heritage List. It

is important to note that heritage assets not identified by the Statutory List, Local Heritage List or within this appraisal can still be considered 'non-designated heritage assets' and are afforded protection within the National Planning Policy Framework. Thurrock Council will consult an appropriately qualified heritage expert when an application could have a direct or indirect impact upon a heritage asset on the Local Heritage List.

HERITAGE STATEMENTS

In accordance with the National Planning Policy Framework (paragraph 189), Thurrock Council will not validate planning applications for sites within the Conservation Area, or its setting, which are not accompanied by an appropriately detailed Heritage Statement.

To ensure the landscape setting of Corringham is preserved and enhanced all medium-large developments must consider setting and views as part of their Design and Access or Heritage Statement. This must be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition). Applications which fail to have assessed the impact upon views and setting will not be validated. It is likely that verified views will be required for all medium-large scale development with viewpoints requiring agreement with the local planning authority at pre-application stage.

The process of preparing Heritage Statements helps identify opportunities and constraints to which proposed schemes can respond. This may avoid applications being refused or delayed when further information is required.

IMPROVED UNDERSTANDING AND AWARENESS

At present there is no interpretation (information boards, signage, heritage trails) within the Conservation Area aimed at improving understanding and awareness of its heritage. This would be an effective way to improve the awareness and re-establish

the identity of Corringham as a historic settlement.

NEUTRAL CONTRIBUTORS

Thurrock Council shall seek to ensure that neutral contributors are not allowed to 'average down' the quality of built development within the settlement and also to ensure that neutral contributors do not become negative contributors through seemingly inconsequential cumulative alterations.

NEW DEVELOPMENT

There are numerous opportunities within Corringham and its setting for development which makes a positive contribution to the Conservation Area. To date there has been a lack of high-quality modern architecture which respects the local character. To be successful, any future development needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability.

In accordance with Historic England's guidance, Thurrock Council will support development which:

- Starts with an assessment of the value of retaining what is there.
- Relates to the geography and history of the place and lie of the land.
- Is informed by its own significance so that its character and identity will be appropriate to its use and context.
- Sits happily in the pattern of existing development and the routes through and around it.
- Respects important views.
- Respects the scale of neighbouring buildings.
- Uses materials and building methods which are as high quality as those used in existing buildings.
- Creates new views and juxtapositions which add to the variety and texture of the setting.

These above principles follow guidance devised in collaboration between Historic England and Design Council CABE (<https://historicengland.org.uk/advice/planning/place-making-and-design/>)

Thurrock Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring medium-large scale development schemes are referred to a CABE Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

TREE MANAGEMENT

Trees form an important part of the character of Corringham and contribute to its special interest. There are a number of trees in Corringham that are protected by Tree Preservation Orders, and trees within the Conservation Area that are not protected by an Order are protected through Section 211 of the Town and Country Planning Act 1990. Before undertaking works to a tree within a Conservation Area, the Council will require 6 weeks' notice. The work may go ahead before the end of the 6-week period if the Council gives consent.

Within Corringham, a tree strategy could be undertaken to identify the most significant trees in the Conservation Area. This could lead to further Tree Preservation Orders and could also identify general tree management issues. A replacement strategy should also be considered in order to manage the impact

of loss of trees which are reaching the later stages of maturity.

OPPORTUNITY SITES

It is considered that buildings and developments which make a negative or neutral contribution to the special interest of the Conservation Area provide opportunity sites and have potential for enhancement. Sites could be improved by removing the inappropriate existing fencing and boundary treatment and installing a post and rail or estate rail fence with native species hedging. This would soften the visual character and assist in reinforcing the transitional character of Corringham between the rural landscape and twentieth century development to the north-east and north.

The Petrol Station within the setting of the Conservation Area is also considered to be an opportunity site, as the area currently detracts from our understanding of the significance of the Conservation Area. This site could be better integrated through the introduction of sympathetic boundary treatments, condensing signage and street furniture, and considering future opportunities which arise for improving the aesthetic appearance of the petrol station site or proposals for its redevelopment. As a prominent gateway site there is considerable opportunity to enhance the Conservation Area through high-quality distinctive modern architecture.

PUBLIC FACING RESOURCES

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a Conservation Area. In addition, a maintenance guide would assist property owners in

5.2. FUNDING OPPORTUNITIES

caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair which is in keeping with the character, details and materials of the Conservation Area would be conducive with the preservation of Corringham's built heritage.

PUBLIC REALM

A key opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the public realm. This can be achieved through rationalising existing street furniture and ensuring consistency and quality in new street furniture which may be added. Within the Conservation Area, some areas of pavement are lined with high quality stone kerbs; this makes a positive contribution to the character of the area and should be maintained where it currently exists and replicated elsewhere.



Figure 89: Stone kerbs along pavement

There are four main funding opportunities which would assist in the execution of these plans:

NATIONAL LOTTERY HERITAGE FUND

The NLHF is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NLHF schemes Thurrock Council should consult their appointed Heritage Specialist.

SECTION 106 AGREEMENTS

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Corringham. These agreements could be used to fund public realm or site-specific improvements.

PARTNERSHIP SCHEMES IN CONSERVATION AREAS (HISTORIC ENGLAND)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



6. Appendices

6.1. BIBLIOGRAPHY

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17th c. cottages Corringham (c.1900), Essex Record Office [Ref: I/Mb 109/1/1]

The Bull Inn, Essex Record Office [Ref: I/Mb 109/1/3]

6.2. LEGISLATION, POLICY, AND GUIDANCE

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions
National Planning Policy	National Planning Policy Framework (2021) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance	
Local Supplementary Planning Document	Thurrock District Council, Local Development Framework: Core Strategy and Policies for Management and Development (2015	

6.3. GLOSSARY (NATIONAL PLANNING POLICY FRAMEWORK)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.



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