

Headon, Upton, Grove  
and Stokeham Parish  
Character Assessment

September 2017



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## 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 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy. Specifically, paragraph 58 of the NPPF states that:

*'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments: respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'*

1.3 This Character Assessment provides an overview of the key qualities and characteristics that define the Parish of Headon, Upton, Grove and Stokeham (Fig 1), with a particular focus on the parish's five main settlements; Headon, Nether Headon, Grove, Upton and Stokeham. The Character Assessment has been prepared in support of a larger project – the production of the Headon, Upton, Grove and Stokeham (HUGS) Neighbourhood Plan. Once adopted, the Neighbourhood Plan will be used by Bassetlaw District Council when considering planning applications for development within the Neighbourhood Plan area.

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 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 HUGS Neighbourhood 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 the parish is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area.

## 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 each of the parish settlements, 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 Bassetlaw Landscape Character Assessment (2009); and
  - Identification of designated and non-designated Heritage Assets.
- Detailed on-site survey of the village, and the recording of key characteristics and features.
- Discussions with members of the Parish Council and other residents involved in the preparation of the HUGS 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 by local communities, are highlighted and have their importance communicated within the character assessment.

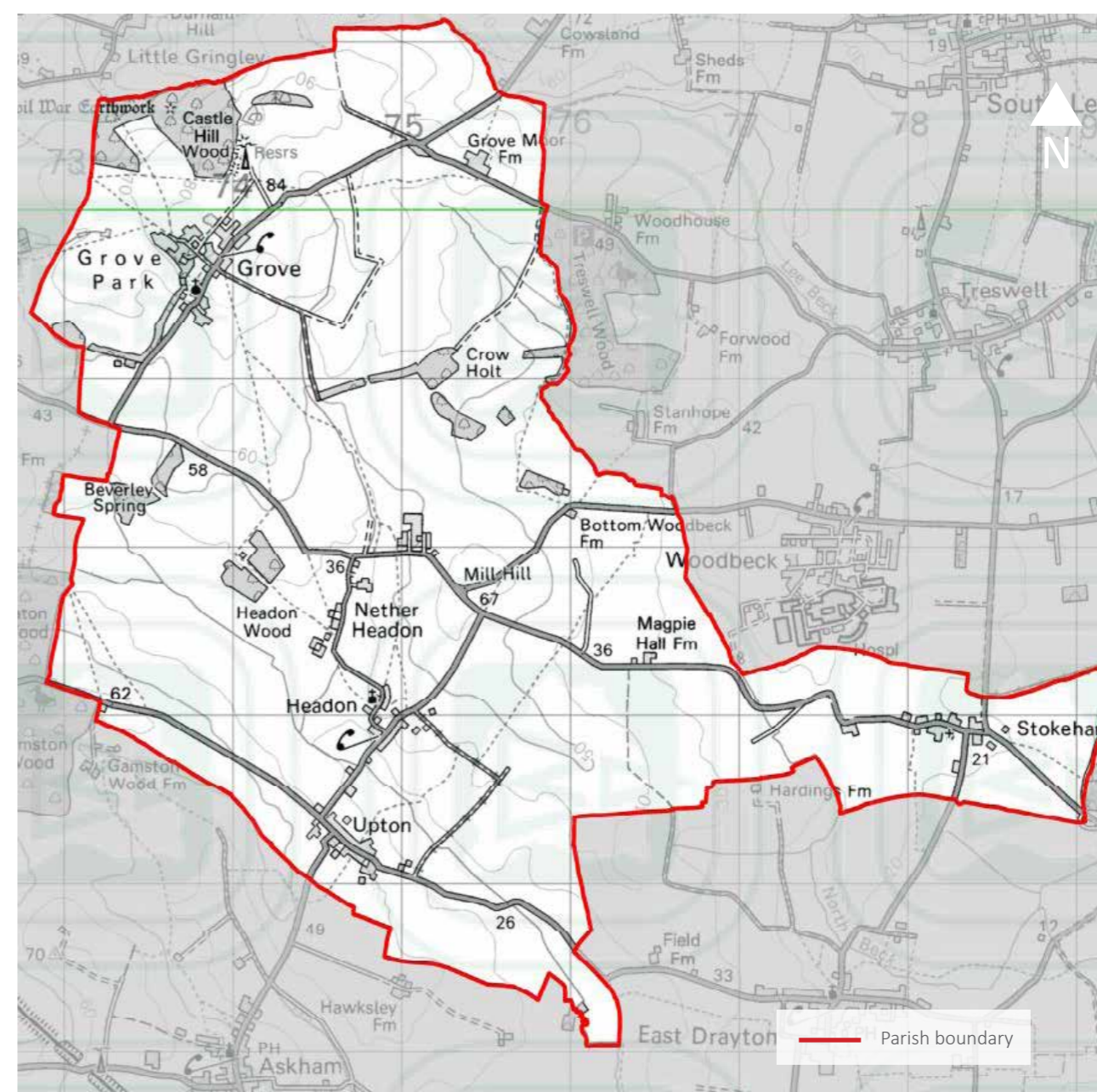


Fig 1: Headon, Upton, Grove and Stokeham Parish boundary map



## 2 LANDSCAPE SETTING

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2.1 As a rural parish, within which development is largely restricted to a handful of small settlements, and where open agricultural land dominates, the landscape setting within HUGS is a particularly crucial consideration in understanding the distinct character of this part of north Nottinghamshire. This section provides an overview of the key qualities and characteristics which define the landscape of HUGS Parish. It collates the relevant findings of the Bassetlaw Landscape Character Assessment (BLCA) and presents them in a manner which provides a concise profile of the various landscape character areas present within HUGS parish area.

2.2 Whilst this section provides a broad overview of the landscape character of HUGS, where required, a more detailed commentary on how each of the five settlements found within the parish experience this landscape setting is provided within the individual 'Settlement Character Profiles' at Section 3.

### Bassetlaw Landscape Character Assessment

2.3 The Bassetlaw Landscape Character Assessment (BLCA), published in 2009, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies 5 different Landscape Character Areas (LCAs) within Bassetlaw, each with its own specific combination of characteristics and unique qualities. Of these areas, HUGS sits at the centre of the Mid Notts Farmlands LCA (see Fig 2), an area of undulating landscape with a distinctively rural, agricultural character, which extends from the Sherwood region in the west to the lowlands of the Trent Washlands in the east.

2.4 In order to provide a greater understanding of what makes the landscape within Bassetlaw locally distinctive, the LCA identifies a number of smaller Policy Zones from within the 5 overarching Landscape Character Types. As illustrated within Fig 3, the HUGS Parish area is split across 5 of these Policy Zones; MN04, MN07, MN08, MN09 and MN10. An overview of the characteristics and qualities of each of these Policy Zones is provided below.

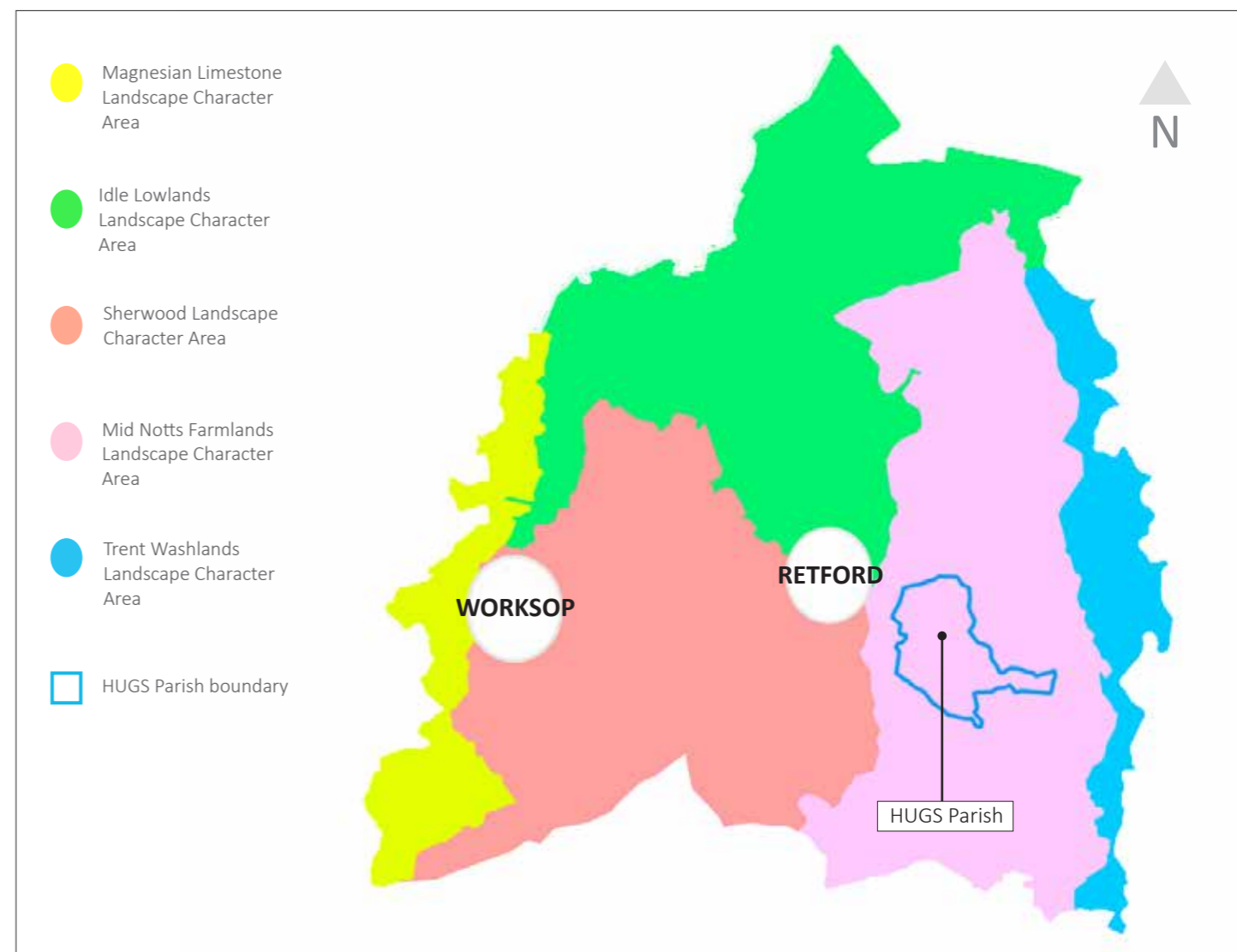


Fig 2: HUGS sits within the Mid Notts Farmlands Landscape Character Area, as detailed in the Bassetlaw LCA (2009).

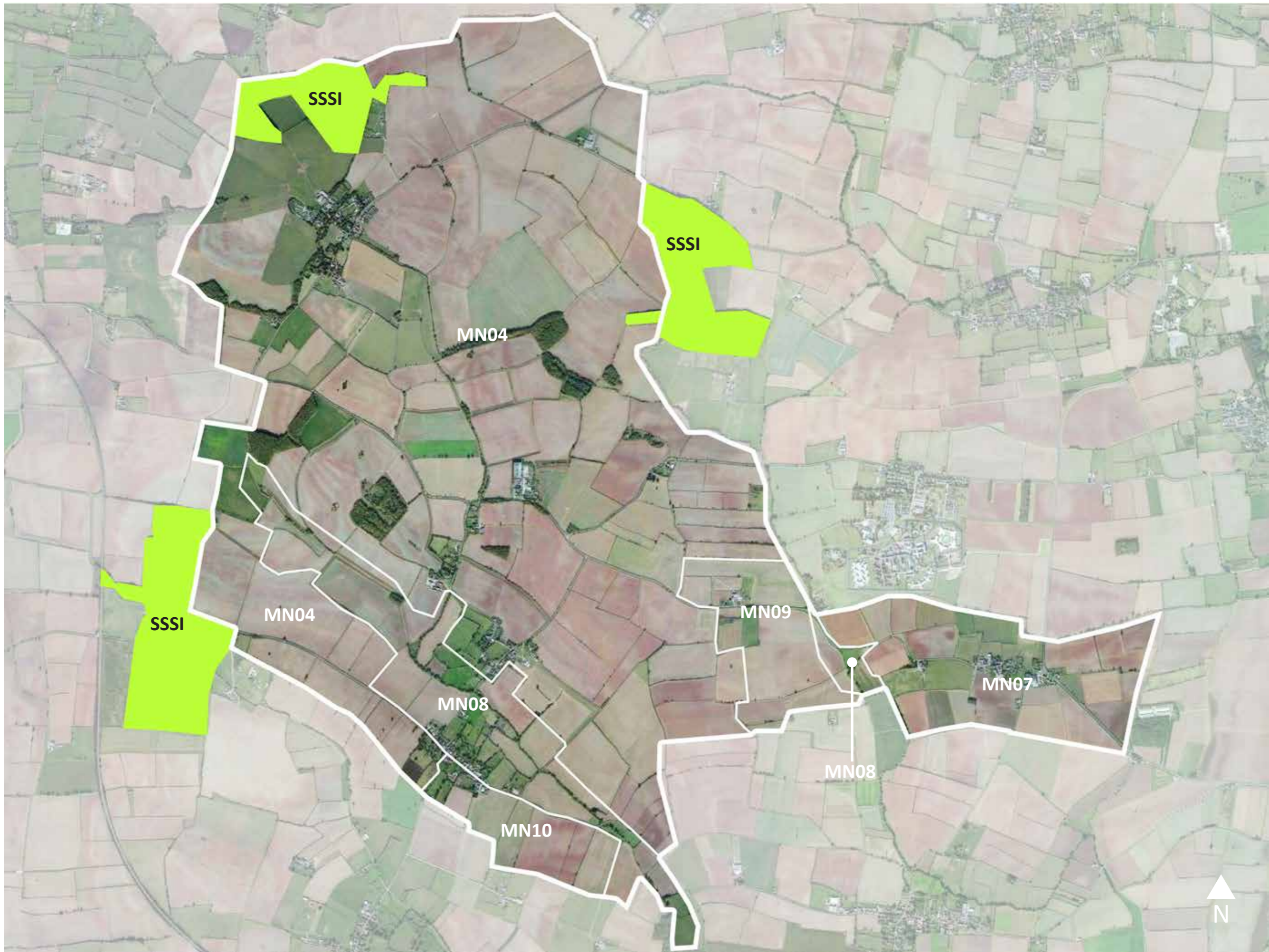


Fig 3: HUGS Landscape Policy Zones (as defined in the Bassetlaw LCA) and Sites of Special Scientific Interest (SSSI) both within and adjoining the parish boundary.

## Policy Zone MN04

2.5 Covering the vast majority of HUGS Parish area, Policy Zone MN04 takes in the settlements of Grove, Nether Headon and Headon. Here rolling arable fields are the dominant land cover, within which lie scattered woodland blocks and plantations. Such woodland is a unifying feature of the landscape, and some of the more substantial plantations benefit from Site of Special Scientific Interest (SSSI) designation, as shown on the map at Fig 3.

2.6 Of these designated SSSIs, only Castle Hill Wood actually lies wholly within HUGS Parish, where it is positioned just north of Grove. Comprised of broadleaved, mixed and yew woodland and covering over 30 hectares, Castle Hill is a particularly important component of Grove's landscape setting (Fig 4). Just beyond the HUGS parish boundary sit two further SSSI woodlands, each of which is of significance to the Parish's landscape setting. The first of these is Treswell Wood to the northeast, which abuts, and actually partially breaches, the Parish's north-eastern boundary. It covers almost 50 hectares and is one of the best examples of an ash, oak, and maple woodlands in the county. The other SSSI of significance to HUGS landscape character is Eaton and Gamston Woods to the immediate west of the Parish. Taking up an elevated position in the landscape, these woodlands are formed primarily of ash, oak and maple. They are also renowned as ancient bluebell woods and boast a variety of native orchids. Eaton and Gamston Woods are visible across much of the Parish and form distinct feature on along the Parish's western skyline. The roadside verge, known as Westfields, leading from Eaton and Gamston Woods towards Upton, and which is entirely within the parish, is noted for its botanical diversity and is managed by Nottinghamshire County Council as an Notified Road Verge.

2.7 In and around the settlements found within Policy Zone MN04 pastoral farmland is prevalent. Across this agricultural landscape, fields are separated by strong hedgerows, mostly hawthorn but also including the rare Midlands thorn. Ash and sycamore appear intermittently within these hedgerows, and occasional field oaks appear across Policy Zone MN04. It is a strongly undulating landscape with several high points, including at Lady Well Lane (Fig 5) and at Gamston Wood. From these high points views are relatively open to the surrounding landscape and the numerous wooded skylines. However, given the undulating nature of the topography and the abundance of mature hedgerows and scattered woodland, views are more restricted in low-lying areas.

2.8 The LCA identifies Policy Zone MN04 as a landscape of great condition and quality, and subsequently, also of high sensitivity.



Fig 4 and 5: (1) Looking north-west from Lady Well Lane towards Grove, St. Helen's church tower can be glimpsed emerging from a canopy of mature trees. Hedgerow-edged, rolling fields, typical of much of Policy Zone MN04, form the middle and foreground to this view, whilst the skyline is dominated by the distant Castle Hill Wood SSSI. (2) Looking west along Lady Well Lane the rich, undulating character of the landscape can be fully appreciated, with another deciduous woodland, Headon Wood terminating this particular view.



A key strength of the landscape is its strongly unified visual appearance, within which there are few detracting features - the only negative feature identified within HUGS is the industrial estate at Lady Well Lane. In response, the LCA endorses a strategy of conservation for Policy Zone MN04.

### Policy Zone MN08

2.9 Policy Zone MN08 is a predominantly low-lying floodplain, which follows a series of watercourses. Within HUGS this particular Policy Zone forms a significant proportion of the eastern end of the Parish, where it cuts through and interacts with Policy Zones MN04 to create a particularly unique and locally distinct landscape setting to the settlements of Nether Headon, Headon and Upton (Fig 6). It also characterises a small area west of Stokeham where North Beck flows.

2.10 Within Policy Zone MN08 small scale arable farmland is the primary land use, with pastoral and rough grazing becoming more prevalent around settlement edges. The watercourses which shape this landscape area are typically heavily wooded on either side, and this planting combines with the low-lying character of the landscape to limit views out towards the wider rural landscape (Fig 7). Hedgerows are generally large but tend not to accommodate trees.

2.11 The LCA proposes a strategy of conservation for Policy Zone MN08, recognising it as a landscape in very good condition, which is of particularly distinct and unique character.



Fig 6 and 7: (1) From the edge of Gamston Woods panoramic views of much of HUGS Parish can be gained, within which a notable dip in landscape occurs where Policy Zone MN08 cuts westwards through the landscape. At the centre of this dip in the landscape runs a modest watercourse, whose presence is denoted by the band of tree planting which lines its banks (as highlighted by the yellow box). (2) A view from the public pathway running north from Upton highlights the often enclosed character of Policy Zone MN08.

## Policy Zone MN10

2.12 Policy Zone MN10 is an agricultural landscape, within which the dominant land use is intensive arable farmland (Fig 8). Extending up from Askham and taking in the south-eastern extents of Upton, it displays an undulating landform. Hedgerow field boundaries are generally intact and well maintained with occasional ash or oak trees. Overall the landscape is visually unified. As is the case with Policy Zones MN04 and MN08, Policy Zone MN10 is also deemed to meet the highest levels of landscape condition and sensitivity, and a similar conservation-orientated approach to the landscape's management is endorsed by the LCA.

## Policy Zone MN07

2.13 Policy Zone MN07 provides the landscape setting to Stokeham, which is enclosed on all sides. It is a reasonably flat, open landscape, which gently slopes from the north-west to the south-east, giving Stokeham a prominent, elevated position within the landscape when approached from the south. Policy Zone MN07 is formed primarily of arable farmland, with fields being edged by hedgerows but generally lacking tree planting. Just north of Stokeham, beyond the Parish boundary, lies Rampton Hospital, which occupies a significant proportion of the wider Policy Zone MN07 area. This expansive development is particularly prominent in views from Stokeham's western edge (Fig 9), where it is somewhat at odds with the wider undeveloped, agricultural character of the landscape.

2.14 Whereas the other Policy Zones covering HUGS have been identified as being of good landscape condition, the LCA identifies Policy Zone MN07 as a landscape in poor condition. It notes a number of detracting features that combine to undermine the landscape condition of this area, including high voltage power lines and the large hospital complex. Therefore, a strategy of restore and create is forwarded by the LCA in relation to Policy Zone MN07, which the aim being to bring about a richer, less visually interrupted landscape, where built features are better integrated into their landscape setting.

## Policy Zone MN09

2.15 The final LCA Policy Zone found within HUGS is that of Policy Zone MN09, which takes in an largely undeveloped area of land approximately 1km west of Stokeham. The landform of Policy Zone MN09 is fairly flat within HUGS (Fig 10). Arable land, formed of irregularly shaped fields enclosed by tightly trimmed, well maintained hedgerows, comprises the bulk of this landscape area. Tree cover is quite low; trees are rarely seen in hedges and woodland clumps are generally small, occurring at the edge of fields or along tracks. Views are therefore mostly open due to this low tree cover and relatively flat landform. Such views are sometimes interrupted by landscape elements such as mature hedgerows alongside roads and ditches and isolated farmsteads, like that of Magpie Farm. The LCA endorses a strategy of conservation in recognition of this landscape areas moderate landscape condition and high sensitivity.

## HUGS landscape condition and management

2.16 As demonstrated in the above Policy Zone summaries, the Bassetlaw LCA identifies the vast majority of the landscape areas found within HUGS to be of good landscape condition and high sensitivity, resulting in a strategy of conservation for much of the Parish area. Details of the specific approaches to the management of these landscape presented within the LCA can be found at Appendix 1. However, the below represents a summary of the key actions and management strategies that should be progressed across the entire HUGS area in order to maintain, and where required, improve, the Parish's landscape setting:

- Restore, conserve and enhance hedgerow field boundaries;
- Conserve woodland blocks and seek to create new woodland planting;
- Focus new development in and around the existing settlements, and resist proposals for that could harm the predominantly open rural landscape character; and
- Ensure that both existing and new development is integrated into its landscape setting, through the introduction of new trees planting to soften the appearance of existing developments, and by seeking to accommodate new development within existing field boundaries.



Fig 8: The landscape to the immediate south of Upton is formed of arable land



Fig 9: Rampton Hospital has a significant visual impact within views from Stokeham's western edges.



Fig 10: Looking east from the junction at Main Street and Thorpe Street the flat, open agricultural landscape of Policy Zone MN09 sits in the middle-ground of the view, beyond which far-reaching views across the Trent Valley and the wider Lincolnshire landscape can be obtained that also includes the distinct and iconic form of Lincoln Cathedral, providing HUGS with an important visual connection to this iconic regional landmark.

## Landscape as separation

2.17 Aside from the beauty and distinct character of the landscape that covers HUGS, not to mention its recreational, ecological and agricultural value, in certain parts of the Parish this landscape also fulfils another importance function; preventing the coalescence of neighbouring settlements and protecting the setting and separate identities of these settlements. At the heart of HUGS lie three settlements arranged in unison; Nether Headon, Headon and Upton. Importantly, a green wedge wraps around Headon (Fig 11), which ensures it's separation from Nether Headon to the north, and Upton to the south, and safeguards of the individual character and identity of all three villages. Experienced at ground level, this green wedge creates distinct, development-free breaks between these villages (Fig 12 and 13). The retention of this green wedge as a predominantly open and undeveloped landscape will be critical to ensuring the continued separation of Nether Headon, Headon and Upton, and to the protection of each settlement's unique character and identity.

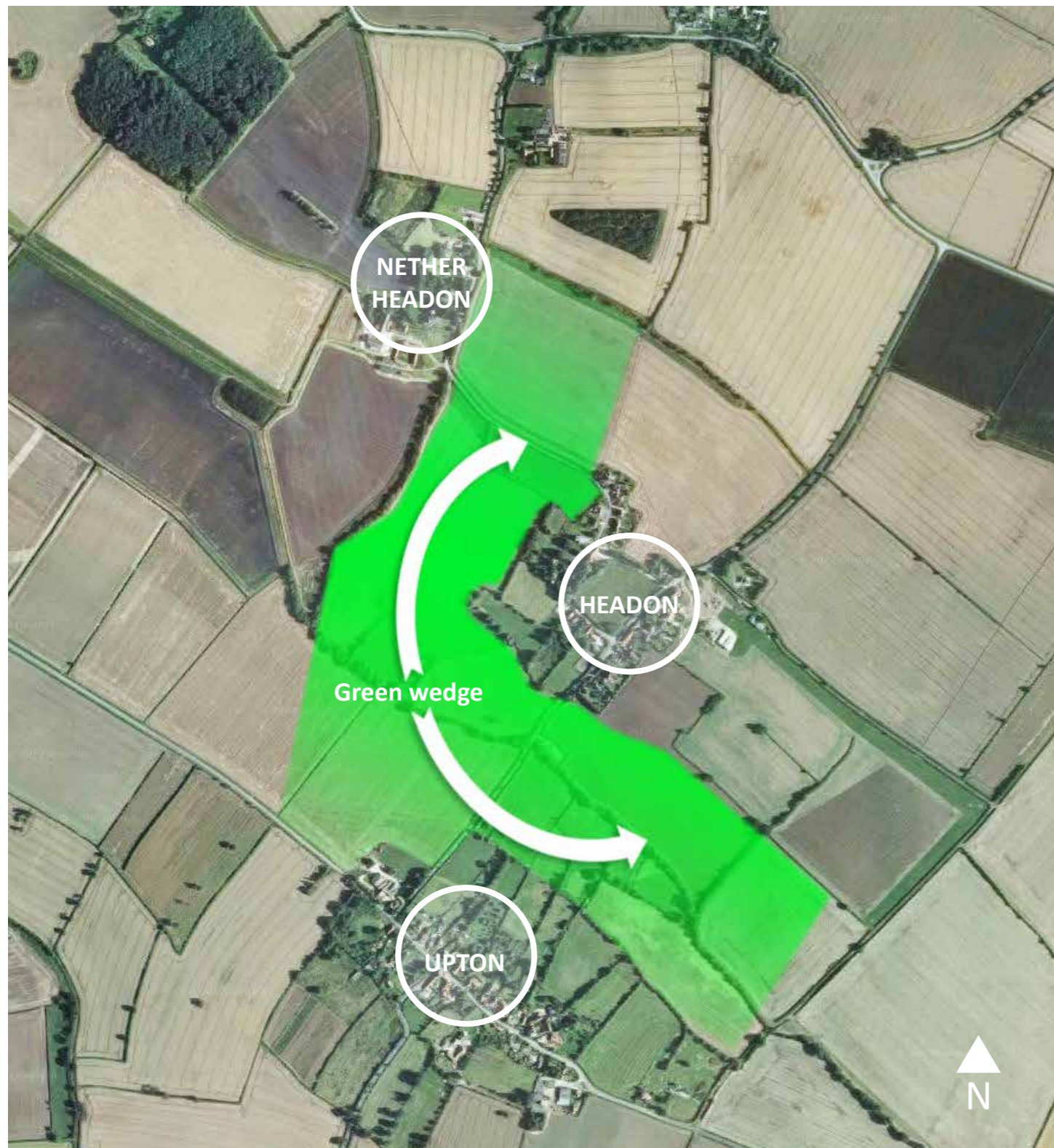


Fig 11: Nether Headon, Headon and Upton benefit from a green wedge, which runs between the villages, ensuring their continued separation and protecting their individual identities.

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Fig 12: The intimate and gently winding hedgerow-enclosed route that links Nether Headon and Headon provides a memorable, development-free transition from one village to the other.



Fig 13: Beyond the Barnsdale property north of Upton a break in development creates a definite sense of separation between Upton and Headon.



### 3 SETTLEMENT CHARACTER PROFILES

### 3 SETTLEMENT CHARACTER PROFILES

3.1 This section presents a character profile of each of the five main settlements of HUGS; Grove, Nether Headon, Headon, Upton and Stokeham. Each village is taken in turn, their historic development summarised and an overview provided 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 the settlement. Negative features worthy of enhancement are also identified.

3.2 The townscape character maps, provided towards the end of each settlement character profile, offer a particularly concise and instant overview of the settlement character, showing the distribution and layout of development, denoting key local views, and identifying listed buildings and other non-designated heritage assets.

3.3 Each settlement character profile concludes with a series of recommendations about how future development and change should be managed in order to ensure that the distinct qualities of the settlement are preserved, and where possible, enhanced.

3.4 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.

3.5 This section considers the villages in the following order:

- Grove
- Stokeham
- Nether Headon
- Headon
- Upton



**GROVE CHARACTER PROFILE**

## GROVE SETTLEMENT CHARACTER PROFILE

### Evolution of the village

3.6 The maps found at Fig 19-24 visually communicate how Grove has evolved since 1884 and the degree of change that it has experienced across these the past decades. Looking at the 1884 map (Fig 19) development is primarily focused around three areas; (1) at Grove Hall (Fig 14, 15 and 16) and Home Farm, (2) in and around St Helen's Church (Fig 17), and (3) at the central crossroads of Main Street.

3.7 Once considered one of the 'one of the best houses in the north of the county' (The Great Houses of Nottinghamshire and the County Families, Leonard Jacks, 1881), the grandeur and extent of Grove Hall and the wider estate diminished with time, with the Hall itself disappearing from the 1973 map, having been demolished in 1951/52 to make way for a poultry farm. Similarly, by 1947 the upkeep of the walled gardens appears to have been abandoned and they have been encroached upon by small-scale development, and by 1973 have been redeveloped as a garden centre (Grove Hall Nursery, Fig 18). In recent years, this garden centre has given way to residential development, which now occupies the grounds of the former walled gardens.



Fig 14: The south-east view of Grove Hall in the early 20th century, with the original Tudor house on the right.



Fig 15 and 16: Grove Hall in the early 1900s.

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3.8 Though many of the original buildings and features of Grove Hall have been lost, there are still some significant elements of the estate that remain. Built features that still stand today include the actual walls of that enclosed the original walled garden, and the stable range building at Home Farm (now partially converted for residential use). Furthermore, as demonstrated through the series of maps, much of the original wooded plantations remain, and now form an important element along Grove's western extents, where they continue to give the village a soft, green edge.

3.9 Away from Grove Hall and the associated estate, Grove has experienced the most significant change at its northern extents, where residential ribbon development along Main Street emerged. Such development first appears in the 1898 map, where a small number of dwellings have been constructed along the northern edge of Main Street. However, it is within the 1973 and 2017 maps where we see a real change to the village's northern extents, with rows of semi-detached and terraced properties now occupying the previously undeveloped southern side of this stretch of Main Street. Overall, however, Grove has experienced only moderate levels of change, with many buildings seen within the 1884 map still standing today, including numerous private residences as well as once important community assets such as the old blacksmiths forge, which today stands attached to Blacksmiths Cottage. Where development has occurred in more recent times, it has typically respected and worked within the confines of the historic 1884 village arrangement.

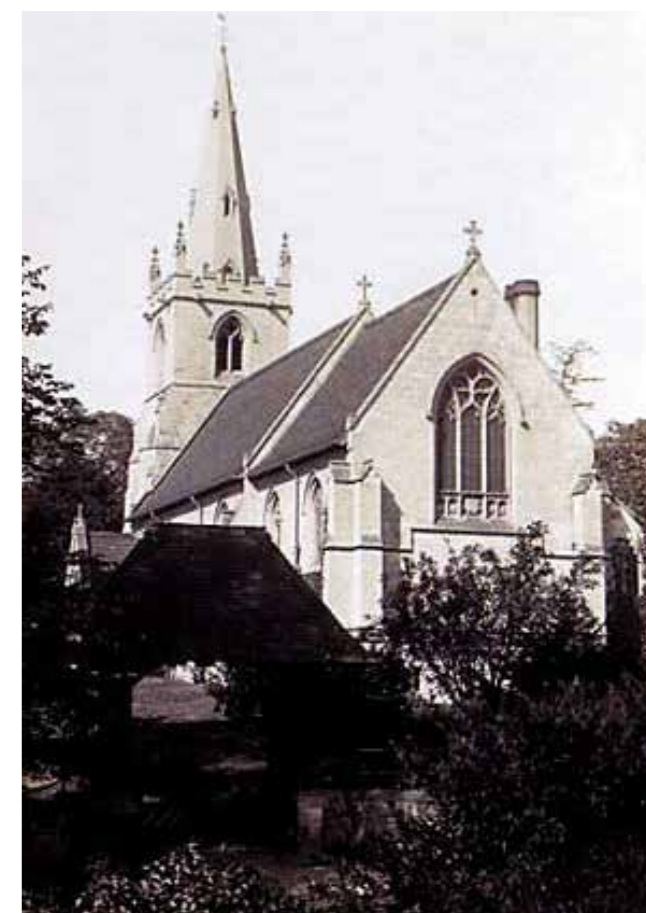


Fig 17: Grove Church, c. 1920, around which Grove's southern extents cluster.



Fig 18: Grove Hall Nursery occupied the former walled gardens of Grove Hall from the late 1950s up until the early 2000s.



# 1884



Fig 19: Grove, 1884



Fig 20: Grove, 1898

# 1898

# 1916



Fig 21: Grove, 1916

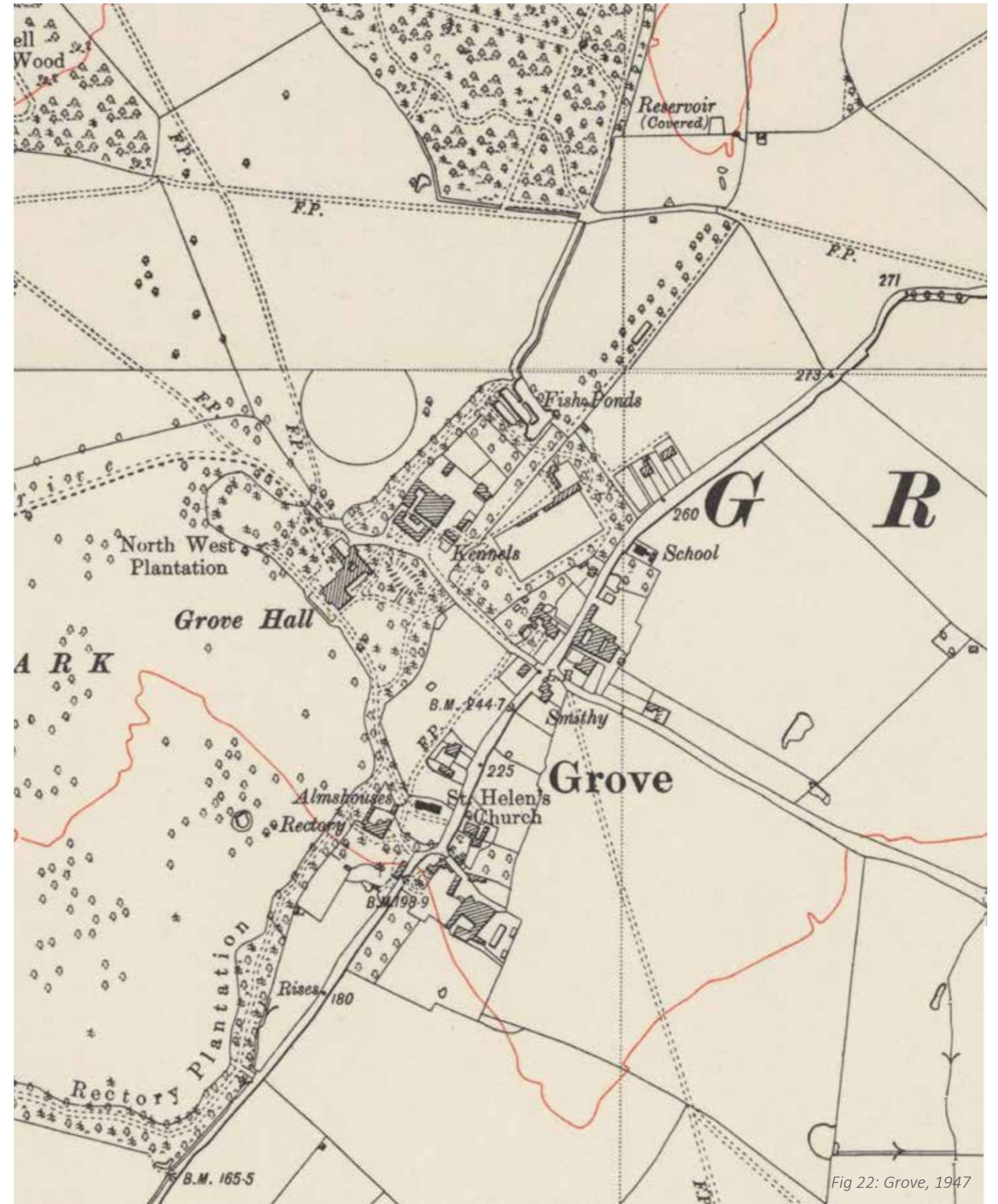


Fig 22: Grove, 1947

# 1947

# 1973



Fig 23: Grove, 1973



Fig 24: Grove, 2017

# 2017

## Village structure and land uses

3.10 Grove is a largely linear settlement, comprised predominantly of residential properties (Fig 25). The majority of these dwellings are set along Main Street, which runs from north to south and forms the village's central spine. Located midway along this main north-south route, and branching out into the village's western landscape setting is a private road, Grove Drive, which provides access to several grand residential properties and also the village's most expansive non-residential use, the agricultural premises of Bodway Poultry Farm (Fig 26) and Home Farm. Aside from Grove Drive, the only other significant area of development set away from Main Street is the recently completed Old Walled Gardens, a residential enclave constructed within the walled garden of the former Grove Hall.

3.11 St Helen's Church takes up a prominent position along the western edge of Main Street, where it forms a significant landmark, interrupting the otherwise exclusively residential character of the roadside environment. Running north from the rear of the churchyard is a public footpath. This meets with Grove Drive (Fig 27), from which several other pedestrian routes extend both east and westwards into the surrounding rural landscape (Fig 28), linking up with the wider rural road and footpath network, and facilitating pedestrian movement to neighbouring settlements, including Retford to the west and Nether Headon to the south. The maps at Fig 29 visually communicates Grove's village structure and general arrangement of land uses.



Fig 25: Residential land uses dominant along Grove's central spine.



Fig 26: Located on the site of the former Grove Hall, Bodway Poultry Farm is the most sizeable non-residential use in the village.



Fig 27 and 28: A network of public rights of way extend outwards from Grove into the surrounding rural landscape.



Fig 29: Grove village structure and land use map (note: map is illustrative and intended to visually communicate broad land uses across the settlement).



Fig 30: The northern approach into Grove benefits from great views across the landscape to the south, which contribute significantly to the character and attractiveness of this village entrance.

### Village approaches

3.12 Grove is approached at its northern end by Wood Lane, a gently winding route edged by wide grass verges and low-lying hedgerows, beyond which appear open, long-distance views across the surrounding agricultural landscape. These views are particularly expansive when looking south from Wood Lane (Fig 30). Before entering Grove, Wood Lane straightens to give uninterrupted views towards the village entrance (Fig 31), whose presence is initially denoted by a village sign, beyond which appear the roof and side profiles of a number of residential gateway properties that nestle pleasingly amongst a wider backdrop of mature trees.

3.13 The southern entrance to Grove has a similarly green character, however, here it is even more pronounced, with taller hedgerows, which closely flank either side of the road, and also accommodate sporadic stretches of tree planting. This makes for a more enclosed character, within which views of the wider landscape are limited. This verdant character continues right up to the village's southern entrance, at which point the road disappears into a tunnel of mature tree canopies, with the only visible built development at this gateway being a number of red brick and timber agricultural buildings associated with Grove Grange Farm, which are set to the far right of the village entrance, and which integrate well into the rural setting, and complement the otherwise leafy and green southern entrance to the village. Fig 32-34 visually communicate this transition from landscape to village setting at Grove's southern entrance.



Fig 31: The northern gateway into Grove strikes a good balance between built and natural forms, with buildings set amongst a rich array of tree planting and greenery.



Fig 32-34: The southern approach into Grove.

## Village character

### Main Street

3.14 Just as the southern and northern entrances into Grove have their distinct qualities and characteristics, the same can be said of the village itself, with the village's historic core, focused around St Helen's Church, having a completely different character to the village's more recently constructed northern extents.

3.15 These northern extents of Grove are formed of residential ribbon development, which has grown up along Main Street. On the eastern side of the road this primarily takes the form of two-storey semi-detached and detached properties (Fig 35 and 36) of more recent construction (1960s-2000s), which are set slightly back from the road within long, linear plots, with large gardens to the rear. Boundary treatments to these dwellings vary, and include fencing, hedgerows, and red brick walling, and in some cases, a combination of these. However, this somewhat disparate approach to boundary treatment is offset by a number of unifying characteristics, which help to give this stretch of residential properties a common character, namely (1) largely consistent building line and building scale, (2) similar material palette (brown or red brick, and clay pantiles or brown concrete tiles), (3) and the presence of a continuous green verge, which lies beyond the footpath and fronts all of these properties (this is particularly wide and generous outside the older, brown brick semi-detached properties).

3.16 Along the opposite side of Main Street at Grove's northern end, properties are much more secluded and detached from the roadside environment, being both set well-back from the road and also screened by near constant bands of mature tree planting and hedgerows. Generally, it is only at the driveway entrances to these properties (Fig 37-39), where the boundary planting is momentarily broken, that glimpses of the properties which lie behind can be gained. Consequently, the roadside planting can be seen as a crucial component of the character of this particular part of Grove.

3.17 Further south and positioned away from Main Street, is a form of development that is rather unique within Grove, the residential cluster of Old Walled Gardens (Fig 40 and 41). Whereas, historically, and even



Fig 35 and 36: A more formal, regimented development pattern exists along the eastern side of the north part of Main Street.



Fig 37, 38 and 39: Understated entrances to private driveways are subtly incorporated within the wider mature green edge which characterises the western roadside environment of north Grove.



Fig 40 and 41: Set back from Main Street, Old Walled Gardens is a recently constructed, self-contained residential development built within the original walls of former kitchen gardens of Grove Hall.

up to recent times, development has grown incrementally along the village's main routes, the Old Walled Gardens development is a residential cul-de-sac positioned in a backland position away from Main Street. Comprised of five large, detached properties arranged around a single central access route, Old Walled Gardens is accommodated, as the name implies, within the original red brick walls of Grove Halls former kitchen gardens. This gives the development a rather unique and characterful setting, and goes some way to justifying the progression of a development form that had up until recently be unseen within Grove, and might have been considered as being at odds with the village's traditional built layout.

3.18 Properties within Old Walled Gardens reference local vernacular architectural styles, being constructed of red brick with clay pantile pitched roofs punctuated by chimney stacks both along their ridges and at their gable ends. The development benefits from a particularly open and spacious character, which can be attributed to the extensive, formally landscaped gardens, which are without any form of enclosure, and the generous spacing of the dwellings themselves. Importantly, this low density, spacious arrangement allows for a greater appreciation of the historic walls that enclose the development. Likewise, it also allows for views out towards the wider townscape setting, within which mature tree canopies offer a pleasant contrast with the red brick of the individual dwellings.

3.19 Immediately south of the Old Walled Gardens, Main Street accommodates a small number of detached and semi-detached two storey properties. However, the next significant moment within Grove's townscape comes in the form of the imposing yet attractive and locally distinct former farmhouse buildings of Fields Farm on the eastern side of Main Street (Fig 42 and 43). Positioned right on the road, this late 18th century grouping of buildings, which in more recent times has been subdivided into a number of individual

private residences, presents a strong frontage on to Main Street, whilst to the rear of the main facade lie a series of linked outbuildings arranged around a central courtyard. A fine example of a courtyard farmstead constructed in the local vernacular, with its rich red brickwork, hipped roof and combination of single and two-storey elements, this structure makes a memorable and significant mark on the village townscape.

3.20 At this point in the village, just as the junction with Grove Drive is approached, Main Street begins to take on a greener, more verdant character, within which built forms are secondary to flourishing and abundant tree and hedgerow planting (Fig 44 and 45). This green character becomes particularly

acute along the stretch of road that accommodates the village's war memorial (Fig 46- 48). A Grade II listed structure, the war memorial stands on grassy knoll and is approached by two flights of stone-flagged steps. It is a particularly handsome and unique war memorial, much enhanced by it's beautiful, elevated green and tranquil setting, from which framed views can be gained along Main Street (Fig 49) and out towards the wider rural landscape (Fig 50).

3.21 South of the war memorial, this sheltered, leafy character persists, with only momentary glimpses of the buildings which lie ahead in the distance being available (Fig 51). However, this eventually gives way one of the village's key clusters of development, which is arranged around Grove's Grade II listed Church



Fig 42 and 43: The Fields Farm building on Main Street, which has in more recent times been subdivided into a number of separate residences, is one of Grove's landmark buildings, it's unique form, extensive frontage, locally distinct materials palette, and prominent positioning combining to create a memorable moment within the village townscape.



Fig 44 and 45: Travelling south along Main Street, the road gradually falls and disappears into a much more secluded, enclosed, and natural environment, hemmed in on both sides by raised banks alive with dense greenery and vegetation.





Fig 46, 47 and 48: The village war memorial, formed of a medieval-style granite cross set on a heptagonal column, enjoys a prominent, elevated setting along the most green and least developed stretch of Main Street.



Fig 49: Looking south from the war memorial, Main Street gently meanders through a beautifully green and sheltered environment.

Fig 50: Looking south-east from the war memorial towards the surrounding landscape setting.

Fig 51: A break in the roadside foliage allows for a brief but attractive, framed view of St Helen's Church.

of St Helen (Fig 52). Set back from the roadside, only slight views of the church's built form can be gained from Main Street, with one of the most pleasing of these views being from just outside the main entrance, where the lynch gate and stone boundary walling (also Grade II listed) together with thick tree planting form an attractive foreground beyond which the church's west tower and spire can be appreciated (Fig 53).

3.22 Stepping into the churchyard a more open, spacious environment emerges (Fig 54), however the wooded, tranquil character seen along Main Street endures, with a continuous band of mature tree planting enclosing the space and giving it a sheltered and serene appearance. Within the church grounds, as well as being able to admire the full grandeur of St Helens itself, there are other built features to be appreciated, each of which has strong historic associations with the church. The red brick chimney stack of the neighbouring Grade II listed rectory represents a subtle but important visual link between these two buildings. Indeed, this glimpse of the rectory building is particularly welcome, as there are few other public areas from which to gain an appreciation of the dwellings physical form or appearance due its detached relationship with the roadside and



Fig 52: St Helen's Church represents Grove's most impressive building and is an important local landmark within the village.



Fig 53: The lynch gate and historic boundary walling are crucial components of the church's setting and add much to the visual quality and unique character of the area.

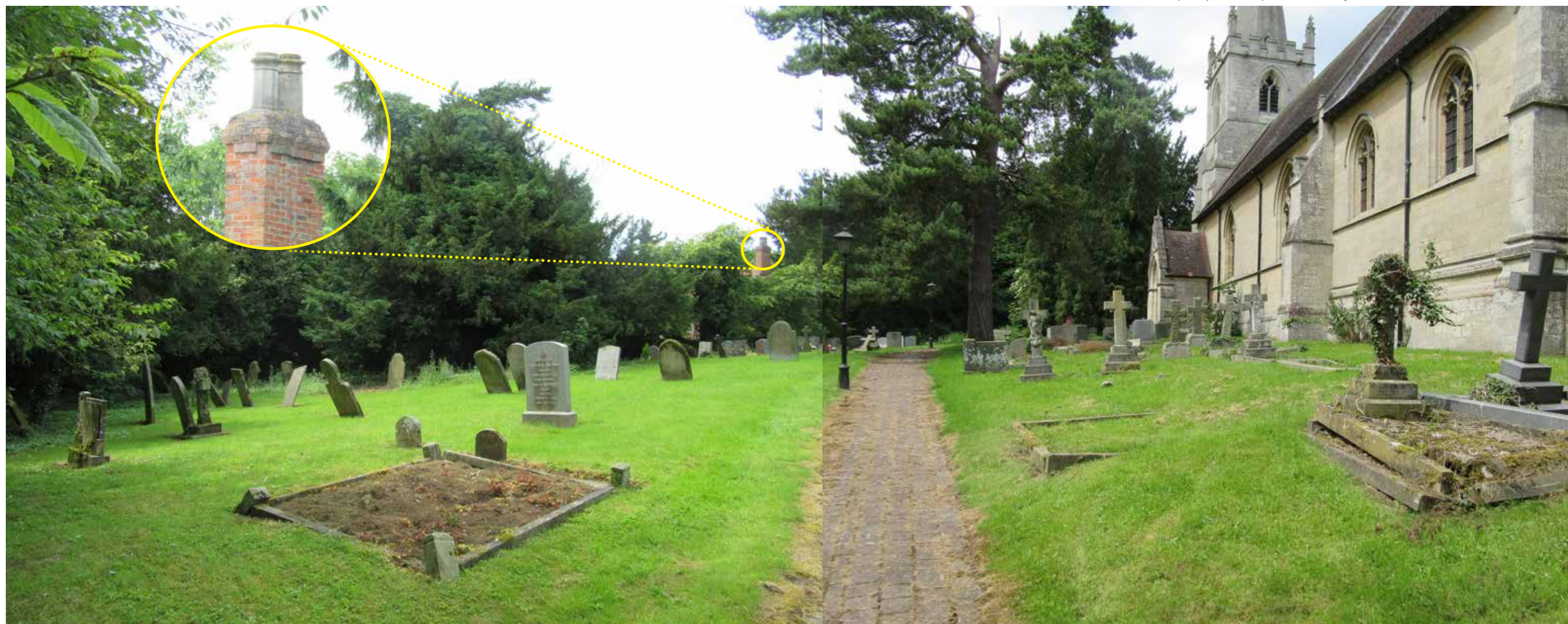


Fig 54: From within the church grounds a beautifully composed picture emerges, where rich boundary planting, lush expanses of churchyard lawn peppered with headstones, and the church structure itself combine to form a unique space, within which even more modest features, such as the ornate, black cast-iron lampposts and slight glimpse of the rectory chimney make a positive contribution.

its boundary of thick planting, which more or less completely screens it in views from Main Street. Furthermore, to the rear of the churchyard, and completing this concentrated cluster of designated heritage assets are the Grade II listed almshouses. Unfortunately however, these structures appear to have fallen into a state of disrepair and neglect, and are overgrown to the point that the original built form and fabric is difficult to decipher (Fig 55 and 56). The restoration of this building, or at least the removal of the ivy and planting that currently overwhelm it, would be a positive step and help to further enhance character and richness of the church setting.

3.23 Opposite the churchyard on the other side of Main Street, and forming the remaining component of this southern development cluster, sit a trio of detached residential properties, amongst which there are two properties of particular historic and architectural merit; Yewtree Cottage (Fig 57 and 58) and Grove Grange (Fig 60



Fig 55 and 56: Tucked away to the rear of the churchyard are the old almshouses, which are currently in a somewhat neglected, overgrown state.

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and 61). The former, a 18th century cottage, has a strong visual connection with the church and is positioned centrally in views out through the lynch gate, whilst Grove Grange is positioned on a prominent site where the road bends slightly to the west. Both properties benefit from residential curtilages comprised of open green lawns that accommodate attractive mature tree planting.

3.24 Positioned between these two notable historic properties is the more recent Church View property, which takes on a similar L-shaped form as Grove Grange, whilst progressing a well-considered materials palette of red brick and clay pantile roofing. By taking such cues from surrounding vernacular properties, and also retaining the existing roadside hedgerow planting, Church View manages to merge relatively harmoniously into this historic and sensitive setting despite being of modern construction (Fig 62).



Fig 57 and 58: Yewtree Cottage is a charming 18th century cottage, with a distinct clay pantile covered hiipped roof, which is punctured by an impressive brick chimney stack.



Fig 60 and 61: The currently derelict Grove Grange dwelling is a fine piece of local vernacular architecture, retaining the vast majority of its original features, including timber vertical and horizontal sash windows.



Fig 62: Church View is the most modern building within the wider setting of St Helen's Church, however by taking cues from local vernacular styles and retaining existing boundary planting, it has managed to successfully integrate into this sensitive setting.

## Grove Drive

3.25 Grove Drive runs west from Main Street and forms the village's western extents. The entrance to Grove Drive is marked by Coney Green Farm (Fig 63), an attractive 19th farmhouse that sits right on the junction with Main Street. This two storey dwelling emerges from behind a boundary of red brick walling and hedgerows, where its distinct upper level and roof form an eye-catching architectural moment in the townscape. Opposite Coney Green, located in a less prominent position to the rear of a large plot is Park House (Fig 64), another of the village's 18th century farmhouses. However, little of this buildings form and appearance can be appreciated from the public realm due to its discreet positioning and the array of mature tree planting along its boundaries and within its grounds, which largely screen it in views from Main Street and Grove Drive.

3.26 Grove Drive displays a particularly singular, uniform character, within which built forms are very much subservient to the rich, flourishing greenery that dominates the edges of this route (Fig 65 and 66). Grass verges hug both sides of the road, beyond which there are continuous bands of hedgerow and mature, mostly deciduous trees, whose canopies extend out of the central route, to create a particularly sheltered, enclosed environment. Further enhancing this rural, verdant character is the pleasingly informal appearance of the route itself, which is devoid of road markings and surfaced by loose aggregate.

3.27 Where built development does occur along Grove Drive, it generally takes the form of sizeable detached dwellings set back from the road within large, spacious plots. However, the presence of these dwellings generally goes unnoticed when travelling along Grove Drive, with their build forms screened behind the dominant roadside planting. Indeed, the only indication of their presence is by the occasional driveway entrances which perforate the otherwise unrelenting roadside greenery. These entrances are generally formed of red brick walling and gate piers with black cast iron gates, and this proves to be a materials palette that works particularly well in this context, with the red brick in particular creating a pleasing contrast with the green of the existing trees and hedgerows (Fig 67- 70).

3.28 At the far western end of Grove Drive, where the route terminates, a slightly different character emerges, where built forms are much more prominent and roadside planting less widespread. Here, two sizeable building clusters of contrasting character visually dominate. The first of these is Bodway Poultry Farm (Fig 71), a collection of large generic poultry sheds and silos set amongst expanses of hardstanding within a rather stripped back, sparsely planted site. On the opposite side of Grove Drive, a much more unique, characterful building, Grove



Fig 63: Coney Green is one of Grove's most handsome, non-designated buildings, its red brick structure complemented by numerous fine architectural details including squared bay windows, timber bargeboards and finials on each gable end.



Fig 64: Park House (also referred to as Home Farmhouse) is located to the north of the entrance to Grove Drive, where it sits largely obscured in views from the road by mature boundary planting



Fig 65 and 66: Much of Grove Drive displays a particularly pleasing cohesive, green and rural appearance, with wide grass verges and thriving hedgerow and tree planting defining the areas character.



Fig 67 - 70: Entrances to private residences are for the most part the only visible built structures visible along much of Grove Drive, with the actual residences generally being set well back from the road and screened by the fantastic planting

Hall Stables, which sit to the fore of larger collection of farm buildings. Constructed in the 1790s for Grove Hall, the stables building is a substantial and imposing red brick structure set on a stone plinth. It has an attractive, symmetrical facade with a centrally positioned archway entrance, which is flanked on either side by three rows of large, arched windows, the timber frames of which are only partially intact today. The southern wing has been converted for residential use, whilst the northern wing would appear to be in a derelict state. Nevertheless, this building represents a key landmark building along Grove Drive, which is of both historic and architectural significance..

3.29 Grove Drive terminates with one final highlight; a beautiful panoramic view across the adjoining rural landscape out towards Retford and Castle Hill Wood (Fig 73).



Fig 71: Bowday Poultry Farm has a rather stark and severe appearance in comparison to the rest of the properties that sit along Grove Drive.



Fig 72: Though partially derelict and in a slight state of disrepair, Grove Hall Stables remains a captivating piece of locally distinct architecture, representing one of the key remaining structures with direct links to the former Grove Hall estate.



Fig 73: The view from the western end of Grove Drive is one of the most attractive in the parish, and provides an important visual link towards the nearby market town of Retford.



## Grove Character recommendations

3.30 The map at Fig 74 provides a visual summary of the key built and natural features that contribute to the unique and locally distinct character of Grove.

3.31 Based on the commentary set out within this character profile summary, the following recommendations are made in order to protect and enhance the unique and locally distinct character of Grove:

- Fragmentation of frontage treatment through the removal of trees, hedgerows, shrubbery and grass verges should be resisted. The retention of such existing green features, which characterise much of Grove's roadside environment and is one of the village's defining features, is crucial to protecting the village character.

- Poorly designed and/or located edge-of-village development, which disrupts the village's soft, generously planted village edges and gateways, should be resisted. All proposals for new development should integrate into the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the village.

- Subdivision of residential plots and development within existing gardens, which can disrupt established plot and building patterns, and also result in the loss of green space and planted features, should be resisted.

- At Grove Drive the formalising of the internal road network is a threat and measures such as the introduction of tarmaced surfaces with formal road markings, installation of raised kerbs along road edges, the loss of grass verges, and the erection of standardised street signage should be avoided.

- Introduction of new, higher density residential development clusters into this rural village environment would erode the existing village layout and development patterns. To date, Grove has developed in an incremental, linear fashion along the existing road network, with only Old Walled Gardens deviating from this approach due to the unique opportunity presented by the centrally positioned previously developed site. Further self-contained residential development would most likely work less well and could potentially harm the village character.

- New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of heritage value (listed buildings and non-designated heritage assets are denoted on the townscape character map at Fig 74, and full details are included at Appendix 1).

- Opportunities exist to further enhance the character of Grove through the retention and restoration of a number of key historic buildings that are currently in a state of neglect and disrepair. These buildings include Grove Grange, Grove Hall Stables, and the listed almshouses.



## STOKEHAM CHARACTER PROFILE



## Evolution of the village

3.32 The maps found at Fig 75- 80 visually communicate how Stokeham has evolved since 1883 and the degree of change that it has experienced across past decades. In the 1883 map (Fig 75) Stokeham has a fairly modest developed footprint, with only a handful of built structures appearing at irregular intervals along the edges of Main Street. The majority of these are farmsteads comprised of small building clusters, generally arranged in a U-shaped courtyard layout. Aside from these farmsteads, the only significant built feature is St Peter's Church, which dates back to the 13th century, and the neighbouring Church Cottage building, which may have once served as a vicarage.

3.33 Across the 1898, 1915 and 1947 maps new development is difficult to identify with a very similar settlement layout and arrangement persisting. Much of Main Street retains undeveloped edges, and the only notable additions to Stokeham's built environment are (1) the Wesleyan Methodist Chapel (built 1856), (2) some additions to existing farmsteads, and (3) some very modest standalone residential properties along the previously undeveloped Drayton Road.

3.34 By 1973 the eastern side of the village has seen new residential development at the junction of the realigned Laneham Road, whilst along Main Street infill development occupies many of the previously undeveloped plots that edged this route. Similarly, the original farmsteads have continued to grow in size, with further extensions and additional large outbuildings, with Otters Farm, Bank Farm and Manor Farm all expanding their developed footprints significantly during this period, and the latter also introducing large units for more industrial uses.

3.35 Between 1973 and 2017 Stokeham has experienced little in the way of further growth aside from some small, piecemeal residential along Main Street and Drayton Road. However, this equates to no more than four or five additional homes within the village. Importantly, the majority of buildings seen in the earlier 1883 and 1898 maps remain.



Fig 75: Stokeham, 1883



Fig 76: Stokeham, 1898

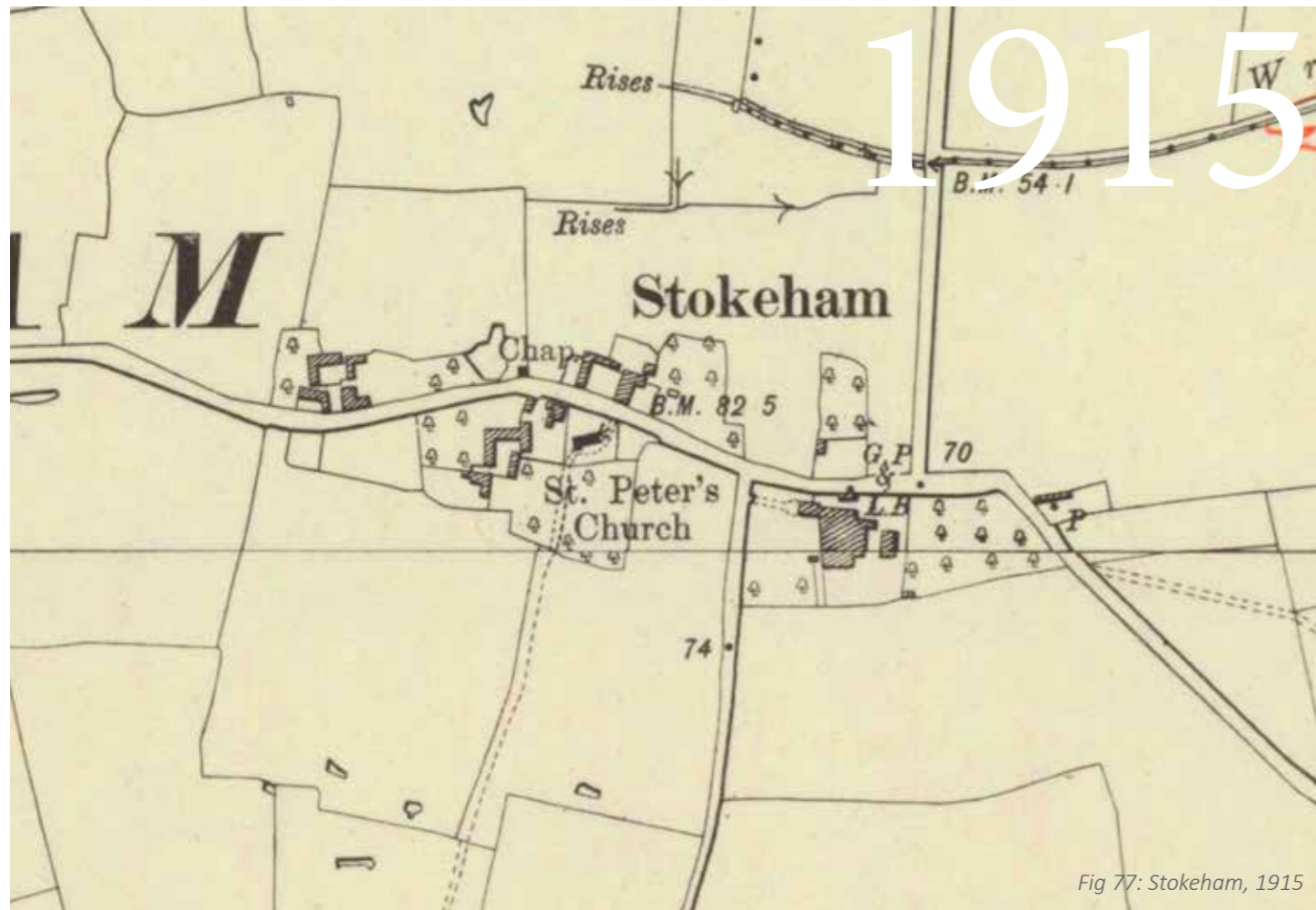


Fig 77: Stokeham, 1915

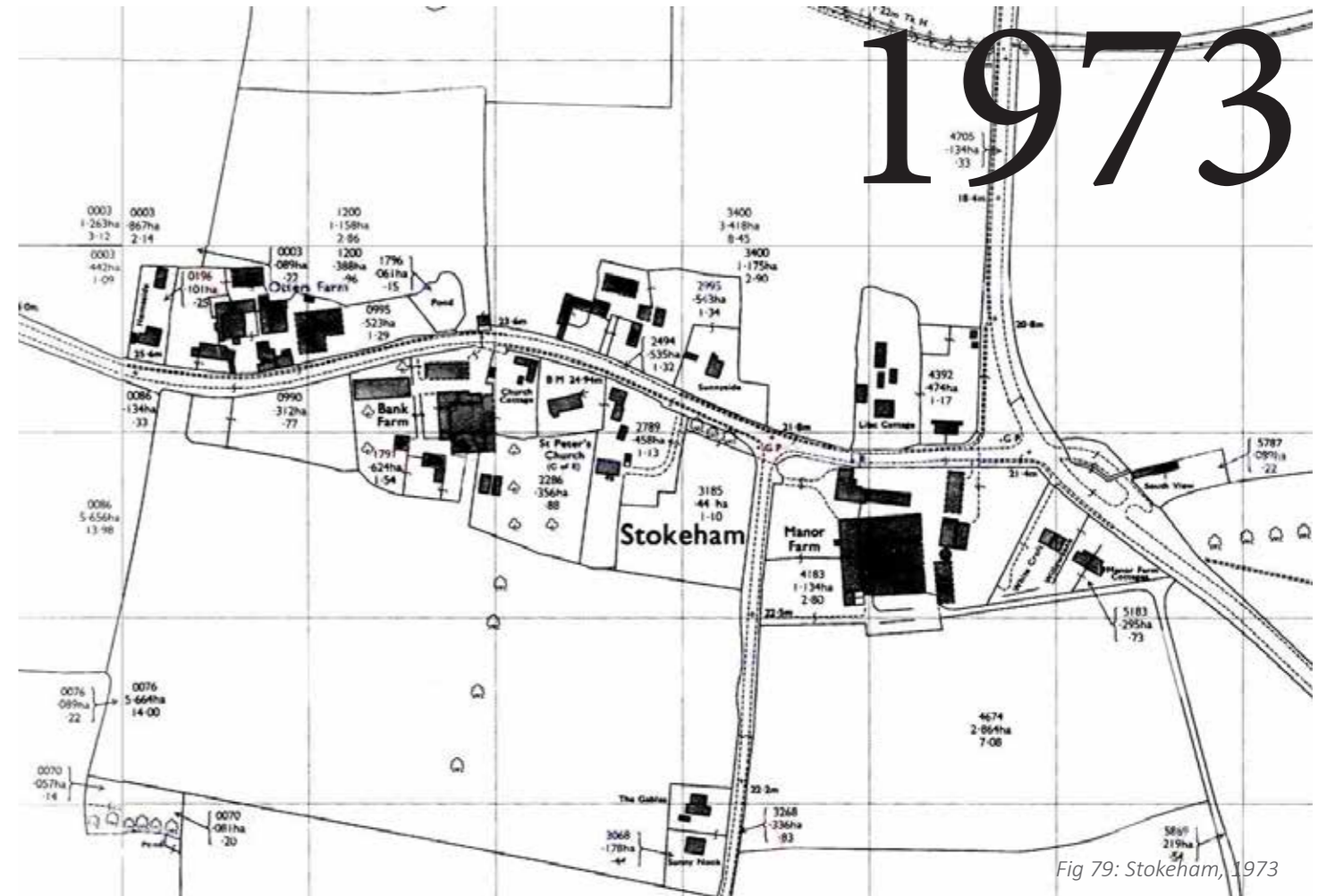


Fig 79: Stokeham, 1973



Fig 78: Stokeham, 1947

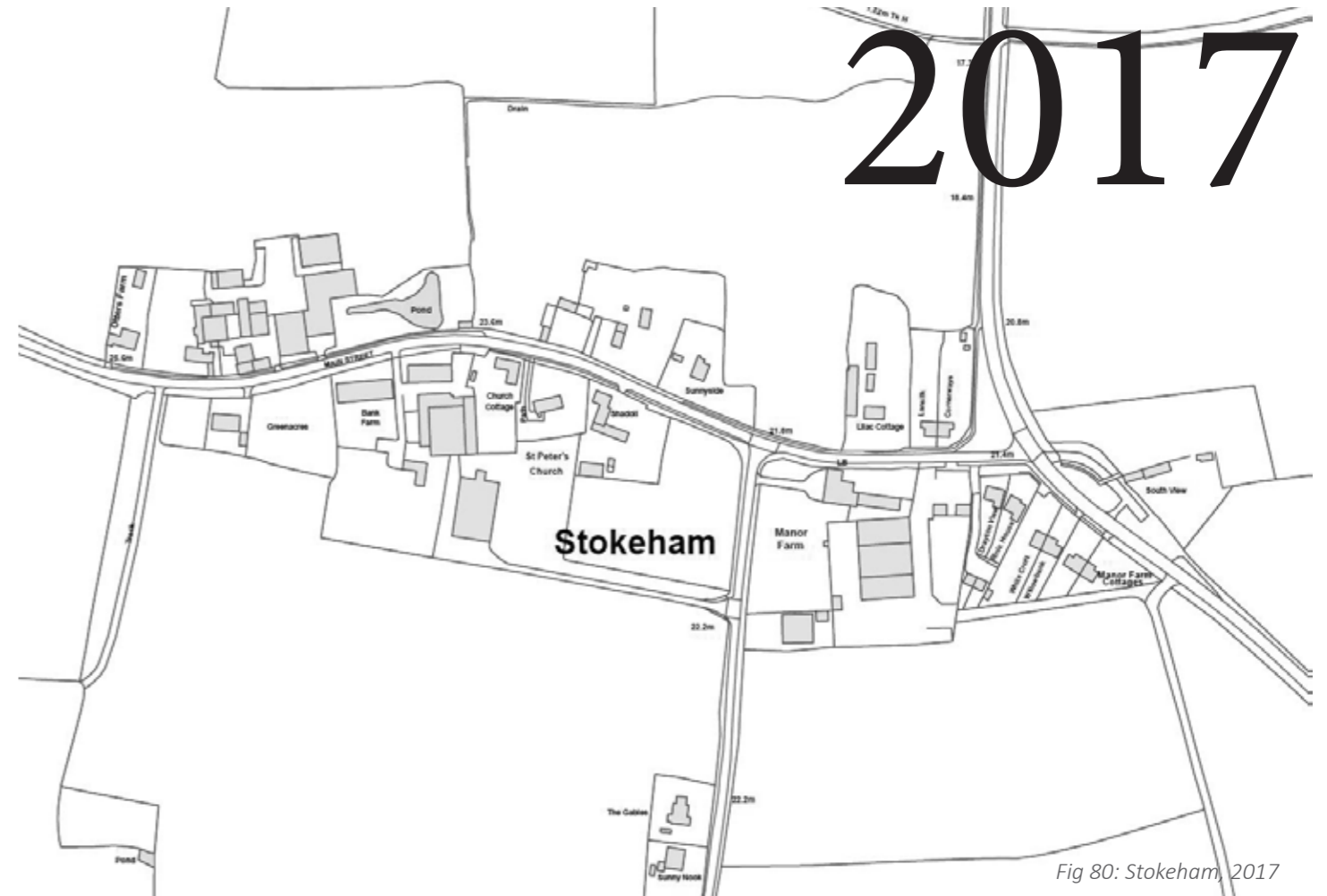


Fig 80: Stokeham, 2017

## Village structure and land uses

3.36 Stokeham is formed along the east-west axis of Main Street, which gently meanders through the village from the western rural landscape setting before terminating at Laneham Road, a north-south route that forms the village's eastern edge (Fig 81), and which accommodates relatively high flows of fast moving traffic. Running south from Main Street is the more sedate Drayton Road which leads to the nearby village of East Drayton.

3.37 Supplementing these three vehicular routes are three public footpaths, which offer direct pedestrian access to the adjoining rural setting and beyond (Fig 82). The first is located at the western gateway to Stokeham, and this leads southwards before linking with Drayton Road. The other two public rights of way run eastwards from Laneham Road and facilitate pedestrian movement towards the small village of Laneham. The first of these routes is accessed just south of the junction with Main Street, whilst the other is positioned further north of the village.

3.38 In terms of land uses, Stokeham is very much an agricultural village, with the two major farms, Otter Farm and Bank Farm taking up sizeable areas within the settlement. Each of these is comprised of clusters of large agricultural buildings with significant development footprints (Fig 83). In addition, the formerly agricultural Manor Farm is now host to a number of industrial-type units, which have similarly sizeable forms.

3.39 Aside from these agricultural and industrial uses, the remainder of the is almost formed entirely of residential development, which is mostly arranged along Main Street in an ad-hoc, informal manner, with little in the way of consistency between plot sizes, building lines, or spacing between individual properties. Interrupting this monopoly of residential and agricultural / industrial land uses is the centrally positioned Church of St Peter, the village's oldest standing structure (Fig 84). The map at Fig 85 visually communicates the village structure and broad arrangement of land uses.



Fig 82: A number of public footpaths converge at Stokeham.



Fig 83: Several groupings of agricultural buildings are found along Main Street.



Fig 84: The Church of St Peter is situated in a central position amongst the village's wider residential and agricultural properties.

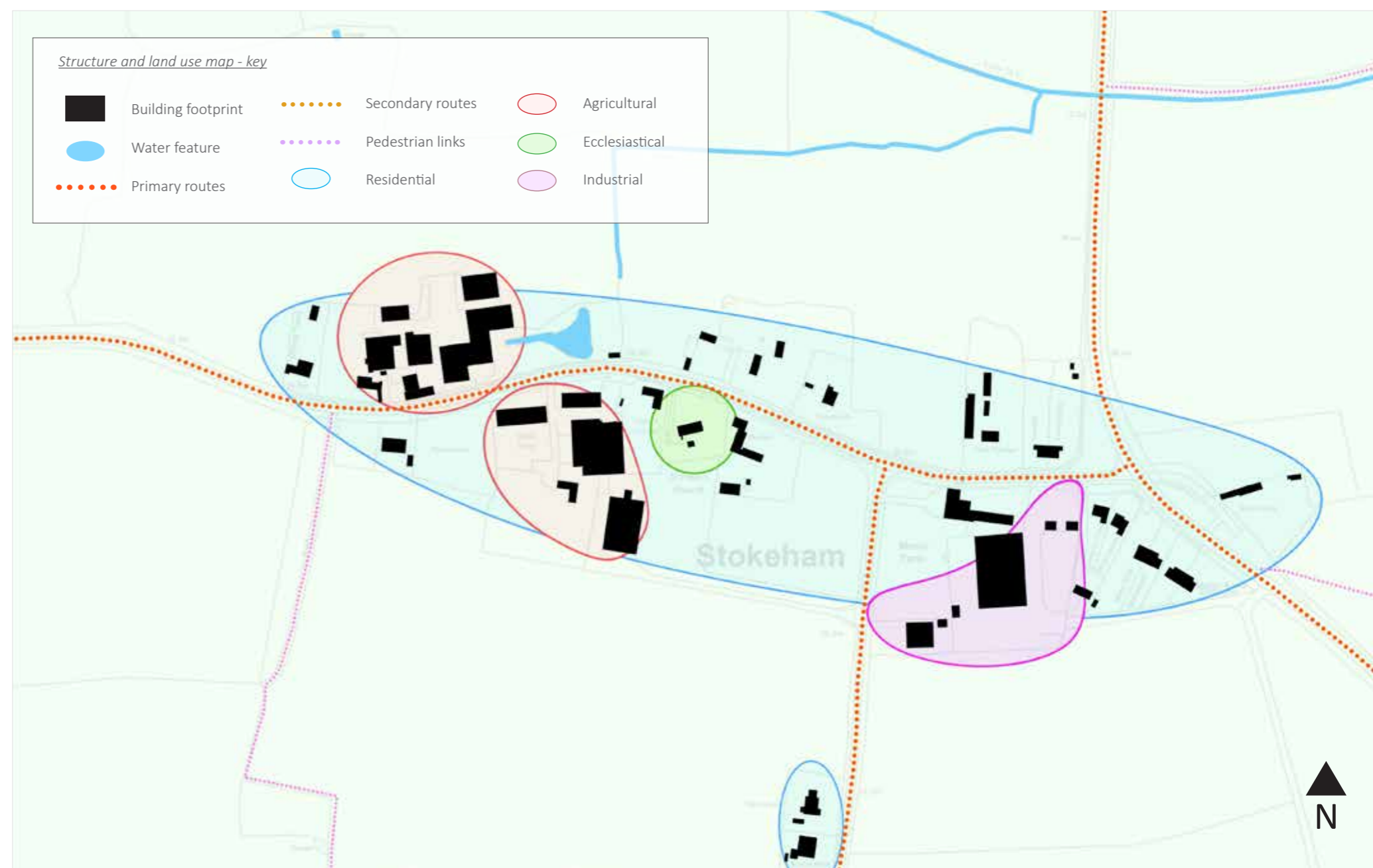


Fig 85: Stokeham village structure and land use map (note: map is illustrative and intended to visually communicate broad land uses across the settlement).



Fig 81: Laneham Road forms a defined edge to Stokeham's eastern extents.



Fig 86: The western gateway into Stokeham offers a satisfying transition from countryside to village setting.

### Village approaches

3.40 There are three vehicular entrance points into Stokeham; Main Street from the west, Laneham Road from the east, and Drayton Road from the south. Each of these gateways into Stokeham have their own distinct appearance and character, and offer differing experiences to the road-user as they transition from the surrounding rural context into the village setting.

3.41 The approach from the east along Main Street is edged by wide grass verges, beyond which low-lying hawthorn hedgerows form continuous boundaries along the mostly arable agricultural land that this route winds through. This verdant roadside treatment continues right into the eastern entrance into Stokeham, creating a gentle and pleasing transition from countryside to village setting. On approaching Stokeham from the east along Main Street, only slight glimpses of the village's built forms can be gained, with a cluster of mature trees on the northern edge of the road being the most dominant feature on this gateway into Stokeham and giving this approach an appropriately soft, green edge (Fig 86).

3.42 In contrast, the western entrance of the village displays a much more exposed, hard edge. Here a collection of imposing built forms, including residential properties and the industrial units and former agricultural buildings of Manor Farm, stand rather starkly and dominate views into the village (Fig 87 and 88). The collective bulk and massing of these buildings, coupled with a lack of landscaping to help soften their appearance, results in quite a harsh, jarring edge to this part of the village, which is further exacerbated by Laneham Road itself, which functions as a significant north-south route in this part of Nottinghamshire and accommodates significant flows of traffic.

3.43 The third approach into Stokeham is from the south along Drayton Road. Like the eastern approach from Main Street, Drayton Road is also edged by grass verges and hawthorn hedgerows. However, along Drayton Road the grass verges are much more full and exuberant, their grass having been allowed to grow unchecked to the point where they merge into the adjoining hedgerows to create a pleasingly informal green edge to the road. Just south of Stokeham the road begins to gently rise as the village is approached. At this point two differing impressions of the village are provided within the one view; when looking west of Drayton Road, Stokeham presents a village edge composed of mature deciduous trees, which are spaced at regular intervals to provide a distinct and suitably soft edge to this part of the village. However, on the opposite side of Drayton Road such planting is non-existent, and instead a row of substantial and visually intrusive built forms dominate the view and present a very defined, sharp skyline to the village (Fig 89), which fails to respond to and adequately integrate with the immediate rural landscape. Similarly, the few buildings that do edge this approach into Stokeham have a quite jarring effect on the roadside character, substituting the otherwise continuous hedgerow boundaries with imposing red brick walling (Fig 90- 93).



Fig 87 and 88: The eastern edge of Stokeham is particularly exposed and open, with little in the way of tree planting to help enhance and soften the setting of the buildings that populate this end of the village.



Fig 89: Views into Stokeham from along Drayton Road are compromised by the excessive prominence of those building that form the village's eastern extents.



Fig 90 - 93: The progression of more solid, built boundary treatments along Drayton Road has slightly eroded the otherwise green and rural character of this approach into Stokeham.

## Village character

3.44 Across Stokeham there is no singular, overriding character. Rather, the character of the village changes and evolves as one travels along Main Street. In simple terms, Stokeham can be divided into two distinct character areas; Main Street west and Main Street east / Laneham Road, the dividing line between these being Drayton Road. The distinct qualities and characteristics of these two parts of Stokeham are discussed below.

### Main Street (east) and Laneham Road

3.45 Stokeham's eastern fringe is formed around the junction of Main Street and Laneham Road. Here the village's most easterly positioned building actually sits somewhat detached from the village on the eastern side of Laneham Road. This property, South View, also happens to be one of the village's oldest and well-preserved residential properties. Constructed in the early 1900s, South View displays a rich red materials palette (brick walling and pantile roofing), which carries through into the boundary walling that encloses the dwelling (Fig 94). This vibrant appearance helps the dwelling stand out in views from Laneham Road and Main Street despite being set back behind a sizeable green (Fig 95) and partially obscured by tree planting. Indeed, if anything, this greenery to the front of the property only works to further enhance and complement the property.

3.46 Across from South View, on the other side of Laneham Road is the eastern entrance to Main Street. Here semi-detached dwellings (Fig 96) line the southern side of the junction, before giving way to more recently developed detached dwellings of similar form and scale, which mark the corner of Main Street and Laneham Road (Fig 97). This particular stretch of residential properties have a reasonably cohesive character, with manicured hedgerows forming a long and continuous boundary to the dwellings, with similarly pitched pantile roofs, all incorporating chimney stacks being another unifying characteristic.

3.47 The actual road junction is a particularly spacious and open environment, resulting from the combined influence of the converging roads and the presence of a large green space that marks the northern corner of Main Street and Laneham Road (Fig 98). This open character allows for numerous views out towards the wider eastern landscape, including some particularly distinct and locally iconic views towards the chimneys of Cottam power stations (Fig 99).

3.48 Beyond the junction with Laneham Road, Main Street takes on a more eclectic, discordant character, which continues through to the Drayton Road junction. Along this particular stretch of Main Street the grouping of industrial structures that comprise Manor Farm Buildings dominate and overwhelm the townscape (Fig 100). A significant proportion of Manor Farm Buildings is spread across a large expanse of hardstanding, much of which is devoted to surface a car parking, and rejects any form of soft landscaping that might have helped the development better integrate in the immediate rural village context (Fig 101). Only towards the junction with Drayton Road does the Manor Farm development begin to take on a more modest, sympathetic appearance (Fig 102). Here the original Manor Farm buildings lie behind a band of hedgerow planting, where their gradually rising form and locally distinct materials palette offers a more sensitive and appropriately scaled presence along this part of Main Street.

3.49 Opposite Manor Farm Buildings a slightly softer, greener and more regular frontage is presented along Main Street. Here it is residential, rather than industrial uses, that occupy the roadside. However, the handful of dwellings that edge this part of Main are distinctly different in form, scale and appearance, contributing further to the mixed character of this part of the village. Lilac



Fig 94: South View is one of Stokeham's finest and best preserved examples of domestic vernacular architecture.



Fig 95: A planted green acts as a buffer between Laneham Road and South View, enhancing both the setting of the dwelling and visual quality of the roadside environment.



Fig 96: Semi-detached dwellings sit back from Laneham Road within long narrow plots and behind garden hedgerows.



Fig 97: Drayton View and Rinic House are a couple of detached dwellings of recent construction that now mark the eastern entrance into Stokeham



Fig 98: A large green marks the corner of Main Street and Laneham Road.



Fig 99: The wide and open character of the western entrance to Main Street allows for uninterrupted, long-distance views out towards the Cottom power station and the village's wider rural setting.



Fig 100: Manor Farm Buildings, with its large shed structures and expanse of exposed car parking, sits boldly along Main Street, where it has an overbearing effect on the immediate townscape.



Fig 101: The harsh, featureless entrance to Manor Farm Buildings punctuates the otherwise continuous hedgerow planting and grass verges that line this side of Main Street.



Fig 102: The original Manor Farm buildings have a much more harmonious relationship with the surrounding village setting, having retained a boundary of hedgerow planting, and presenting a more familiar and locally distinct domestic scale and appearance.

Cottage is a small single-storey dwelling with a symmetrical facade composed of a central entrance flanked on either side by large bay windows. It is topped by a particularly large concrete tiled pitched roof, which comprises the bulk of the dwellings form when viewed from the roadside (Fig 103). By contrast, the neighbouring semi-detached properties of Lansilk and Cornerways (Fig 104) sit closer to the road and display a more substantial two-storey form with a shallow hipped roof covered with grey slate and accommodating a large red brick chimney stack.

### Main Street (west)

3.50 West of the junction with Drayton Road, Stokeham begins to take on a slightly more singular, cohesive character, with buildings generally progressing more common approaches to external finishes and materials, and a greater abundance of planting and roadside vegetation helping to compensate where, on occasion, more out-of-character development has occurred.

3.51 This change of character is immediately apparent when looking west from the corner of Main Street and Drayton Road (Fig 105), where a much more enclosed, sheltered townscape emerges, within which vegetation rather than built features dictates the character. Indeed, this junction is marked by a large, undeveloped plot edged by handsome tree planting (Fig 106), and such gaps in development are a feature of this western stretch of Main Street (Fig 107- 109), contributing to the more rural, tranquil feel of this end of the village.



Fig 103 and 104: Dwelling typologies and external finishes vary on Stokeham's eastern side and there is no singular architectural language.



Fig 105 and 106: West of Drayton Road, Main Street displays a consistent green edge of trees and hedgerows, which greatly enhances the character of the townscape.



Fig 107 - 109: Development is sparsely arranged along much of the western half of Main Street, and there are several gaps in development along the roadside, some of which are completely open, allowing views through the wider rural setting, or are occupied by tree planting or the remains of former agricultural buildings that have fallen into disuse and dereliction in more recent times.





Fig 110 - 113: Residential development is loosely arranged at the western end of Stokeham, with dwellings occupying spacious plots and set apart at significant distances. Red brick is very much the primary construction material, giving these dwellings a common aesthetic, however other built characteristics are more varied, from the building scale (one and two-storey dwellings are present) to the roof forms (hipped or pitched). These dwellings also typically benefit from expansive and lush front lawns, which relate well to the wider green and rural character.



Fig 114: The charming barn building at Otters Farm presents a unique and locally distinct frontage along Main Street.



Fig 115: Set back from Main Street are further vernacular buildings associated with Otters Farm, all presenting the same rich red brick walling and pitched clay pantile roofs

3.52 Where development has occurred along this western part of Main Street is typically formed of (1) detached homes constructed of red brick and set behind boundaries of hawthorn hedgerows or low-lying walling (Fig 110- 113) or (2) clusters of large farm buildings, which take up a more prominent position along Main Street.

3.53 Whereas the residential properties sit unassumingly within the village context, nestling amongst the wider verdant roadside environment, the agricultural properties at this end of Main Street are a much less subtle presence. Focused around Otters Farm and Bank Farm, these agricultural clusters accommodate some of the village's most substantial, bulky buildings. Many of these are of modern construction and generic appearance. However, these farms also host some of the village's oldest and most characterful buildings. For example, Otters Farm is fronted by a large, linear barn building of late-18th/early-19th century vernacular construction (Fig 114). Hugging the edge of Main Street, this one of Stokeham's most memorable and distinct buildings, and is a landmark presence at the village's eastern end. To rear of this, and also forming part of Otter Farm, are a cluster of further agricultural outbuildings of a similarly pleasing vernacular aesthetic, which occupy a more setback position but are still viewable from certain points along Main Street (Fig 115).

3.54 In contrast, the more recent built additions to these farms fail to contribute positively to the townscape and have little in the way of architectural merit. These newer agricultural buildings are generally of significant scale and bulk, and consequently they tend to draw attention away and detract from the more pleasing built and natural elements of the townscape. This is particularly the case where the buildings are positioned in prominent, exposed positions along the roadside (Fig 116 and 117). Generally these more modern farming structures progress rudimentary material palettes of corrugated metal sheeting, rejecting the traditional red brick fabric. However, there are moments where more sensitive facade treatments have been progressed, one example being at Bank Farm, where timber cladding has been used to soften the appearance of a large agricultural shed (Fig 118).



Fig 116 and 117: More recent agricultural buildings have a less easy relationship with the village townscape, rejecting the traditional brick construction methods for a more generic appearance, which is further exacerbated by the substantial scale of these buildings and their often prominent roadside siting.



Fig 118: The timber finish to the barn at Bank Farm represents a softer, more aesthetically pleasing facade treatment than the corrugated metal finishes seen elsewhere in the village. However, the sheer scale of this building and its prominence along the roadside still make it a somewhat awkward and overwhelming presence on Main Street.

3.55 Amongst this wider array of dwellings, farms and undeveloped plots, lies Stokeham's most iconic and historic building, the Grade II\* listed St Peter's Church (Fig 119- 121). Originally dating from the 13th Century the church went through various phases of incremental improvement and alteration down the centuries, with a full restoration ultimately having been carried out in 1928 after the church had fallen into a state of ruin in the early 1900s. Finished in coursed rubble with some areas of render, the church accommodates a bellcote at the eastern end of

its slate roof. Formed of two arches under a triangular ashlar head, the bellcote is one of the building's most distinct and defining elements, contributing greatly to the church's unique and handsome profile. The church stands within a slightly elevated position amongst an expansive, grass surfaced churchyard, which, along with numerous headstones, is also host to a 13th century ashlar coffin (Fig 122). This elevated and exposed siting along Main Street (Fig 123), coupled with the building's unique and historic aesthetic, makes St Peter's Church a true landmark

within the village.

3.56 Further enhancing the setting of St Peter's Church is one of the village's most authentic vernacular properties, the aptly named Church Cottage. With its facade running perpendicular to the roadside, Church Cottage combines with the church to enclose and frame the southern extents of the churchyard setting, it's distinct and well-proportioned symmetrical facade overlooking the entrance



Fig 119 - 121: The Grade II\* listed St Peter's Church lies at the heart of Stokeham were it's handsome historic form is a key focal point.

Fig 122: The Grade II listed coffin at St Peter's Church.



Fig 123: Views towards St Peter's are pleasingly open, allowing a full appreciation of the church's form and fabric from Main Street whilst simultaneously enhancing the character of the surrounding townscape. The positive influence of Church Cottage is also nicely illustrated within this view, its attractive red brick facade and pantile roof contrasting pleasingly with the church's various tones of grey, and also working with the church to frame the churchyard setting and a create a delightfully composed and memorable piece of townscape.



Fig 124 and 125: Church Cottage is prominent in views along Main Street where its striking vernacular form makes a very positive contribution to the richness of the townscape.

pathway. A late-18th/early-19th century house constructed in red brick with a clay pantile roof, Church Cottage's rich red fabric presents a pleasing contrast with the more muted grey tones that characterise the church's external aesthetic. A landmark building in its own right, Church Cottage forms a significant presence along this part of Main Street, its main facade featuring prominently in views along this stretch of Main Street (Fig 124), and its expansive gable end and rear wing running parallel to the road where it also presents a commanding frontage (Fig 125).

3.57 However, it should be noted that the setting of St Peter's Church, despite its overarching positive character, is not without its detracting characteristics, most notably the roofscape of the neighbouring agricultural buildings at Bank Farm which encroach upon views towards the church from Main Street and from within the churchyard setting itself (Fig 126 and 127). The rudimentary, corrugated profiles of these buildings do little to enhance church's setting. Rather, they have a negative visual impact on the listed church. However, the introduction of further boundary planting could easily resolve this situation, screening these intrusive structures from view.



Fig 126 and 127: The roof profiles of neighbouring agricultural buildings form an unwelcome backdrop to some key views towards St Peter's Church.

3.58 Along this central part of Main Street there is one final building of distinction, the former Wesleyan Methodist chapel (Fig 128- 132), which although modest in scale and now somewhat neglected, still represents a positive and historically significant feature in the townscape. Tucked away in an overgrown roadside setting, the church, which was originally constructed in 1856, is today derelict and partially in ruin. However, its linear, pitched roof form can still be appreciated, with much of its grey slate roof and red brick walling remaining intact, and more intimate, ornamental features, such as the brick arches and stone inscription also having survived. A unique but somewhat overlooked element in the townscape, the former Methodist church is undoubtedly an asset and important part of the village history, whose retention and preservation, and ideally, restoration and reuse should be seen as a priority for this part of Stokeham.



Fig 128 - 132: The former Wesleyan Methodist chapel is an understated and overlooked presence within the townscape that merits greater care and appreciation given its local historic relevance and aesthetic qualities.

## Stokeham Character recommendations

3.59 The map at Fig 133 provides a visual summary of the key built and natural features that contribute to the unique and locally distinct character of Stokeham, as well as those negative elements that could be enhanced.

3.60 Based on the commentary set out within this character profile summary, the following recommendations are made in order to protect and enhance the unique and locally distinct character of Stokeham:

- The past decades have seen an increasing number of new farm buildings and industrial units introduced to Stokeham, some of which are poorly designed and sited, and as a consequence adversely impacts upon views towards the settlement edges and village skyline, and also dominates parts of the internal village townscape. In response, it is proposed that:

- new buildings seek to respect traditional development patterns and be developed and sited in sympathy with their surroundings. The use of appropriate landscaping should be considered to mitigate against any potential adverse visual impacts; and
- where existing industrial and agricultural buildings have an uneasy relationship with the wider townscape and adjoining rural landscape, retrospective planting schemes are considered in order to partially screen these structures and lessen their influence on the village character.

- Fragmentation of frontage treatment through the removal of trees, hedgerows, shrubbery and grass verges should be resisted. The partial loss of such green edges along Drayton Road and towards the eastern end of Main Street, where red brick walling has been introduced as a substitute, has been detrimental to the rural character of these parts of the village. The retention of those remaining green edges, which are a particularly important component of the western side of Main Street, is crucial to protecting the village character.

- All proposals for new development should integrate into the village's landscape setting and avoid creating an unsatisfactory, overly hard edges to the village. Where existing village edges are overly exposed and fail to respond to the adjoining landscape setting the introduction of further planting and landscaping should be considered in order to enhance these edges. Such an approach would be particularly welcome in and around the junction of Laneham Road and Main Street, which is currently overly exposed and sparse in its appearance, and is an underwhelming gateway into the village. The partial planting of the existing green space at this junction could greatly enhance this part of the village.

- To date, residential development within Stokeham has occurred in an incremental, linear fashion along the edges of the existing road network. Such development is generally spaciouly arranged and allowing for views through the rural surrounding rural landscape. Proposals for new residential development should seek to respond positively to this existing character.

- New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of heritage value (listed buildings and non-designated heritage assets are denoted on the townscape character map at Fig 133, and full details are included at Appendix 1). Red brick is the primary construction material seen within the village.

- The retention and restoration of the former Methodist chapel would be a welcome enhancement to the central part of Main Street.

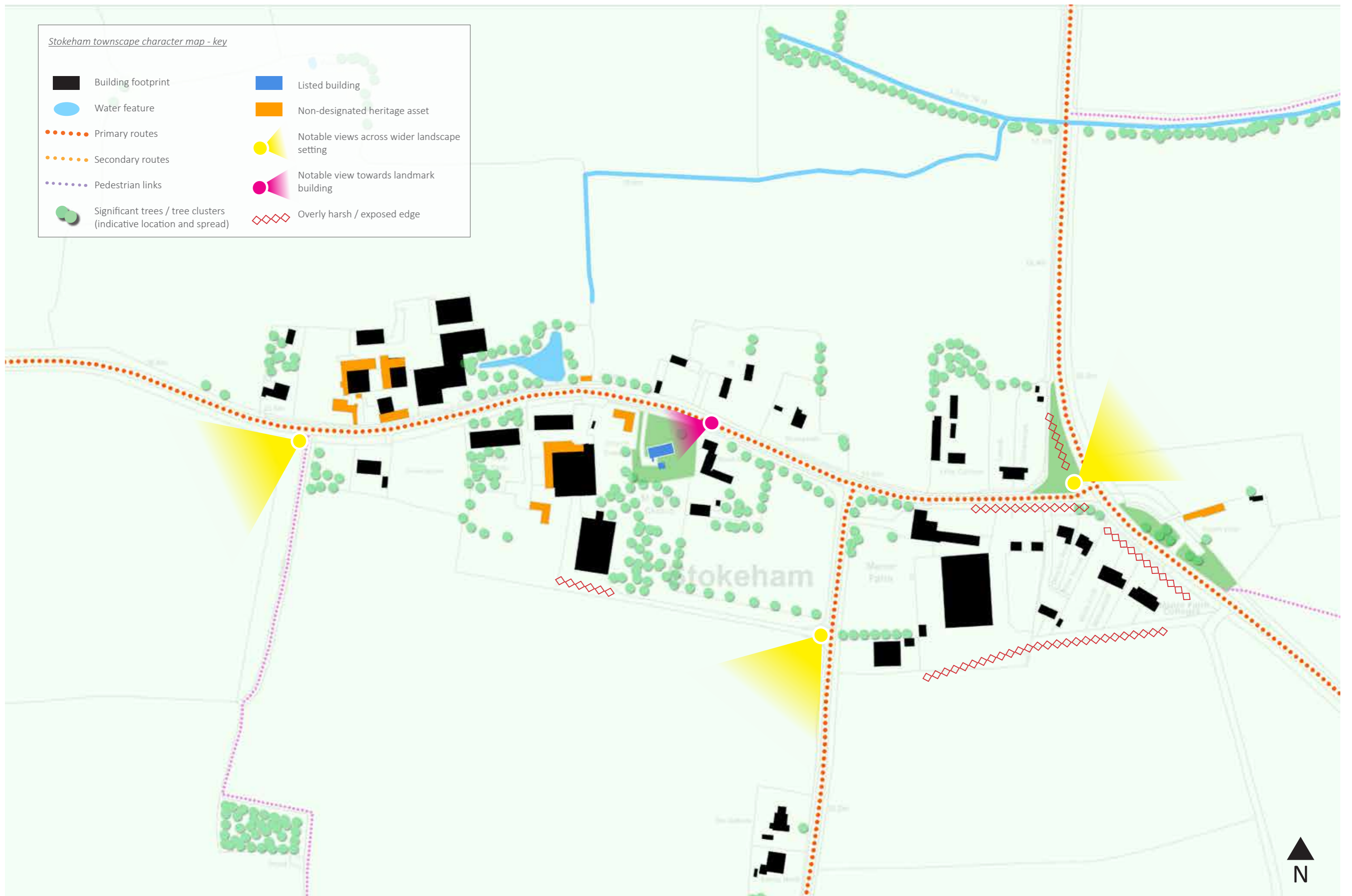


Fig 133: Stokeham townscape character map, denoting key built and natural characteristics and features.