Doncaster – Christ Church Conservation Area Appraisal

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Preface

The guidance contained in this document is provided to assist developers and the general public when submitting planning applications. It supplements and expands upon the Policies and Proposals of the Doncaster Unitary Development Plan (UDP) and the emerging policies that will be contained within the Local Development Framework (LDF).

The UDP contains both the strategic and the local planning policies necessary to guide development in Doncaster and is used by the Council for development management purposes. At the time of writing this appraisal, the UDP is being reviewed and will ultimately be replaced with the emerging LDF.

It is not possible however for the UDP or indeed the future LDF to address in detail all the issues raised by the many types of development. This appraisal will be a material consideration to be taken into account when determining planning applications. Also included within the Appraisal are Management Proposals that will be considered for adoption by the Council as part of its approval processes.

It is hoped that this guidance will cover most eventualities including all the main guidelines, which a prospective applicant should bear in mind when considering development proposals. The appraisal however is not intended to be wholly comprehensive and the failure to mention any particular building; feature or space should not be assumed to imply that they are not of significance. Advice is available from Doncaster Council’s Design and Conservation Team and you are advised to make early contact before carrying out any work within the conservation area.

The Design and Conservation Team would like to give special thanks to the Doncaster Civic Trust and especially Eric Braim with regards the sharing of their knowledge in connection with the history and architecture of the area and its buildings.
Part I – Appraisal

1. Introduction

A conservation area is an area “…of special architectural or historic interest, the character of which it is desirable to preserve or enhance”

Conservation areas were first introduced by the Civic Amenities Act 1967. The Act has now been incorporated and expanded into the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides the statutory basis for planning control within conservation areas. This current Act imposes a duty on the local planning authority to designate conservation areas (where appropriate), to review them from time to time, and to bring forward policies and proposals for the preservation and enhancement of such areas.

Before bringing forward policies and proposals for any conservation area it is important to define what its special historic or architectural character is. Government guidance contained in Planning Policy Statements 1 and 5 emphasises the need for the character and local distinctiveness of an area to be analysed and clearly defined in a written appraisal. English Heritage has set out in their 2006 guidance note “Guidance on Conservation Area Appraisals” a methodology for analysing this character.

Aerial photograph showing existing boundary of Doncaster – Christ Church Conservation Area

1 As defined under S61 of the Planning (Listed Buildings and Conservation Areas) Act 1990
This appraisal covers the Doncaster – Christ Church Conservation Area, which was originally designated on 20 May 1977 and is the first review of this conservation area since its designation. The appraisal follows the English Heritage guidance and aims to identify the special architectural, landscape and historic interest of the Doncaster – Christ Church Conservation Area.

Doncaster – Christ Church Conservation Area is centred on Christ Church built 1827-29. At the time this building was commenced it stood on the edge of the town with very few buildings in the vicinity being mainly fields at the time. This rural setting was to change with the north-eastern expansion of Doncaster in the Victorian period.

The open space around Christ Church and the grounds of Hall Cross School provide contrast to the built form elsewhere in the conservation area. This built form however is still relatively low in density especially compared with those developments to the north, and the properties along the eastern side of the conservation area take advantage of views across Town Field that lies adjacent. Accompanying this low density, the area has a large amount of trees.

The architecture is predominantly Victorian but there are also examples from the Georgian period as well as contemporary buildings. Near Christ Church the buildings are typically three storey terraces, but further northeast they are two storey terraces, semis and detached villas. Most buildings were built as residential but those premises nearer the town centre have been converted to commercial use from a fairly early date. Materials are mainly red brick with slate. There is some stucco but this is rare. Later properties tend to have small red plain tiles for their roofs rather than slate. Limestone walls are a reminder of the rural history of the area and some of the properties as well as the church retain their cast iron railings. Within the conservation area there are four listed structures including the Grade II* Christ Church.

This document will be used as material consideration for planning applications after public consultation. This appraisal also includes management proposals that recommend measures that could be used to help preserve or enhance the special character and appearance of the conservation area.
2. Location

The Doncaster – Christ Church Conservation Area lies on the outskirts of Doncaster town centre and is centred on Christ Church. Its boundaries are to the south, the rear of properties on Hall Gate and Regent Square; to the east, the west side of Town Field; and to the northwest, the rear of properties on Thorne Road up to where Thorne Road opens up onto Town Field. Within the boundary of the conservation area are Thorne Road (from Christ Church up to Town Field), Lawn Road, Lawn Avenue and the upper parts of the side roads onto Thorne Road, including, Princes Street, East Laith Gate, Christ Church Road, Broxholme Road, St. Vincent Avenue, King’s Road and Queen’s Road.

Doncaster – Christ Church Conservation Area adjoins Doncaster – Bennethorpe, Doncaster - High Street, Doncaster - South Parade, Doncaster – Thorne Road and Doncaster – Town Field Conservation Areas.
3. Origins and development of the settlement

Doncaster – Christ Church conservation area is centred on Christ Church built 1827-29 to the designs of local architect William Hurst. Doncaster, at that time, had a population of less than 10,000. The majority of the habitants lived within the confines of the line of the Town Ditch (see Doncaster - High Street, Doncaster - Market Place and Doncaster – St. George’s conservation area appraisals) and were close to St. George’s Church, the town’s only Anglican church. However spacious developments were taking place and fashionable houses extended as far as Brunswick Terrace on Bennetthorpe (see Doncaster – Bennetthorpe conservation area appraisal). The time was opportune for the building of a new church.

An Act of Parliament was procured and a site of 2 ½ acres was presented to the Corporation. The site was bounded by the recently turnpiked road to Thorne and was an old sandpit, excavated some feet below the level of the surrounding ground. The site had been described at various times as a ropewalk, parish pinfold, a general drying ground for the wardrobes of Laith Gate and as a dump for rubbish. The site was filled up although the extent of the excavations allowed the church to have an extensive crypt.

Early twentieth century postcard of Christ Church, showing the original stone spire which was taken down in the twenties
At the time Christ Church was commenced it stood on the edge of the town with very few buildings in the vicinity being mainly fields. To the northwest was the park of Nether Hall with its fine trees. Broxholme Lane, an ancient highway, separated Nether Hall Park from Broxholme, a late eighteenth century house. Further on was Prospect House (later Highfield House - the site of which is in the neighbouring Doncaster – Thorne Road conservation area), which had just been erected. On the opposite side of Thorne Road to Prospect House, at the high point of the area, stood a windmill, which was later demolished in 1871 (see later). Overlooking the Town Field was Field House. Most of the houses, and the closes amongst which they were interspersed, were enclosed by boundary walls of creamy limestone from Hexthorpe and which in places still remain and are an attractive reminder from the past.

Christ Church Terrace was built at a similar time to the erection of Christ Church, but little else was in the first preceding years. Doncaster grew very little at this time due to its trade falling away with the decline of coaching traffic in the face of competition from the railways. In 1848 the railways came to Doncaster, with an expansion of Doncaster occurring mainly to the west, near the new railway plant, where new houses for railway workers sprang up almost overnight.
There was however some demand for houses for people in trade and the professions. In the 1850s, the three-storied Bass Terrace was erected on Thorne Road with soon after the two-storied Lawn Road Terrace of originally four houses behind, on what was known at the time as Field Lane. This lane connected Thorne Road to Town Field, and was later widened to form Lawn Road (see later).

Development after 1850 was greatly influenced by Mr WH Forman who instructed his agent to buy up all the residential building land on the east of the town as it came on the market. WH Forman had spent his early days in Doncaster but his mother died when he was still a boy and he left the town with his father. He made a considerable fortune out of the family ironworks in Wales. His mother’s family, the Seatons, were buried in St. George’s Church and after it was destroyed by fire in 1853 he undertook the rebuilding of the south chapel at his own expense.

It was said that his aim was to protect the east part of the town from being built over with densely packed streets as was occurring on the west of the town. In 1853 he acquired Windmill Close, between Edenfield and Field House, and the close between Broxholme and Highfield House. In a few years he had acquired Nether Hall, Beechfield, Field House, and land in the Town Field and on the west side of Bennetthorpe.

On 18 December 1867, on land gifted by WH Forman, the foundation stone was laid for a new Grammar School that was to become Hall Cross School. The school had previously been housed in St. George Gate but with an increase in numbers of students larger premises were required. WH Forman also donated £1,000 to the building of the school, but on the condition that George Gilbert Scott, who had designed the new St. George’s Church, was appointed architect for the new school building. GG Scott designed the building in Decorated Gothic.

This is a woodcut which was originally used on the cover of the Grammar School calendar of 1869-70. The building opened on 2nd April 1869. Nearly 100 years later, at Christmas 1968, the Grammar School reprinted it as a Christmas card giving details of its origins. The woodcut is signed ‘Thos. Brooke’.
In 1868 WH Forman responded to the demand for building sites by releasing a portion of Nether Hall Park, opposite Bass Terrace. The original intention was the building of 10 or 12 semi-detached villas, instead a more interesting composition was decided upon – a central three storey terrace of four houses, flanked on either side by two pairs of semi-detached villas. They were named St. George’s Terrace and St. George’s Villas in recognition of WH Forman’s connection with the rebuilding of St. George’s Church. They relate well to the Grammar School, of the same date.

WH Forman died in 1869, leaving the bulk of his estate to his nephew, Alexander Henry Browne. Some years of litigation followed in connection with the will but in 1875 a portion of the estate was put on the market including 16 acres of land lying between Nether Hall Park and Highfield House. At the same time the Corporation sold the Mill Close, set out in plots around a proposed new street, called Rutland Street. Within a few years a new community had come into being. It came from a wide cross-section of society, including shopkeepers who were now able to live away from their places of business because of shorter working hours. The most prosperous chose sites on Thorne Road. Here some of the town’s most eminent citizens built themselves houses in a manner, which they believed reflected credit on themselves and on the town.

Alderman Richard Ecroyd Clark, a Quaker, owner of the family grocery business at 1 High Street, and described as a eloquent speaker and a cultivated man obtained the prime site, overlooking the Town Field. Here he built the grandest of the Thorne Road Villas, Rutland House. The site of the old windmill was at the northeast end of his garden. Richard Hodgson, founder of Hodgson & Hepworth’s, a successful provision merchants at the time and well into the last century, built 60 Thorne Road. Frederick William Masters, a young architect, came to reside in Doncaster in 1878 and built himself St. Vincent’s, now called St. George’s, at the corner of Thorne Road and Rutland Street. He was mayor in 1894. On the opposite site of the Thorne Road, Councillor John Tomlinson, a hatter built Polton Toft in 1883. He was Mayor in 1884 and in 1887 he published ‘Doncaster from the Roman Occupation to the Present Time’.
Alexander Henry Browne had plans prepared for the development of part of Nether Hall Park. The loss of this fine park caused considerable dismay amongst the townspeople. Nether Hall Road, the top part of Christ Church Road, and Park Road were laid out and building got under way about 1880. The three storey terrace houses opposite Christ Church were named Herschel Terrace as their construction coincided with the centenary of the discovery of the planet Uranus by Sir William Herschel. He had been a frequent visitor to Nether Hall in his younger days.

The eastward growth of the town continued. The old Edenfield academy was demolished in 1893 and a new Edenfield was built on the site but set back to face the Town Field. In 1895 Town Moor Avenue was constructed under an agreement between Major Browne and the Corporation whereby he bought the Corporation’s strips in the Town Field and covenanted to keep that part of the Town Field to the west of the new road forever open.
In the Christ Church area significant open sites remained but, one by one, they fell into the hands of developers. FW Masters was the architect for many of the houses on Thorne Road from the late 1870s to the turn of the century, the most notable exceptions being Rutland House, Rosslyn and Arendal House (95 Thorne Road) by JG Walker and the houses of Herschel Terrace with two storey bay windows and entrances with pointed arches by Herbert Athron. A new science block for the grammar school was built in 1903 on Lawn Road to designs by Fred Rowntree of Westminster.

In 1904 Broxholme came on the market. FW Masters bought the estate and laid out St. Vincent’s Avenue and St. Vincent’s Road. The five houses on Thorne Road, between Broxholme Lane and St. Vincent’s Avenue were known as Edenfield Vilas and were designed by FW Masters, or more probably by his son, Norman, who was a talented architect and established a practice in London. The houses show the influence of the ‘Arts and Crafts Movement’ which was turning away from mechanisation and looking back to the days of the artist/craftsman.
In 1910, Field House came on the market. The advantages of such a site, in an elevated and healthy position close to the town centre and adjacent to the Town Field were obvious to the house builder. The site was bought by Harold Arnold & Son, Doncaster’s largest contractor. Lawn Road was widened from a lane into a normal street and Lawn Avenue was laid out, with other properties fronting Thorne Road and Town Field. By this time the historic character of the area had been set.

Number 4 Lawn Road Terrace was demolished and a block of flats built on the site in 1936, called Moorland Court, a similar block called Regent Court, was erected in Lawn Avenue. Due to an increasing number of pupils the original grammar school was extended in 1938 by designs of Julian Leathart. In the grounds of St. Vincent’s and now known as St. George’s was erected additional office accommodation by the National Coal Board in 1947. These offices have since been converted into flats. Recently there has recently been new office development completed on the corner of East Laith Gate and Princes Street and land has been cleared ready for the building of a mixed-use scheme.
4. Prevailing and former uses and the influence on the plan form and building types

In general the area has a more open and less dense feel to it then the residential area to the north or the commercial area to the west. Doncaster - Christ Church Conservation Area however is not completely homogeneous and can be divided into six distinct zones: Christ Church itself, East Laith Gate/Princes Street, Thorne Road, Hall Cross School, Lawn Road/Lawn Avenue and Town Field Villas

Christ Church

Christ Church forms the focal point of conservation area and this part of Doncaster. Its well treed grounds provide a contrast to the built up areas that surround it. The church is a local landmark and the churches spire is seen from near and far.

The church forms the focus of the conservation area
**East Laith Gate/Princes Street**
Properties along East Laith Gate/Princes Street form the rear development to the commercial area of Hall Gate. Apart from Iceland (see negative features) much of the area is dense, having relatively tall buildings for the area and Doncaster in general. The recently completed office block and the planned redevelopment of the Odeon site of four storeys with another set back above. Towards Hall Gate the scale of the townscape reduces to three storey and the style becomes more historic and Georgian in style, more closely relating to Hall Gate and Doncaster – High Street Conservation Area.

![Iceland and other properties on East Laith Gate/Princes Street](image)

**Thorne Road**
Thorne Road historically was the main road from Thorne and the east. Typified by three storey terraces towards the town end and around Christ Church, with more two-storey villas and semis going away from the centre heading east. Properties are in the main set behind front gardens, the exception being the early dwellings of Christ Church and Bass Terraces. 4 – 9 Christ Church Terrace is Grade II listed.

![Terraced properties on Thorne Road](image)
Hall Cross School,
The main complex is set well back and is secluded from Thorne Road. The most significant impact on the conservation area are made by the avenue of trees linking the original library building to Thorne Road and the playgrounds that front onto Town Field. The original building by Scott and the extension by Leathart are all Grade II Listed due to their special architectural and historic interest.

Avenue of Trees and Playground of Hall Cross School

Lawn Road/Lawn Avenue
Laid out after 1910 by Harold Arnold & Son, Doncaster’s largest contractor at the time. Lawn Road was widened from the lane that previously existed. The houses and science block already existed on the west side of Lawn Road and the rest are substantial two storey, terrace houses and semi-detached villas erected to the designs of several architects. Harmony was maintained with the earlier houses on Thorne Road by the use of Conisbrough pressed bricks but clay tiles were favoured for the roofs. Two storey bay windows were still fashionable at the time of construction but were lighter with clay tile hanging replacing brickwork at first floor level. Upper parts of windows have small panes, or more frequently leaded lights with or without coloured glass. The houses in Lawn Avenue are complemented by an avenue of trees.

Lawn Road     Lawn Avenue
Town Field Villas
The properties that make up Town Field Villas, as their name suggest, front on to Town Field. The area has developed incrementally but is mainly late Victorian /Edwardian and is a similar architecture to properties on Town Moor Avenue (see Doncaster – Town Field Conservation Area appraisal). They make the most of the outlook onto Town Field with numerous bay windows, balconies and dormers. Most properties have a significant set back and many trees are planted within the frontages facing onto Town Field

Some of the properties that make up Town Field Villas
5. Archaeological significance of the area

Prior to the building of Christ Church, the site of the church was a quarry and a rubbish dump, with mainly open fields surrounding it. Thorne Road, which runs through the middle of the conservation area, is the historic route from Thorne and the east to Doncaster. There are no Scheduled Monuments within the conservation area boundary. However, this should not be an indication of the lack of potential archaeology in the area.

It is advisable that in order to reduce the risk of encountering important archaeological remains late in any development process (which could involve unforeseen time and cost implications) - any development proposal for this area should be accompanied with a supporting archaeological desk based appraisal. This will determine whether there is a need for field evaluation prior to a planning application being devised, whether there is a need for an archaeological evaluation to be secured by planning condition or whether there is no further archaeological input required.
6. Architectural and historic qualities of the buildings

Listed Buildings
The area includes four listed structures, one Grade II* (Christ Church) and three Grade II and which have been mentioned in previous sections. All the list descriptions of the listed buildings are attached as Appendix II (although these are a means of identifying which is the listed building and therefore will not list all the significant parts of the building) and are also shown on Map 2 - Positive Features, both of which can be found to the rear of this appraisal.

<table>
<thead>
<tr>
<th>Building</th>
<th>Listing Grade</th>
<th>EH Number</th>
</tr>
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<tbody>
<tr>
<td>Christ Church</td>
<td>Grade II*</td>
<td>335104</td>
</tr>
<tr>
<td>4-9 Christ Church Terrace, Thorne Road</td>
<td>Grade II</td>
<td>335102</td>
</tr>
<tr>
<td>Hall Cross School, Thorne Road</td>
<td>Grade II</td>
<td>335103</td>
</tr>
<tr>
<td>Railings, Christ Church</td>
<td>Grade II</td>
<td>335105</td>
</tr>
</tbody>
</table>

Any works which involve the alteration or extension of a listed building in a way which would affect its character as a building of special architectural or historic interest require listed building consent. Repairs do not generally need consent, though the distinction between repair and alteration is often unclear.

All parts of a listed building are protected, including its interiors and any building or fixed object within its curtilage at the time of listing. However, not all parts of a listed building will be of the same value in terms of its special interest and there are very few buildings which cannot accommodate some degree of alteration, provided this is done with skill and care. If you are considering doing works to a listed building you are strongly advised to discuss this with a member of the Design and Conservation Team at the earliest opportunity.
Christ Church and its railings
Christ Church is listed Grade II* and designed by William Hurst of Doncaster. The church was erected between 1827-1829; a time when the west end of Doncaster was developing towards the racecourse. It is built in the Gothic style and constructed of limestone ashlar with slate roof and copper spire. The slender spire of the church with its Gothic arches is a key landmark in Doncaster being visible well beyond the conservation area. The chancel was enlarged by George Gilbert Scott in the 1850s with a new east window.

The historic railings, walls and piers that surround the building on its western side are Grade II listed in their own right. Additional modern railings now surmount the triangular copings of the churchyard walls around the rest of the enclosed graveyard. The graveyard retains many of its gravestones and memorials and contains notable Doncastrians of the 19th century.

4-9 Christ Church Terrace, Thorne Road
This terrace of six houses was built in the early 19th century, around the same time as Christ Church. Set up from the main road, and behind a limestone retaining wall, it is of three storeys in red brick and slate roof. The left hand dwelling is slightly differently detailed to rest being a single bay1 property with rest being two bays. The terrace has regular spaced window openings to terrace, with windows on first floor being taller and having at this level a continuous balcony to front of all apart from left hand dwelling. The majority of windows retain their original vertically sliding timber sash windows, although

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1 A bay is an architectural term used for the vertical subdivision of a building corresponding to the regular arrangement of windows/doors within a facade
bay windows have been added to ground floor on some. These bay windows, whilst historic, detract to some extent from the simple Georgian architecture. There are the original decorative railings to the front of some of the properties, and where these were previously removed they have been reinstated with modern replacements in a similar style.

Christ Church Terrace

**Hall Cross School, Thorne Road**

Finished in 1869, and like St. George’s and the chancel of Christ Church, the original part of Hall Cross School was designed by GG Scott. This building now houses the library and copies the form of a medieval guildhall. It is of two storeys and seven bays, with the main floor being at first floor level with an undercroft below. It is in red brick with stone dressings with plain clay tile roof, and has buttresses and pointed arch windows and is in the Decorated Gothic style.

In the 1930s the building became part of a much larger complex following the designs of Julian Leathart. It is based on a quadrangle plan typical of schools of the time, and faces Town Field. This is much simpler then the original building but with detailing and materials to complement the original building. It is of red brick with ashlar and concrete dressings.
Key Unlisted Buildings
As well as the listed buildings, there are a number of buildings that are key to describing the character of the area. A key building is defined as follows:

- The work of a particular architect of local or regional note
- Has qualities of age, style and materials of a substantial number of buildings in the Conservation Area
- Serves as a reminder of the gradual development of the area or of an earlier phase of growth
- Has landmark qualities
- Reflects the traditional functional character or appearance of the Conservation Area
- Has significant historic associations with local people or past events

Those buildings that are considered to be key unlisted buildings are shown on Map 2. These are as follows:

**Bass Terrace, Thorne Road**
Designed by the architect William Bass Sivell. Begun in 1851 with the two houses at the east end, and five further houses added between 1853-54. It is of three storeys and is in smooth render, called stucco, marked out with imitation joints, to resemble stonework which was fashionable in the Regency and early Victorian periods. The render on the ground storey has recessed joints formed in it, in simulation of rusticated stonework, to give a feeling of strength to the base of the terrace. The first floors are emphasised as they were originally the main living floor with the drawing room being at this level. The use of round headed and square headed windows at second floor level adds interest to the terrace. Windows are sub-divided with larger panes of glass in the centre of the windows then at the sides, which are sometimes called bordered windows. The bay windows on the ground floor are Edwardian additions with the shopfront to the eastern house probably later.
1-3 Lawn Road Terrace
Built in 1854, originally as a terrace of four. It is of two storeys with a stuccoed front and a low pitched slate roof hipped at each end and with a wide overhang at the eaves to protect the stucco. The windows were bordered with gently curved heads. No 4 was demolished in 1936 to build the flats of Moorland Court.

The old science block of Hall Cross School, Lawn Road
Built in 1903 to designs by Fred Rowntree of Westminster. It is of a large single storey height, in red brick with stone dressings and small natural red clay plain tiles, sometimes known as ‘Rosemarys’, on its roof. It architecture is in a simple ‘Arts and Crafts’ style, with large mullioned windows with leaded lights and flat dormers set within the roof. The roofline is given interest with gables, hips and pyramid tops. The roof modestly overhangs the eaves.
St. George’s House, Thorne Road
Designed by FW Masters in 1878. It is of two storeys in red brick, with Welsh slate roof. The form and decoration is highly ornate, with many projections, arcading and large distinctive chimneys. The building once was set in spacious grounds, which unfortunately now also accommodates a neighbouring block of flats (see Negative Features), which is bounded by decorative railings.

Edenfield, Thorne Road
Built in 1893 by William Sayles. The house is a good example of the high quality of work for which the firm was noted. Again it is of two storey with slate roof and has a elaborate form with turrets, gables, bays and oriel windows. Unfortunately it is currently empty but has permission for conversion to apartments. It is set behind a limestone wall a remainder of the rural history of the area.
Rutland House, Rutland Street
Considered by some to be the grandest of Thorne Road Villas, this occupies a prime site overlooking the Town Field. Built around 1871 to designs of JG Walker and it is of three storeys in red brick with slate roof and enveloped by trees. Again it is of an elaborate form with turrets, bay windows, vertically sliding sash windows, and decorative brickworks. The grounds are surrounded by decorative railings. It is currently vacant but is due to be refurbished as part of a conversion.

Herschel Terrace, 1-41 (odds) Thorne Road
Building of the terrace got under way about 1880. The character of the terrace is different to other terraces in the conservation area in that it was not designed in one unit but was the work of several architects. It was fashionable at the time to give definition to the individual houses in a terrace by the use of gables to break the eaves line or by two storey brick bays. Window openings are given character by the use of carved stone lintels or by moulded bricks. The house at the east end, ‘Rosslyn’, shows the influence of Norman Shaw’s ‘neo Queen Anne’ style with its decorative gables and chimney stack and terra cotta embellishments.
St. George’s Terrace and Villas, Thorne Road
Build after 1868 as an interesting composition of four houses flanked on either side by two pairs of semis and relate well to Scott’s Grammar School of the same date. The terrace is in red brick and is in the Georgian tradition but large sheets of glass are used for the main living rooms, smaller and cheaper sheets are used for the other rooms. The absence of glazing bars on the large paned windows could have resulted in the windows lacking definition but the openings have been given emphasis with chamfered stone surrounds. The neat and well detailed stone bays are original. The villas are more typically Victorian with brickwork in two colours, red and white, and substantial bay windows carrying pierced stone balconies.

Other Positive Buildings
As well as the listed and key unlisted buildings, most other buildings have a positive impact on the historic character and appearance of Doncaster – Christ Church Conservation Area, and are shown as Other Positive Buildings on Map 2. Unfortunately some of these have suffered from inappropriate alterations and poor replacement of elements such as windows and roofs (see section on Negative Features).
7. Traditional building materials and local details

Due to the area’s sporadic development over nearly two centuries, there are a range of architectural styles. Materials are mainly red brick with slate. There is some stucco but this is rare. Latter properties tend to have small red plain tiles for their roofs rather than slate. Early Georgian developments were fairly plain fronted, but later Victorian and Edwardian properties are much more elaborate with bays, projections, gables and dormers. Window proportions mainly have a vertical emphasis. Limestone walls are a remainder of the rural history of the area.

Limestone walls are a reminder of its previous rural history
8. **Character and relationship of the spaces in the area**

Christ Church is the focal point of the conservation area and the surrounding open space serves to reinforce the prominence of the building. The churchyard of Christ Church contained by limestone walls and railings provides a tranquil open setting for the church and the conservation area. This space also separates the residential character of Thorne Road from the town centre character of Hall Gate to the west with its larger scaled buildings. The churchyard trees to the front of the west entrance enhances this separation by masking the nave of the church (when in leaf) above which can be seen the slender church tower.

To the east there is a triangular island in front of Christ Church, where Thorne Road splits. This acts as an arrival point and offers diverging destination points on the entry to Doncaster’s Centre, as well as offering further vistas. It is also well treed and can be seen as a visual continuation of the grounds of Christ Church.

![Green spaces around Christ Church and in front of Hall Cross School](image)

The open space around Christ Church and the grounds of Hall Cross School provide contrast to the built form elsewhere in the conservation area. The front lawn of Hall Cross School with its trees provides an important setting to GG Scott’s original Grammar School. The front gardens especially those on the north side of Thorne Road further creates a feeling of openness to the area and with their unified building line help give a strong form of streetscape.

Town Field, though lying outside, exerts an important influence on the conservation area. On entering the conservation area from the east the open nature of Town Fields gives way to the more enclosed character of Christ Church Conservation Area. To the south the villas and semi detached buildings of Town Moor overlook the Town Field and this provides a green foil for the housing that fronts it. An avenue of trees separates the two areas reinforces the mature character of this area.
9. Green Spaces and Trees

Apart from the graveyard of Christ Church and the grounds of Hallcross and the neighbouring Town Field there are very few green open spaces and reliance is made on private garden space to break up the urban environment.

Many of the streets have avenues of trees on them such as St. Vincent’s Avenue, Christ Church Road and Lawn Avenue. There are also trees within front gardens and along frontages which help to give a softer and seasonal appearance to the conservation area. In additional help to screen certain buildings such as the modern building next to St. George’s which help to reduce this building’s negative impact (see later section).

Trees in front gardens on Thorne Road

In recognition of the special contribution that trees can make to the character and appearance of conservation areas, many are already subject to Tree Preservation Orders and would require consent for works to be undertaken on them. Other trees are afforded a level of protection similar to that of a Tree Preservation Order and Doncaster Council must be notified in writing 6 weeks before any work is carried out on them so that it has opportunity to assess whether the proposed work will harm the character and appearance of the conservation area. Any person removing or pruning a tree that is subject to a Tree Preservation Order and/or within a conservation area, without first giving the statutory notification, is guilty of a criminal offence and liable on summary conviction to a heavy fine.
10. Negative features

Negative features are described in the English Heritage guidance as elements that detract from the special character of the area. Whilst the building quality is generally good, there are within Doncaster – Christ Church Conservation Area a number of negative features, which are as follows: -

The Iceland premises on East Laith Gate/ Princes Street creates a hole in the townscape, due to both its single storey nature and its set back from the road. The roof form is also not typical of the area due to its numerous gables that interrupt its frontage. The presence of cars and poor front boundary treatment also do not help.
The housing to the side of St. George’s House as well as being set extremely close to the latter and also to the front boundary. It is rather bland in its architecture and lacks the visual interest of its neighbour. It is in a buff brick as oppose to the area’s characteristic red brick and by being three storey dwarfs the original and what should be the more important building on the site.

The replacement housing on corner of Town Field is on a prominent site on the entry in to Doncaster – Christ Church Conservation Area. Whilst attempts have been made to use traditional materials and forms this has fallen some way short due to the large span and squat form of the building. The window detailing is also lacklustre and the use of a style that more successfully follows that of a vertical sliding sash would have given some relief to what is otherwise a bland building. The porch is also overlarge and poorly detailed.
The shops on Thorne Road opposite the site of Odeon are flat roofed buildings which do not link into the Victorian architecture which is visible to the rear.

![Shops on Thorne Road](image)

The two car Parks on East Laith Gate – are areas where there are large amounts of tarmac and cars that do little to the ambience of the area, and which have no boundary treatment to screen or lessen their impact.

![Car parks on East Laith Gate](image)
Many of the buildings in the conservation area are considered to be positive but their quality is being eroded by the use of inappropriate replacement materials being used for roof and window replacement have a considerable negative impact. Other alterations such as repositioning of doors and windows can affect the ‘balance’ of a building.

UPVC windows and cladding can spoil the appearance of properties

The removal and replacement of boundary wall is having a detrimental impact on the cohesiveness of the area. This is often accompanied by replacement of front and rear gardens with car parking that further erodes the ‘green’ character of the area.

Hard landscaping and cars have a detrimental impact on the area
11. Neutral features

Neutral features are described in the English Heritage guide, as features that neither enhance nor detract from the character of the conservation area.

St. Peter’s House on Princes Street is a large monolithic building, that whilst some attempt has been made to try and relate it to the general three storey character of the area, fails due to the presence of the upper level which even though they are set back still dominate. To try and break the scale down, the building has parts of the frontage that projects, but this tends to add to the foreboding nature of this building rather than add interest to it and which is further hampered by the front sloping roofs. The skyline even with the move to break the elevation up still is regular and lacks interest. To some extent the building recently constructed next door has help to tie St. Peter’s House more in to the street and its impact has been minimalised. The detailing of the brick is fairly limited.
Whilst the new office block on the corner of East Laith Gate and Princes Street is large in scale, the building is broken up into smaller elements, it relates to the neighbouring properties on Princes Street by its main frontage on this street being three storeys in height, its slanted corner, which whilst not adopting a curved corner which is a feature of Doncaster, still gives emphasis to the corner by the use of this architectural feature and the elevation on to East Laith Gate creates a termination of the vista from Thorne Road and East Laith Gate. Upper levels are set back, although further recession would have helped. Brickwork is relieved by being of a Flemish bond. The building also helps in shielding the imposing mass of the neighbouring building of St. Peter’s House.
Cooplands on East Laith Gate whilst being of three storeys sits uneasily in the conservation area, due to its render finish, the apparent lack of a pitched roof to go with the architecture of its frontage, and the different architecture of its rear extension which is also highly visible.

Moorland Court/Regent Court are later additions to the Lawn Avenue/Lawn Road Area and are at odds with the adjoining architecture with their flat roofs, horizontal windows and use of buff brick and render.
The surgery at 85 Thorne Road is fairly plain in its architecture and rather than front on to the Main Street of Thorne Road fronts onto the side street instead. This is mitigated by historic walls, trees and hedging.

85 Thorne Road

6 Town Field Villas and the adjoining bungalow lack the decorative detail and form that are characteristic of the other buildings in this area. Their impact however is relatively minor due to the tall wall that lies in front of them towards Town Field and the trees in their gardens which mask their appearance.

The lack of any presence on Town Field of 6 Town Field Villas and adjoining bungalow
After the first section, the extension to Rutland House is fairly plain in its nature, although by using a red brick and being of two storey the impact is minimal.

Whilst the car park at the corner of Thorne Road and Queen’s Street is screened by trees the actual space is a large area of tarmac and cars that adds nothing to the character of the conservation area.
12. Condition of Buildings

Most buildings are considered to be in good condition although there are some concerns over Rutland House and Edenfield where vacancy is an issue at the time of writing.

13. Problems, Pressures and Capacity for Change

The residential development around Christ Church is under threat by the need to ‘improve’ properties, the move to try to reduce future maintenance (although this is often not actually achieved) and improving insulation values. This can result in the loss of original features on historic properties through the introduction of uPVC windows and concrete tiles to roofs that are often detrimental to both the building and the surrounding area, and unfortunately the trend is likely to get worse unless efforts are made to counter this. Changes such as these are possible on residential properties under what are termed ‘permitted development rights’ and do not need planning permission. Commercial properties and flats however will require planning permission depending on the impact of any changes.

With the increased use of cars there is also the pressure to increase parking, and this can lead to the loss of stone walling with the introduction of additional or widened entrances to properties as well as the loss of front gardens.

Alterations to boundary treatment with owners wishing to increase their privacy and security, and also reflect their individuality can often be at the costs of the unified character of the area, especially where historic fabric has been removed.

The original dwellings are subject to changes in tenure including conversion to other uses such as apartments or care homes. This may be accompanied by demands for extensions and additional car parking. These changes may be acceptable if the proposals are well considered and sensitive to the character and appearance of the conservation area. With conversion of buildings into commercial use is often accompanied by signage which can have a significant impact on the conservation area and change its appearance from residential to commercial.

The loss of trees due to many of those originally planted when the area developed coming to the end of their lives, as well as the change in taste and uses of gardens, are contributing to the potential loss of the green character of the conservation area.
14. Suggested Boundary Changes
Part of the car park on East Laith Gate is currently included in the conservation area and is not of interest and should be omitted.

With the redevelopment of the Odeon Site the frontage development of this as well as other areas to the back of properties fronting Hall Gate may be more appropriately included in the Doncaster - High Street Conservation Area.

The shop units opposite the site of the Odeon are currently in Doncaster – Bennetthorpe Conservation Area but are more related to Christ Church and this conservation area and should be transferred.

These amendments are illustrated in the map below.
15. Summary of Special Interest

The special interest of Doncaster – Christ Church Conservation Area is due to: -

- Christ Church built 1827-29.
- North-eastern expansion of Doncaster in the Victorian period.
- The open space around Christ Church, the grounds of Hall Cross School and the adjoining Town Field
- Large amount of trees
  - Within the grounds of Christ Church and Hall Cross School
  - As avenues within streets
  - Within front gardens, especially along Thorne Road and Town Field Villas
- The predominantly Victorian architecture, with a few Georgian properties
- Three storey terraces nearest the town centre, two storey terraces, detached semis and villas further away.
- Most buildings originally built as residential
- Materials are mainly red brick with slate. There is some stucco but this is rare.
- Small red plain tiles used on later properties
- Limestone walls are a reminder of the rural history of the area
- Some of the properties as well as the church retain their cast iron railings.
Part II – Management Proposals

16. Management Proposals

Under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Borough Council is required to periodically review its conservation areas and to publish proposals for their preservation and enhancement.

The purpose of the Management Proposals is to describe mid to long-term strategies for preserving and enhancing the special character and appearance of the Conservation Area.

The Management Proposals set out the actions needed to address the issues raised in the Conservation Area Appraisal.

The Proposals document recommends both the provision of good practice guidance information to clarify the existing powers, and proposes increased local authority controls within the area. This includes recommendations for further work required for their implementation.

It is likely that most, if not all, of the actions itemised in ‘Recommendations’ will have to be financed or initiated by Doncaster Council possibly helped by funding from outside sources such as the Heritage Lottery Fund or English Heritage. It is accepted that, of necessity, actions will all need to be prioritised according to the availability of resources and it may not be possible to achieve all those scheduled.
Recommendations

The Management Proposals recommend that:

**General**

1. The council should use ‘Doncaster – Christ Church Conservation Area Appraisal Part 1: Appraisal’ as a material consideration in determining planning applications.

2. The council should adopt the ‘Doncaster – Christ Church Conservation Area Appraisal Part 2: Management Proposals’ as a Supplementary Planning Document (SPD) in support of a Development Plan Document (DPD) within the emerging Local Development Framework (LDF).

3. The conservation area boundaries should be changed as recommended in Section 14.

4. There is commitment to a five yearly review of the management of the conservation area.

**Development**

5. The council should actively promote the protection of listed, key unlisted and positive buildings. The council would be unlikely to grant consent for the demolition of key unlisted or positive buildings, whereas depending on the merits of proposed replacements, buildings that are neutral could be considered for demolition, and demolition would be positively welcome for negative buildings.

6. The council should undertake a heritage survey on all the buildings in the conservation area to ascertain the rate of survival of original elements that contribute positively to the character and appearance of the conservation area, such as roof coverings, windows and doors. This information will inform any decision to serve Article 4 Directions over the whole or part(s) of the conservation area. Controls over front boundary walls and retention of front gardens could also be investigated.

7. The council should ensure that development within the conservation area complements the size and scale of the existing traditional buildings, and should use similar detailing and respect the overall historic nature of this conservation area.
Maintenance and improvements

8. The council should assess tree cover in the area and produce a strategy for the management of trees and other landscape features within the conservation area.

9. The council will consider improvements to the highway to improve on street car parking, street lighting and to prevent the need to form parking areas in front gardens.

Increasing awareness and understanding

10. The council should ensure that there is the preparation and formal adoption of guidance explaining conservation policy and good practice and its promotion. Such guidance should include:

- sympathetic repair and alterations to historic buildings
- guidelines for modern development

11. The council should ensure that the conservation area links into both the Strategic and Local Green Infrastructures routes and policies. Green Infrastructures are a way of linking heritage, ecology and recreational assets so as to form a network of spaces, and as such, conservation areas are seen as an important contributor.
Appendix I

Useful Information & Contact Details

Sources of Information
Design and Conservation Team
Development
Doncaster Metropolitan Borough Council
Colonnades House, Duke Street, Doncaster, DN1 1ER
Telephone: 01302 734922
E-mail: conservation@doncaster.gov.uk
Website: www.doncaster.gov.uk/planning

Doncaster Civic Trust
43 Ellers Avenue, Bessacarr
Doncaster DN4 7DY
E-mail: mail@doncastercivictrust.org.uk

English Heritage - Yorkshire and the Humber Region
37 Tanner Row, York YO1 6WP
Telephone: 01904 601 901
Website: www.english-heritage.org.uk

Local History Library
Reference Library
Central Library
Waterdale
Doncaster DN1 3JE
Telephone: 01302 734320
E-mail: reference.library@doncaster.gov.uk
Website: www.doncaster.gov.uk

Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London E1 6DY
Telephone: 020 7377 1644
E-mail: info@spab.org.uk
Website: www.spab.org.uk

Doncaster Archives
King Edward Road
Balby
Doncaster DN4 0NA
Telephone: 01302 859811
E-mail: doncaster.archives@doncaster.gov.uk
Website: www.doncaster.gov.uk

Georgian Group
6 Fitzroy Square
London W1T 5DX
Telephone: 020 7250 3857
E-mail: info@georgiangroup.org.uk

South Yorkshire Archaeology Services
Howden House
1 Union Street
Sheffield S1 2SH
Telephone: 0114 2736354 / 2736428
E-mail: syorks.archservice@sheffield.gov.uk
Website: www.sheffield.gov.uk

The Victorian Society (South Yorkshire Group)
Graham Hague, 39 Cobden View Road, Sheffield S10 1HP
Telephone: 0114 268 6729
E-mail: admin@victoriansociety.org.uk

The Twentieth Century Society
70 Cowcross Street
London EC1M 6EJ
Telephone: 020 7250 3857
E-mail: caseworker@c20society.org.uk
Bibliography


Doncaster Civic Trust – Various Articles

English Heritage (2006) *Guidance on conservation area appraisals*

English Heritage (2006) *Guidance on management of conservation areas*

Appendix II

Listed Buildings

Christ Church

DONCASTER
THORNE ROAD
SE 5703 SE

LBS number 335104

Grade II*

Church. 1827-9 by William Hurst, chancel enlarged by Scott in the 1850's and with minor later alterations. Commissioners Gothick in style. Limestone ashlar with slate roof and copper spire. Four stage south tower with flanking single stage, entrance bays, 6 bay aisled nave and narrower canted 2 bay, northern chancel with western vestry. Continuous deep stepped plinth with moulded coping. Lower 2 stages of tower are square in plan and the upper 2, octagonal. Lower stages have clasping octagonal buttresses rising above the parapets as tall pinnacles with crocketed finials. South elevation has tall pointed moulded doorcase with double leaf doors decorated with blind Gothick tracery. Slightly recessed flanking bays have pointed 2-light cusped Y-tracery windows to south and similar doors in deeply chamfered pointed doorcases to returns, also diagonal stepped corner buttresses rising to pinnacles with crocketed finials. Each bay with embattled parapet over eaves stringcourse and hipped roof. Second stage of tower has pointed 3-light cusped intersecting tracery window to south and pointed niche on moulded corbels with colonnettes to jambs and ogee hoodmould with foliage finial, to east. Eaves stringcourse and embattled parapets above. Octagonal stages above are recessed. Stepped and gabletted buttresses with crocketed tops to each corner of third stage. Base of this stage has flying buttresses from each of the corner pinnacles and clock faces to alternating faces. Above it slopes in and has pointed 2-light bell openings with cusped Y-tracery and friezes of pierced quatrefoils at transom level to each side. Eaves stringcourse and embattled parapets above. Top stage recessed again and with narrow trefoil headed lancets to each side below crocketed gablets. Copper spire to top with finial. Nave aisles have set back stepped buttresses with diamont set pinnacles topped by foliage finials to corners and similar buttresses between bays. Six 3-light pointed cusped intersecting tracery windows with friezes of pierced quatrefoils at transom level in deeply chamfered surrounds. Coved stringcourse and embattled parapets. Low blind clerestory and hipped roof to nave mostly hidden by aisles. Both aisles similar. Tower and aisle openings all with returned hoodmoulds except fourth stage of tower. Chancel has small projecting vestry to west with triple lancet window, 4-centred arched door, and
embattled parapets over stringcourse with fleurons. Blind traceried lancet above Canted sides have pointed 3-light geometric traceried windows with foliage stops to hoodmoulds. Similar 5-light north window flanked by stepped diagonal buttresses with crocketed pinnacles. Plain coped gable over north window, embattled parapets to sides. East elevation of chancel similar to west but with 4-centred arched door to north and glazing to traceried lancet to south. Interior has open well stone staircase with wreathed handrail and panelled balustrade in eastern entrance bay, ribbed quadripartite vault in octagonal hall to base of tower and vestry in western bay. Main body of church has arcade of keeled and colonnetted clustered cast-iron piers supporting similarly moulded pointed arches, colonnettes with foliage capitals. Pierced quatrefoils over each arch and keeled wall shafts on foliage corbels over each pier. Galleries to 3 sides, supported to aisles by braces with pierced mouchettes, hung between the main piers and large foliage corbels attached to the aisle walls. Southern gallery supported on similar braces with short clustered piers to front. Gallery has banded colonnettes with panels of elaborate blind Gothic tracery and dogtooth moulding between. Blind traceried Gothic pointed doors from the gallery to the staircase. Aisle roofs with ribbed quadripartite vaulting with bosses and nave roof with painted grid beamed ceiling also with bosses. Chancel roof has mid C19 scissor truss roof. Chancel arch is similar to nave arches but wider, to either side there are Caernarvon arched doors from the aisles to the chancel. Chancel has 2 bay arcades of moulded pointed arches on octagonal piers and responds with foliage capitals. Fine limed oak pulpit in Gothic style to nave, original pews with Gothic traceried bench ends to gallery, otherwise all fittings C20. To either side of chancel arch at aisle and gallery level there are 4 good early C19 marble wall monuments, other wall monuments late C19 or early C20. Stained glass to chancel mostly mid to late C19.

Listing NGR: SE5797703309

4-9 Christ Church Terrace and railings

DONCASTER
THORNE ROAD
SE 5803 SW

LBS number 335102

Grade II

Terrace of 6 houses and attached railings. Early C19 with later alterations. Red brick, rendered to Nos 6, 8 and 9, with stucco and stone dressings and slate roofs. Three storeys, each house 2 bays, except No 9 which has single
bay to main front and three to left return. In each house the bay to the left is narrower. Plinth. All houses except No 9 to left have their doorcases to the left and all have radial glazed overlights below keyed cambered arches with incised voussoirs. Nos 4, 5, 6 and 7 have panelled doors, No 8 has C20 door. Nos 4, 5 and 7 have 12 pane sashes below similar arches to right, No 6 has large 5 sided canted early C20 baywindow with upper leaded lights and bracketed cornice and No 8 has square bay window in similar style. Central plate glass sash below similar cambered arch to No 9. Continuous bracketed first floor balcony with alternating wavy and stick balusters, to all houses except No 9. All houses with full height first floor openings beneath stucco cambered arches with incised voussoirs and keystones. Nos 4, 5, 6 and 7 with unequal 15 pane sashes, that to left bay of No 6 blocked, and No 8 with plate glass unequal sashes. No 9 has C20 casement in similar opening. Above similar, smaller, openings with projecting sills. Nos 4, 5 and 6 with unequal 9 pane sashes, that to left bay of No 6 blocked; No 7 with 4 pane sashes, No 8 and No 9 with C20 windows in original openings. Rendered and brick ridge stacks. Roof hipped to left. Left return of No 9 has steps to central 6 panelled door below radial glazed overlight. Plate glass sash to right and C20 casements to left. Above a plain sill band, two plate glass sashes to right and centre and blind opening to right. Above again central C20 window flanked by blind openings, all openings below cambered stucco arches with incised voussoirs and keystones. Continuous railings with spear head finials to fronts of Nos 4 to 8.

Listing NGR: SE5804703314

Hall Cross Comprehensive School
DONCASTER
THORNE ROAD
SE 5803 SW

LBS number 335103

Grade II

Grammar school, now part of comprehensive school. 1869, designed by G G Scott, with minor later alterations. Red brick with stone dressings and clay tile roof. Two storeys and 7 bays. Medieval guildhall type plan with first floor hall over open ground floor. Plinth with stone coping. Full height buttresses with stone offsets between bays and similar diagonal buttress to left. Octagonal corner turret to right corner with stone copings to base. Main elevation has pointed arches to five central bays, with 1930's blocking and windows. End bays have moulded pointed 3-light geometric traceried windows with hoodmoulds. Continuous chamfered first floor stringcourse, broken by the
buttresses but not to the turret. Above 7 large flat headed moulded 3-light mullion and transomed windows with cusped arched lights, on sill stringcourse, broken by the buttresses. Moulded stone corbel table over and bracketed eaves. Stone coped gables with twin octagonal flue chimney to left gable. Corner turret has chamfered stringcourse at eaves level and ashlar top with ogee headed lancets to each side below moulded pointed arches set on nookshafts with moulded capitals. Corbel table supports octagonal spire with gabled lucarnes. South gable wall has 3 central, double chamfered, lancets and narrower similar window to left. Above, a chamfered stringcourse and the top storey which is divided by a similar stringcourse. Lower section has two double chamfered lancets, to left and centre, and above is a large pointed geometric traceried 6-light window with hoodmould in moulded surround. In the gable is a small moulded circular window. North gable wall has similar elevation. Interior has moulded beams on carved corbels to ground floor and one very large hall-like room above, the original school room. This has panelled gallery to south end with inset clock and massive arched braced roof trusses supported on moulded corbels. One set of original school desks still survives. C20 stained glass to north window. See photographs in 'Doncaster Grammar School 1350-1983', produced by the school. Additions 1936. By Julian Leathart. Brick with concrete and ashlar dressings. Flat concrete roofs and plain tile pitched roofs. Most windows have concrete cills and moulded concrete lintels. Quadrangular plan, with main entrance block to south-west of original Grammar School block. Main north-east front 2 storey with 10 windows and tall water tower to right has tall concrete and ashlar plinth. Single circular window to either end and 8 chamfered pointed arches each with lower brick panels and 7-light arched metal frame window. Above 10 small 2-light casement windows topped with continuous coped parapet. To right stepped, projecting square tower with pointed arched doorway with moulded ashlar surround and studded double doors, surmounted by a carved stone coat-of-arms, plus single 2-light casement to right with ornate metal grill. Above single 4-light casement window with unusual block ashlar lintel, above again tall round headed opening with projecting balcony and iron balustrade. To right projecting single storey wing with curved end, has five 2-light casements those 3 to left with inscribed foundation stones below. Curved end has three 4-light casements. South-west front has 7 casements mostly with later roller blinds. Main south-west front has tall canted oriel, staircase window to left, then single round headed doorway with fanlight and 9 further chamfered pointed arches each with 7-light casement windows, the end window partly obscured by later C20 addition, not of special interest. Above 7 tall round headed windows to the upper hall. South-east front has 28 window facade with projecting wings at either end, that to the left the gymnasium and that to right the swimming pool. Central 18 window section has 4-light casement windows, those to ground floor taller. Either side double doors in curved brick surrounds with concrete hoods and 2 ball finials each, above single tall staircase windows. Beyond 5 windows to left and 3 windows to right, all with plain coped parapets. Gymnasium block to left has 6 tall
windows and 3 pairs smaller windows. Swimming pool block to right has 8 sunk panels with 3-light upper windows. Interior retains many original features including curved staircase with brass handrail in entrance lobby, assembly hall with stage and original decoration. Original parquet flooring and doors with port-hole windows throughout.

Listing NGR: SE5814203254

Railings and Gatepiers, Christ Church

DONCASTER
THORNE ROAD
SE 5703 SE

LBS number 335105

Grade II

Railings and gatepiers. c1844, probably designed by William Hurst who designed Christ Church. Iron and ashlar. U plan with gatepiers to ends and corners. Ashlar gatepiers, square with moulded plinths, panelled sides with cusping to heads and stepped domed capitals with brattishing to top. Railings stand on chamfered stone plinth and have round bars with spear head finials plain rails to top and bottom and standards about every 20 feet composed of a circle of similar bars. Every fourth bar and the standards rest on 'bun' like bases. Included for group value only.

Listing NGR: SE5794003256
Appendix III

Relevant Policies of the UDP

ENV 21 Protection of trees
SENV 4 Conserving the built heritage
ENV 25 Conservation Areas
ENV 26 Demolition of buildings in Conservation Areas
ENV 27 Enhancement of Conservation Areas
ENV 28 Restoration schemes in Conservation Areas
ENV 29 Designation and review of Conservation Areas
ENV 35 Protection of the Boroughs Archaeological heritage
ENV 36 Archaeological evaluation of sites
ENV 37 Development affecting Archaeological sites
ENV 38 Protection of sites from development
SENV 6 Quality of design in new development
ENV 52 Design of new dwellings
ENV 53 Scale and appearance of new dwellings
ENV 54 Alterations and extensions
ENV 59 Protection of trees on development sites
PH 8 Infill and small scale housing development
SPH 4 Safeguarding residential land
PH9-PH12 Residential Policy Areas
PH13 Promotion of high standards in design
SPH 5 Priority Residential Policy Areas
PH16&17 Priority Residential Policy Areas

T7 Road Improvements.
Appendix IV

Community Involvement

Involving the community (and raising public awareness) has been part of the appraisal process. This has been undertaken by:

- Advertising of the forthcoming Doncaster – Christ Church Conservation Area Appraisal on the Council’s web-site well in advance of its draft publication
- The draft appraisal was passed to Neighbourhood Managers, Doncaster Civic Trust and Development Management for comments.
- The forthcoming consultation was registered with Doncaster’s Consultation Team to ensure that it was in line with Doncaster Corporate guidelines.
- A letter was sent on 19 November 2010 to the Chair and Vice Chair of Planning Committee and Local Ward Members, informing them of the appraisal, welcoming comments and informing them of a ‘drop in’ event
- Site notices were erected on 25 November 2010 in and around Doncaster – Christ Church, Doncaster – Thorne Road and Doncaster – Town Field Conservation Areas, advertising the consultation of the appraisal, the ‘drop in’ event, and asking for comments
- A notice was placed in the Doncaster Star on 26 November 2010 advertising the draft appraisal and the ‘drop in’ event
- Copies of the appraisal were also made available at the Central and Intake libraries, as well as at the Planning Department, again with notices advertising the ‘drop in’ event and welcoming comments
- The appraisal was made available on the Council’s website on 29 November with information on the forthcoming ‘drop in’ event and welcoming comments
- The Consultation Period officially started from 29 November 2010 to finish on 17 January 2011
- The ‘drop in’ event was held at Town Field Sports Pavilion on 9 December 2010 to which 7 members of the public attended. The low attendance was assumed to be due to the unusually bad weather at the time.
- SYAS were also consulted
- Doncaster Civic Trust agreed with almost all of the views within the appraisal and fully supported the boundary changes. They however pointed out that it is Christ Church rather than Christchurch and several other spelling and grammatical errors.
- The neighbourhood manager noted that given the potential increase of houses in multiple occupancy that a link to private sector housing policy might be appropriate. The issue of parking was also highlighted and the difficulties this poses with crime/anti-social behaviour and as
the area is a busy gateway into the town that congestion is compounded by parked cars on the highway.

- A response was received from a member of the public recognising the importance of the document and the very special architect of the area. The potential to be further enhanced by planning and conservation decisions was also noted. Special note was made with regard to views into and out of the conservation area, in particular the detrimental impact of Consort House, Cooplands, Iceland and other disappointing buildings nearby. These buildings are suggested to be knocked down and used as recreational spaces to enhance the historic buildings nearby.

In response to the comments the appraisal was amended with Christ Church being used throughout the appraisal including the name of the conservation area, and the grammar and spelling errors corrected. Currently there is no specific private sector housing policy in the area. If this were to develop then links would be explored at the time. With regard to the issue of car parking is to be considered as part of the management proposals.

Consort House although not in Doncaster – Christ Church Conservation Area is noted as having a negative impact on the Doncaster – High Street Conservation Area that it is within. The other buildings thought to be detrimental to the conservation area are noted in the appraisal as having a negative or neutral impact. Within the management proposals demolition of negative buildings would be encouraged and demolition of neutral buildings would be considered depending on the merits of proposed replacements.