Doncaster – Thorne Road Conservation Area Appraisal

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Doncaster – Thorne Road
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 emphasise 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 – Thorne Road Conservation Area

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1 As defined under S61 of the Planning (Listed Buildings and Conservation Areas) Act 1990
This appraisal covers the Doncaster – Thorne Road Conservation Area, which was originally designated on 20 May 1991 and is the first review of the original appraisal undertaken in 2004. The appraisal follows the English Heritage guidance and aims to identify the special architectural, landscape and historic interest of the Doncaster – Town Field Conservation Area.

This conservation area contains a planned suburban expansion of Doncaster's residential area. This is distinct from the neighbouring developments of tight terraces to the northwest and semi-detached properties to the north, by the houses in the conservation area being well detailed, in spacious plots with generally larger front gardens, reflecting the more prosperous occupants who came to live there. The developments that make up the conservation area were carried out in the late nineteenth and early twentieth century. The architecture of most of the buildings dates from this period and is relatively homogeneous. The area remains predominantly residential though some of the larger properties, particularly on Thorne Road have been converted to care homes or other commercial uses.

Part of the conservation area adjoins Town Field whilst further along Thorne Road, the frontages to Cumberland Hotel and the Royal Infirmary provides other areas of trees and green space. There is also the avenue of trees on Avenue Road as well as greenness provided by most front gardens.

Buildings are mainly two storeys, although along and towards Thorne Road there are three storied development. They are predominantly in red brick with slate or small red clay plain tiles. There are often elaborate forms of buildings with decorative architectural features, such as windows, doors, chimneys, bays, turrets, gables and porches. There are also areas of half timbering, stucco and decorative brickwork. Front boundary walls are generally brick with decorative copings and are a key feature of the area. Within the conservation area there is one listed structures which is the Church of St. Mary, and which is described within the appraisal.

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

This appraisal covers the Doncaster - Thorne Road Conservation Area, which is situated to the north east of Doncaster town centre with its boundary to the town centre being some 800 metres from the junction of Hallgate and Thorne Road.

Doncaster - Thorne Road Conservation Area covers the north side of Thorne Road from its junction with Rectory Gardens to the junction with Armthorpe Road (adjacent to the Royal Infirmary). The area includes St Mary’s Road, Auckland Road, Avenue Road and the west side of Axholme Road to their junctions with Beckett Road to the north, with two small areas to the north of Beckett Road. The land gently slopes up to Thorne Road. Doncaster – Thorne Road Conservation Area adjoins Doncaster – Christ Church and Doncaster – Town Field Conservation Areas.
3. Origins and development of the settlement

The development of the Thorne Road Conservation Area is linked to the population boom in the mid to late 19th Century and to the improvement and extension of Beckett Road. The industrial development of the town led to the need for housing, not only for the labour force but also for lower and middle management. Up to then the area had remained undeveloped. In 1853 W H Forman, an old Doncastrian, who had made a fortune in Welsh ironworks, began buying much of the land on the east of Doncaster. His aim was to prevent the area being covered with rows of poor houses, as had happened to the west side of the town.

Around 1868 Avenue Road was laid out as a portion of the neighbouring Wheatley estate. W H Forman died in 1869 however further development was halted until 1875, following litigation over conditions in Mr Forman’s will.
Up until 1884, Beckett Road was no more than a path, until Major A. H Browne decided to develop his part of the Wheatley estate. The new road linked The Holmes with Avenue Road. House building commenced in 1888, with houses on Beckett Road but included the bottom of St Mary’s Road. In 1895 plans for Auckland Road were submitted and in 1903, Beckett Road was linked to the town centre by a tramway system, which terminated at Morley Road (immediately adjacent to the junction of Beckett Road and Avenue Road). In the last quarter of the 19th Century, Wheatley became Doncaster’s leading residential suburb.
In 1904, Earl Fitzwilliam extended Beckett Road from its junction with Morley Road, to what became Wentworth Road. This may have led to the development of Axholme Road at a later date.

The historic development of the area is summarised on Map 1, showing the building periods. The majority of the house building was between 1887 and 1906, although St Mary’s Road and the west side of Avenue Road predated this. The settlement area extended over the years towards Thorne from the town centre, starting at St Mary’s Road through to the mid 20th century housing opposite the Royal Infirmary.
4. Prevailing and former uses and the influence on the plan form and building types

The increase in employment in the rail and mining industries led to a population boom and a need for increased housing. The Conservation Area is characterised by long, linear roads linking Beckett Road and Thorne Road. However, none of the properties in the area can be deemed to be blue-collar workers houses, unlike those of the Broxholme Lane, Glyn Avenue and Vaughan Road area, which were built by F W Masters after 1892. The properties on St Mary’s Road, Auckland Road, and Avenue Road are all highly detailed ranging from detached villas to tight blocks of terraces, up to three storeys in height. They have a feel of lower and middle management or professional people’s houses. The north east side of St Mary’s Road contrasts with this and whilst well detailed they have an air of subservience to the properties around.

The further out of the town centre the more open the plots become from tight terraces to a mix of large semi-detached and detached houses. The grounds themselves become spacious with front and side gardens become more prevalent, as befitted the higher social status and income of the original inhabitants. The size of the larger buildings has led to conversions of some dwellings into hotels, nursing homes and hotels, which has altered the character of the buildings due to the alterations to form single large units. However, the majority of the buildings have retained their residential use. In the main the houses are well maintained and the occupants have a sense of the history and character of the area, which is indicated by the relative lack of inappropriate alterations. This is particularly true of Axholme Road, which has kept its ‘Arts and Crafts’ style feeling.
The Thorne Road element of the conservation area is one of large late Victorian and Edwardian villas set in large grounds, though beyond Norborough Road, it is characterised by 20th Century dwellings of mixed styles. These are smaller in scale although the plots are of a similar size. At the most eastern end of the conservation area is the Cumberland Hotel, a large imposing building set in large grounds. While outside of the conservation area boundary, the Royal Infirmary Hospital dominates this part of the area. The grounds of the hospital, with its open spaces and many trees contribute to the setting of the conservation area. The former dwellings on the southern end of Thorne Road have been converted into a number of uses, nursing homes and offices in particular.
5. **Archaeological significance of the area**

Wheatley, now a suburb of Doncaster, was in existence by 1086 as a separate village. There have been archaeological finds in the Wheatley area as a whole. The medieval Wheatley Hall was probably on the site of the 1680 building by Sir Henry Cooke, the second baronet, which is just to the north east of the conservation area. However, this is now lost under the post war development.

![Wheatley Hall from postcard of 1952 (although the photograph is from earlier as the building was demolished in 1930s), Source Donny online](image)

There are no Scheduled Monuments within the conservation area boundary, however there have been a number of archaeological finds in this area including flint knives and a polished stone axe head. This evidence suggests very early occupation in this area dating from at least the Mesolithic/Neolithic period. Therefore, further finds and associated features can be expected.

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

St Mary’s Church is the only listed building within the area but this does not lessen the contribution that other buildings make. Each of the main streets have a character of their own, which when combined provides the character of the conservation area. The architectural quality of the area is described below, street by street.

St Mary’s Road
The main feeling of St Mary’s Road is one of compactness especially from its junction with Beckett Road, which is dominated by St Mary’s Church, which is described in a later section on listed buildings.

Building work in St Mary’s Road commenced between 1888 and 1890 at the junction with Beckett Road. The west side, towards Doncaster, is a mix of semi-detached three storey buildings interspersed with two blocks of terraced houses. The buildings are of red brick with canted bays, which have Welsh slate ‘fish scale’ roofs. In contrast the opposite side of the road, there are terraces with eight dwellings in each block. Numbers 28-38 and 70-84, have continuous porches supported on columns, with canted bays, and two white painted sill and string courses.

Past its junction with Highfield Road the building style changes to larger semi detached buildings, although the detail marries into the architecture of the earlier dwellings.
The road was originally bounded by low brick walls topped with railings, with trees in private gardens that give the typical tree lined impression of a Victorian middle class street. Some of the trees remain, but not in the numbers previously and not of the original species, the railings removed and some of the walls altered.

Trees still make a significant impact to the top end of St. Mary’s Road
**Auckland Road**
Commenced in or around 1895, Auckland Road shares the architectural style of St Mary’s Road. The west side of the road is characterised by 31 dwellings in three terraced blocks. These have projecting gables at each end of the block, with the middle terrace having a central gable.

Terraced properties on Auckland Road, marred by unsympathetic alterations and the removal of boundary walls and trees (see later section on negative features)

This leads to a feeling of compactness as opposed to the dwellings on the east side at its junction with Beckett Road which date from the mid 20th century.
Nearer to Thorne Road, the architecture is more elaborate and the building plots are more spacious. Numbers 2-16 are semi-detached with decorative brickwork, with terracotta tiles on those with projecting front gables. Number 26 is two storeys with two storey canted bay windows and picture windows. Number 1 has a projecting Gothic style tower with spire, which is in keeping with some of the buildings on Thorne Road. The buildings are red brick and in the main Welsh slate although there has been in some cases alterations to concrete pantiles and reconstituted slate on some of the buildings’ roofs.

Like St Mary’s Road, the street was once tree lined with low stone walls topped with iron railings. However some of the walls have been removed to facilitate off-street parking, which is of detriment to the street scene. Overall Auckland Road has a feeling of movement from the tightness of the dwellings on St Mary’s and the west side of Auckland Road to the openness of the east side of Auckland Road and Avenue Road.
**Avenue Road**

Buildings were laid out on the east side from 1868 onwards. The west carriageway was laid out later in around 1895. By August 1903 Beckett road stretched as far as its junction with Morley Road, slightly further east than Avenue Road. In 1904 Earl Fitzwilliam submitted plans to lengthen Beckett Road to presumably Wentworth Road in the north east, which was built just after that date. Avenue Road contained seventeen dwellings before 1905. The main characteristic is the central reservation in the road, which still includes many fine trees. However, there does not appear to be as many as when the road was first constructed in its present form, which would have given a more leafy, idyllic feel to the road.

The buildings are slightly larger than those previously described set in larger grounds. A number of the former dwellings have been converted into nursing homes or hotels. The west side is of mainly semi-detached properties with stone mullions in the windows and heavy vertically panelled doors. Numbers 18 to 24 have mock Tudor timberwork at first floor level.
The east side is of villas with decorative eaves boards, crested ridge tiles and large doorways with arches supported on columns. 5 Avenue Road, with canted bay windows at ground level, has previously been extended unsympathetically. The building is painted white and is in stark contrast to the detailing of the rest of the road (see later section on Negative Features).
**Axholme Road**
The northeast boundary of the conservation area runs down the centre of the road. There is a mix of two and three storey dwellings, with a mix of styling all of which appear to be influenced by the ‘Arts and Crafts’ movement. All are red brick with Welsh slate roofs, but this is where the continuity ends. There are two-storey square plan bays, which can be either plain or decorated with decorative brickwork. First floors that are rendered have mock Tudor timber panelling or in the case of 27 and 33-43, have pebble dash (with the pebbles exposed). The majority of the buildings retain the wide timber doors and leaded lights in the windows. Axholme Road tends to refer to the compactness of the south side of St Mary’s Road but due to the variation in styles and detailing, gives an undulating rhythm to the street scene.
Pebble-dashed property on Axholme Road
Beckett Road
Since the late 19th century, the various new streets and developments along Beckett Road have moulded the style of the conservation area. However, only two areas to the north of the road are in the conservation area but these areas do include key buildings. These are the Primary School opposite St Mary’s Church, the Methodist Church and the old Middle School opposite the junction of Axholme Road. The two schools are well detailed and designed, the Primary School with its separate entrances for girls and boys, both with timber work in the gables and red brick and welsh slate. The Middle School has recently been converted to sheltered housing accommodation. The Methodist Church was built in 1915 in red brick, with the windows having dressed stone mullions and fronted by a low wall topped with railings.

Old schools and Methodist Church on Beckett Road

Within the conservation area, the south of the road is characterised by unsympathetic later infill which at best is unfortunate or is housing which is indistinguishable from the tighter density of housing outside of the conservation area (see later sections on Negative and Neutral Features).
**Thorne Road**

Thorne Road has a mix of architectural styles and periods of building work. 111/113 are late Victorian characterised by the two gothic towers with spires. The one on the right, 113, in recent times had its later paintwork removed from its brickwork which greatly improved the appearance of this pair and is to be commended, however the condition of the other is now of concern. 115-121 are considered to be fine examples of the Arts and Crafts Style, with steeply sloping roofs, red brick and clay plain tile roof along with wide casement windows at first floor, and a mixture of bow and bay windows on the ground floor.

The architectural styles start to change at around number 133 Thorne Road. Number 133 is a Victorian Villa, red brick with decorative terracotta tiles, topped with a Welsh slate roof. On the first floor is an iron balcony. 131 is similar in design but does not include the balcony, which may have been lost over time.

The most eastern end, opposite the Royal Infirmary, are mid to late 20th century buildings of no particular architectural merit (see later section on Neutral features), however the size of their plots and their layout is typical of the conservation area. The Cumberland Hotel forms an important termination to the conservation area, and is believed to have at its heart one of the oldest buildings in Doncaster.
Listed Buildings
The only listed building in the Conservation Area is St Mary’s Church. It is Grade II Listed and was built in 1885 following the upgrading of Beckett Road in 1884. The Church is in true gothic Victorian style by Sir Edmund Beckett, an amateur local architect who also was involved in the design of St George’s and St James’ Churches in Doncaster. Its list description is attached as Appendix II (although this is mainly a means of identifying the listed building and may therefore not include all the significant parts of the building) and is also shown on Map 2 – Positives Features, both of which can be found to the rear of this appraisal.
Key unlisted buildings
As well as the above listed buildings there are many that have a positive impact on the conservation area, some of which are considered to be key. 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

These key unlisted buildings are indicated on Map 2 of this appraisal, and include the following: -

- 1 Auckland Road
- Methodist Chapel, Beckett Road
- Middle School (now Housing Authority and Wheatley Children Centre), Beckett Road
- Primary School, Beckett Road
- 105/107 Thorne Road
- 109 Thorne Road
- 111/113 Thorne Road
- 123 Thorne Road
- 125 Thorne Road
- The Cumberland Hotel, Thorne Road

Further comments on some of these are included within the section on individual streets.

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 – Thorne Road Conservation Area, and are shown as Other Positive Buildings on Map 2. These properties share a similar architectural style which is explored further in the next section and contribute positively to the conservation area. 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

The main building material is Balby or Conisbrough brick which is deep red, hard baked with a dense and compact surface. In many instances the joints are fine and narrow in a dark grey mortar. Many of the buildings make extensive use of pressed and moulded brick, and terracotta tiles as decorative features. Welsh slate roofs are also a common feature.

Canted bay windows are often employed, with decorative brickwork at eaves level. Roofs of the bays tend to be fish scale slates. Throughout the conservation area there are numerous steeply pitched porches and there are continuous porches on St Mary’s Road supported by columns.

The windows are single pane timber Victorian sliding sashes in the main although there are buildings with windows incorporating leaded lights. This is particularly true of Axholme Road.
Front doors are set back from the front elevation of the building in recessed porches, some of which are decorated with fine majolica tiling with banding patterns and plant motifs. The door openings tend to be topped with round arches or in the case of the tall late Victorian buildings, gothic arches. The doors themselves relate to the architecture of the main building.
8. Character and relationship of the spaces in the area

Open spaces, such as gardens, car parks and playing fields can contribute to Conservation Areas as much as the buildings. Trees and green spaces are dealt with in Chapter 9 of this document and are indicated on Map 2. St Mary’s Road and the west side of Auckland Road are of high density with very little space. This is in contrast to the east side of Auckland Road, Thorne Road and Avenue Road, which have large dwellings in large grounds that contribute to the open feel of the areas. At the easternmost point of the Thorne Road Conservation Area is the Royal Infirmary and the Cumberland Hotel. Both these buildings are in expansive grounds and whilst the majority of the space is hard surfaced this never the less contributes again to the open feel of the area. The linear street patterns provide substantial views in and out of this conservation area, and are indicated on Map 4. These views include long views of buildings of homogeneous character and material which form a distinctive streetscene. Views across rear gardens are also important and due to the street layout views of rears are also afforded.

Although outside this conservation area, the open green space of Town Fields adjoins it to the south of Thorne Road, and provides the south-western parts of the conservation area with long views and a real sense of spaciousness.
9. **Green Spaces and Trees**

As previously mentioned there are very few green spaces in the Thorne Road Conservation Area, the main ones being the frontage of the Royal Infirmary and the children’s play area in front of the Cumberland Hotel. For an urban area the conservation area is however well stocked with trees. Unfortunately the majority of the trees are of a similar age, which requires a management scheme of removal and new planting. Avenue Road is particularly attractive due to the central reservation in the road, which has numerous mature trees. The hospital grounds are well maintained and are of an attractive appearance in the conservation area. Trees and other soft landscaping within front gardens, as well as low front walls, also help to give a leafy and green appearance to the area.

In recognition of the special contribution that trees can make to the character and appearance of conservation areas, they are afforded a level of protection similar to that of a Tree Preservation Order. Doncaster Council must be notified in writing 6 weeks before any work is carried out 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 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. In terms of the Thorne Road Conservation Area, there are very few negative features.

The modern housing in the core of the conservation area (within the main areas of the side roads) could be viewed as being negative due to being inappropriate in design and detailing. These include the modern flats of Fourcourts on St Mary’s Road and Auckland Court on Auckland Road that have very little detailing and do not incorporate any of the traditional features of the road. The same could be said of the Axholme Court at the junction of Thorne Road and Axholme Road.
The extensions to the St Mary’s Nursing Home on Thorne Road, have enveloped the original buildings so that they are almost unrecognisable as being of architectural interest and detract from its previous appearance. The use of natural Welsh slates and well detailed windows could have helped to bring the building to be more in keeping with the area.

![St. Mary’s Nursing Home](image1.jpg)

The buildings/workshop along Beckett Road lack the scale of other buildings in the conservation area. They are at odds with the mainly residential feel of the conservation area having a more industrial character. There is also an over abundance of hard-landscaping in front of these buildings which differs from the general suburban character of the conservation area.

![Workshops on Beckett Road](image2.jpg)
The Supermarket on Beckett Road is out of keeping with the conservation areas due to its rectangular form, with its flat roof and square windows. It is made more prominent by being painted white and by having no enclosure to the front.

The subway on Thorne Road introduces a feature that would be more typical in a city centre and it is at odds with the suburban feel of the area.
The increase of car ownership has lead to increased car parking demands. Some of the properties on Auckland Road have had the low brick walls removed and the front gardens paved to create off street parking. The removal of the walls and trees has a significant harmful effect on the character of the area of typical late Victorian/early Edwardian streets.

The removal of boundary walls and trees has a negative impact on the character of the area

Whilst trees are a positive attribute of the conservation area they can also be a detriment where unsympathetic pruning results in an eyesore. Another harmful development is where traditional boundary features have been replaced with inappropriate treatments such as concrete and timber panels.

The use of modern boundary treatments are out of keeping with the area. Here concrete and timber panels have replaced hedging and low boundary walls.
The character of the area is being eroded by the use of materials that are odds with those used originally. This includes uPVC windows, concrete roof tiles, painted or clad properties.

Unsympathetic replacement of elements can rob the area of its character. Here the use of concrete tiles, installation of poorly detailed uPVC windows and painting of brickwork detract from the original character. The loss of front gardens and unsympathetic tree pruning further compounds the negative impact on the area.

Painting and stone cladding detract from the general red brick nature of the area and they are almost impossible to successfully remove when fashions change.
11. Neutral features

Neutral features are described as areas that neither enhance nor detract from the character of the conservation area. The mid 20th century housing on Auckland Road, Avenue Road, Beckett Road and the entry to Rectory Gardens can be viewed as neutral especially where they are of a plain nature. The houses are of a relative plain design and incorporate relatively few of the distinctive features of the area as outlined above. However, due to their low-key appearance they do not detract from the conservation area.

![Mid 20th Century housing on Auckland Road and Beckett Road](image)

The mid/late Twentieth century dwellings on Thorne Road, opposite the Royal Infirmary, are of mixed styles and if situated in the inner core of the conservation area could be viewed as being negative features. However, due to their location at the end of the conservation area and not being immediately adjacent to historic buildings their impact is less intrusive. Their plots and layouts, with individual detached buildings, in relatively large grounds and set behind good sized front gardens conforms to the historic layout of Thorne Road.

![Modern dwellings opposite the Royal Infirmary](image)
Auckland Grange, the late twentieth block of flats on Auckland Road, due to its wide span, is rather large in the streetscape. It also lacks sufficient elaborate details to be truly convincing. Tree planting within its grounds would be beneficial in further tying it in to the general ambience of the area.

Other buildings that fail to positively contribute but which by the size and landscaping have little impact on the appearance and character of the conservation are the bungalows on side streets, and the late 20th century insertion of 127a Thorne Road.

Alleyways are a distinctive feature of the layout of the area, which have recently been given restricted access by the use of alley gates. The appearance of the back areas is therefore not so publicly visible and has less significance to the character of the area than the frontages. The alley gates were installed to reduce anti-social behaviour and have been painted black or green to reduce their impact.
Although not in the conservation area, Greenhouse Court is important as a gateway to the conservation area and also affects the setting of the neighbouring key unlisted building of Cumberland Hotel. It is considered to be a neutral feature due to its bland appearance and low pitched roof. The accompanying hard landscaping with little greenery and its commercial character detracts from the entrance to this predominantly residential conservation area.

The dwellings adjacent to St. Mary's on Beckett Road are indistinguishable from housing outside of the conservation area and the adjoining Martial Arts Centre on Baxter Avenue has little architectural merit.
12. Condition of Buildings

Most buildings are considered to be in good condition although there are some concerns over the housing next to St. Mary's Church on Beckett Road and 111 Thorne Road where at the time of writing vacancy is an issue.

13. Problems, Pressures and Capacity for Change

Although the residential development along Thorne Road is relatively recent its character 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 walling and other boundary treatments 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 historic character of the area.

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.

The unsympathetic pruning and 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

The buildings at the top end of the eastern side of Axholme Road (numbers 2-12) are not currently in the conservation area but share the same character as those that are; being ‘Arts and Crafts’ inspired buildings in red brick and render in spacious plots. It is therefore considered that these should be included within the conservation area. Extending the conservation area to include the whole of the street was also considered but the scale and architecture of the rest of the eastern side of the street has less in common with the conservation area. However, as developments such as extensions, demolitions and developments within front gardens could affect the character and appearance of the conservation area, these would be assessed as to whether they affect the conservation area in any planning decision.

The parade of shops to the side of the Cumberland Hotel and additional areas of the frontage to the infirmary are suggested to be included. This has the potential to improve its setting and enhance the approach to Doncaster town centre from this direction. The parade of shops also affects the setting of the key unlisted building of the Cumberland Hotel and is actually within its former curtilage as evidenced by the frontage stone wall to the shops. The frontage of the Royal Infirmary is open space and desirable to keep as such and introduce and/or retain the green character as a buffer.

Inclusion of the parade of shops and further frontage areas to the Royal Infirmary will potentially enable the enhancement of the approach to the conservation area.
The removal of the terraced properties adjacent to St. Mary’s Church on Beckett Road and the nearby Martial Arts Centre on Baxter Avenue due to their neutral contribution to the conservation area was considered. However, given their position and proximity to the listed church and the ex-schools on Beckett Road, they still have a significant role at the entrance to the conservation area. It was therefore decided that they should remain within.

Some of the properties on Thorne Road currently in Doncaster - Town Field Conservation Area have more in common with the character of Doncaster - Thorne Road Conservation Area and may be better included within this latter conservation area (see also Doncaster – Town Field Conservation Area Appraisal). These amendments are illustrated in the map below.
15. Summary of Special Interest

The special interest of Doncaster – Thorne Road Conservation Area is due to: -

- The planned suburban expansion of Doncaster’s residential area seen in the linear street pattern
- The late Nineteeth/early Twentieth century buildings
- The mainly two storey, although along and towards Thorne Road there are three storied development
- The predominantly red brick with slate or small red clay plain tiles
- The elaborate form of buildings with decorative architectural features
  - Windows and doors
  - Chimneys, bays, turrets, gables and porches
  - Areas of half timbering, stucco and decorative brickwork
  - Front boundary walls with decorative copings
- The trees and green spaces
  - Adjoining Town Field and the frontages to Cumberland Hotel and the Royal Infirmary
  - The boulevard of trees on Avenue Road
  - Front gardens
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 – Thorne Road Conservation Area Appraisal Part 1: Appraisal’ as a material consideration in determining planning applications

2. The council should adopt the ‘Doncaster – Thorne Road 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 key unlisted and positive buildings. The council would be unlikely to grant consent for the demolition of listed buildings, 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 welcomed for negative buildings.

6. The council should undertake a heritage survey on all the buildings in the conservation area to ascertain the extent 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 painting of brickwork and stonework, changes to front boundary walls and retention of front gardens should 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 should proactively seeking agreement to repair and rebuild wall and railings on publicly visible boundaries.

10. 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

11. 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
- works to trees
- alteration to front gardens and their boundaries

12. 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,
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Website: www.doncaster.gov.uk/planning

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

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 Y01 6WP
Telephone: 01904 601 901
Website: www.english-heritage.org.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

The Victorian Society (South Yorkshire Group)
Graham Hague,
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Telephone: 0114 268 6729
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South Yorkshire Archaeology Services
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1 Union Street
Sheffield S1 2SH
Telephone: 0114 2736354 / 2736428
E-mail: syorks.archservice@sheffield.gov.uk
Website: www.sheffield.gov.uk

The Twentieth Century Society
70 Cowcross Street
London EC1M 6EJ
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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 Building

St Mary's Church

DONCASTER
BECKETT ROAD
SE 50 SE

LBS number 334998

Grade II

Church. 1885 by Lord Grimthorpe, 1912 chancel. Rock-faced ashlar with plain ashlar dressings and clay tile roof. 6-bay aisled nave with eastern porch and bellcote, narrow single-bay western chancel with flanking vestries. Moulded plinth and continuous sill stringcourse throughout, sill broken by quoin offset buttresses between each bay and similar set back buttresses to each corner. Wide gabled east elevation has projecting low porch, with offset angle buttresses, to centre. This has pointed moulded arch with inner roll mould on nookshafts and hoodmould with head stops. To either side of porch are single trefoil-headed lancets with hoods. Eaves stringcourse, and parapet with moulded copings and central gablet. Gablet with 3 stepped blind lancets. Inner door similar to outer arch but with two orders. Above porch to centre are three adjoining stepped lancets with trefoil heads and continuous hoodmould. Similar lower single lancets to sides. Gabled bellcote to ridge has 4-centred arched bell opening and blind quatrefoil in gable. Nave elevations have large paired trefoil-headed lancets to each bay, west bay of south elevation has pointed doorcase with double roll-moulded arch on paired nookshafts below the reduced lancets. Bracketed eaves. Stone coped gables on moulded kneelers. Chancel has large pointed 3-light geometric traceried west window with hoodmould with beast-stops. South vestry has two trefoil-headed lancets to south and. single one to west, with Caernavon arched door below eastern lancet. Northern vestry similar but single bay. Interior has 5-bay north and south arcades of tall thin banded cast iron columns supporting pointed timber arches and arched braced roof trusses. Tall pointed stone chancel arch flanked by similar lower arches. Moulded stone sill stringcourse to windows. C19 Decorated style timber screen to east end of church. Circular stone font with wooden cover. Carved 1912 reredos and choir stalls. East window c1912 by Dudley Foster (cartoon in the church).

Listing NGR: SE5814003989
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
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<td>Road Improvements.</td>
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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 – Thorne Road 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. They however pointed out several inaccuracies in the original text and suggested further key unlisted and positive buildings. They agreed generally with the boundary changes but whilst supporting the addition of 2-12 Axholme Road also recommended including the whole of this road. They also asked for reconsidering of
the removal of the housing and martial arts centre adjacent to St. Mary’s Church.

- 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.

- Three responses received from members of the public. These were:
  - Whilst agreeing the inclusion of 2-12 Axholme Road felt the whole road should be included.
  - Concerns raised over back areas being considered neutral and that this appeared to be a relax view of developments within these areas.
  - In a response to the appraisal of the neighbouring Doncaster – Town Field, the subway adjacent to Town Field School under Thorne Road was called to be removed.

In response to the comments the appraisal was amended with the inaccuracies corrected and the suggested key unlisted buildings and positive buildings added. The boundary was reconsidered although still only a minor adjustment to the boundary on Axholme Street is recommended, however the removal of the buildings near to St. Mary’s Church are to remain in the conservation area in line with comments received. The responses, however, will be brought to the attention of the planning committee when a decision on the alterations to the boundaries of the conservation area will be made. Developments on Axholme Road outside the conservation area would still be assessed as to whether they affect the conservation area in any planning decision.

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.

Whilst back areas are still to be considered neutral, any proposed development within them would have to have regard to views across them and the impact on the conservation area. The importance of views across back gardens and the potential of rear elevations being visible are now highlighted within the section on ‘Character and relationship of the spaces in the area’. Within Management Proposals it recommends 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 and this would apply to all developments including those within back areas. The subway is considered negative within the appraisal and such its removal would be seen as beneficial to the character and appearance of the area.