Thorne Conservation Area Appraisal

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Thorne
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 and the emerging policies that will be contained within the Local Development Framework.

The Doncaster Unitary Development Plan 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 Doncaster Unitary Development Plan is being reviewed and will ultimately be replaced with the emerging Local Development Framework.

It is not possible however for the Doncaster Unitary Development Plan, or indeed the future Local Development Framework, 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 document will cover most eventualities including 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.
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 Thorne Conservation Area

1 As defined under S61 of the Planning (Listed Buildings and Conservation Areas) Act 1990
This appraisal covers the Thorne Conservation Area, which was originally designated on 23 December 1968 and its boundary was amended on 4 January 1993\(^2\). The appraisal follows the English Heritage guidance and aims to identify the special architectural, landscape and historic interest of the Thorne Conservation Area.

Thorne is a market town located within a flat agricultural plain about ten miles to the north-east of Doncaster. Much of the central core of the town is within the conservation area. The appearance of the area is established by a predominance of small scale residential and commercial properties in the main from the 18\(^{th}\) and 19\(^{th}\) century, although some properties also survive from the 17\(^{th}\) century.

The Market Place forms an important heart to the conservation area and is surrounded by many historic buildings that form a positive townscape to the area. There is a limited palette of historic materials, being mainly reddish–brown bricks and red clay pantiles, although there are rendered buildings and there is also some use of slate. Tall brick walls are another important feature especially on Southfield Road and Stonegate. The use of coursed squared stone for boundary walls in the area around the Motte and Church are also significant. Memorial Park, the churchyards and the grounds of the Motte and Thorne Academy provide green open spaces within the area. Memorial Park as well as the grounds of Thorne House abound with mature trees.

Within the conservation area there are fifteen listed structures, with a listed wall immediately adjacent. The Motte, which lies close to the Grade I listed church of St. Nicholas, is a scheduled monument.

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\(^2\) At the same time the conservation area was renamed Thorne – Central Conservation Area to differentiate it from the original. However the conservation area is still frequently called Thorne Conservation Area and therefore this appraisal reverts back to the original name of Thorne Conservation Area.
2. Location

Thorne is a small market town with a population of approximately 11,000 and is located in a flat agricultural landscape some ten miles to the north east of Doncaster. The M18 passes to the west and the M180 immediately to the south. The town has two railway stations, Thorne North on the Doncaster to Hull line and Thorne South on the Doncaster to Cleethorpes line.

The conservation area is centred on the historic core of the town, including King Street, Finkle Street, Church Street, Silver Street and South Parade. The conservation area contains one Scheduled Monument (Peel Hill Motte), one Grade I listed building (St. Nicholas Church) and fourteen Grade II listed buildings with one Grade II listed wall immediately adjacent. The area covered by the present designation is shown below.
3. Origins and development of the settlement

The origin and development of Thorne is linked to two features of late-glacial date. The first feature is an extensive, sickle shaped mound of gravels that is at its greatest height in the area of the church and Peel Hill. The material may have been deposited out of the glacial Lake Humber and until drainage in the early 17th century would have appeared as an island of dryer land in the surrounding extensive fens. The second feature is the series of braided channels followed by the early post-glacial River Don as it followed its tortuous route to the Humber by way of the River Trent. Within the town itself the Boating Dike, now culverted, represents the northernmost channel. The line of the Dike controlled the layout of the lower part of the town; just as the gravels controlled the form of the upper part of the town. These two features have given Thorne its distinctive shape and, to a large extent, decided its street plan.
The name of the town is thought to be of Anglo-Saxon origin to denote a place on the edge of marshland. After the conquest, Thorne was part of the land given to William de Warenne, who was responsible for the establishment of the Castle. William de Warenne was the son-in-law of William the Conqueror, and his land holding was extensive including the manor of Conisbrough which included 28 townships throughout South Yorkshire. The tower of the Castle was located on Peel Hill Motte, and St. Nicholas Church is believed to have begun life as a private chapel within the curtilage of the Castle. Excavations for a fishpond and a rabbit warren in the late 18th century led to the decline of the earthworks. By the early 19th century the buttressed masonry tower, which resembled Conisbrough Castle, had disappeared along with the ancillary structures. The Motte was lowered in 1820, revealing the foundations of the tower. The masonry from the castle can still be seen reused in the walls about the town, squared and coursed, especially around the area of the motte and present Church of St. Nicholas.

Warburton Map - 1720
The area south of the castle, around Stonegate may have represented the original core of Thorne with buildings occupying a possible southern bailey around the castle. Traces of the older plots set perpendicular to Church Street and Stonegate do survive despite the amalgamation of some adjacent units. Early 17th century documentary references suggest that important medieval buildings stood south of the motte. Casson (1874, 27-28) quotes references to the "Hall Garth" (evidently to the west of the church), the "King's Chamber" and the "Chamber over the Outward Gate". The "Gate House" evidently stood in Stonegate not far from the church. The presence of an important group of buildings with a specific gatehouse, in this situation, would suggest that the Peel Hill Motte may have had a bailey to the south providing the focus of early medieval settlement activity.

Thorne appears to have developed early on as a market town, but there is no documentary evidence for this legal status before 1659 (Davies 1998, 11). However, the plan form of this area clearly indicates a town of market status, with clear parallels with many known medieval boroughs. Evidence for a medieval precursor to this market can perhaps be inferred from medieval documentary references to Thorne as a town rather than a village and from a 1586 petition for the establishment of “another” market or fair (Stenton 2005, 8).

The regular plot series of thin narrow properties set perpendicular to main streets is typical of other towns believed to have been deliberately planned in the period following the Norman conquest, for instance Bawtry and Tickhill. The majority of this plan unit is related to the parallel roads of King Street and Queen Street / Finkle Street which run from the site of the medieval Thorne Hall in the west to the Market Place in the east. The 1825 Enclosure Award Map (shown opposite - Haywood 1825) indicates that land to the north of this unit was at this time characterised by long strip enclosures taken from the medieval North Field. The southern boundary for most of the Finkle Street and Queen Street plot series was formed by a post-medieval boating dyke connecting Thorne Moor to the River Don and used during the 18th century for the transportation of turves from the moor (Davies 1998, 11). Mapping prepared for the parliamentary enclosure of the area (Haywood 1825) shows that this boundary separated the town plots from the area of common land known as Horse Fair Green.

The sub-rectangular market place has an important relationship with both King Street and Finkle Street. These streets make abrupt ninety degree turns at the market place, a feature that has been noted in other planned towns, e.g. at Bawtry and Pontefract (ARCUS 1992, 9) where roads are clearly diverted in order to funnel traffic to the towns’ market places.
The area around Thorne was drained by Vermuyden in or around 1626, which had a drastic effect on the town. Whilst the drainage works improved the Boating Dyke, making it navigable for the transportation of peat, the works drained the eel fisheries (which it is said to have provided 20,000 eels a year) and the lands were enclosed and awarded to the drainage workers as a reward. Despite this the town continued to prosper, which may be due to the improved agricultural land and access, this is indicated by the number of substantial early 18th century town houses.

An event which started Thorne’s period of industrial prosperity was the decision by the wealthy men of Doncaster in 1726 to bring larger cargo ships with fixed mixed masts from Hull directly to their waterfront. This involved making improvements to navigation along the Don, plus the provision of opening sections in each of the bridges along the way. This enabled vessels to pass close to Thorne and a stone wharf was built in 1741 a mile away from the town at Waterside.

Further prosperity was brought with the arrival of the Stainforth and Keadby Canal in 1773, which broadly followed the line of the Boating Dyke. The canal brought shipyards and associated industries such as tar boiling and rope-making. Communications were also improved at this time with the construction of the Bawtry and Selby Turnpike, which became the more important southern approach to the town.
The Enclosure Map of 1825 (on the previous page) shows that there has been very little significant change in the layout of the roads in central Thorne since that date, although some individual buildings have been replaced. Horse Fair Green was developed and the Boating Dyke was culverted in the middle of the 19th century. Before this date the road, that was to become the north-east end of South Parade, crossed the Boating Dyke by a bridge that had been built in 1748 as Thorne Great Bridge. The term ‘great’ referred to its use of stone which was a prestigious material rather than brick which was the more usual material for bridges in the area. This is the reason that Bridge Street has its name as it was part of the above mentioned road but is now some distance away from any apparent bridge.

Darley Brewery was established in 1850 on the northeast side of King Street, although the remaining buildings date from 1892. The tower is a major feature in the town. The Darleys also constructed Thorne House on land to the north west of Peel Hill.
Demolition due to slum clearance in the latter half of the 20th century has had a massive impact on certain parts of the town, especially on Church Street and Bridge Street, and elsewhere there are numerous gaps sites.
4. Prevailing and former uses and the influence on the plan form and building types

Thorne is a town where the focus is almost always on the street and the street frontage. Within the town centre, frontages tend to be to the back of footpath. There are few pedestrian routes between buildings and the back areas are seldom visible. Also the overwhelmingly flat nature of the terrain means that there are few views across roof tops or down into private spaces.

The Conservation Area is characterised by its continuing role as a small market town with its predominance of 18th and 19th century buildings, although some 17th century buildings also survive. As noted in the previous sections there have been numerous developments in the evolution of Thorne that have had an obvious effect on the plan form and in some respect the building types.

The ancient core of the town lies on the high ground to the east of the Market Place and centred on Stonegate and St. Nicholas Church. The Peel Motte is an example of its past history but the development of the town relates to the creation of a market and much later, the draining of the lands and improved communication links.

Potentially planned layouts can be traced in the ancient heart of Thorne. There are possible burgage plot series, which are clearest in areas set slightly apart from the former castle site, and outside the circuits of where the outer bailey is thought to have previously existed. Set within this planned layout would have been the market area, which was probably larger than it is now, extending to The Green.

The draining of the lands by Vermuyden improved the agriculture of the area and improved the access to the town thus improving its quality as a trading place. Its importance on the roads to Selby and the ports brought about a new prosperity, evident by the amount of substantial town houses dating from the early 18th century.
It was the arrival of the Stainforth and Keadby Canal in 1773 that spurred the town on, to the south of the town. The town moved southwards to link in with the canal and new industries sprang up to serve the canal users. The centre of the town continued to grow right up until 1825, with early 19th century buildings around Finkle Street, tightly built on narrow plots. South Parade is on the line of the Bawtry and Selby Turnpike which influenced its width along with the mid 19th century buildings to the west opposite the Memorial Park.

The aforementioned slum clearance did significant damage to the plan form and redevelopments within the 20th century tended to be isolated buildings that are often sited in the middle of their plots rather than the more historic form which tended to be to the back of pavement.

Recent developments however have attempted to follow a more traditional arrangement and their frontages, as well as the picking up of local characteristics in their form, material and detailing (see also section on ‘Traditional building materials and details’), contribute positively to the streetscape.
5. Archaeological significance of the area

Peel Hill is the only Scheduled Monument in the conservation area. However, this should not be seen to dilute the archaeological resource of the area. The well-drained gravel is not kind to environmental archaeology but the silted up areas of the Boating Dyke may reveal anaerobic deposits that may prove valuable. The stratigraphy of the town has not been particularly well studied but where it has it has shown that Church Street has stratigraphy of only 0.5m to 1.0m deep. Therefore relatively minor excavations have potential to reveal early deposits.

Further archaeologically sensitive sites may be found around the Church, Stonegate, the Market Place, Darley’s Brewery, and the Methodist Burial Ground, which is said to be either at Horse Fair Green or in the gardens of Elm House.

In the list which follows the numbers of the sites are those under which they are catalogued in the Sites and Monument Record of the South Yorkshire Archaeology Service.

<table>
<thead>
<tr>
<th>Number</th>
<th>Site Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>119</td>
<td>Peel Hill</td>
<td>Late 11th century motte and bailey castle, Finds in 19th century have included arrow-heads, window glass, ‘small brass coins’ and a jetton (a counter or token)</td>
</tr>
<tr>
<td>318</td>
<td>Church of St. Nicholas</td>
<td>In existence by 1135 when its revenues were granted to Lewes Priory in Sussex. 12th century and later fabric; probably an older foundation and likely to have been a private chapel within the castle bailey</td>
</tr>
<tr>
<td>477</td>
<td>Medieval Timber Framed Barn to rear of 1-2 Market Place</td>
<td>16th Century barn with timber frame (now demolished)</td>
</tr>
<tr>
<td>3457</td>
<td>Darley’s Brewery</td>
<td>Brewery buildings of c.1892 on site of older brewery</td>
</tr>
<tr>
<td>3962</td>
<td>The Old Vicarage</td>
<td>Mid – 18th century; possibly with earlier fabric; later extended</td>
</tr>
<tr>
<td>4211</td>
<td>Methodist Burial Ground</td>
<td>Said to be ‘in corner of Horse Fair Green’; gardens of Elm Lodge are another possible location</td>
</tr>
</tbody>
</table>
**Excavation on northwest side of Church Street**

An excavation here in 1982 produced 12th century and later pottery.

**Boating Dike**

The entire length of the Boating Dike within the town should be regarded as archaeologically sensitive for the reasons given above. The date of this channel is also of considerable significance for the history of the town. This length includes, within the Conservation Area, the sites of two early bridges over the watercourse, one of which is known to have been built in stone.

**Castle bailey and gateway**

The outer gate to the castle is probably in Stonegate close to the north wall of the Old Vicarage.

**Early settlement area**

The area around the top of the gravel ridge, and extending some way along it, is likely to be that of the earliest settlement in the town; this area includes the length of Stonegate.

**Market Place and surrounding area**

This is the core of the early medieval commercial town which may have been planned by the Earls de Warenne. It will contain the remains of tenements and their associated burgage plots although these are likely to have been disturbed by later developments including the digging of basements.

**Quaker Meeting House and Burial Ground**

Burials are known to have taken place around the mid 18th century Meeting House, demolished in the late 20th century. Their exact whereabouts is unknown.

Very little is known about the detailed development of small towns. In the case of Thorne there is a wealth of early cartographic and documentary evidence resulting from a general interest in the considerable natural resources with which the town was once surrounded and from the large-scale drainage operations of the early 17th century. Building and other work within the town, if archaeologically monitored, may be expected to throw a great deal of light on its early and rather unusual history. For this reason those areas of the town centre which remain unaffected by modern development should be regarded as having some archaeological potential.
Although Peel Hill is a Scheduled Monument it is clear that the area of the bailey which included the church of St. Nicholas, was much greater than that currently protected. The extension of the scheduled area to include the bailey is desirable.

It is therefore 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 proposals 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

The conservation area contains a wealth of buildings in differing styles, ages and historic importance. It can be divided into five main areas, each with its own distinctive townscape. These areas reflect the development of the town and in turn the architectural and historic qualities of the buildings themselves. These areas are the Ancient Core, the Commercial Core, the Memorial Park Area, the Canal and the Grammar School Area and are illustrated in the map below.
Ancient Core
The ancient core of Thorne lies on the high ground to the east of the Market Place. It centres on Stonegate and includes the Grade I Listed Church of St. Nicholas and its immediate graveyard, which also has listed gate piers and a stone coffin. Peel Hill Motte which although part of the origins of the area, due to its undeveloped nature is included in the description of the Grammar School area.

The townscape of the area had suffered due to previous demolitions and mid 20th century inappropriate developments. Early evidence, including old photographs and maps, shows that buildings and boundary walls tightly enclosed Stonegate and Church Street. Some do still exist, in particular the former vicarage in Stonegate, a fine building of five bays¹, three storey mid 18th century house which is unfortunately unoccupied at the time of writing and in a state of disrepair (see later section 13 – Condition of buildings).

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
The Masonic Hall is an early 18th century building in L plan form, red brick with a Welsh slate roof, seven bays and large paned sashes. Between these two listed buildings, lies Elm Lodge, which is considered to be a key unlisted building and is described further in the following section and Appendix II. These three properties and the tall walls of Stonegate, one of which is listed (this listed wall and its attached gate piers currently lies just outside the conservation area) give a grandeur to the streetscape. There seems at one time to have been a pattern for the grand houses along Stonegate to have their principle gardens across the road. Unfortunately the loss of boundary walls to the front and side of the Masonic Hall means that the same sense of enclosure is missing on the corner with Tithe Barn Lane.
The former charity school on Church Street was built in 1863, and has ashlar sandstone dressings to red brick which is laid in English bond. It was one of only three Travis Schools that existed, the others being at Hatfield and Wroot. It is single storey, twin gabled and a Welsh slate roof, in a Gothic revival style. Unfortunately with the open car park at the junction of Stonegate and Church Street and the lack of any coherent streetscape along Church Street, the building appears slightly lost.

The views of the church and its tower from Stonegate and Church Street are important aspects of this area but the lack of enclosure means that these views often lack direction and focus. In addition many of the 20th century buildings are of relative poor quality and make very little or no contribution to the street form. Recent developments however, such as those on Stonegate, have helped to give a more positive streetscape.
**Commercial Core**
The commercial core of the town is between the Market Place and The Green and is in stark contrast in its tightness to the relatively open feel to the ancient core. This same tight urban townscape extends from Field Side at the northwest end of the conservation area to Silver Street and Bridge Street to the south. This part of the conservation area includes the main traffic artery of King Street and the pedestrianised retail area of Finkle Street. The buildings tend to be two and three storey with frontages onto the back of the pavement. Along King Street however some of the buildings are set back, which provides opportunities for tree planting to the front or to the spaces between the buildings.

44a-44b King Street are part of the single house once occupied by the Darley family, built in 1800. This listed building is stuccoed red brick, Welsh slate roof and three storeys in height. Originally three bays with a later two-storey extension added to the left. The buildings to the rear are also listed and were once the outbuilding to the house. 26 Finkle Street is also listed.
The Market Place is the key space within the town and is generally well defined on all its four sides by a variety of buildings. The White Hart Inn on the north side is dated 1737 but may contain an earlier core and is a significant listed building in this part of the conservation area. Similarly important is the 17th century 1-2 Market Place, which is also listed. 11-13 is a key unlisted building and is described further in Appendix II. The Market Place has other buildings of less importance in terms of architectural or historic merit, but they do contribute to the area’s enclosure. The recently moved listed Crimean memorial pump acts as a new focal point. 1 Silver Street further along the main road is a three storey listed building, that is a termination to the end of route of South Parade. It is the best preserved late 17th/early 18th century house in Thorne town centre and any development around it should take regard of its significance.
The Green provides a similar open space but unlike the Market Place the area is defined by relatively undistinguished buildings, although the recently grant assisted refurbishment of 10 The Green is a good example of a mid 18\textsuperscript{th} century house, and as a key unlisted building is also described in more depth in Appendix II. The car park and the loss of the buildings at the junction with Finkle Street do damage the streetscape of this part of the area. Almost all the area is in retail use, which means that the shop fronts are of particular importance to the character of the area. There are good examples of 19\textsuperscript{th} century shop fronts but in turn there are many that have been replaced with inferior quality and have inappropriate details and over-dominant signage, as well as intrusive roller shutters.
Memorial Park Area
The Memorial Park area consists of the Memorial Park itself, Thorne Hall to the east and South Parade to the northwest. The Memorial Park was laid out in the mid 19th century as part of the pleasure gardens to Thorne Hall, although Ellison Street separated it. The Park is a large open space with many fine mature trees along with a pond and bandstand, and another listed Crimean memorial pump. The dominant building is the listed Thorne Hall, although unfortunately at the time of writing this is empty. Thorne Hall is an early 19th century building, three storey, and five bays with later side wings. The interior is particularly fine, with most notably the ballroom which was formerly used as the Council Chamber.

South Parade is a wide street, which is now the main entrance into the town from the south. The boundary wall and gates to the Memorial Park define the southeast side of the road, whilst the opposite side is occupied by a variety of two storey 19th century houses. Views into the town are afforded and particularly the tower of St. Nicholas Church rising above the roofs.
Canal
The southern end of the conservation area includes a section of the Stainforth and Keadby Canal. This is a very different townscape quality from the remainder of the town centre. The canal, with its tow-path, is the central element. The north end is predominately 19th century houses and two public houses, one on either side of the former road swing bridge. This bridge, which was narrow and unsuitable for modern traffic, has been replaced by a large flyover, which dominates the immediate area and creates a barrier between the canal and South Parade. The flyover is quite hostile to pedestrian use and a pedestrian bridge has recently been installed on the site of the previous canal bridge, helping pedestrian routes in the area.

On the east side of the canal, south of the flyover, modern apartment blocks are currently being built and further along are a mixture of Victorian and Edwardian terraces and villas with modern bungalows in between. On the west side is a boatyard. There are key views across this area from Hatfield Road towards the Memorial Park.
Grammar School Area
The north-eastern section of the conservation area is dominated by the old Grammar School, the new Trinity School and its playing fields. The general character of the area is established by the variety of open spaces, which include the playing fields, churchyard, Peel Hill Motte and the grounds of Thorne House. In contrast to the first two of these open spaces, the grounds of Thorne House contain a large number of mature and semi mature trees. The Old Grammar School is the dominant building, which has recently been converted to a Housing Association. Both Thorne House and the Old Grammar School are considered to be key unlisted buildings and again they are described further in Appendix II.
**Listed buildings**

The conservation area includes fifteen listed structures, one Grade I (the Church of St. Nicholas) and fourteen Grade II. There is also a Grade II listed wall that lies adjacent to the present boundary. These are listed below as well as shown on Map 2 – Positive features which is to the rear of this appraisal.

<table>
<thead>
<tr>
<th>Name</th>
<th>Grade</th>
<th>EH Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church of St. Nicholas, Stonegate</td>
<td>I</td>
<td>334690</td>
</tr>
<tr>
<td>Charity School, Travis Studio, Church Street</td>
<td>II</td>
<td>334672</td>
</tr>
<tr>
<td>Thorne Hall, Ellison Street</td>
<td>II</td>
<td>334673</td>
</tr>
<tr>
<td>26 Finkle Street</td>
<td>II</td>
<td>334674</td>
</tr>
<tr>
<td>44a-44b King Street</td>
<td>II</td>
<td>334679</td>
</tr>
<tr>
<td>Outbuildings, now pair of dwellings, rear of 44a King Street</td>
<td>II</td>
<td>334680</td>
</tr>
<tr>
<td>1-2 Market Place</td>
<td>II</td>
<td>494455</td>
</tr>
<tr>
<td>White Hart Inn PH, Market Place</td>
<td>II</td>
<td>334681</td>
</tr>
<tr>
<td>Crimean Memorial Pump, Market Place</td>
<td>II</td>
<td>334682</td>
</tr>
<tr>
<td>Crimean Memorial Pump, Memorial Park</td>
<td>II</td>
<td>334683</td>
</tr>
<tr>
<td>1 Silver Street</td>
<td>II</td>
<td>334689</td>
</tr>
<tr>
<td>Gate Piers, Churchyard, Stonegate</td>
<td>II</td>
<td>334691</td>
</tr>
<tr>
<td>Stone Coffin, Churchyard, Stonegate</td>
<td>II</td>
<td>334692</td>
</tr>
<tr>
<td>Old Vicarage, Stonegate</td>
<td>II</td>
<td>334693</td>
</tr>
<tr>
<td>Masonic Hall, Stonegate</td>
<td>II</td>
<td>334694</td>
</tr>
<tr>
<td>Garden wall and gate piers, 20 Stonegate</td>
<td>II</td>
<td>334695</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 few buildings which cannot accommodate some degree of alteration, providing 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 (contacts in Appendix I) at the earliest opportunity to discuss the appropriateness of any work and whether it will need listed building consent. Further information on listed buildings can be viewed on our webpage [Frequently Asked Questions on Listed Buildings](#).
Key unlisted buildings
As mentioned above there are sixteen listed structures in and adjacent to the Conservation Area, however this is not to say that the unlisted buildings do not contribute to 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

There are many unlisted buildings which make a significant contribution to the character of the conservation area. Their contribution, particularly around the retail core, may not be of national significance but adds to the distinctive character of the town. These include the buildings on King Street, Finkle Street, Silver Street and the Market Place. Some of the buildings are well detailed and make a significant contribution to the street scene and they are shown on Map 2 – Positive Features and are individually detailed in Appendix II – Key Unlisted Buildings.

The key unlisted buildings can be grouped into the following types:

18\textsuperscript{th} and 19\textsuperscript{th} century premises
These represents the most prevalent building type in the conservation area and their detailing is further examined in the following section on Traditional Building Materials and Local Details. Some of them have been converted to or originally contained some retail/commercial element. The earliest and/or the most prominent have been included. These are:

5 Ellison Street
27 Finkle Street and 9 The Green
20-20a Finkle Street
24 Finkle Street
9-11 King Street
Victoria House, 19 King Street
dental Practice, 37 King Street
42 King Street
60 King Street
7-8 Market Place
11-13 Market Place
Elm Lodge, Stonegate
10 The Green
**Victorian/Edwardian Civic Buildings**
These have more specialised forms and are more highly decorated than those of the previous age. These reflect the main social movements of the time. The key buildings of this group are:

- Town Hall, Fieldside
- The Old Chapel, King Street
- Methodist Chapel, King Street
- Grammar School and School House, King Street
- Former Primitive Methodist Chapel and its successor (now Howarth Timber), South Parade

**Buildings connected with the Darley family**
Thorne had at its heart several industries. The most prominent of these is the Darley brewery with its tower. The Darleys also built themselves a new house to enjoy and reflect their position in society and in the latest fashion. Key buildings of this group are:

- Old Brewery Tower, King Street
- Thorne House/Darley House

**Early/mid 20th century buildings**
The buildings from the first half of the Twentieth century illustrate the many influences on society at the time. Education was still important, but this was also the time of new entertainment with the growth of the ‘talkies’, the rebuilding and refronting of public houses following on from car travel and the banks wanting their presence to be felt. Key buildings of this group are:

- The Old Grammar School, Church Balk
- Old Cinema, King Street
- 10 Market Place
- Willa Spoons (Previously The Green Dragon), Silver Street
- The Red Bear, The Green

**Other positive buildings**
As well as the above there are also many other buildings that make a positive contribution to the area and which are shown on Map 2 – Positive Features and feature materials and details outlined in the next section.
7. Traditional building materials and local details

The majority of the buildings in Thorne Conservation Area are generally small scale with a limited palette of materials, reddish brown bricks and red roofing tiles predominating. However, a significant number are rendered, which may have been an upgrading of earlier buildings. There are a few, particularly community/civic buildings, built of stone whilst others are of brick with stone dressings. The original roofing material of clay pantiles has in certain cases been replaced with either slate or concrete pantiles. The use of concrete tiles is having a negative impact on the area and is discussed later. Buildings are mostly set to the rear of the pavement edge. However, some do have some grandeur by being placed behind forecourts. Occasionally buildings are gable onto the street.

![Example of two and three storey buildings in Thorne](image)

The details of most buildings are similar. Buildings are generally of two or three storeys. When of three storeys the second floor is shorter than the lower floors. Buildings mainly have a simple form, with plain frontages without projections that are of narrow span with fairly steep roof (about 35-45 degrees) and have vertically proportioned windows that on historic properties are traditionally timber sash windows. Unfortunately many of the original panelled doors and vertically sliding sash windows have been lost and which again is considered to have a negative impact.

![Sketch of typical form](image)
The 18th century structures can be identified by their steeply sloping roofs, parapet gables and kneeler stones. At least three of these early buildings have distinctive plates, perhaps securing the walls to the roof timbers, which are shaped into dates or initials. Shopfronts are important elements in the commercial core, although many of the 19th century examples have been damaged or replaced and most of the surviving awnings are not used. The use of externally mounted roller shutters with projecting housing boxes mars the shop fronts. Tall brick walls are also a feature, especially on Stonegate and Southfield Road.

Later civic, industrial, and recreational/entertainment buildings are more decorative and as such stand out in the streetscene. Many of these can be found in the previous section on ‘Key unlisted buildings’ and in Appendix II. Recent developments on King Street, Queen Street, Stonegate and Fieldside have used traditional materials and detail to tie them into the character and appearance of the conservation area.
8. Character and relationship of the spaces in the area

Open spaces, such as gardens, car parks and playing fields can contribute to the Conservation Area as much as the buildings. Trees and green spaces are dealt with in the next section of this document and are indicated on Map 2 at the rear of this appraisal.

The Market Place is a major space in the conservation area and is at its heart. On the main route through the town, it is an important event and contrasts with the built up nature of the streets into it. The recent refurbishment of the surface of the Market Place has been beneficial with the relocated listed pump. However, the presence of the vacant and derelict 1-2 Market Place, the modern building housing The Original Factory Shop and the gap site between 15 and 17 weakens the potentially very attractive townscape that could exist here. The former Woolworth building (now Wilson’s Carpets) and HSBC bank are also detractors due to their design and materials.

The Green is another important space in the conservation area. It is thought that the original market place was much bigger and originally stretched from the current Market Place all the way to The Green, but has gradually been filled in. As with the Market Place, it also suffers from gap sites, previous redevelopment and lack of investment in some of the older buildings (see also Negative Features). Some encouragement is the recently grant assisted works to 10 The Green and 30 Finkle Street which has brought some improvement to the ambience of the area.
There are numerous other gap sites in the centre of Thorne, where buildings have been demolished. These sites are frequently used as informal car parks, which have left them in a poor condition and to the detriment to the character and appearance of the area (see also Negative and Neutral Features). These gaps sites have great potential to be developed and re-establish the previous streetscape that existed. These should not be confused with the open space of gardens to houses and commercial properties, which punctuate the rhythm of street pattern and should be retained. Even smaller spaces between buildings can add positively to the character of the area. Cobbled streets remain in some areas, such as the lane between 42 and 44a-44b King Street.
9. Green spaces and trees

The ancient and commercial cores are characterised by a general absence of trees and open spaces. What trees are present are visually prominent, mature and of large-sized species that stand in the gardens of the larger properties, such as The School House of the older Grammar School. There are few young trees planted anywhere.

The school grounds, churchyards, Motte and grounds of Thorne House have already been mentioned and help to give a green wedge into the conservation area that gives relief and contrast to the built developments around them. In contrast to the other open spaces, the grounds of Thorne House are also well treed and help to provide a green backdrop to King Street. From the aerial view the distribution of green spaces and trees can be seen.
Another major green space is Memorial Park that marks the southern entrance to the town centre after crossing the flyover. As mentioned before it was originally the pleasure grounds of Thorne Hall but is now a park with a pond to its centre with various park buildings, attractions and many fine, mature trees.

Trees can add enormously to the ambience of 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. Strategic views

Whilst as mentioned previously Thorne is a town where the focus is almost always on the street frontage, the exceptions are the views of the towers of the Church and the former Darley Brewery. Both of these are important in the wider townscape as well as within their immediate streets (see Map 4 – Views into and out of the conservation area). Church Street, Stonegate, St. Nicholas Road and Church Balk have the Church as the dominant feature of the views along them and the tower is an important landmark on King Street.

Other important buildings acting as termination of streets and therefore of vistas are 1 Silver Street at the end of South Parade and Elm Lodge at the end of Bridge Street. The Rising Sun holds a key visual position on the bend of the road outside and as part of long views from South Parade.
Buildings that help to enclose large open spaces and where they occupy key positions and/or are larger in scale than their neighbours, are important as the key visual event of these spaces. Example of these are 1-2 Market Place, The White Hart and 7-8 Market Place with regard the Market Place, and 29 Finkle Street/ 9 The Green and 10 The Green with regard The Green. The buildings on Ellison Road, especially Thorne Hall, form a background to views out of Memorial Park. Prominent buildings also add further interest to the streetscape, such as The Old Vicarage on Stonegate, Travis Studio on Church Street and 44a-44b King Street. Distinctive buildings that are set in large grounds also act as landmarks, such as Darley/Thorne House and The Old Grammar School on Church Balk.

The White Hart forms a distinctive background to the Market Place

Views into and out of the conservation area also often give distinction visual clues between what lies in and outside the conservation area. Views from Hatfield Road across the Canalside to Memorial Park are important in giving a sense of arrival on the approach to the conservation area. Similarly the view across the churchyard, to St. Nicholas Church and the new developments on Southfield Road, help to give a destination.

Buildings that mark the edge of the conservation area also help to frame views in and out of the conservation. Examples being The Little Shop on Queen Street, the Town Hall on King Street, and the roadside building of 51 Ellison Street. The latter also contributes positively in views to Lockermarsh, a Grade II Listed Building, which although outside the conservation area, helps to form an important piece of townscape in this area. The large front gardens and set back of the houses in the vicinity are also significant contributors.

Many of the above buildings are listed or are considered to be key unlisted buildings due to the prominence of their positions to views in and out of the conservation area.
11. 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 Conservation Area, there are unfortunately several negative features, these are shown on Map 3 as well as outlined below. These are also described further in Appendix III.

Sixties and seventies development
There are numerous developments from the 1960s and 1970s that do not fit in with the historic character of the area. This is typified by the use of buff brick, horizontal windows and flat roofs. Some do have pitched roofs but these tend to be shallow and use concrete roof tiles. Some do use red brick but still appear at odds due to the type of brick and their form. They also tend to be sited in the middle or back of their plots rather than the more traditional position at the rear of pavement and include:

Ex-Health Centre, Bridge Street
Thorne Old People’s Welfare Centre, Church Street
Parklands, Ellison Street
Wilson’s Carpets, 2 King Street
The Original Factory Shop, 14 Market Place
Undertakers, 12a Fieldside
Boots, 3 Finkle Street
P & L Upholstery, 40 King Street
Butchers, Silver Street
The Moorings and Marine Lodge, West Street

Recent developments
There are a few recent developments that have not been based on the local vernacular and are therefore at odds with the general character and appearance of the conservation area. These properties have instead echoed the architecture of their more modern neighbours, some of which are those within the above character. These include:

10-16 Ellison Street
58a West Street (adj. Marine Lodge)

As well as the above buildings there are also other features that have a negative impact as follows:
Flyover, South Parade
As the bridge is elevated it is a dominant structure on the approach into the conservation area and also separates it from the environs on either side and does not relate well to the human scale of the conservation area. It is also municipal in its design.

King Street
Due to its relatively narrow width and the amount of heavy vehicular traffic, King Street is thought to be particularly unfriendly towards the pedestrian. Some form of traffic calming might be appropriate that would still allow through traffic but allow pedestrians to feel safer on this street.
**The Green**
The Green is an important space in the conservation area, both commercially and visually. The recently improved 10 The Green, and the neighbouring rebuilt 12 The Green have helped to give a distinctive edge to the space but further work is needed to give this area more definition. As mentioned before in parts it is poorly enclosed and its layout is uninviting. This is especially the case on the corner of The Green and Finkle Street where there is a considerable gap in the frontages. This could be suitable for redevelopment as a retail/residential site. Redevelopment or improvement of the car park to the west of 12 The Green, similar to measures for car parks listed below, would also provide a greater degree of enclosure to this side of the space. The rationalisation of the parking layout actually within The Green, and the introduction of trees, new paving and street furniture would also greatly improve the area.

The corner of The Green and Finkle Street lacks enclosure and some form of redevelopment might be appropriate here. Car parking within the space also seems visually intrusive, although they are important in attracting customers to the area, they could be redesigned to be more appealing.
Car parks
Many previous gap sites are now used as informal and private car parks. Depending on their prominence some of these have a negative impact, others are neutral (see later section on ‘Neutral features’). Examples are on Horse Fair Green, to the rear of Al Murads and the Original Factory Shop, as well as those on the opposite side to the Belmont and the NatWest bank. Another is on the corner of Stonegate and Church Street.

These car parks do little for the streetscape being gaps in the frontage and expose cars and large areas of tarmac to view which presents a hostile appearance. Redevelopment of some of these sites with future retail and residential developments may be appropriate or where this may not be a possibility, the installation of tall brick walls and/or tree planting would help redefine streets and also help to screen car-parks and service yards.
Poor edge condition
Where gap sites have not been developed, and exist as either car-parks as mentioned above or remain vacant they often have poor boundaries and/or edges and which can again give poor townscape and a hostile appearance. Again the use of tall brick walls and/or trees can help.

Vacant and derelict buildings
A major negative impact is where there has been a lack of investment in the historic buildings, which has lead to an air of abandonment to some areas. This is covered further in a later section.
Inappropriate repair and replacement
Where maintenance has been carried out this is often in unsympathetic materials and design. The loss of original shop fronts, doors and windows and their replacement in modern material and with limited detailing is particularly noticeable as is the use of external roller shutters. In addition poor quality street furniture, lighting and signage are all factors that detract from the town.

Replacement of pitched roofs with flat roofs
Many historic properties in Thorne have had their pitched roofs replaced with flat roofs that present truncated buildings and take away the interest that pitched roofs give. Flat roofs can also have maintenance issues which could lead to considerable problems in the future especially to historic buildings that were not designed to have them.
12. Neutral features

Neutral features are described as areas that neither enhance nor detract from the character and appearance of the conservation area. In terms of the buildings these can be seen to fall into the following categories:

Fifties developments
These developments use red brick, which is the typical colour of brick for the area, but are influenced by the modern movement and have flat roofs and horizontally proportioned windows.

Gazette Offices, King Street
Toilet, The Green

Sixties and seventies developments
Similar to the description of these in ‘Negative features’ these often are in buff brick, have horizontal windows and have either flat roofs or shallow pitches with concrete roof tiles. However, due to their being in less prominent locations and/or being less visually intrusive, they are not as noticeable as similar buildings identified as ‘Negative features’. This category includes:

Finkle Court, off Finkle Street
Boat Builders, Hatfield Road
Club, Horse Fair Green
6 Queen Street
Democratic Club, Southfield Road

Late 20th/early 21st century developments
This can be split into two groups, those that have been based on traditional architecture and those that have not.

Many recent developments have been based more on historic forms. However, detailing and materials have not been quite right. This is either through the use of inappropriate materials (such as type and/or colour of bricks and roofing materials), having too wide spans, the design of windows/shopfronts, the use of inappropriate features (such as quoins, integral garages, projections), have staggered building lines or a combination of the above. Buildings included within this category are:

3-7 Church Street
6-8 Church Street
Castle Motte House, Church Street
23-33 Ellison Street
NatWest/Ladbrokes, Finkle Street
HSBC, 5 Market Place
Klevelie House/LLandinam House, Queen Street
Maple Cottage, South Parade
Forge Cottage, Stonegate

Some developments have chosen not to reflect traditional architecture either because their function is something that does not fit into traditional forms or due to an aspiration to be clearly the age of their construction. The latter can still be done by reflecting and/or respecting the local vernacular. Adoption of previous modern forms can also necessitate a different approach. Buildings in this category include:

Trinity Academy, Church Balk,
Family Centre, Fieldside
Lloyds TSB, Silver Street
Garage, South Parade

**Historic Buildings**
There are a small number of historic buildings that have been altered and/or extended, to an extent that detracts from the original architecture of the building. Other buildings have little architectural distinctiveness. This category includes the following:

39 Church Street
3 Field Road
Belmont Hotel, Horse Fair Green
44c King Street
15 West Street

All the above buildings are described further in Appendix IV.
As well as buildings there are also some other features which are considered to have a neutral impact

**Timber Storage, Howarth Timber, South Parade**
Although not in the present boundary of the conservation area, due to the height of the storage it is visible from Ellison Road and the Memorial Park that are in the conservation area. However, it is at some distance from these. Improvements to the existing screening and/or the addition of landscaping could be useful, although this should not increase the height of the existing boundary treatment as this would further emphasise this intrusion.
Site of Rose Garden, next to the Memorial Park, Ellison Street
This area next to the Memorial Park does not appear to be fully utilised as a public space and is of less landscape value than the main park. There is also a large container within it that makes it feel more as a depot/maintenance area than a park.

Site adjoining 8 Silver Street
The area has been vacant for a considerable time and is now grassed over but is not of recreational use. Redevelopment with a sympathetic scheme would be welcomed.
Development Site, 18 South Parade
This site was previously occupied by a nondescript building which has now been demolished. Planning Permission has been granted for the erection of several residential units, with the one fronting South Parade echoing the form of others on this stretch being double fronted with bow windows to the ground floor. Unfortunately at the time of writing this has yet to be commenced.

Car parks – King Street, Church Street, Brown's Lane, between King Street and Finkle Street etc.
Car parks, as previously mentioned, can have a negative impact but in less exposed and sensitive sites can be considered neutral.
Canalside
Although the canal itself is an attractive feature once past the Victorian/Edwardian premises the land on either side is fairly bland and does little to add to the character and appearance of the conservation area.

Area outside Rising Sun
The area between the flyover and the Rising Sun, whilst being graced by attractive trees is dominated by a large expense of tarmac which gives a barren appearance for pedestrians crossing this area and using the new swing bridge to enter Thorne as well as visitors to premises in the area and the adjoining canal. A more attractive area should be able to be created.
13. Condition of Buildings
As mentioned above the condition of buildings in the centre of Thorne is of concern and which is reflected in its current rating as a ‘Conservation Area at Risk’ for the last two years in the list compiled by English Heritage. Of particular concern is the Grade II listed 1-2 Market Place which lies at the heart of the conservation area and which due to a long period of vacancy and neglect its condition is critical and appears on the Council’s ‘Building at Risk’ survey as does The Old Vicarage.

Other buildings of concern include Thorne Hall, The Old Police Station (8 Silver Street), 1 King Street, the former school building on King Street and the Rising Sun (see earlier sections).
If maintenance of buildings is not carried out this can ultimately lead to the loss of significant historic buildings, as recently occurred with the Old Fieldside Centre and the building adjoining 1 King Street.

Recent refurbishment and repair works to buildings such as 42 King Street and Elm Lodge, Stonegate show what can be done with buildings that are not in a good condition. Smaller works such as those to 10 The Green, The White Hart, Red Bear and Willa Spoons, can have a dramatic impact on the area.

Buildings on Orchard Street

It is recommended that a full survey of the state of important significant historic buildings be undertaken and remedies investigated and recommended. Updates on works that are occurring to improve the area should also be made available (see Management Proposals and Map 5).
14. Problems, Pressures and Capacity for Change

Although Thorne has a rich history, its actual built form has been spoilt by previous slum clearances, lack of investment in old buildings, road widening schemes and 1960s redevelopment, which have resulted in a loss of many historic properties. Certain areas lack the feel of being an ancient settlement and the sense of enclosure that would have once been there. However, where there are opportunities for redevelopment, such as where there are negative and neutral features, there is the opportunity to rebuild in the local vernacular, which has recently occurred. Planning briefs for potential redevelopment sites would give further confidence and clarity to investors (see Management Proposals and Map 5).

Old buildings that still exist help to give the area a distinctive character, but unfortunately sometimes they are seen as liabilities with essential maintenance and repairs being avoided or carried out unsympathetically. This in the long-term could lead for a call to remove the buildings if they become dilapidated and are viewed as eyesores. However, these buildings are part of the history of the area and should be valued for their contribution and their restoration promoted. They are also important in that they are embedded with key characteristics of the area and can therefore provide the inspiration for new design that builds on the distinct nature of Thorne.

The church and the motte are important historic assets but they feel neglected and apart from the town centre by a lack of positive environment due to several gap sites, unsympathetic modern developments and vacant buildings around them. The recent redevelopment of Stonegate has improved this greatly, although the retention of the barn that previously existed on Southfield Road would have been beneficial to retaining historic fabric.

With the need to ‘improve’ properties, this has often resulted 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. The recent HERS\(^1\) grant scheme did some good work to reverse this trend with more appropriate windows and shopfronts, as well as re-roofing in natural slate and clay pantiles that complemented their host buildings, but unfortunately this has not resulted in more buildings being restored sympathetically (see also Map 5). Signage can also give a cheap appearance if not designed to compliment the area. The desire to protect shops has led to the use of external roller shutters that has a deadening impact on the area and gives a hostile look to the area which serves to deter rather than attract shoppers, residents and visitors.

\(^1\) HERS - Heritage Economic Regeneration Scheme, used joint funding from English Heritage and Doncaster Council, to improve historic buildings in the conservation area
The conservation area has an area of green open space near to its commercial centre and there is a high probability that there will be demands for some of this land to be used for housing or other developments but this should not be at the detriment to the general green character of the area. With the increased use of cars there is also the pressure to increase parking and this can lead to the loss of tall brick walls with the introduction of additional or widened entrances to properties.
15. Suggested Boundary Changes

Since the designation of the conservation area, the area in and around has to some extent altered and buildings that were not considered important at the time of the designation of the conservation area are now considered to make a positive contribution, whilst buildings that are currently included may not now be beneficial to the general ambience of the area. These alterations are illustrated on the map below and are described in the following text.
The following areas are considered to be now worthy of inclusion:

**Ellison Street/Bridge Street**

There are properties along Ellison Street that contribute to the area but which are outside the current line of the conservation area and which appear inconsistent in terms of the line of the conservation area. The buildings fronting Ellison Street, opposite the park, contribute to the latter’s appearance and the roadside building makes a distinctive contribution to the entrance. A significant view is also provided by this roadside building when looking south to the Grade II listed Lockermarsh, which is complemented by the open nature of the front gardens of the buildings in between.

The car park on Bridge Street is a significant site that adjoins the conservation area and its inclusion will ensure that if redevelopment occurs in the future it will be designed with regards its setting. The nearby listed wall on Stonegate is also suggested to be added as it contributes significantly to the character and enclosure of this street. The removal of the nearby Democratic Club is discussed later.

Parklands and the historic building opposite form part of the entrance into the conservation area

The car park on Bridge Street contributes to the character of the area
Area around The Rising Sun/Canalside
Currently the boundary of the conservation area is tightly drawn around the frontage buildings in the area around the Rising Sun, but the backlands of this area are considered to also be of importance and are significant as the beginning of the conservation area.
Queen Street
Currently only one side of the street is in the conservation area, but buildings on the other side also give sense of enclosure and contribute to character of area. It is therefore suggested to include properties from 10 The Green up to The Windmill Public House. This would also help with the long term plan to enhance the area (see also later section on the removal of Queen Elizabeth Court, Queen Street). The area of car parking at the corner of Queen Street and Brown’s Lane and the Little Shop opposite is also suggested to be included with the later acts as a historic stop to the conservation area.
Area to the North of Thorne/Brewer's House, St. Nicholas Road

Currently there is a small spur of the conservation area which covers only St. Nicholas Road, which is to the north of Thorne House and its grounds. Part of this covers the remains of a stone wall, which is about a metre in height in places (many parts of the walls have unfortunately disappeared). In front of the neighbouring Dunelm, the wall is a lot shorter. Nothing of any particular interest appears on the opposite of the road. The justification for including this small stretch of road appears now limited and most of this area is suggested to be removed.

The land behind what does remain of the taller part of the wall however is considered to contribute to the conservation area and help with the setting of Thorne House. It is also part of a green wedge and forms an oasis that goes through this site and the grounds of Thorne House, the Motte, the grounds of the Old Grammar School and the church and its graveyards. It is therefore suggested that the green area to the north of Thorne House upto the access road to Sainsbury's be included (including the remains of the taller stone wall), but not include Dunelm (or the lower wall to its front) or Brookfield House.
As well as areas that should be included there are several that are recommended for omission, which are as follows:

**Canalside**

Originally the whole of the canalside south of the flyover was suggested to be removed, however the Victorian and Edwardian terraces and villas are of interest. In addition, this part of the canalside is seen as important with regards to views into the conservation area, especially of the above houses and towards Memorial Park, from the direction of Hatfield Road. The canalside south of the Victorian/Edwardian properties however is considered to be mainly neutral, as apart from the canal itself, it has little value to the historic character of the conservation area and this area is still recommended to be removed. See also above section on the addition of the area around The Rising Sun/Canalside.
Democratic Club, Southfield Road
Whilst the site of this building could be of historic interest as is thought to be the site of the original Tithe Barn, which gives the adjoining lane its name, the actual building does not contribute to the character and appearance of the conservation area and its removal from it is therefore suggested. Future developments on the site which impacts on the setting of conservation area would however still be a material consideration on planning matters.
Trinity School and its grounds, Church Balk
The school and its grounds are not considered to add to the character of the area. The school building is modern and distant from other built development in the conservation area and now that the boundary of the Old Grammar School is delineated from its previous grounds the boundary can be drawn tighter in this area than before.
Family Centre and Lift, Fieldside and 3 Field Road
The first two of these buildings are also modern in design and contribute little to the conservation area. The last is a historic building but has been altered and has a modern building to its rear. The removal of both areas would strengthen the resulting conservation area.
Queen Elizabeth Court, Queen Street
This development off Queen Street is modern in its detailing and is set back from the street so that it does little for the townscape and its removal would strengthen the remainder (see also above section on inclusion of other buildings on Queen Street).
16. Summary of Special Interest

The special interest of Thorne Conservation Area is due to:

- The gravel ridge
- The Boating Dike
- The Motte
- The Church of St. Nicholas
- The historic market place
- The burgage plots
- The drainage works by Vermuyden
- The 17th, 18th and 19th century buildings
- The generally simple form of buildings
- Limited range of materials
  - brick and render for walls
  - natural red clay pantiles or natural Welsh slates for roofs
- The occasional civic/community building that are more elaborate in form and design and may use stone more extensively
- The Darley Family
- The Memorial Park
- The trees and green spaces
- The tall brick boundary walls
- Coursed squared limestone boundary walls