Part II – Management Proposals

17. Management Proposals

Under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Doncaster 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 co-ordinated 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 proposed.
Recommendations

It is recommended that:

General

1. The Council should use ‘Thorne Conservation Area Appraisal Part 1: Appraisal’ as a material consideration in determining planning applications

2. The Council should adopt the ‘Thorne 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 name of the conservation area to be simplified to Thorne Conservation Area

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

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

Development

6. The Council should actively promote the protection of listed, key unlisted and positive buildings. The Council would be unlikely to grant consent for the demolition of 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.

7. The Council should undertake a heritage survey on the key buildings in the conservation area to ascertain the rate of survival of original elements that contribute positively to the character and appearance of the conservation area, such as roof coverings, windows and doors. This information will inform any decision to serve Article 4 Directions over these buildings. Controls over boundary walls, both brick and limestone, should also be investigated.

8. 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.
9. The Council should develop planning briefs for key sites in the conservation area, especially where these currently make a negative or neutral contribution to the conservation area.

**Maintenance and improvements**

10. The Council should identify ‘buildings at risk’ and proposals for remedial work to those identified should be encouraged.

11. The Council should seek, with its partners, the implementation of grant scheme(s) to maintain and improve the historic buildings, features and spaces within the conservation area, with special regard to the Market Place, King Street and the church/castle motte areas. This will be linked to Doncaster Council’s Heritage at Risk Strategy

12. 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.

13. The Council should work interdepartmentally and with other bodies to ensure that any works to the public realm respect the special character and appearance of the conservation area. In particular, Highway bodies can contribute positively by sympathetic reinstatement and repairs of the public realm.

14. The Council should publicise improvements made and expected to be made to the character and appearance of Thorne Conservation Area, including repairs and enhancements to its heritage assets.

**Increasing awareness and understanding**

15. 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:

   - shopfront, signage and security
   - sympathetic repair and alterations to historic buildings
   - guidelines for modern development

16. The Council should ensure that the conservation area links into both the strategic and local Green Infrastructure routes and policies. Green Infrastructure is 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 and contact details

Sources of information

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

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

**English Heritage - Yorkshire and the Humber Region**
37 Tanner Row,
York, Y01 6WP
Telephone: 01904 601 901
Website: www.english-heritage.org.uk

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

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

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

**The Georgian Group**
6 Fitzroy Square,
London, W1T 5DX
Telephone: 087 1750 2936
E-mail: info@georgiangroup.org.uk
Website: www.georgiangroup.org.uk

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

**South Yorkshire Archaeology Service**
Howden House,
1 Union Street,
Sheffield, S1 2SH
Telephone: 0114 2736354 / 2736428
E-mail: syorks.archservice@sheffield.gov.uk
Website: www.sheffield.gov.uk
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Jeffreys, T. (1775) *The County of York* [reproduction map] 1 inch to the mile, Margary-1977


Stenton, M. (2005) *Archaeological desk-based assessment of the former Express Dairy depot, Queen Street, Thorne, South Yorkshire* [unpublished]. ARCUS for Building Design Services Doncaster

SYBPT - Various surveys and reports


http://www.pastscape.org.uk

http://www.sytimescapes.org.uk
Appendix II

Key unlisted buildings

The Old Grammar School, Church Balk
The Old Grammar School was built in 1930 and was originally built with courtyards to the rear. Recently the frontage building has been retained and new build built to the front to form a new open fronted courtyard with the whole complex now accommodating housing. The original building is formal with a central pedimented front in a central block slightly advanced from side wings. The building is complemented by mature trees within its grounds.
5 Ellison Street
The building is mid 18th century and is the first building on Ellison Street heading away from the centre of Thorne. It stands proud at the back edge of the pavement and is a rendered two storey dwelling. Its architecture is plain with its front door centrally placed in a simple surround, with windows on either side with further windows directly above the lower windows. All the front windows being large paned timber vertically sliding sash. The roof is slate. Unfortunately the side windows have been replaced in uPVC. The dwellings to the rear are also of interest.

Town Hall, Fieldside
Late Victorian/early Edwardian built in 1909 as a Temperance Institute. The building is two-storey in dark red 'imperial' bricks with mainly brick detailing, with artificial stone heads to window openings and Welsh slate roof. Windows are casements divided with small panes to the upper section and large panes to bottom. The front door is on a canted corner, which is part of the composition of the gable onto the side street. The building is important as it marks the entrance to the conservation area from the west.
Old Cinema, Fieldside
The building was purpose built as a cinema in 1926/27 and originally called ‘The Kensington’. The frontage onto Fieldside is set behind a relatively large front forecourt, which is unusual in a settlement that has most of its buildings at the rear of the pavement edge, and which gives the building further status. Its frontage is mainly two storey which raises in the centre to three storeys between curved supports and which appears to missing its top pediment. It is of red brick with stone dressings and which all have been painted at some time, and which would be better to be carefully stripped back to reveal the original facade. The mass of the former auditorium is not aligned with the frontage and its other elevations are plain and of less interest with an almost industrial look, with a large span roofed in slate. The condition of the building is of concern (see Section 12 of the Appraisal).
27 Finkle Street and 9 The Green
Early 19th century property that occupies a significant corner position on The Green of three storeys and which is split into two properties. It is in cream brick in Flemish bond with banding, stone heads and sills to windows. The building is square in plan and has a pyramidal form to its roof with a chimney stack at its centre. The ground floor is commercial with good quality shopfront surround to 27 Finkle Street, although the actual shopfront infill is less sympathetic. The shopfront of 9 The Green should ideally be replaced to match the surround of 27 Finkle Street. Windows mostly modern, but in old photos are small paned vertically sliding timber sashes, eight over eight on first floor and three over three on second floor on the frontage, and presumably those on the other elevation would have matched. Concrete tile to roof, originally clay pantiles whose reinstatement would also be welcomed.

20-20a Finkle Street,
Late 18th century building, given prominence by being of three storeys in red hand-made in Flemish bond. It is divided into three units each occupying a ‘bay’ of the building with shopfronts to the ground floor. The surround of the left-hand shopfront unit has several historic elements remaining but the actual shop window itself is poorly detailed. The shop window of the right-hand unit is well detailed although it has had a middle bar added which detracts and its surround is poor. The middle shopfront is not of architectural interest. The restoration and replacement of the shopfronts would be welcome and should incorporate the best elements of the left-hand surround and the right-hand shop window to create a unified and well detailed ground floor frontage.

Like several other old buildings within the town centre the original pitched roof has been replaced with a flat roof (see Section 10 on Negative Features) and reinstatement of pitched roof would be welcomed. Window openings have flat brick arches to their heads and stone sills to their bottoms and it is likely that the original windows would have been small paned vertically sliding timber sash windows as typical feature at the time of construction. Upper levels appear to be vacant (see also Section 12 on Condition of Buildings).
24 Finkle Street
Early 19\textsuperscript{th} century three storey property, rendered presumably on brick. The modern shopfronts on ground are of no particular merit, including a unattractive external roller shutter, and whose replacement would be welcomed. uPVC windows are unfortunate. Previously vertically sliding sash timber windows existed on first and second floor of frontage, with those on the second floor being small paned. Reinstatement of small paned timber sashes to all upper floors would be considered appropriate. Decorative eaves detail. Roof in concrete tiles with chimney stacks at each end of ridge. Replacement roof in natural pantiles or slate would be welcome especially if backed with evidence of original material.
9-11 King Street
Mid 18th century building of three storeys and four bays, cream coloured render presumably on brick. On ground floor, archway opening in second bay from right, now enclosed and incorporated as part of building. Modern shopfronts of traditional inspired design although lacking in some finesse to either side, especially on fascia. Large paned vertically sliding sash windows to first floor and large paned Yorkshire horizontally sliding sashes to second floor, all in painted timber. Red clay pantiled roof with chimneystacks on ridge, with stone kneelers and copings on gable verges.

Victoria House, 19 King Street
18th century building is prominent due to being three storeys. Cream render presumably on brick. Front doorway to centre of ground floor with simple surround, with door of modern detailing. Windows either side, which appear slightly low in position and that to the right is set slightly left of the windows above. It is believed that the ground floor windows are relatively recent replacements for previously existing shopfronts. Upper window openings have keystones to their heads and all windows are small paned vertically sliding sashes, although those to the first floor seem to have been subdivided into too many panes. Slight readjustment of position of ground floor window and alterations to division of first floor windows would improve appearance significantly. Roof is slate and chimneystacks at either end of ridge.
The Old Chapel, King Street
Originally built as a United Methodist chapel in 1893 and converted to flats in the mid 1990s. The building is of two storeys in red brick with yellow brick detailing. Gable to road set back from pavement behind walled forecourt, which may have originally been lower with railings. Large semi-circular arched doorway to centre of ground floor with paired windows above and longer windows to either side. All windows have semi-circular arches to their tops matching the doorway and are set between yellow brick pilasters with a triangular banded pediment above. The elevations to sides are plainer but also have arched windows which are now blocked in the centre of their height so as to be divided into two shorter windows presumably due to conversion. All windows appear to be modern.
The Dental Practice, 37 King Street
Mid 18th century building, cream render presumably on brick, which by being three storey gives it prominence, of three bays with plinth. Set at back of pavement. Central door in simple surround, with ‘shopfront’ on left with simple traditional fascia above, sash window to right hand side. Blind windows on upper floors above door with uppers windows centred on shop front and directly above window on ground floor. Upper windows all modern, but would have originally been small paned vertically sliding sash windows given the date of building. Ground and first floor windows of similar proportion, second floor reduced in height. Roof in concrete tile, chimney stack to right-hand end of ridge.

42 King Street
18th century property constructed in hand-made red brick of two storeys set behind walled front garden, an usual feature compared to the norm of buildings set to back edge of pavement. Building is of three bays with central door, with windows either side, and windows above all. There are brick arches above all openings, four panelled door and windows are small paned vertically sliding timber sashes, all recently installed but based on historic models. Large roof which appears to be have been used as storage, with high level door within gable, when the house was first built as what appears to be a merchant’s house. Chimneystacks at either end of ridge. There is a decorative eaves band/cornice. The building has recently been comprehensive restored by South Yorkshire Building Preservation Trust¹ which received grant assistance from the Council run HERS.

¹ SYBPT – A charity that specialises in the restoration of historic buildings
60 King Street
Dating from 1794 and built as a farm. Unusual having gable on to road, although from old photos this appears to have been more prevalent historically then now. Hand made red bricks, rendered to front and sides with clay pantile roof. Wrought iron ties to gable. Large paned timber sash to left hand side of first floor. Unsympathetic shopfront to ground floor frontage and part return.
Methodist Chapel, King Street
Originally built in 1826 but renovated in 1898, and from when the frontage is from as noted on the date stone. Two storeys with gable to front, detailed as a thinly ornamented split pediment. Double door to centre with plain surround, with two square headed windows either side with the same above, paired semi-circular windows with circular window over set in slightly recessed central section above door. Building set back from road behind wall with piers and railings. Railings are fairly modern although gates are historic.

Grammar School and School House (66 King Street)
Victorian gothic linked buildings, originally built in 1862 as the school and headmaster’s house set behind wall with decorative stone piers and iron railings, although again original railings have been replaced. Red brick in English Bond with stone detailing. School gable fronted, tall single storey and nearer road with bell structure in left-hand front corner without bell and linked to house by tower at right-hand back corner. Tower is leaning. School house of two storeys with dormers to first floor, and with large paned vertically sliding sashes in mullioned surrounds. Buildings complimented by trees within the front garden of the house.
Old Brewery Tower, King Street
Built as part of the brewery in 1892 by the Darley Family, the tower appears on the skyline from many viewpoints in and around Thorne town centre. It is of four storeys, surmounted by a pedimented attic storey, and like its associated buildings on either side are more decoratively detailed on its roadside elevation but plain to other elevations. In machine made red brick, double pressed in Flemish bond, with slate roof. It is of two bays with semi-circular arched windows that decrease in size the higher up they are on the building, with a central semi-circular arched recess in the pedimented top, with decorative banding at first floor level and at first and third floor window head levels with plinth at ground level. Louvres exist on the sides of the roof that presumably were needed for the ventilation of the brewing process. The tower is currently utilised by mobile phone companies for antennae and receivers and it is expected that if this continues these will be replaced with smaller and more discrete units as technology improves.
7-8 Market Place
Early 19th century building which is prominent due to the fact that it is on a corner facing towards the market place and is of three storey of a simple Georgian architecture. The building is of a unified appearance and is made up of two properties, the right-hand side appears to have been largely rebuilt when it was originally taken over by Halifax, the left-hand has recently had its windows repaired and refurbished and had the original small paned window sub-division reinstated. This received grant assistance as part of the Council run HERS and a traditionally inspired shopfront was installed at the same time.

The Halifax has a less successful ground floor, although its upper floors are also graced with vertically sliding timber sash windows, however those of the first floor have unfortunately been wrongly subdivided as eight over eight rather than the original six over six. The building is rendered and painted light colours with a small curved corner facing the market place and has thin plain pilaster extending the full height of the building marking the bays of the right-hand unit and the ends of left-hand unit. The roof is a shallower pitched with Welsh slates, chimney stack towards the centre of the ridge of the building fronting King Street.

10 Market Place
Built in the first half of the 20th century as a bank, with a classical appearance. It is stone fronted tall single storey building of three bays, with elongated glazed openings to each bay with pilasters between and at ends, with fascia and dentilled eaves detail. Westmorland slate hipped roof. Rear portion of building is much plainer. Now occupied by Post Office.
11-13 Market Place
Early 18\textsuperscript{th} century two storey building of five bays, white rendered (presumably on brick). Two right-hand units have traditional shopfronts, those to left-hand units are modern with intrusive external roller shutter and their replacement with shopfronts matching those of right-hand side would be extremely welcomed. Sash windows to three left hand bays of first floor, with modern windows to right hand bays, the latter would be enhanced by replacement with windows matching the former. Second bay from left slightly advanced and windows have prominent keystones to their heads and stone sills. Red clay pantile roof with historic dormer. Building shares some of features of 1-2 Market Place and potentially some historic link.
Thorne House/Darley House, St. Nicholas Road,  
The building was constructed in 1899 for the Darley Family. Its detailing is typical of a late large Victorian dwelling. It is red brick on its lower two storey with half timbering to its upper attic level under a slate roof. The windows are large paneled within stone mullioned surrounds on the lower levels and smaller windows to attic storey. It is set behind a screen of trees on the frontage to St. Nicholas Road, as well as on the northern side, and although these are now no longer part of its grounds they do complement its setting. The building is still set within large grounds which are also well treed and contribute positively to the area. There are also decorative gate piers to its entrance.

Willa Spoons (Previously The Green Dragon) Public House, Silver Street  
Built in 1907 as a public house. Two storey, three bays, in brick with recessed render infills to first floor with timber windows. Heavily modelled symmetrical frontage, with central main door. Glazed brick below sill level. Mullioned set of four casement windows to either side set within arched recesses. Canopy over door, central bay emphasised by being more recessed than infills to outer bays, within which are mullioned casements above those on ground floor but this time in sets of three. Central bay pierces over-hanging eaves with scalloped pediment within which are a circular window and date. Gable with chimney stack to either end and roofed in small red clay plain-tiles.
Howarth Timber, South Parade
Former Primitive Methodist chapel in South Parade built in 1859 and its successor of 1907 to the north in free Gothic style. The early building is simply detailed in red brick with slate roof, the later building is more decorative and stone fronted. The converted chapel and associated buildings on South Parade now house Howarth Timber.
**Elm Lodge, Stonegate**
Recently refurbished historic property, which has been divided into flats and which is prominently positioned at the end of Bridge Street. It is of late 18th origins, which has since been extended at several stages. Two storey red brick building. The frontage onto Stonegate is of 5 bays, with the centre bay recessed, in which is the former front door with a window above on first floor, with two windows to each floor within the projections to either side, all under a simple low pitched hipped slate roof. Windows are modern large paned vertically sliding sashes, the right-hand corner of the right-hand projection has prominent quoins, and on early maps the building is shown as a thinner building. It is thought that this may have had a 'grand' garden frontage to its northern side, which the quoins were part of, and which the corresponding quoins of this previous elevation now being hidden in the fabric of the building. Chimney stacks irregularly placed. Interesting wrought ironwork arch to side gateway.

![Elm Lodge, Stonegate](image)

**The Red Bear Public House, The Green**
Early 20th century refronted public house, two storey rendered, originally red brick window surrounds and coursing but recently painted a stone colour. Timber vertically sliding sash windows, unequally hung with large lower sash and smaller sub-divided upper sash. Small red clay plain tiles to roof. Core of building could date from late 17th century/18th century judging by its proportions and a large central chimney stack that until recently was evident externally. Appearance of front elevation is currently marred by toilet/entrance extension.
10 The Green
Mid 18th century property, similar to 42 King Street, appears to have been built as a merchant’ house as old photographs show upper level door to attic storey. Two storey, three bays rendered with clay pantile roof. Front door to centre bay, sash window to right, traditional style shop surround to left that wraps around corner of side return, with door to shop on corner. Upper windows again large paned vertically sliding sash windows directly above ground floor window and front side of shopfront. Yorkshire sash windows on side gable. Stone kneelers and coping to gables with chimneystacks at either end of ridge. Recently refurbished with grant assistance as part of Council run HERS scheme.
Appendix III

Negative buildings

Ex-Health Centre, Bridge Street
The building is at odds with the general character of the conservation area by being a single storey, large span with corresponding large floor plan and a strident broad white fascia. It has a mainly flat roof although there are areas of pitched roofs which relieve the skyline. The overall impact however is of a monolithic building. The building’s negative appearance has been further compounded by recently installed external roller shutters, which present a hostile appearance when in a frequently closed position. The building also has a poor boundary treatment that contributes little to an attractive streetscape. The trees within the frontage and the older buildings on Stonegate help to shield the building to a certain extent but comprehensive redevelopment of this relatively modern building is likely to be the most successful solution, with the retention of trees and the aforementioned older frontage buildings on Stonegate. Some slight improvement would however be achieved by more sensitive selected security measures for the doors/windows, the installation of brick walls/railings and further landscape which would reduce the impact of the building.
**Thorne Old People’s Welfare Centre, Church Street**
This building by being set back and being of single storey fails to recreate the strong streetscape that once existed in this area. The building also does not use the local vernacular to bring it somewhere near to an appropriate design, with the use of mainly buff brick, horizontally proportioned windows (which also have external roller shutters), and shallow pitched roofs of concrete tiles. Some attempt has been made in recent years to give some definition on the street edge, with wall and railings but the overall effect is of modern suburban building out of place in an urban area.

![Thorne Old People’s Welfare Centre, Church Street](image)

**10-16 Ellison Street**
This recent development has had little regard to the traditional characteristics of the conservation area. It has a front projection, timber cladding, large window openings and low pitched concrete tiled roofs, all of which are non-traditional features. It is set back behind a car park with little soft landscaping which further detracts from its appearance. It is also in a key position next to Memorial Park and close to Thorne Hall.

![10-16 Ellison Street](image)
Parklands, Ellison Street
Although outside the conservation area, it forms part of the view coming into the conservation area and therefore has a considerable impact on it. The main building is two storey in buff brick and dates from 1960s, with a single storey white rendered range to the side. To its front lies a surface car park, which forms a hole in the street frontage. The rear faces towards Memorial Park and comes extremely close to it. Redevelopment would be welcome, and which should have a form that provides a frontage to Ellison Street and allows breathing space to the rear before the adjoining park.

Wilson Carpets, 2 King Street
This building is another 1960s intervention and is set back from its neighbours. It is in buff brick with horizontal windows and has a flat profile to its roof. The shopfront is simple but has an over-dominant fascia. Subject to the impact on neighbouring properties it may be possible to extend the building forward and refront it with a design that more reflected the traditional architecture of the area.
The Original Factory Shop, 14 Market Place
This building lies on a prominent corner of the Market Place, and due to its form and detailing fails to fit in with its neighbours. It has a flat profile, with large areas of blank walls and over large windows that are of horizontal proportions. It is a building that appears monolithic, especially compared with older buildings that respond to the original burgage plots. The lack of shop-surrounds, use of external roller shutters and the overlarge signage further compound its negative impact. Redevelopment of the site that split the building up into smaller elements, but which could still retain it as a single large floor plan, and with detailing that responds to traditional characteristics would be welcomed. The car park to its rear is considered as negative as well (see Section 10 Negative features).

Undertakers, 12a Fieldside
Single storey, 1960s building, constructed of buff brick, with flat roof further emphasised by a wide white fascia, and large horizontal windows. It is again at odds with the form of historic buildings, as picked up in the neighbouring recent development. Also unattractive timber panelled fence to the side. Rendering the building and putting on pitched roof in clay pantiles or slate, including possibility of raising to two storey could help although, replacement building in red brick might be the preferred option. Any redevelopment would have to take account of the tree to frontage.
Boots, 3 Finkle Street
1960s two storey flat roof which is again at odds with the form of historic local buildings. 1st floor windows are L-shaped rather than having a simple rectangular shape. Materials used are also out of keeping being concrete frame with red brick infills. The shopfront is poor with a large fascia. Facelift to front might be appropriate with alteration of window openings to have vertical proportion and the frontage rendered and the insertion of a better proportioned and detailed shopfront. The addition of a pitched roof (slate/clay pantiles) or decorative parapet detail which would help to give a top to building.

P & L Upholstery, 40 King Street
Another 1960s development that again is flat roofed, in buff brick with horizontally proportioned windows and a canopy that give a very horizontal appearance to the building. Given its immediate neighbours of the key unlisted building of 42 and the listed 44a-44b King Street, its negative appearance is further emphasised. A comprehensive facelift similar to that suggested above for Boots would be welcomed, or complete redevelopment could also be appropriate.
Butchers, Silver Street
This 1960s building has a suburban and domestic appearance to it and is odd given its retail use on the main route through Thorne near the historic centre. It is in buff brick with large horizontal windows and roofed in concrete pantiles.

Modern developments, West Street
The dwellings are set back from road, and consist of non-historic form with large spans, front facing projections, use of buff brick and horizontally proportioned windows.
Appendix IV

Neutral buildings

Trinity Academy, Church Balk
This recently constructed building is contemporary in its design and does not reflect more historic models in Thorne Centre, which it is some distance from and therefore has little impact on the general character and appearance of the conservation area.

Dwellings and old building on Church Street
These buildings do little to create an attractive townscape on this street, which leaves the nearby listed Travis Studio feeling isolated. The dwelling to the immediate right of Travis Studio does have an historic building at its heart, but has been pebble-dashed, a veranda added and a concrete tiled roof that detracts from its original form. The dwelling further up the road, uses some local historic features, but with the garage being integral and the use of quoins makes the building appear elongated. The front boundary treatment of both properties appears suburban with the use of conifers and the form of gates and railings. The old building to the left of Travis Studio is an historic old building but needs a frontage building in front to address the street better.
Shops/Flats on Church Street
These buildings again attempt to use some of the historic features of the area, being red brick and having pitched pantiled roofs. However, the use of horizontally proportioned brown windows on one and a large span on the other, and with both having poorly detailed shopfronts, fail to integrate these buildings fully into the local streetscape.

23-33 Ellison Street
This late 20th century development is considered to have little regard to the local vernacular, with its staggered frontage, low pitched concrete tiled roofs, horizontal window openings and front projections. It is however set close to the pavement edge and therefore helps to give some sense of enclosure to the street. In addition it is not in a key position and therefore has little impact on the general character of the conservation area and its harm is therefore mitigated.
3 Field Road
The front building, although historic, has been much altered with the size and type of windows being changed and it also has a concrete tiled roof. The building behind is fairly modern and does not use the local vernacular. Overall these developments are not considered to add to the character and appearance of the conservation area.

![3 Field Road Image]

Family Centre, Fieldside
The modern design, with the use of flat roofs and cladding material again does not reflect local vernacular. However, there is some use of red brick and its position will be hidden by the dental practice which is currently being built so that it will be shielded from the main thoroughfare of Fieldside.

![Family Centre, Fieldside Image]
**Finkle Court, Finkle Street**
This area has an uncared-for feeling. The lower level developments are of single storey with large spans and shallow pitched roofs in concrete tiles that do not tie in with traditional architecture of the adjoining frontage buildings. Poorly detailed shopfronts with external roller shutters also add to the neglected atmosphere. The area is tucked away and therefore does not have a major effect on the conservation area it is part of.

**Tonis, 22 Finkle Street**
This property does attempt to fit in with its use of red brick and vertically proportioned windows but is let down by the quality of material and detailing. The brick has a modern appearance, the windows are top hung casements without the more interesting appearance that sliding sashes have and the shopfront lacks the presence that would be achieved by having a surround with pilasters and a properly detailed fascia. There is also an over dominance of signage.
NatWest Bank/Ladbrokes, 1 Finkle Street
The building does make some attempt to reflect local vernacular with the use of red brick and sash windows, although the actual window arrangement is odd and appears to have no relationship with the shopfronts below. The shopfronts themselves are strangely detailed, and there is no consistency between the two units that make up this building, with the use of purple brick on one and both have a lack of proper surround. The roof is concrete tile.

Farrier's Court, Horse Fair Green
Whilst some attempt has been made to reflect local vernacular the span of the building is too great resulting in a top heavy appearance of the roof, which is worsened by the use of concrete tiles.
Belmont Hotel, Horse Fair Green
Whilst there is a historic building at its heart this has been unsympathetically extended and the altered ground floor window openings, replacement windows and roof do not help. Signage and its illumination is also an issue.

Boat Builders, Hatfield Road
The building is a large shed that does not relate to the traditional architecture of the area but relate understandably to its commercial use. It is part of the canal side usage and therefore is in accordance with the canalside character.
Club, Horse Fair Green
The building has a modern suburban appearance as a single storey building with horizontal windows and a deep span shallow roof in concrete tiles. The frontage is however kept relatively simple and is not on a major road in the area so that its impact on the conservation area is lessened.

Gazette Offices, King Street
The building is of a modern design with a functional appearance and flat profile to its roof. It is in red brick but is spoilt by some of its windows being replacements and having an unsympathetic shopfront with a large fascia. Sympathetic window replacement and shopfront could make a significant impact.
44c King Street
This building lies at the end of a terraced row of dwellings that are listed and which were originally the outbuildings for a substantial dwelling owned by the Darleys and which is also listed and is now subdivided to form 44a-44b King Street. 44c is later in date than the other buildings and appears to be of the 20th century but continues the general form of its neighbours. The building however has several features that are alien to the area but due to its remote location it does not impact greatly on the area. Elements that could be improved are the large window and door openings on the ground floor, the windows themselves and the partial render/partial brick of the elevations. The roof is in plain red tiles which is not characteristic of the area but is not an unattractive feature.

HSBC, 5 Market Place
A modern detailed building in purple brick with a large horizontally proportioned window on the first floor next to a blank piece of brick work. The windows are top-hung casements without any heads or sills and the lack of shopfront surrounds and continuous long white fascia further add to its bland appearance. The roof is also unusual in the area having a plain flat tile but again like the building above is not too unattractive.
6 and 7 Queen Street
These buildings are bungalows on either side of the street, which introduces an alien suburban feel into the historic urban centre, and creates gaps in the townscape.

Kleveland House/Llandinam House, Queen Street
The building has a staggered building line, with horizontal windows, low pitch with concrete tiles and projections to front.
**Queen Elizabeth Court, Queen Street**
The building was built in the 1980s and whilst it uses red brick, pitched roof and vertically proportioned windows, it has large spans, concrete roof tiles and sets back from the road which are not local vernacular features. The buildings are however fairly innocuous and therefore they are not considered to be detrimental but their inclusion in the conservation area does not add to its character.

**Lloyds TSB, Silver Street**
This building was re-fronted and altered in the 1980s. It is of plain architecture in red brick but with blue brick detailing and a flat roofline. There are also large areas of blank walling with the ATM inserted crudely so that the brickwork detail is interrupted. The fascia is also quite prominent but ties in with its architecture. Whilst the building is of its time and does not reflect the local vernacular it is fairly low key.
Democratic Club, Southfield Road
The building is an odd mixture of forms and appears to be part club/part house. It dates from the 1960s and the site according to earlier maps appears to be the site of a Tithe Barn that gives its name to the adjoining lane. Its position is at an important entry point to the conservation area. The part of the building fronting Southfield Road is fairly simple in buff brick but does have a slate roof. The form of the other part is more complicated but is in a less prominent location.

Garage, South Parade
The garage premises whilst by its nature is not of a traditional or historic nature is to some extent tucked behind other buildings and tall brick walls so as not to be over-dominant in the streetscape. The office/shop building that serves the garage has recently been rebuilt and uses brick of a handmade appearance to tie it in more to the character of the conservation area than the previous building.
Maple Cottage, South Parade
The building does attempt to use traditional features to make it fit in with the conservation area, with the use of red brick and pitched slated roofs and vertically proportioned windows, but the windows are top-hung casements that lack the detail that vertically sliding sash windows would have added.

Forge Cottage, Stonegate
This building does use red bricks and has a pitched roof but the brick unfortunately has a modern appearance, with an alien banding detail at first floor level. The span of the building is too wide, the roof pitch is too shallow and is covered with concrete tiles. The building is also set back from building line and the windows have horizontal proportions rather than the traditional vertical. The chimney could also do to have more breadth.
**Toilet, The Green**
This building whilst being a useful amenity is quite functional in its appearance and also contributes to the gap in the streetscape especially when seen in conjunction with the open space to the corner.

**15 West Street**
The building is of moderate historic interest but is much altered and therefore does not add much to the conservation area.
Appendix V

Relevant policies of the Doncaster Unitary Development Plan

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 30 Listed buildings
ENV 31 Repair and restoration of listed buildings
ENV 32 Additions and alterations to listed buildings
ENV 33 Preservation and enhancement of listed buildings
ENV 34 Setting of listed buildings
ENV 35 Protection of 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
<table>
<thead>
<tr>
<th>Code</th>
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</thead>
<tbody>
<tr>
<td>PH 8</td>
<td>Infill and small scale housing development</td>
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<tr>
<td>SPH 4</td>
<td>Safeguarding residential land</td>
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<tr>
<td>PH9-PH12</td>
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<td>PH13</td>
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<td>SPH 5</td>
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<tr>
<td>PH16&amp;17</td>
<td>Priority Residential Policy Areas</td>
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<tr>
<td>T7</td>
<td>Road improvements.</td>
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</tbody>
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Appendix VI

Community involvement

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

- Advertising of the Thorne Conservation Area Appraisal on the Council’s web-site in advance of its draft publication
- The draft appraisal was passed to English Heritage, South Yorkshire Building Preservation Trust, South Yorkshire Archaeology Service, Neighbourhood Managers, Doncaster Civic Trust and Development Management for comments.
- The consultation was registered with Doncaster’s Consultation Team to ensure that it was in line with Doncaster Corporate guidelines.
- An e-mail was sent on 2 February 2011 to the Chair and Vice Chair of Planning Committee and Local Ward Members, informing them of the appraisal and welcoming comments
- Site notices were erected on 3 February 2011 in and around Thorne Conservation Area, advertising the consultation of the appraisal and asking for comments. A copy of the draft appraisal was given to Thorne-Moorends Council. Local interest group ‘Thorne Needs You’ was also informed. Copies were also made available at the Central and Thorne libraries, as well as at the Planning Department, again with notices welcoming comments
- The appraisal was made available on the Council’s website on 4 February 2011 welcoming comments
- The Consultation Period officially started from 7 February 2011 to finish on 18 March 2011
- A copy of the draft appraisal was sent to Thorne History Society on 8 February 2011
- A notice was placed in the Doncaster Star and Thorne Gazette on 10 February 2011 advertising the draft appraisal and asking for comments
- A copy of the draft appraisal was sent to Moorends Library on 10 February 2011 and Neighbourhood Manager passed on notices to other local groups.

Responses

Doncaster Civic Trust thought the draft appraisal was a full and comprehensive piece of work. Agreed with almost all of the views within the appraisal but did not agree with the changes to the boundary to omit most of the canalside, and felt that the whole area should remain in but if the boundary is changed here the new flats, the Edwardian and Victorian premises, the canalside and both its banks in front should remain in to protect the views of the conservation area when coming in from the direction of
Hatfield. The condition of buildings was also noted. Thorne Old Peoples’s Welfare Centre was considered neutral rather than negative, whilst 10-16 Ellison Street was thought to be negative rather than neutral. They also thought more could be said about the improvement in quality of new developments in the last ten years and noted that most of the negative buildings were from the 1960s.

The neighbourhood manager noted that the draft appraisal was a useful and informative document.

South Yorkshire Buildings Preservation Trust suggested adding the survival of 17th century buildings as well as 18th and 19th century buildings as part of the introduction summary of the conservation area. The Masonic Hall appears to be early rather than late 18th century and that many of the premises on Stonegate seem to have had their principle gardens on the opposite side of the road. They pointed out that there were conflicting dates for 1-2 Market Place in the appraisal. It referred to the building being both 17th and 18th century. 1 Silver Street is considered be the best preserved late 17th/early 18th century house and future development around it should take account of this. 60 King Street is proposed as being a significant unlisted building. The Red Bear is thought to have been refronted in the 20th century and is considerably older – possibly late 17th/early 18th century.

South Yorkshire Archaeology Service has provided further information on the historic character and development of Thorne town centre.

English Heritage thought that the document is very impressive, comprehensive and thorough but made a few suggestions. Additional comments should be added on the small spaces and highway treatment between buildings, and to highlight the problems with some of the public realm. It was suggested having summaries within the section on ‘Condition of Buildings’ for the sites where change for the better can be anticipated and that planning briefs for brownfield sites should be included within the Management Proposals. There should also be a section on strategic views. Highways Department should be encouraged to take a more positive/conservation role in terms of public realm works. Also the document should include a closer aerial view of the conservation area and add street names to the maps.

Three members of the public have written in. The first thought that whilst the modifications of the boundary in 1993 had served the town well, the justifications regarding the proposed alterations to the boundary were well explained and that, apart from possibly extending the conservation area to include the former library building, no further amendments then those now proposed are necessary. Further information on the history of Thorne was provided. Information also provided on individual buildings, some of which are outside the conservation area. Concerns raised over the current appearance
of the pedestrianised area of Finkle Street, due to previous repairs, and the condition of 1-2 Market Place and 8 Silver Street. The work of local groups regarding the canalside and Thorne Motte was also mentioned. It was also noted that it was surprised that listed building outside the conservation area are not mentioned in the appraisal as much as those within the conservation area.

The second said that the appraisal was very thorough and was an excellent report and was in almost total agreement with all proposals. It was however thought that it might not be possible to achieve everything suggested and that prioritisation was needed. Dealing with the neglect of important historic buildings i.e. 1-2 Market Place, Thorne Hall and the Old Vicarage should be the priority. Concerns were raised over the dismantling of wall that previously existed between West Street and the canalside and that it has not been reinstated.

The third thought that the existing boundaries should remain intact and that not enough protection had been afforded to the limestone walls on St. Nicholas Road and where these have been lost these should be reinstated. Also the trees within the grounds of the former allotments should be protected.

Amendments
60 King Street has been added as a key unlisted building and a description has been attached in Appendix II. The fact that the negative buildings are mainly from the 1960s is noted within the appraisal. Thorne Old People's Welfare Centre is still considered negative as although it is a single storey building, which should lessen its impact, it is a critical location near to the church. The suburban character of this building and its set back further detracts especially when compared to the original streetscape that once existed here. 10-16 Ellison Street has however been reconsidered as negative.

The quality of recent developments was mentioned throughout the document but is now emphasised more. Information on buildings outside of the appraisal area will be used to feed in to future work on a list of buildings of local interest. Listed buildings outside the conservation area are only mentioned where they have an impact on the character and appearance of the conservation area. The work of local groups in the area is noted.

Concerns raised over the condition of historic buildings highlights that these should be the priority for action, especially 1-2 Market Place, Thorne Hall and Old Vicarage. Additional comments have been added on the small spaces and highway treatment between buildings, and the problems with some of public realm further highlighted. A section has been added on strategic views
which combines comments that were already in the document on views into one section.

An additional aerial view of the conservation area has been added that shows the centre in greater detail. Street names have been added to the map inserts. A map has also been included that shows the buildings whose condition is of concern, grant assisted properties, recent and on-going developments and potential sites for redevelopment.

The boundary changes of the area around the canalside have been reconsidered. Whilst the Victorian and Edwardian properties are considered to add to the ambience of the entry to the conservation area, the area of the canalside beyond appears to contribute little to the character of the conservation area. The boundary has therefore been amended to retain the above properties, the new apartment blocks, the canal between these and the boatyard, but still exclude the southern section of the canalside. The extension of the conservation area to include the library was also considered but it was felt that extending the conservation area to include a particular building could not be justified. Extending the conservation area to include the former allotment on St. Nicholas Road would help protect the trees that concerns had been raised over as well as the general green character that its shares with the neighbour part of the current conservation area. All responses 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.

The significance of boundary walls has been further highlighted in the appraisal and their protection repair and reinstatement is also recommended as part of the Management Proposals. Unfortunately, as part of the approval of the apartment blocks on West Street, the wall in the vicinity had to be dismantled to allow the widening of the road and the provision of a footpath. As far it is known there are no plans for its reinstatement. The reinstatement of the stone boundary wall on St. Nicholas Road would be looked for as part of any proposed development in that area.

As part of the Management Proposals the publicising of improvements to heritage assets that have occurred and are expected is now recommended. Planning briefs for key sites are proposed. The important role that highway bodies have is also emphasised

The condition of Finkle Street, which was not a planning issue, was passed to the relevant body.