

Thurgarton Conservation Area Appraisal



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NEWARK &
SHERWOOD
DISTRICT COUNCIL

Title: Thurgarton Conservation Area Appraisal

Summary: This document sets out the Council's appraisal of the character and appearance of the conservation area of Thurgarton

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Consultation Summary:

The Council undertook consultation with the following stakeholders: Parish Council, local councillors, local history and archaeology groups, English Heritage, County Council Highways, Government Office of the East Midlands and the East Midlands Regional Assembly. The document was available for consultation between 1 October 2007 and 9 November 2007. Copies were deposited at Kelham hall, local libraries and on the Council's website, www.newark-sherwooddc.gov.uk

Document Availability:

The approved Appraisal is available at Kelham Hall Planning Reception (open between 8.30 am and 5.15 pm Monday to Thursday, closing at 4.45 pm on Friday) and on the Council's website.

Please Note: This document is available in alternative formats on request.

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THURGARTON CONSERVATION AREA APPRAISAL

1.0 STATUS OF THE APPRAISAL

- 1.1 This appraisal provides a clear definition of those elements in Thurgarton, which contribute to the special architectural or historic interest of the conservation area. It will be used to provide a basis for making decisions about future development and for formulating policies for the preservation and enhancement of the area.

2.0 INTRODUCTION

- 2.1 Section 69 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires all Local Authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Designation requires that special regard be taken to preserve or enhance their character and appearance.
- 2.2 Conservation areas are places where the quality of the spaces are as important as the individual buildings. The buildings and spaces interact to form distinctly recognisable areas of quality and interest. There are many factors that contribute to the character of a conservation area:
- The historic layout of property, boundaries and thoroughfares
 - A particular mix of uses
 - Vistas along roads and between buildings
 - Characteristic materials
 - Appropriate scaling and detailing of buildings
 - Quality street furniture and surface treatments
 - Trees and open spaces.
- 2.3 This conservation area appraisal is an assessment of those features and qualities in Thurgarton, which give it its own special character. The appraisal justifies the designation of Thurgarton as a conservation area and will be used as a framework against which decisions about future development can be made

3.0 PLANNING POLICY FRAMEWORK

- 3.1 The policies which seek the preservation and enhancement of conservation areas are set out in the Newark and Sherwood Local Plan (adopted March 1999) and are listed in appendix A. The Council is currently drawing up revised policies for conservation as part of its Local Development Framework(LDF). The LDF will ultimately replace the local plan. Conservation Area Appraisals will form part of the LDF.
- 3.2 There are designations in the Local Plan relating to Thurgarton which are relevant. Thurgarton has a village envelope which follows the building line of the existing village (The Priory is not included). Beyond the village envelope the land is classed as open countryside under Policy NE1.

- 3.3 To the south west of the Priory, part of the former park and ancient monument are in the green belt. Policies FS8 to FS11 are relevant.
- 3.4 At the southern tip of the conservation area boundary actually outside the conservation area there is a Mature Landscape Area designation, which seeks to protect the visual or nature conservation importance of the designated area. Policy NE8 is relevant
- 3.5 The Character Appraisal has been produced in line with the following Acts, Planning Policy Guidance Notes and Advice Notes:

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 71 of this Act places the Local Authority under a duty to “formulate and publish proposals for the preservation and enhancement of [their] conservation areas.”

PPG15 Planning and the Historic Environment (HMSO, September 1994)
Section 4 of this guidance note concerns Conservation Areas.

PPG16 Archaeology and Planning (1990)

Conservation Area Appraisals (English Heritage March 1997)

Guidance on Conservation Area Appraisals (draft) (English Heritage and PAS February 2006). The structure and content of the appraisal is based on the ‘checklist’ contained in this non-statutory advice note.

Guidance on the Management of Conservation Areas (English Heritage and PAS February 2006)

3.6 **Statutory Designations**

Conservation Areas

- 3.7 Conservation areas were introduced in 1967 but the current legislation relating to them is the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation areas are designated by local planning authorities as part of their statutory responsibilities following consultation with local communities.
- 3.8 Designation brings certain responsibilities for Local Authorities as follows:
- Local Authorities should formulate proposals from time to time for the preservation and enhancement of conservation areas.
 - In exercising their planning powers, Local Authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Policies within the Local Plan guide decisions within conservation areas.
 - Local Authorities are able to carry out urgent works to preserve unlisted buildings in a conservation area.

- 3.9 There is also a range of certain planning controls that relate specifically to development in conservation areas:
- Permitted development rights are more restrictive in conservation areas.
 - There are additional controls over demolition in conservation areas. Consent to demolish is called Conservation Area Consent and must be applied for through the District Council.
 - Anyone proposing to carry out any works to a tree that is in a conservation area must give at least 6 weeks written notice of their intentions to the District Council.
 - New development should be designed to respect and enhance its surroundings and complement the character of the area.
- 3.10 The existing and proposed Thurgarton Conservation Area boundary is marked on plan 2.

Listed Buildings

- 3.11 A listed building is one recognised as being of special architectural or historic interest. Listing is made at three levels of importance - Grade I, Grade II* and Grade II. Listed Building Consent is required before any alterations, extensions or demolitions made to a listed building which might affect its character
- 3.12 There are 8 listed buildings in the Thurgarton conservation area and they are listed below and indicated on plan 3.

Street	Building	Grade
Beck Street	Manor Farm House	II
Beck Street	Pigeoncote, stabling and granary At Manor Farm	II
Beck Street	Sycamore Cottage	II
Beck Street	Cart shed at Manor Farm	II
Bleasby Road	Maley Cottage	II
Bleasby Road	Rose Cottage	II
Priory Road	Thurgarton Priory	II*
Priory Road	Church of St Peter	I

- 3.13 Listed building legislation may also apply to what are called curtilage listed buildings, which are normally buildings with a historic association with the main listed building, for example a barn associated with a listed farmhouse.
- 3.14 The listed buildings marked on the maps are only the principal listed buildings as noted on the statutory list and curtilage buildings are not often identified - please be aware of this when using these maps. Please also note that some buildings marked as being buildings of Local Interest could also be curtilage Listed Buildings. Please seek the advice of the Conservation Officer on this matter if there is any doubt.

Scheduled Ancient Monuments

- 3.15 Certain nationally important archeological sites and monuments enjoy special protection as Scheduled Ancient Monuments under the Ancient Monuments and archeological Areas Act 1979. This protection ensures that the case for preservation is fully considered should there be any proposals for development or other work that might damage the Monument. Any proposals are subject to Scheduled Ancient Monument Consent procedures, administered by English Heritage. There would normally be a presumption in favour of the physical preservation of the monument.
- 3.16 In Thurgarton Conservation Area there is one Scheduled Ancient Monument: Castle Hill and this is shown on plan 3.

Tree Preservation Orders

- 3.17 A Tree Preservation Order is made by the District Council and it protects a tree and makes it an offense to cut down, top, lop or uproot or wilfully damage or destroy the tree without the Planning Authority's permission. There are no Tree Preservation Orders in Thurgarton but all trees within the conservation area are protected (see paragraph 3.6).

4.0 SUMMARY OF SPECIAL INTEREST

- 4.1 Thurgarton conservation area was designated in July 1983 and includes most of the village and the parkland setting of the Priory.
- 4.2 The special interest can be summarised as follows:
- The historic and archeological significance of the Priory.
 - The street pattern and layout.
 - The quality of the buildings.
 - The architecture is predominantly vernacular in style, which is distinct to the area and an essential component of its identity.
 - Use of traditional building materials.
 - The network of footpaths.
 - The picturesque qualities of Beck Street.
 - The fine mature trees and the rural setting.
 - The quality of the open spaces in particular the parkland associated with the Priory and the village cricket field.

5.0 LOCATION AND SETTING

5.1 Location

- 5.1.1 Thurgarton is a small village of 410 inhabitants (mid-1999 civil parish estimate) is located on the main Nottingham to Southwell Road (A612) and is sited at the interface of the flat landscape of the Trent valley and the undulating hills of the 'dumble farmlands' to the west.

5.2 Layout and plan form

- 5.2.1 The layout of the village is informal with traditional cottages interspersed with 20th century infill. It developed with a fairly compact, nucleated form centred on a crossroads and was largely made up of a loose arrangement of farms, crofts, and cottages, liberally interspersed with orchards and some paddocks. There were three large farms in the village, these are at Manor Farm, Old Farm and Priory Farm, these are now private houses. A few small holdings included Orchard Farm, Maley Cottage and Polar Farm. The buildings that survive from the traditional agricultural village are predominantly vernacular in style, mostly built in red brick with red/orange clay pantiles, although a few have walls of lias limestone.
- 5.2.2 The clearest and earliest map for Thurgarton is that of 1731, and the distribution of properties on this map indicates three clusters of buildings; two rows facing each other across Bleasby Road, a row of properties in the block of land created by Priory Lane and two rows facing each other across Beck Street.
- 5.2.3 The regularity of the row on Beck Street suggests an early date, and possibly a deliberate phase of planning along Beck Street. Also before Nottingham Road was re-routed, Beck Street was the road to Nottingham, and as such would have provided a suitable focus for settlement.
- 5.2.4 The properties along Bleasby Road comprise two regular rows of thin plots at right angles to the road. The plots have clearly been developed from the enclosure of sections of open field strips while the buildings within the plots tend to be gable end onto the street. Regular row layout of this nature is usually taken to represent medieval planning and these elongated strips of garden extending behind the house often with outhouses for hens, pigs etc. Examples – Rose Cottage , Bleasby Rd and Wyers Close Beck St
- 5.2.5 The second half of the twentieth-century saw extensive residential development of the orchards and paddocks, almost exclusively with detached houses. Consequently, the current appearance of much of the agricultural part of the village is a mixture of the surviving eighteenth and nineteenth-century buildings.
- 5.2.6 Plan 1 is a composite print of the 1919/1920 Edition Ordnance Survey (1:2500 scale) which was surveyed in 1915. The conservation area boundary effectively encompasses the village, as it existed at that time. Two modern developments are excluded from the designation, the Priory Park appendage off Beck Street and the outlying block of houses to the south of the village, west of the A612. The conservation area has two main components. To the south-west stands Thurgarton Priory, which is set in extensive parkland and occupies over half the ground area of the settlement. To the north-east is the traditional agricultural village.

5.3 Landscape Setting

5.3.1 Thurgarton is divided into two distinct landscape types as shown on Plan 4. To the west of the Bleasby Road and Nottingham Road, including the area around Thurgarton Priory, are the Dumble Farmlands Landscape Type, which forms part of the Mid Nottinghamshire Farmlands character area. To the east of Bleasby Road and Nottingham Road are the River Meadowlands landscape type which forms part of the Trent Washlands character area.

5.3.1 The Dumble Farmlands are distinctively rolling landscapes characterised by mixed agriculture, wooded dumble valleys and a well-defined pattern of hedged fields.

5.3.3 Characteristic features

- Steeply rolling topography
- Well-defined pattern of hedged fields
- Meandering tree-lined dumble valleys
- Mixed agriculture
- Scattered small woodlands, sometimes ancient in origin
- Expanded commuter settlements and small traditional villages
- Busy commuter roads and quiet country lanes
- Orchards.

5.3.4 The Dumble Farmlands stretch in a broad band from the suburbs of Nottingham north east to the old market town of Southwell and the village of Farnsfield. The Dumble Farmlands are characterised by rolling topography which supports mixed agriculture, has a strong sense of rural enclosure, yet is greatly influenced by settlement of various types and scale. Numerous dumble streams, with their associated linear woodlands, are of great significance. The stream, which runs through the grounds of Thurgarton Priory and associated woodland, is typical of this type of feature.

5.3.5 Throughout the Dumble Farmlands, distinctively undulating topography prevails offering a variety of intimate, middle and far distant views. Land use is largely mixed farming with many concentrations of permanent pasture. The strong and semi-regular pattern of enclosure is an important facet of this landscape. Field size varies from medium to large in arable areas to small in the more pastoral areas. Overgrown hedges typically enclose the smaller-scale pasture fields. This is very typical of Thurgarton with the small pastoral fields on either side of the Southwell road being well enclosed by overgrown hedges and the larger arable fields to the west of the village where the hedgerows tend to be visually less significant but still form a vital part of the overall structure of the landscape.

5.3.6 The feeling of enclosure is consolidated by the generous distribution of trees across the area. Hedgerow trees occur frequently, with ash and oak the principal species. Pockets of parkland with more

LAYOUT AND PLAN FORM

The outbuildings at Poplar Farm in Bleasby Road contribute to the street scene



The older cottages are built up to the road edge.
Rose Cottage, Bleasby Road



Appletree Cottage and Wyers Cottage,
Beck Street



Beck Street- a very attractive street



LANDSCAPE SETTING

Dumble Farmlands Landscape Type, steeply rolling topography, mixed agriculture, well defined pattern of hedged fields.



View over River Meadowlands Landscape Type, Low lying riverine landscape



Glimpsed vista of Priory behind woodland



Strong sense of woodland enclosure around Thurgarton Priory



Remnant parkland trees on Castle Hill



Hedgerows and hedgerow trees provide strong sense of enclosure



ornamental species also occur, such as around Thurgarton Priory. Small deciduous woodlands are scattered throughout the landscape, some of which are ancient in origin and these again include some of the shelterbelts around the Priory and along the dumble which are shown on Sanderson's map of 1835.

5.3.7 To the east of the Main Road and Bleasby Road is the River Meadowlands Landscape Type, which form part of the Trent Washlands Character Area.

5.3.8 The River Meadowlands landscape type are flat low-lying riverine landscapes characterised by alluvial meadows, grazing animals and remnant wetlands vegetation.

5.3.9 Characteristic features

- Meandering river channels, often defined by flood banks
- Sparsely populated with few buildings
- Permanent pasture and flood meadow
- Steep wooded bluffs
- Willow holts
- Long sinuous hedges
- Pollarded willows
- Regular pattern of medium to large size arable fields, breaking down and becoming open in many areas
- Hedgerow trees main component of tree cover

5.3.10 These landscape types are located on the flat alluvial floodplains within the Trent river valley. Few buildings are found in these sparsely settled landscapes because of the risk of flood waters. The River Meadowlands are characterised by areas of alluvial meadow and riverside pasture, flood meadows, extensive common grasslands, meandering river channels and steep wooded bluffs. Only a small area of the River meadowlands lies within the proposed Thurgarton Conservation Area boundary and the field at the south east of the village is very typical of this type of landscape. It has clear remnants of ridge and furrow but in this case the ridges are very wide which is considered to be attributed to the low lying nature of the land and the possibility of flooding.

6.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Historical Development

6.1 Thurgarton is referred to in the Domesday Book (1086) but the settlement is significantly older.

6.2 The place name is believed to come from a personal name Thorgeir, an old Norse name that was Anglicised by AD 789 to Thurgarton. The "ton" or "tun" ending is Old English word which is usually taken to mean homestead or village.

- 6.3 An Augustinian priory was founded at Thurgarton in 1119-39 and the church was comparable in size to Southwell Minster. One of the two west towers still survives and acts as a landmark. The Priory was closed by Henry VIII in 1538 and after the Dissolution the king gave the buildings to William Cooper and the land to Trinity College Cambridge. The Priory was dismantled and William Cooper used the materials to build himself a mansion south of the church. Also stone from the dismantled Priory were used throughout the village and can be seen in barns, cottages and boundary walls.
- 6.4 The mansion built by William Cooper was then demolished by his descendant John Gibbert Cooper who built a red-brick Georgian country house in 1777. This is attached to a remnant of the priory church, which now serves as the parish church. Further wings were added to the house in the nineteenth-century. The extensive grounds were laid out in the naturalistic style after Brown and Repton.
- 6.5 In 1825 the house and estate was sold to the Milward family who proceeded to refurbish the parish with new roads, bridges, school and the restoration of an almost ruined church in 1854. Since the late 1800s the house and estate has changed hands several times most notably being taken over after World War II by the Boots Company who for 50 years ran both a farming and a drug research centre at the Priory and surrounding farms. It is now back in private ownership.
- 6.6 In 1884 the Southwell Diocese was founded and the first Bishop of Southwell, George Ridings lived at the Priory. What remains of the Priory dates from about 1230. Although it is incomplete it is still impressive. The north aisle and the chancel was added in 1852 to a design by the Nottingham architect T.C Hine.
- 6.7 In 1780 the first stagecoach on the Southwell line passed through Thurgarton and in 1801 a coaching inn was opened at the house now known as the Coach and Horses.
- 6.8 Methodism came to the village in 1835 and the Methodist Chapel is on Bleasby Road. The Post Office once was the village blacksmiths. Opposite here is the war memorial, which was originally the village pinfold, used to enclose sheep. Part of the walls remains. The village school at the corner of Beck Street and Nottingham Road was built in the 1880s and closed in 1974 the building is now a private house. The railway came to Thurgarton in 1846 and the station is along Station Road, which is outside the conservation area boundary.

Archaeology

- 6.9 Evidence for early prehistoric activity in and around the conservation area is limited to bronze age finds of a barbed and tanged arrowhead and two bronze axes. On the edge of the parish a bronze age cremation cemetery was found in land now quarried at Coneygre Farm (South east of Thurgarton, outside the conservation area). Ranges of prehistoric finds from this area imply that prehistoric settlement activity focussed on the terrace of the flood plain, rather than on the heavier soils around the present day village.

- 6.10 For the later prehistoric there are finds reported of shreds of possibly Iron Age pottery from Castle Hill and from the Bleasby Road. There is also cropmark evidence for an enclosure of typical Iron Age form on the edge of the village on land between the Southwell and Bleasby Roads. The field in which this is sited is now under plough, but had previously been a pasture field with ridge and furrow. Again for the later prehistoric, there are a number of records from the edge of the parish on the gravel floodplain terraces.
- 6.11 The evidence for Roman activity in the vicinity of the village is more abundant. Roman coins have been found in the grounds of the Priory. Roman pottery is reported from the southern edge of the village on land adjacent to the Nottingham Road opposite Castle Hill, and also on Castle Hill. In the wider parish there is the Wood Meadow villa site and a range of archeological features and finds strung out along the floodplain terrace around Coneygre Farm. The abundance of features along the terrace suggests that the lighter soils proved a more inviting location for settlement than the heavier clays on which the present village stands.
- 6.12 Thurgarton is recorded in the Domesday Book which is the national survey of the King's assets undertaken in 1086, some 20 years after the Norman conquest. As Domesday is assessing the King's assets, the families of the villagers and any slaves are not counted. As a result it is not easy to get a picture of the size of the settlement. A quick look at some of the neighbouring villages offers an insight into their relative sizes, which it is interesting to compare with current settlement size. A total of 24 individuals worth recording in Thurgarton compares with 21 at Gonalston, none at Gibsmere, 14 in Fiskerton, and 3 in Morton.
- 6.13 The land uses mentioned in Domesday indicate a mixed farming economy, as one would expect. Feasibly, the amount of wood pasture and meadow might suggest a leaning more to animal husbandry rather than crop production. Domesday mentions the existence of a church. The present parish church is the remnant of the Priory church. The earliest fabric visible dates from about 1230 (Pevsner 1973). While it is possible that the Priory church is a rebuilt version of the Domesday church, it is also entirely feasible that the earlier church was on a completely different site.
- 6.14 Excavations that were undertaken at Castle Hill, part of which is a scheduled monument in the 1940s and 1950s recovered a burial ground. The burials were interpreted as being Christian, based on the orientation of the bodies. A number of these had been much disturbed by activity believed by the excavators to have taken place in the medieval period, and possibly linked to quarrying activity.
- 6.15 In addition to the human remains, the excavators also recorded the disturbed and robbed remains of a building of probable timber frame construction and apparently associated with painted wall plaster. The presence of painted plaster indicates a building of status or significance. Given the presence of burials, it seems likely that this building is the remains of a chapel or church. Earthwork features adjacent to the area have been interpreted as settlement

remains, and although ploughing has destroyed some of these, a remnant does survive. Finds included early and later medieval pottery. The evidence, though limited, hints that there had been a church or chapel on Castle Hill. There was certainly a burial ground, and there may have been settlement occupation there as well. Castle Hill may have been an early medieval focus of settlement. If the excavators are to be believed, the disturbance of the site is connected with quarrying activity in the medieval period, which might fit well with the provision of stone for the Priory.

- 6.16 Other traces of medieval settlement activity survive adjacent to the present day settlement. Faint traces of what have been interpreted as house platforms are recorded within the cricket ground. It is by no means clear how or if these remains link to those on Castle Hill. Similarly, it is impossible to say whether these were occupied at the same time. Nevertheless, taken with the plan form analysis of the current village it starts to suggest strongly that Thurgarton has shifted over time, and has had more than one focus. Although these two areas are roughly adjacent to each other, their positioning within the landscape is very different, one on the bluff of a hill, the other on lower and level ground, divided by the Beck.
- 6.17 Two last sets of earthwork features are worth noting. There is a pasture field to the south of Beck Street which contains well preserved earthwork remains which, if they are ridge and furrow, are certainly not typical. One area has short narrow ridges and well defined furrows. An adjacent plot has extremely broad ridges with narrow furrows. At right angles to the first of these areas and running parallel to the Nottingham road is at least one long narrow pond. Two ponds are shown here on the 1799 plan and it is possible that these are the remnants of fish ponds, associated either with the Priory or possibly the Vicarage. The regular rectangular form of the two ponds on the 1799 map, however, is very reminiscent of a medieval fishpond or they could represent a clear demarcation between different land ownership and usage.

7.0 CHARACTER AREAS AND TOWNSCAPE

- 7.1 Thurgarton is predominantly a residential settlement; there are two public houses and one retail premises (formerly the post office). The condition of the buildings is generally good and it is an attractive village. It has a very rural village feel where there is a good community spirit.
- 7.2 From the early Saxon settlement to the mid 20th century Thurgarton had been an agricultural community. The greatest change in the village has been in the last 40 years from farming to a dormitory village for Nottingham.
- 7.3 The conservation area has two main character areas: The traditional agricultural village and The Priory and its parkland setting.

The Village

- 7.4 Thurgarton is located on the main A612 from Nottingham to Southwell and this forms the two main approaches into the village, from Nottingham in the South and Southwell from the north. There are two other approaches into the village, from the east Bleasby Road from Bleasby and from the south east Station Road from Hoveringham.

CHARACTER AREAS - THE VILLAGE

The centre of the village at The Coach and Horses



Views of Beck Street



The cottage at the top of the hill on the Southwell Road is prominent in the view.



The approach from Bleasby



The Southwell Road towards the village centre



The roofs of Priory Farm



THE VILLAGE - BECK STREET

The Beck and the stone path.



The Rectory



Sycamore Cottage



Barn Cottages



Manor Farm House



Manor Farm Barns



The Pigeoncote at Manor Farm



- 7.5 The approach from Southwell is very rural and on entering the village on the brow of a hill the road side trees, boundary hedges and wide grass verges contribute to this rural feel. Large detached houses are set back from the road and the character is open and rural. The road then becomes sunken in between steep grass banks as it travels down the hill towards the village centre. Long distance views of open countryside are prominent in the view.
- 7.6 The approach from the Nottingham again is very rural and the wide grass verges and boundary hedges contribute to this rural feel. As the road enters the village it gently meanders through the centre allowing changing views and vistas. The view to the east along Beck Street is picturesque and idyllic where the beck runs along the side of the road with the attractive traditional cottages behind. The scene has almost a “chocolate box” quality.
- 7.7 At the crossroads with Priory Road and Bleasby Road there is a strong sense of place due to the tight cluster of buildings and the elevated position of the cottages at the junction of Priory Lane. These cottages are orientated to face the road, which highlights their prominence. The lias stone wall forms a prominent boundary on the corner of Priory Lane.
- 7.8 The gradient of the road starts to increase as the road climbs up the hill towards Southwell, this gives rise to changing views and almost at the brow of the hill the cottages to the left hand side of the road are prominent. The forward position of the small white cottage is particularly prominent in the view.
- 7.9 The approach from Bleasby is rural but once into the village there is a much more enclosed feel in contrast to the open feel of the other approaches. This feeling of enclosure is created by the buildings, which are built up to the back edge of the pavement forming a strong boundary and enclosed space. The modern 20th century buildings are set back from the road but their front boundary walls and hedges still contribute to the enclosed feel to this approach to the village. Traditional buildings are predominantly built in brick but nearer to the centre of the village lias stone is more prominent in the boundary walls and the buildings.
- 7.10 As the road reaches the centre it bends sharply where the pantile roof of the Coach and Horses is prominent in the view. The car park and large expanse of tarmac presents an unattractive gap in the street scene.
- 7.11 Bleasby Road has one pavement and a very small verge but in contrast the Southwell Road and Nottingham Road both have wide grass verges giving an open feel to these approaches.
- 7.12 The road from Hoveringham is open and rural but as the road turns the corner onto Beck Street at First House, it has a more enclosed feel, which is created by the cottages being built up to the road edge and the high brick boundary wall at The Rectory. Beck Street is a very attractive Street where access is gained to the cottages on the north side of the Road by stone and brick bridges over the beck. A lias stone wall forms the boundary to the front of the cottages with a stone path in between that and the beck.

- 7.13 Looking back down Beck Street from the Nottingham Road end the street scene is idyllic; a very typical rural English village scene. The high boundary walls, outbuildings and The Rectory itself frame the view to the south and the large group of mature trees at the corner of Priory park and Beck Street stops the view. The cottages to the north of Beck Street have a mixture of styles and this variety adds to the quaintness and attractiveness of the street. Of particular note and interest are Barn Cottages, Sycamore Cottage and its attractive outbuildings at right angles to the road.
- 7.14 Manor Farm House at the top of Beck Street is prominent and imposing and forms part of the Manor Farm Group. The barns relating to the House are an exemplary residential conversion but the pigeon cote and cart shed remain original. The whole group makes a positive and significant contribution to the street scene.
- 7.15 Beck Street and The Hollows leading to Priory Road have a more quiet and tranquil atmosphere; this is in contrast to the main approaches to the village, which are dominated by the noise of heavy traffic.

The Priory

- 7.16 The Priory is quite separate from the village and is found to the west of the cross roads along Priory Road. There is a cluster of cottages at the crossroads and then the road winds its way up to The Priory.
- 7.17 There is a strong sense of enclosure as the road is sunken but the very high boundary wall on the south west side of the road contributes to the feel of enclosure. The road is still climbing as it turns to the west and the strong sense of enclosure is still formed by the very high boundary wall of the former walled garden to the Priory. The former stables and coach house of the Priory have been converted to residential and form an attractive group of buildings as the road approaches the Priory. A thick hedge encloses the graveyard to the north.
- 7.18 The Priory is not prominent from Priory Road and can only be viewed in its entirety from the edge of the conservation area near Priory Dumble. Here the view is spectacular of the Priory and Priory Church.
- 7.19 The cricket field in Thurgarton must be one of the most picturesque in England. The view of the Georgian Priory building, the impressive mature trees and landscaped gardens provide a magnificent backdrop to the cricket field. The field itself is not visible from the road and is entered by a five bar gate on the Hollows on the corner before the road starts to climb.
- 7.20 The character of the Priory area is very different to that of the village containing larger buildings that are not closely grouped and large open areas including the former park of the Priory and the archeological site at Castle Hill.

CHARACTER AREA - THE PRIORY

The sunken road and high boundary walls on Priory Road.



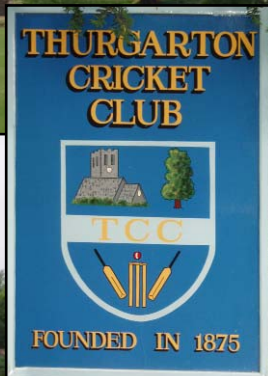
The Former Stables of The Priory



The Priory



The Cricket Field



MATERIALS

Warreners Cottage, Bleasby Road - built using lias stone



Manor House Farm and The Coach and Horses - built using both brick and stone



Roofs at the Rectory -
Blue slates and clay pantiles



Brick Bridges and lias stone
walls on Beck Street



Brick boundary wall on Bleasby Road
showing half round copings



Lias stone wall with half round copings
on Nottingham Road



7.21 There is footpath link from the Priory to the village. This privately owned footpath starts on Priory Road adjacent to the property "Greenbank" and finishes at Hill Top. The footpath continues on the opposite side of the Southwell Road and continues down to the Bleasby Road. Once on the Bleasby Road another footpath starts at the side of the Methodist Church and leads to the housing estate off Beck Street. A further footpath link can be picked up at the end of Beck Street on the opposite side of the Road, by the side of the Lodge. This leads past Castle Hill into the former Park of the Priory. From this footpath there are fine views across to the Priory itself.

7.22 The footpath links around Thurgarton provide an excellent opportunity for fine views of the settlement. Parts of the village can be seen and enjoyed without the disturbance of the busy road. Footpaths are shown on plan 4.

8.0 CHARACTER ANALYSIS

8.1 Materials

8.1.1 Thurgarton is similar to most Nottinghamshire villages in that the predominant building material is brick. Thurgarton however is probably not as typical as most as lias stone is also a common building material for cottages and boundary walls near the village centre. Examples of lias stone can be seen at Warreners Cottage, Bleasby Road, The Coach and Horses on the cross roads and boundary walls on The Hollows. Sometimes the lias stone is coupled with red brick dressing and this can be seen at Manor House Barn.

8.1.2 Roof tiles are mainly clay pantiles but there are also small clay tiles or rosemarys and blue slates. Blue slate roofs are more common on the larger status buildings including The Rectory and The Priory.

8.1.3 Boundary walls are either lias stone or brick and the copings are usually half round. The important boundary walls are shown on plan 3.

8.2 Architecture and local details

8.2.1 Thurgarton conservation area has a variety of domestic and agricultural buildings mainly dating from the 18th century up to the 20th century. There is no building style that is typical but the basic character of the traditional agricultural village is formed by vernacular cottages, which are plain, well portioned and of a modest domestic scale.

8.2.2 The vernacular buildings are mainly the oldest buildings in the village and use local materials namely red brick with clay pantile roofs. Lias stone is also common in Thurgarton for the vernacular buildings. This is unusual as this material is normally reserved for higher status buildings. The architecture is simple and local builders and craftsmen rather than architects built the cottages. These buildings are usually rectangular; the roofs are gabled and often have chimneystacks on one or both gables. Windows are either Yorkshire sliding sashes or cottage casements and are on the front elevation, they are rarely in the gables. Vernacular buildings are predominantly on Bleasby Road, Beck Street and at the cross roads at the centre of the village.

- 8.2.3 Dormer Windows are not a prevalent architectural detail in the conservation area but a few cottages have small roof dormers. Examples can be seen at Maleys Cottage, Bleasby Road and Appletree Cottage, Beck Street.
- 8.2.4 Brick tumbling, which is a decorative verge detailing is a detail seen in some Nottinghamshire villages. It consists of sloping courses of brickwork at right angles to the slope of the gable. There is one example in Thurgarton at The Hollows and interestingly the brick tumbling is in a stone gable. Brick dressing to a stone wall can also be seen at Manor Farm barn on Beck Street.
- 8.2.5 There are a number of buildings in the conservation area, which have a distinctive style and date from the late 19th century. This style is often referred to as the Picturesque Cottage style and probably derived from the pattern books of architectural styles, which were used by landowners when they were building cottages for their workers. Trinity College owned much of the land in and around Thurgarton and it is likely these cottages were built by them.
- 8.2.6 The buildings are Hill Top cottages, Southwell Road, Barn Cottages and Manor Cottage, Beck Street, Rosegarth, Bleasby Road and The Hollows. They are all slightly different in appearance but have the same style including small clay pantile roofs, high eaves and tall chimney stacks. Manor Cottage, Rosegarth and The Hollows are detached and have entrance porches and canopies supported by decorative timber columns. Hill Top cottages and Barn cottages are a terrace of cottages with projecting gable dormers.
- 8.2.7 Nineteenth-century buildings, such as The Rectory, the former school, the gate lodge to The Priory and the Methodist Church are more assertive in the village scene, displaying architectural formality and recognised styles of their time. The introduction of the railway meant that other materials could be brought into the village such as blue slate. Wider movement and travel also brought new styles, designs and ideas into architecture and the local builder was no longer the only influence on the village scene. The Priory is the only building in the conservation area that can be described as a high status building of more polite architecture. This building has formal elegance and proportions typical of the classical style of the Georgian period.
- 8.2.8 Stone boundary walls are a significant townscape feature at the crossroads in the village centre and the stone walls at Orchard Cottage and Warrener's Cottage on Bleasby Road. The majority are lias stone with half round copings. Large high brick boundary walls at The Rectory and The Priory along Priory Road form prominent features in the street scene and the others in the conservation area usually form front boundaries, usually with half round copings. Hedges form the boundaries beyond the crossroads on the Southwell Road.

ARCHITECTURE AND LOCAL DETAILS

Dormer windows at Maley's Cottage and Appletree Cottage



Barn Cottages,
Beck Street



Hill Top Cottages



The Hollies



Brick Tumbling



ARCHITECTURE AND LOCAL DETAILS

The Rectory



The Gate Lodge



The Priory



The Former School



Paving in Beck Street



K6 Telephone Kiosk



Boundary Walls



8.3 Paving and Street Furniture

- 8.3.1 Traditional surfacing is not predominant in Thurgarton. The roads and pavements are generally tarmac. Beck Street is an exception where the stone and brick bridges and stone paving path at the side of the beck contribute significantly to the quality of the streetscape in this part of the conservation area.
- 8.3.2 The K6 telephone kiosk almost opposite The Red Lion pub is an attractive element in the street scene.
- 8.3.3 Street lighting is of a basic and standard form. It is limited in numbers and therefore does not dominate the street scene. At the crossroads there is an original cast iron lamp standard and at the start of Bleasby Road there are two modern light standards which although are modern in style are more attractive than the rest.

8.4 Contribution made by unlisted buildings

- 8.4.1 Map 3 indicates the listed buildings in Thurgarton and the unlisted buildings that make a positive contribution to the character and appearance of the conservation area. Any omission of any particular building, structure or wall does not imply that it is of no interest.

8.5 Trees and open spaces

- 8.5.1 Townscape quality is a key element contributing to the special character and appearance of conservation areas. Whilst the buildings and boundary walls contribute significantly to the character of Thurgarton, it is a combination of these and the magnificent mature trees throughout and surrounding the village that provide it with a real sense of place and a very special character and appearance. The abundance of mature trees unifies the conservation area and makes an essential contribution to the overall character and can be divided into several different types.
- 8.5.2 **Trees which surround the Priory and within the associated parkland**
The magnificent trees, which enclose the Priory, the church and the cricket ground, provide a structure of planting unique to the village, which gives it a very special character and appearance. The boundary trees tend to consist of species such as Elm, Beech, Yew, Horse Chestnut, Oak, Ash and Willow with specimen trees such as Lime, Plane, Evergreen Oak and Cedar used as specimen groups within the parkland and to enhance the setting of the buildings.
- 8.5.3 **Trees and hedgerows along the main vehicular routes**
The A612 through the village is lined with hedgerow trees including Sycamore, Maples, Ash, Hawthorn and Elder which combined with the topography give a structure to the village and filtered views of buildings. Of particular importance are the trees and hedges on the southern approach to the village adjacent to the field within the River Meadowland which it is recommended is now included within the conservation area boundary.

TREES AND OPEN SPACES



The Beck along Beck Street contributes to Thurgarton's sense of place



Magnificent parkland trees which surround the Priory from the cricket ground



Mature Lime trees along entrance drive to Priory



Mature trees and hedgerows provide enclosure and filtered views at the entrances to the villages



Mature trees line the village streets and give structure to the village



Enclosed narrow lanes provide sense of place



Vista of open countryside from a footpath out of the village

8.5.4 Hedges and hedgerow trees

The hedges and hedgerow trees are an important historic feature of the village and provide the links with the surrounding farmland. Those which enclose the village are of particular importance as well as those along the footpath routes surrounding the areas of natural open space.

8.5.5 Garden trees and planting

Whilst of less significance the trees within the gardens link the village together and help to integrate the newer buildings into the structure of the village. A particularly good example of this is along Bleasby Road.

8.5.6 Significant views, vistas and open space

One of the most important visual features, which contribute to the special character of Thurgarton, is the beck along Beck Street. This delightful watercourse is a visually important landscape feature within the village, which contributes to Thurgarton's sense of place and should be preserved and if possible enhanced.

8.5.7 Footpaths

The rights of way through the village are an important feature and provide users with many fine views and vistas of the Priory and surrounding parkland. There are also more intimate spaces to be found to the north and east of the village where footpaths cut through smaller fields which are remnants of the field system which predates enclosure and are shown on Sandersons map of 1835. The views, topography, hedges and hedgerow trees greatly contribute to these areas.

8.6 Neutral areas

8.6.1 The Council houses on Corner Croft in the centre of the village adjacent to the crossroads whilst not having the character of the vernacular cottages do not detract from the character of the conservation area and can be viewed as a neutral area.

8.7 Intrusion or damage

8.7.1 The accumulation of small unsympathetic alterations and loss of local architectural details is a nationwide problem in many conservation areas and it is gradually eroding the character of many villages. For example the removal of historic timber windows and replacement with uPVC, changing clay pantile roofs for concrete tiles and the replacement of cast iron rainwater goods with plastic. Even replacement with poorly detailed timber windows and doors damages the historic character of conservation areas. The emphasis should be on regular maintenance and repair of original features rather than replacement; this should reduce the gradual loss of detailing which make conservation areas special.

8.7.2 New and modern development can be very damaging to a historic area especially if the buildings have a poor relationship with the historic layout and are constructed using poor materials, form, scale and size. The character and cohesion of the traditional village in Thurgarton has been eroded by the new houses built in the former orchards to the rear of the Bleasby Road and Southwell Road. Some of the houses on Bleasby Road do not contribute to the special character and appearance of the conservation area due to their design and materials of construction.

8.7.3 Heavy traffic through the centre of the village dominates the village scene, the noise and congestion detracts from the rural character of the conservation area.

8.7.4 Elements in the conservation area, which are detractive include the following:

- The large expanse of tarmac forming the car park at the Coach and Horses.
- Standard and outdated modern lighting columns.
- Clutter of street furniture adjacent to the K6 telephone kiosk.

9.0 COMMUNITY INVOLVEMENT

9.1 Conservation areas are designated by local planning authorities as part of their statutory responsibilities, following consultation with local communities. An Appraisal is written to make an assessment of the special interest, character and appearance of the conservation area. There is a statutory consultation period of not less than four weeks, during which time anyone can submit representation on the contents of the Appraisal. The Council advertised the existence of a draft Appraisal for Thurgarton in the local press and copies were available in local libraries, on the web site and for reference at Kelham Hall. All comments received within the consultation period were considered and the Appraisal was altered in accordance with the comments received.

9.2 Thurgarton Parish Council were consulted at an early stage in the preparation of the appraisal regarding the proposed revisions to the conservation area boundary.

10.0 CONSERVATION AREA BOUNDARY

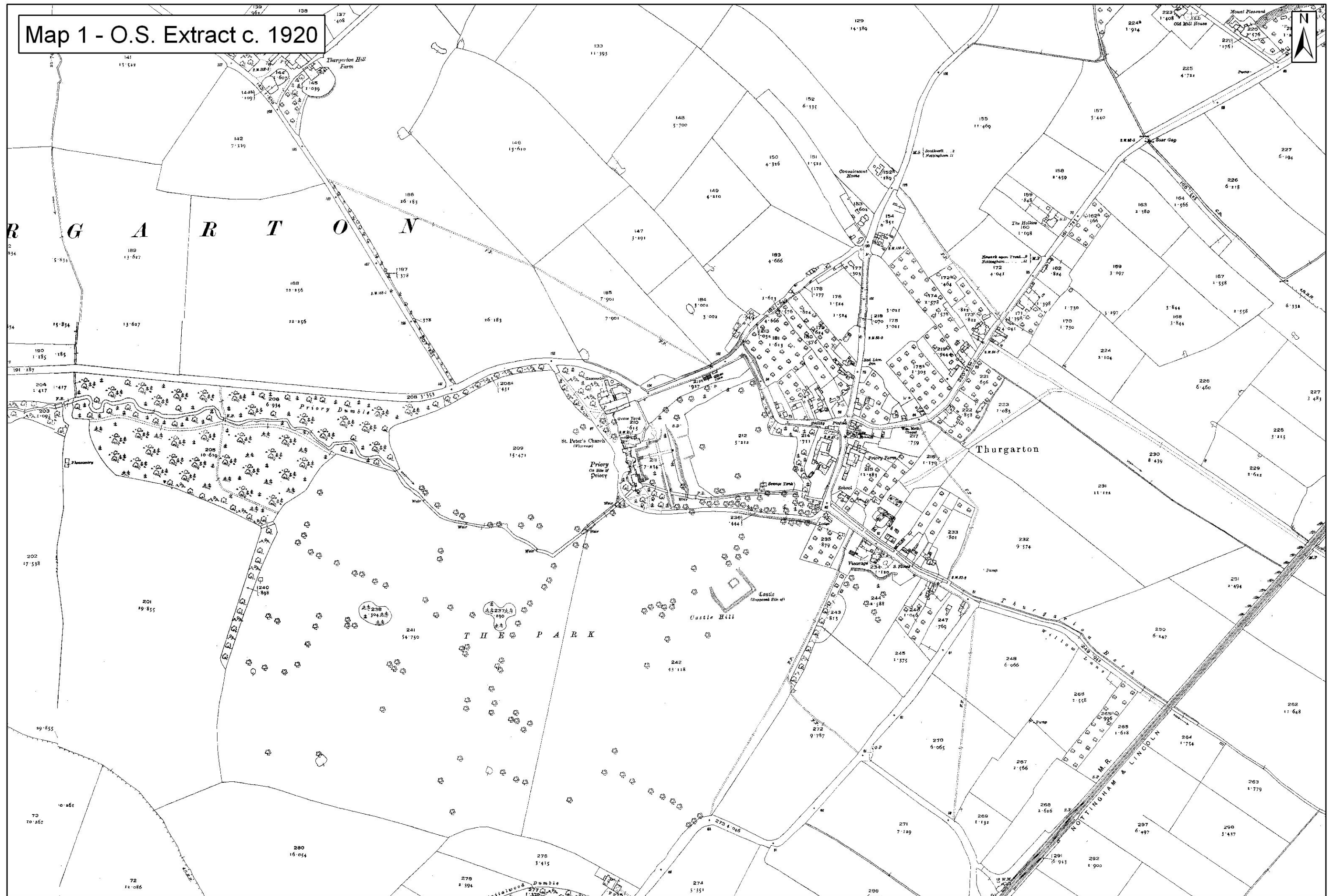
10.1 The boundary has been extended in three places:

1. To the north of the conservation area at the rear of White House and Overfield house the boundary now coincides with the physical field boundaries on the ground.

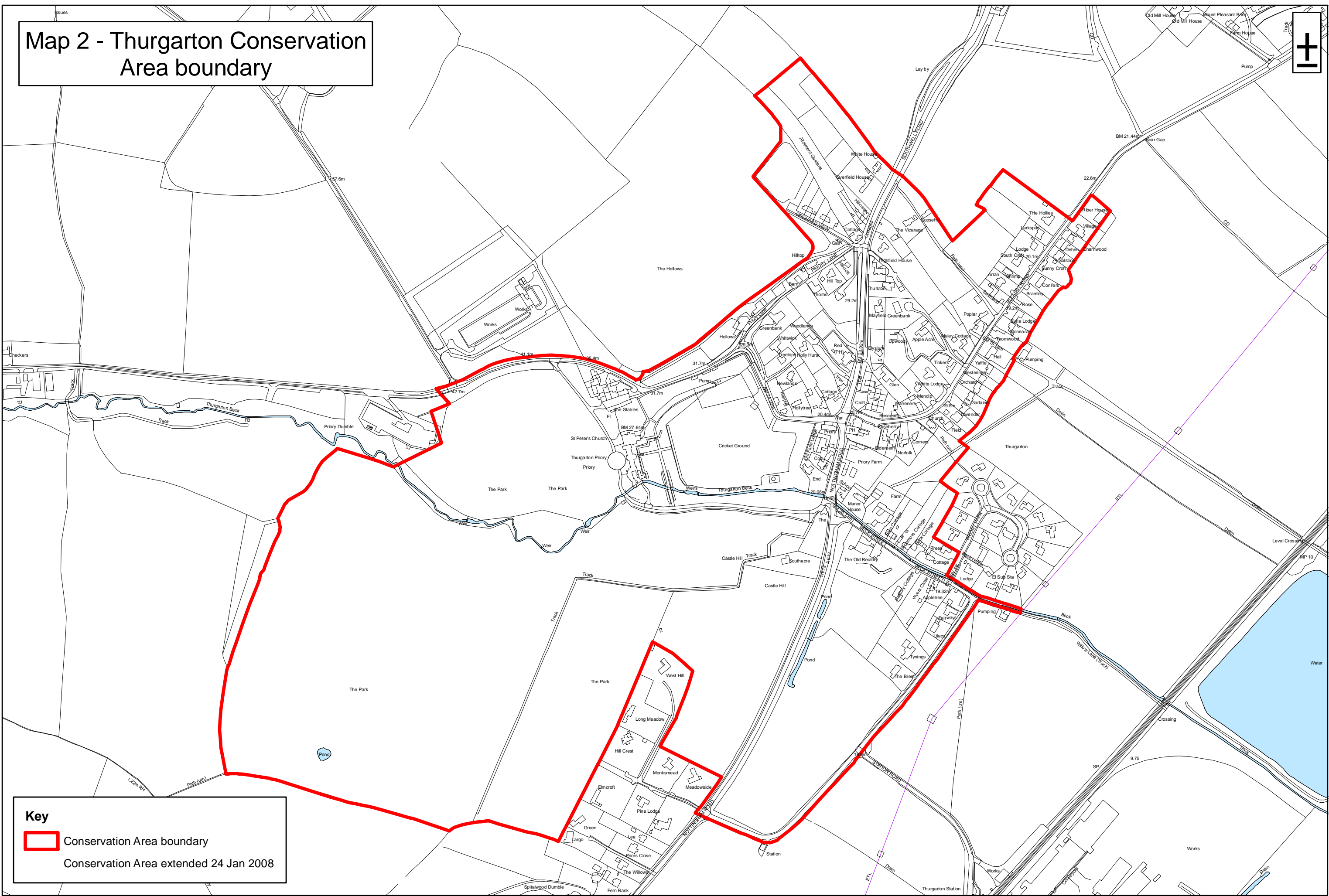
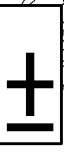
2. At the former kennels where the boundary crosses the Priory Dumble the line has been rationalised to follow a straight boundary line in a southwest direction.
3. When entering Thurgarton on the Nottingham Road from the south, the field to east of the road and south east of the Old rectory has been included in the conservation area. On Sandersons map of 1835 this field formed part of the park associated with the Priory. Ridge and furrow remains in the field and the field itself provides an attractive setting to the south side of the village.

Note: Any omission in this appraisal of a particular building, feature or space should not be taken to imply that it is of no interest

Map 1 - O.S. Extract c. 1920



Map 2 - Thurgarton Conservation Area boundary

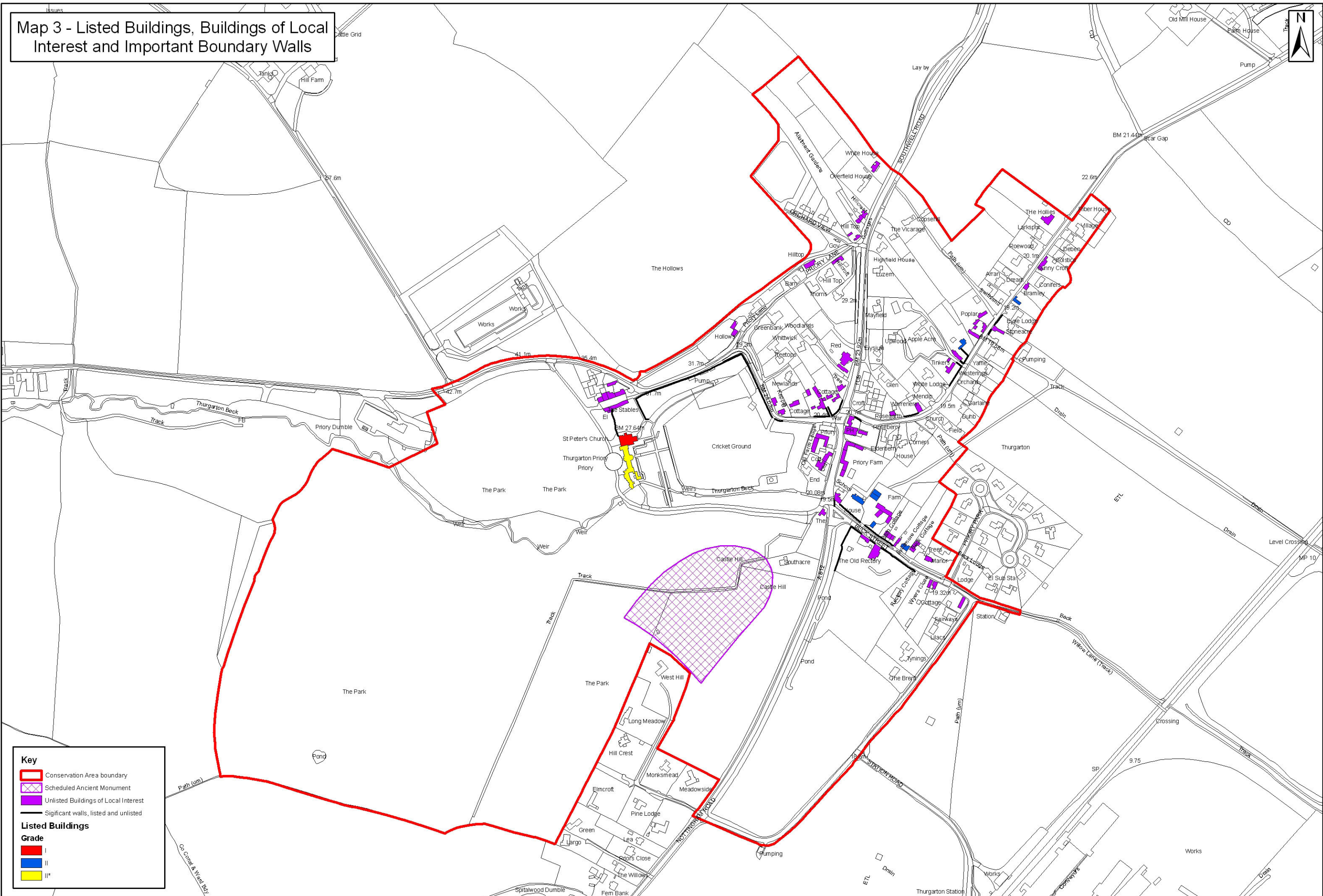


Key

- Conservation Area boundary
- Conservation Area extended 24 Jan 2008

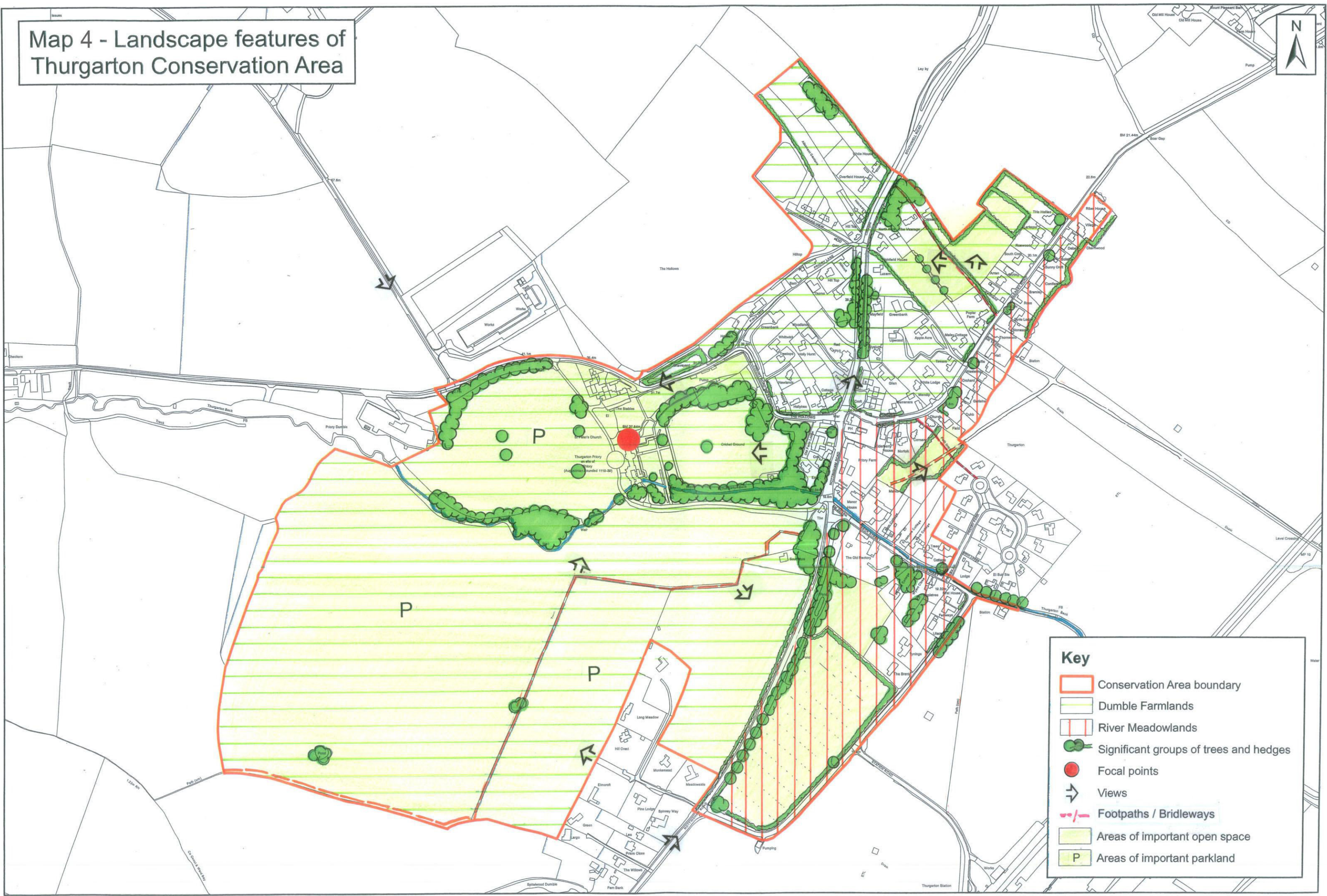
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Map 3 - Listed Buildings, Buildings of Local Interest and Important Boundary Walls



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Map 4 - Landscape features of Thurgarton Conservation Area




Key

- Conservation Area boundary
- Dumble Farmlands
- River Meadowlands
- Significant groups of trees and hedges
- Focal points
- Views
- - - Footpaths / Bridleways
- Areas of important open space
- P Areas of important parkland

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Map 5 - Aerial Photograph of Thurgarton Conservation Area



Key
 Conservation Area boundary

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Thurgarton c1731 (NRO M12613)

Thurgarton & Hoveringham c1780 (NRO TG 1S)

Thurgarton 1799 (NRO TG 1 L)

12.00 CONTACT DETAILS

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Planning Services

Newark and Sherwood District Council

Kelham Hall

Newark

Notts

NG23 5QX

or

email: planning@nsdc.info

Appendix A Relevant Local Plan Policies

Policy C1 (Development in Conservation Areas) states:

“Planning permission will not be granted for development which would harm the character or appearance of a Conservation Area. Development should be designed to preserve or enhance the character or appearance of Conservation Areas - in terms of scale, form and massing, and the use of traditional materials.”

Policy C2 (Outline Planning Applications in Conservation Areas) states:

“Outline planning permission will not normally be granted for development within Conservation Areas.”

Policy C3 (Demolition in Conservation Areas) states:

“Where a proposal for development would involve the demolition of an un-Listed building in a Conservation Area, the District Council will have regard to the architectural and historic contribution of the existing building in considering whether the development proposal would preserve or enhance the character or appearance of the Conservation Area.

Conservation Area Consent for the demolition of a building in a Conservation Area will not be granted if the building makes a positive contribution to the character or appearance of the area and could be put to effective use. If a building makes no positive contribution, or is not reasonably capable of effective use, Conservation Area Consent will be granted only if there are acceptable detailed proposals for the redevelopment of the site, or demolition would itself enhance the character or appearance of the Conservation Area.”

Policy C4 (Natural and other Features of Interest in Conservation Areas) states:

“The District Council will seek the retention of open spaces, trees, hedges, walls, fences and other features upon which the character and appearance of a Conservation Area depends. Planning permission will not be granted for development which involves the loss of such features - where they are considered to be important to the character or appearance of the area.”

Policy C5 (Environmental Improvement Schemes) states:

“The District Council will promote and implement environmental improvement schemes in Conservation Areas, such as re-paving, planting or provision of high quality street furniture. Private owners or tenants of land will be encouraged to implement appropriate schemes of hard and soft landscaping using traditional materials.”

Policy C9 (Demolition of Listed Buildings) states:

“Planning permission and/or Listed Building Consent will not normally be granted for development which involves the demolition or partial demolition of Listed Buildings.”

Policy C10 (Alterations, Extensions and Changes of Use to Listed Buildings) states:

“Planning permission and/or Listed Building Consent will not be granted for development which involves internal or external alterations, or extensions to Listed Buildings, or changes of use to such buildings - which would adversely affect their architectural or historic interest.”

Policy C11 (Setting of Listed Buildings) states:

“Planning permission will not be granted for development which adversely affects the setting of Listed Buildings or involves the loss of features which contribute to the setting of such buildings. Planning permission will also not be granted for development within the curtilage of, or adjoining, a Listed Building, where this would threaten the viability of the historic building.”

Policy C12 (Under-utilisation of Historic Buildings) states:

“Planning permission and/or Listed Building Consent will not be granted for development which would result in the under-utilisation of the upper floors of Listed Buildings, and buildings of character, within Conservation Areas - and the under-utilisation of redundant, large volume buildings of character elsewhere.”

Policy C13 (Relaxation of Planning Policy) states:

“In exceptional circumstances, the District Council will accept a relaxation of the relevant planning policies, including car parking standards, to help ensure that significant buildings of character, considered to be at risk, are fully and properly maintained.”

Policy C14 (Retention of Buildings of Character) states:

“The District Council, when granting planning permission for major development proposals, will seek to secure the retention and restoration of significant buildings of character - through the use of legal agreements under Section 106 of the Town and Country Planning Act 1990.”

Policy C15 (Advertisements in Conservation Areas and on Listed Buildings) states:

“Where advertisement consent is necessary, this will not be granted in Conservation Areas or on Listed Buildings for:

- 1. Internal or external illumination of fascia signs or internal illumination of projecting box signs;*
- 2. Signs which use excessively bright or intrusive colour schemes or highly reflective synthetic materials;*
- 3. Excessively large or obtrusive signs; and*
- 4. High level signs, other than hanging signs, above normal fascia level, including blinds and canopies.”*

Policy C16 (Existing Shopfronts of Architectural Value) states:

“Planning permission will not be granted for development which results in the loss or obliteration of original architectural features of quality in existing shopfronts. Wherever possible, existing shopfronts of high architectural value in Conservation Areas and on Listed Buildings shall be retained and restored complete with all traditional features.”

Policy C17 (New Shopfronts in Conservation Areas) states:

“Planning permission will only be granted for new shopfronts in Conservation Areas, if they preserve or enhance the character or appearance of the area and respect the character, scale, proportion and detailing of the building into which they are to be inserted.”

Policy C18 (Use of Traditional Materials in Shopfronts) states:

“In Listed Buildings and other buildings of character in Conservation Areas, planning permission will only be granted for new shopfronts which use traditional materials. Elsewhere in Conservation Areas, the use of such materials will be encouraged and consent for the installation of intrusive alien features will not be granted.”

Policy C19 (Access to Upper Floors) states:

“Planning permission will not be granted for new shopfronts which result in the loss of independent access to upper floors.”

Policy C22 (Scheduled Ancient Monuments and archeological Sites of Major Local Importance) states:

“Planning permission will not be granted for development which would destroy or detrimentally affect Scheduled Ancient Monuments and their setting. In addition, planning permission will not normally be granted for development which would adversely affect archaeological sites of major local importance.”

Policy C24 (archeological Evaluation Elsewhere) states:

"In assessing planning applications elsewhere within the District, the District Council will take account of the effect of development upon sites of known archaeological interest. Where such proposals are likely to disturb/destroy important sites, the District Council will normally request an archaeological evaluation prior to determining the application."

Policy C25 (archeological Record) states:

"Where damage to suspected archaeological deposits by development is felt justifiable in light of the benefits brought about by a particular proposal, planning permission will be granted only where satisfactory provision for an archaeological record has been made, involving (where appropriate) funding, time and access for excavation and/or salvage, recording, publication, treatment and custody of finds. This will be secured by means of a voluntary agreement or through the imposition of a negative planning condition."

Policy NE1 (Development in the Countryside) states

"Planning permission will not be granted for development in the countryside. Exceptions, which will be assessed against the provisions of Policies DD1-6 may be made for:

- 1. Agriculture, forestry and associated activities which contribute to diversifying the rural economy consistent with Policies NE6 or S14;*
- 2. Appropriate recreation and tourist uses consistent with Policies R23 or TO1.*
- 3. Utility installations requiring a rural location;*
- 4. Changes of use of rural buildings to uses consistent with Policy NE2;*
- 5. Roadside services consistent with Policy T22;*
- 6. Dwellings for agricultural or forestry workers which comply with Policy H28.*

Policy NE8 (Mature Landscape Areas) states:

"Development which would have an adverse effect on the visual or nature conservation importance of a Mature Landscape Area will be permitted only where it can be shown that there are reasons for the proposal that clearly outweigh the need to safeguard the area's intrinsic value. Where development is permitted, proposals should minimise the harm to the area. The District Council will make use of planning conditions or negotiate planning obligations in order to secure appropriate conservation measures."

Policy FS8 (The Extent of the Green Belt) states

“The Nottinghamshire Green Belt within Newark and Sherwood District is defined on the Proposals Map.”

Policy FS9 (Appropriate Development in the Green Belt) states

“Planning permission will only be granted for the following categories of new building in the Green Belt:

- 1. Buildings which are essential for agricultural and forestry activities;*
- 2. Buildings which provide essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- 3. Limited extension or alteration of dwellings where a proposal would not result in disproportionate additions over and above the size of the original dwelling;*
- 4. The replacement of existing dwellings provided that it does not result in a new dwelling materially larger than the dwelling it replaces; or*
- 5. In villages wholly within the Green Belt, limited infill development of small gaps within the existing built-up area where that would be in keeping with the character of the village. Where development is considered appropriate to the Green Belt it should be located and designed so as not to detract from the open character of the Green Belt.”*

Policy FS10 (The Conversion and Re-use of Buildings in the Green Belt) states

“Planning permission will be granted for the conversion or re-use of existing buildings in the Green Belt provided the following criteria are satisfied:

- 1. The buildings are of a permanent and substantial construction, and are capable of conversion without major or complete reconstruction;*
- 2. The form, bulk and general design of the buildings are in keeping with their general surroundings;*
- 3. The proposal would not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land within it;*
- 4. In the case of a residential use, the proposal would not have a detrimental effect on the fabric and character of traditional farm buildings, and the creation of a residential curtilage would not have a harmful impact on the character of the countryside;*
- 5. The proposal would not result in poor residential amenity by way of noise,”*

Policy FS11 (Infill Development in Green Belt Villages) states

“Planning permission for new development in villages wholly within the Green Belt will be limited to small scale infill, provided that:

- 1. It consists of the development of small gaps within the existing built up area;*
- 2. It would not adversely affect the character of the village, including important open spaces or aspects which contribute to that character;*
- 3. It would not create a precedent for further development which would compromise the aims and purposes of Green Belt designation.”smell, dust and general disturbance, or create traffic problems.”*

Appendix B Management Strategy

Conservation Area Appraisal define the special interest and charecter of the conservation area but it is important to develop proposals for the future management of the area. The Management Strategy will be updated and reviewed on an approximately 5-year basis.

There are several mechanisms through which the Council can manage the future of the conservation area:

1. Application of policy
2. Design guides
3. Guidance leaflets
4. Design briefs
5. Application of an Article 4 Direction
6. Monitoring change
7. Monitoring the condition of the historic buildings and developing a strategy for repair
8. Enforcement proceedings
9. Proposed enhancement schemes
10. Proposals for economic development and regeneration (including grants)

1. Conservation Area Character Appraisals and the application of policy guidance

- 1.1 There are several Local Plan policies already in place that deal with the issue of historic buildings and conservation areas specifically - these are given in Appendix A. Once adopted the Conservation Area Character Appraisal will be a material consideration in any planning decision. It is anticipated that the Conservation Area Character Appraisal will help inform and therefore strengthen decisions made in line with these policies, which will be one of the most direct and effective means of managing the conservation area long term.
- 1.2 Policy C1 of the Local Plan, for example, states that planning permission for development will not be granted for development that would harm the character and appearance of the conservation area. However, it follows that, without a detailed appraisal of the character and appearance of a conservation, decisions made in line with policy C1 are more likely to be ill-informed and made on an ad hoc basis. The Appraisal, therefore, can help guide development by defining the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees etc – all elements that must be considered when looking at any development proposal.

- 1.3 The Conservation Area Character Appraisal can also be used to inform other decisions made in line with Local Plan conservation policies, for example with regard to demolition within conservation areas and decisions that effect natural features. By defining and identifying significant buildings and areas of open space, trees etc the Conservation Area Character Appraisal provides a good base line of information for informed and justifiable decisions.
- 1.4 It is anticipated that the information provided in the Conservation Area appraisal advises and informs not only those making the planning decision but also anyone considering development within a conservation area and can feed into Design and Access Statements.

2. Design Guides

- 2.1 The District Council currently has Supplementary Planning Documents on Extensions to Dwellings and Conversion of Traditional Rural Buildings. Already adopted as Supplementary Planning Guidance is Shopfronts and Advertisements - Design and Policy.
- 2.2 All these design guides may be relevant to anyone thinking of undertaking development within conservation areas. It is hoped that these documents can help guide development and help make informed planning decisions and in this way they contribute directly to the positive management of conservation areas.
- 2.3 If you would like a copy of any of these design guides please contact the Conservation Officer.

3. Guidance Leaflets

- 3.1 The District Council produces several leaflets for the public that are relevant with regards to conservation areas:
 - How to Repair Historic Buildings (2001)
 - Tree Surgeons & Arboriculturists/Woodland & Forestry Contractors/Advisory Services (2004)
 - Living in a Conservation Area
 - Listed Buildings – A Guide for Owners and Occupiers
- 3.2 It is hoped these leaflets will inform the public about relevant planning constraints (and so avoid unauthorised works) and advise on what kind of development would be appropriate within conservation areas. Through the advice on repairs to historic buildings is hoped that carrying out repairs to historic buildings will be encouraged and that ill-advised, and often damaging, repairs can be avoided.
- 3.3 If you would like a copy of any of these leaflets please contact the Conservation Officer.

4. Design Briefs

- 4.1 It is intended that the Conservation Area Character Appraisal will identify any sites that would benefit from a design brief. This might be a gap site, buildings under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where there is pressure for redevelopment. The definition and characterisation of the conservation area can be expanded to form a detailed design brief to help promote an appropriate form of development on the site.
- 4.2 There are currently no such gap sites or potential development sites in Thurgarton that would merit a Design Brief.

5. Application of an Article 4 Direction

- 5.1 Common to most conservation areas is the damaging cumulative effect of small but significant alterations to the architectural features of historic, but non-listed, properties. The prime example being the exchange of traditional timber windows for UPVC replacements.
- 5.2 A small survey has been carried out as part of this appraisal whereby a survey of 12 buildings in the Thurgarton Conservation Area were recorded in 1968 and then again 2006. Several of these buildings were Listed buildings, which, by virtue of their statutory protection, were still well preserved in the 2006 survey. The majority of the unlisted building remained almost as the survey in 1968 apart from some changes to windows. One building had been altered dramatically including rendering and painting, additions of bay windows and a porch. Unfortunately this is a prominent building in the conservation area. This survey, while very limited, does highlight how vulnerable the non-listed building stock is and how this can easily erode part of the special and unique character of Thurgarton Conservation Area.
- 5.3 Alterations like this can be very harmful to the character and appearance of the conservation area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations which otherwise fall outside normal planning control, like altering windows and doors, cladding, changing roof covering etc.
- 5.4 An Article 4 Direction can have a big impact on helping preserve the character and appearance of a conservation area through the additional protection it provides for traditional architectural features.
- 5.5 The implementation of an Article 4 Direction requires a detailed survey of the area, a strong justification for proposing the Direction and local support. It also results in a larger case load from the resulting increase in applications. There are, therefore, significant resource implications in the implementation of an Article 4 Direction and while often desirable it is not often practicable.

- 5.6 Thurgarton is a Conservation Area where it is worth carrying out the initial survey to see whether an Article 4 Direction can be justified. Resources implications prevent a timetable for this being produced at present but it is important to identify this as a priority should the resources become available.

6. Monitoring Change

- 6.1 Monitoring change, both positive and negative, is very important in the long-term management of a conservation area. It can help highlight problems that can be best tackled with an Article 4 Direction (see above) or show how effective Policies have been, for example. By monitoring change it can assist in identifying where more resources are required and in modifying priorities.
- 6.2 A conservation area is thoroughly surveyed and described when an appraisal is carried out. Local Authorities are then supposed to review conservation areas from time to time and update appraisals. The District Council does not currently have a timetable for reviewing existing conservation area appraisals, as the priority is to carry out appraisals in conservation areas currently lacking them. In time, however, resources will become available to review existing appraisals, allowing detailed monitoring of change.
- 6.3 Through the Buildings at Risk Survey (see below) a survey is undertaken approximately every 5 to 10 years of every Listed building, and some unlisted buildings, within the County. This is designed to monitor the condition of the buildings (see below) but may also record any alteration to traditional features, which can be useful in seeking an Article 4 Direction (see above). The survey is usually accompanied by a photographic record, which when compared with earlier photographs provides a very useful way of monitoring change in Listed, and some unlisted, buildings in conservation areas.

7. Monitoring the condition of the historic buildings and developing a strategy for repair

- 7.1 A countywide survey is carried out approximately every 5 to 10 years of the condition of every Listed, and some unlisted, buildings. This identifies buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. While this survey is largely limited to Listed buildings, this does provide a very good means of monitoring the condition of a significant proportion of the historic buildings within conservation areas.
- 7.2 A 'Buildings at Risk Register' for the whole County has been produced, giving the result of survey work completed in 2004. This can be compared to previous survey results to monitor change and can be used to identify problem areas or problem building types, for example, and to therefore help target resources. These resources may be in the form of grant aid or can also be the serving of a notice by the Local Authority on the owner, to bring about works to a building to either repair it or make it wind and water tight.
- 7.3 Correct at the time of publishing there are no Listed buildings 'at risk' in Thurgarton.

8. Enforcement Proceedings

- 8.1 The quality of both the built environment and surrounding spaces within a conservation area can be cumulatively harmed by unauthorised works and breaches of planning control.
- 8.2 An obvious example of this sort of damage is unauthorised works to Listed buildings. A Listed building is a building of special architectural or historic interest and it has Listed status to protect this interest. Listed Building Consent is required for any works of alteration to a Listed building and it is a criminal offence to carry out unauthorised works to Listed buildings. It can be very damaging when misguided and authorised alterations are carried out to a Listed building, like the removal of traditional timber windows and doors and their replacement with UPVC or poor modern imitations, for example. If unauthorised works to Listed buildings are not pursued it cumulatively damages the building stock of conservation areas.
- 8.3 It is not only alterations to Listed building that can damage the character and appearance of conservation areas - the unauthorised demolition of buildings, or unauthorised works to unlisted buildings, through for example the use of non-approved modern materials, can all erode the special character of a conservation area.
- 8.4 It is, therefore, important that the District Council follows up breaches of planning law within conservation areas, as this can help preserve the quality of the environment.
- 8.5 The survey process that goes into producing a Conservation Area Character Appraisal may highlight breaches in planning law and anyone can confidentially report a suspected breach. The District Council regularly follows up reports of unauthorised work and may take enforcement action. Breaches of Listed building law and other issues in conservation areas are regularly reviewed and prioritised across the District.
- 8.6 There is currently one known breach of Planning Permission in the Thurgarton Conservation Area (The Coach and Horses Public House) and this is being actively pursued by the District Council.

9. Proposed enhancement schemes

- 9.1 Policy C5 of the Local Plan states that the District Council will promote and implement environmental improvement schemes in conservation areas. The benefit of a Conservation Area Character Appraisal is that it can firstly highlight where such schemes would be beneficial and secondly guide the nature of the works to ensure they are appropriate.
- 9.2 There are no planned enhancement schemes for Thurgarton at the moment. If any funds become available reference will be made to the Appraisal in developing priorities and an appropriate approach.

10. Proposals for economic development and regeneration (grants)

10.1 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within conservation areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features, or improvements required to bring the building back into use, for example.

10.2 At the moment there is one conservation grant scheme running in the District that can be used to help regenerate conservation areas. The grant can be used towards the cost of repairs and improving the appearance of buildings by reinstating traditional features where these have been lost. A variety of buildings are eligible, they do not have to be listed, but they do need to be historic buildings of architectural or historic merit (and for residential properties these must be within the conservation area). For more information please contact the Conservation Officer.