

Appendix 5: Discussion regarding Thornhaugh Conservation Area Boundary Amendments

1.0 Introduction

- 1.1 The following document sets out the individual changes proposed to the Thornhaugh Conservation Area Boundary and the reasons for the proposals
- 1.2 This is the first conservation area appraisal since the designation of the conservation area in 1979. Historic England guidance is that conservation area boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that the earlier boundary was drawn too tightly around the core of the place. The guidance advises that if the original interest has been eroded by subsequent changes or inappropriate development the boundary should be revised.
- 1.3 The appraisal has considered the surrounding land where this has an influence on the conservation area, and it is concluded that there would be a clear benefit in changing the current boundary at three individual points.

2.0 Amendments to Northern Boundary

- 2.1 To the north-west of the village the existing conservation area boundary cuts across the curtilage of the Grade II* Manor House and through the middle of 21 Russell Hill. This results in an awkward arrangement that does not represent the extent of the area of special interest.
- 2.2 To the north centre of the village, the conservation area boundary follows a line which bears little relation to the existing curtilage boundaries. It includes the corner of a field but excludes parts of the domestic curtilage of two dwellings. This results in a confused arrangement which doesn't reflect the natural edge of the conservation area.
- 2.3 Historic England guidance states "in almost all situations the conservation area boundary runs around rather than through a space or plot".
- 2.4 As such the Conservation Area Boundary has been amended to follow the curtilage boundary of 13, 15, 21 and 23 Russell Hill.

3.0 Amendments to Manor Farm

- 3.1 The guidance has not been implemented in full in terms of Manor Farm as in this instance the inclusion of the modern agricultural buildings is considered to run contrary to other guidance which states "Conservation areas should only be designated for both special architectural and historic interest and most areas worthy of designation will have both".
- 3.2 The modern agricultural buildings within Grade II* Listed building curtilage does have some historical interest but it does not have "special architectural" interest. The only reason the buildings are not considered to contribute negatively to the setting of the listed building is its agricultural use which directly relates the building and historic site. As such it was felt that their inclusion would not enhance the setting of Thornhaugh Conservation Area or reflect its "special architectural and historic interest"
- 3.3 In terms of the remainder of site, namely the walled grass area with brick building to the north-east of the farm complex, is considered to have some architectural and historic merit. This is derived from the open space, boundary wall and its relationship with the smaller

agricultural model farm buildings directly to the south. As such it was decided to include it within the conservation area.

4.0 Amendments to Northern Approach

4.1 The pathway which runs adjacent to the above walled area with a row of trees on the east side provides a positive approach to the conservation and frames an important view within the conservation area. This is detailed within the approaches section of the Thornhaugh Conservation Area. Mirroring the inclusion of the eastern approach to the village it is considered that this approach should also be included in the conservation area.

4.2 With regard to the corner of the field which is currently within the conservation area, this has been removed. The conservation boundary should follow natural boundaries, unless there is good grounds otherwise. In addition the corner of the field is not considered to incorporate any “special architectural and historic interest”. As such it has been removed and the boundary follows the boundary wall of the orchard and the field boundary of the path.

5.0 Conclusion

5.1 It is recommended that the conservation area boundary be amended to show the above areas within the Thornhaugh conservation area.