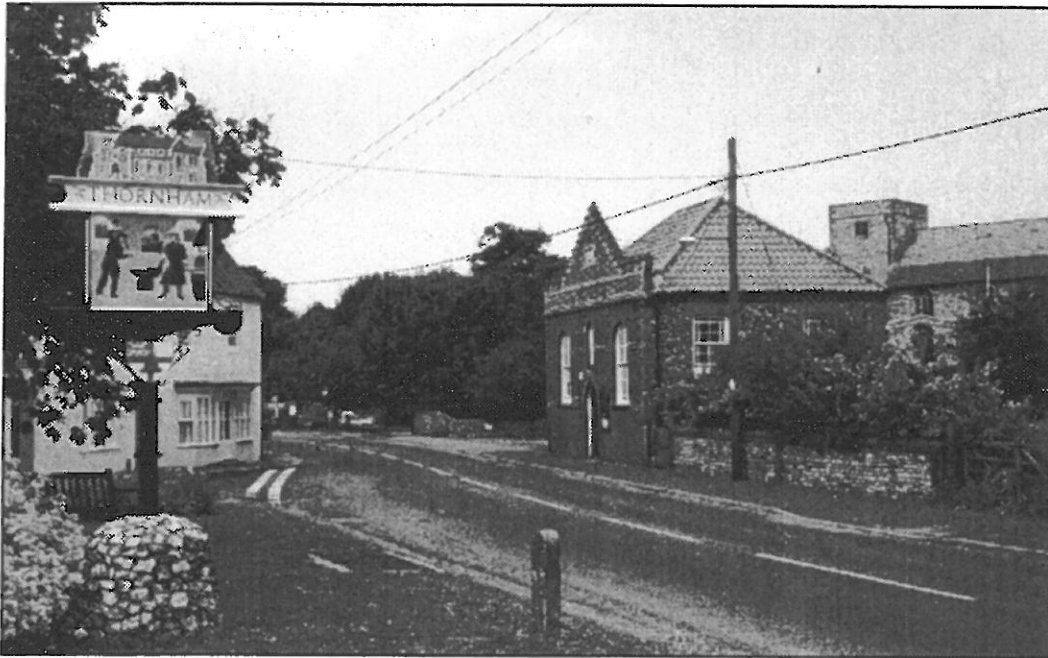


# THORNHAM

## CONSERVATION AREA

### DRAFT CHARACTER STATEMENT



*THORNHAM is a large village, pleasantly seated near the salt-marshes on the Hunstanton road, 6 miles W. by N. of Burnham Market. About half a mile north of the village is a warehouse at the head of a small creek from Brancaster bay, navigable for small vessels which bring in coals and take out corn. The parish extends to the beach.*

WILLIAM WHITE 1845

**DESIGNATED: April 1988**

**PLANNING  
POLICY**

## INTRODUCTION

***A Conservation Area – “An area of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance”.***

The conservation of the historic environment is part of our quality of life, helping to foster economic prosperity and providing an attractive environment in which to live or work. The Borough Council is committed to the protection and enhancement of West Norfolk's historic built environment and significant parts of it are designated as conservation areas.

Conservation areas were introduced by the 1967 Civic Amenities Act. Local Authorities were required to identify areas of special architectural or historic interest, whose character or appearance it is desirable to preserve or enhance, and to designate them as conservation areas. This duty is now part of the 1990 Planning (Listed Buildings & Conservation Areas) Act which also requires the review of existing conservation areas and, where appropriate, the designation of new ones. The quality and interest of a conservation area depends upon a combination of factors including the relationship and architectural quality of buildings, materials, spaces, trees and other landscape features, together with views into and out of the area.

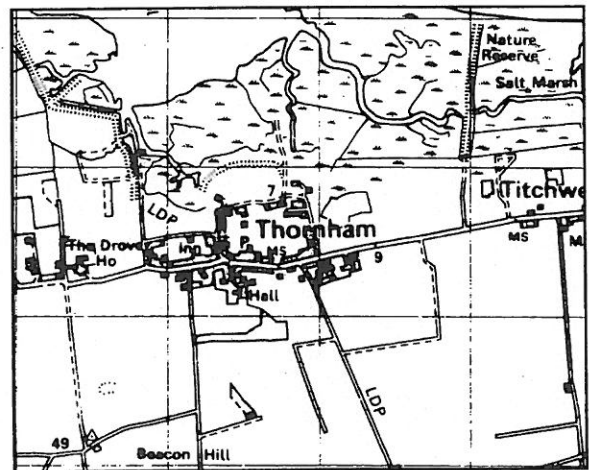
**The Thornham Conservation Area was designated in 1988. This document highlights the special qualities that underpin the character of the Conservation Area, justifying its designation.** It also seeks to increase awareness of those qualities so that where changes to the environment occur, they do so in a sympathetic way without harm to the essential character of the area. This type of assessment has been encouraged by recent Government Advice (PPG15) and it will eventually form supplementary planning guidance to those policies in the King's Lynn & West Norfolk Local Plan aimed at protecting the overall character of conservation areas. In particular, the guidance will supplement the Local Plan

policies, which deal with demolition and new development within the conservation area and new development on land adjoining the conservation area, which might affect its setting or the views in or out of the area.

This character statement does not address enhancement proposals. Community led enhancement schemes will be considered as part of a separate process.

## SETTING AND LOCATION

Thornham is situated between coastal salt marshes to the north and chalk uplands to the south. From the south, the approach to the village is across rolling country, with



chalky soil full of flints and wide horizons broken by hedges and tree belts, followed by a gentle descent into the village, with the marshes and the sea beyond. From east and west along the coast road the approach is level, with the marshes to the north visible across the fields to the east of the village, but screened by woodland to the west. Looking northwards from the village, the marshes are flat and low-lying with a low horizon and huge sky: looking southwards from the harbour and coast paths, the village appears almost surrounded by trees, with the higher ground



beyond only occasionally visible. The sand flats, dunes and marshes lie within the area designated in 1975 by Norfolk County Council as the North Norfolk Heritage Coast.

Thornham is on the A149 coast road between Hunstanton 7 kilometres (4¼ miles) to the west and Burnham Market 11 kilometres (6¾ miles) to the east. More immediate neighbours are Holme-next-the-Sea 3 kilometres (1¼ miles) to the west and Titchwell and Brancaster 3 and 4 kilometres (1¼ and 2½ miles) to the east respectively. All these settlements lie on the main coast road. From the village two minor roads run south to meet a parallel, but minor, east-west road across the chalk uplands between Ringstead and Burnham Market. The long distance Norfolk Coastal Path follows the line of the dunes between the marshes and the sand flats. So Thornham is a natural stopping point for visitors whether by car or on foot.

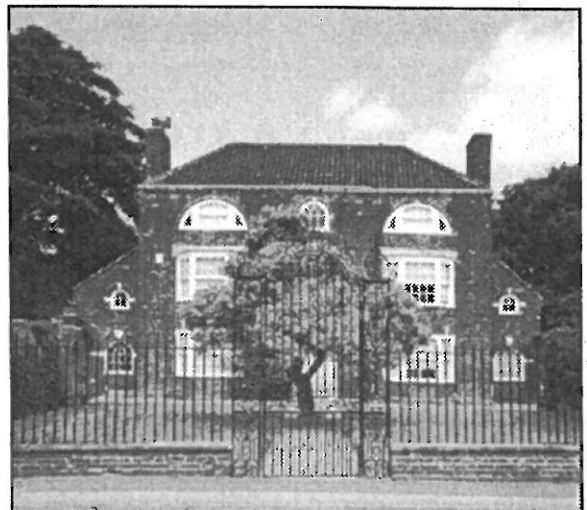
### **ORIGINS AND HISTORICAL DEVELOPMENT**

This part of the coast has been occupied since very early times. An aerial photograph in 1946 and subsequent archaeological excavation revealed the site of a defended enclosure of the first century, possibly a Roman signal station, on the chalk ridge about ½ kilometre (a mile) south-west of Thornham. The excavations also showed evidence of earlier occupation of the site in both the Bronze Age (c 2000 BC) and the Iron Age (c 500 BC) as well as its later use as an Anglo-Saxon cemetery. That there was almost certainly a Roman colony at Thornham itself is evinced by the markedly rectangular grid pattern of roads and boundaries, clearly seen on Faden's map of Norfolk (1787) and still discernible today. A number of Roman artefacts have been discovered in the parish, including a cremation urn.

The present settlement of Thornham certainly goes back to the Saxon period. The Old English word ham probably means, in this instance, "a village": so this is "the village where the thorn trees grow". In the

Domesday Survey of 1086 it is written as Tornham. The earliest datable parts of the church are of the thirteenth century. During the fifteenth century the wool and cloth trade brought prosperity to Thornham. This is reflected in the fine screen in the church given by John Miller, a local merchant, in 1470. During the Middle Ages there were two manors: the lordship of one was in the hands of the Bishop of Norwich, the other in those of the Cathedral Priory. At the Reformation the lordship of the first was granted to the King's physician, William Butts, whose heirs held it until 1618; while that of the second passed to the Dean and Chapter of the Cathedral, with whom it has remained. The lords of the manor guarded their rights jealously, both in relation to the King, whose bailiff and coroner the Bishop "would not permit . . . to enter here", and in relation to their tenants, who, should they "find any wreck or royal fish, the lord of the manor would have half". A small spinney near Staithe Lane is called Plug Pits, possibly because the victims of bubonic plague (endemic after the Black Death of 1348) are buried there.

In 1618 the heirs of William Butts sold the manor to Thomas Archdale, whose heirs, through the female line, still have it today. In 1624 the Archdales built a substantial house east of the village. Its name, The Cottage, is said to derive from its origin as a small late Medieval house. In 1642 a Dutchman was brought in to build a sea defence wall, which, as well as preventing flooding, made possible the later development of a small harbour. However, fearing its effect on their fishing, the



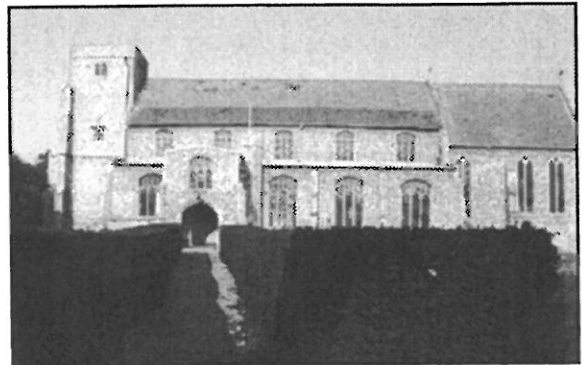
"rascally people of Thornham" attempted to destroy the day's work during the following night, causing the Dutch contractor to complain to the Crown. Trade with the Netherlands included the exchange of locally made bricks for earthenware from Holland.

During the late 18th and early 19th Centuries a number of radical developments took place. Ringstead Road and Choseley Road were constructed, the main coast road through the village was made continuous and a harbour was formed. George Hogge, whose family had inherited the manor from the Archdales and who built the present Hall and the Red House, already had shipping interests at King's Lynn. Now, taking advantage of the diversion of the River Hun, he built jetties and storage buildings at Thornham. Seaborne trade included oil-cake, malt, coal and stout. However, the channel was prone to silting up : a problem only partly solved by the building of a sluice gate; while the coming of the railway to Hunstanton meant that the harbour's days were numbered. A declining trade continued until 1914, when the last trading vessel to use the harbour regularly, the Jessie Mary was laid up. The ship is commemorated in the church lych gate. The old coal barn survives as witness to this enterprise.

But while the harbour declined, the village prospered and changed. Street frontages, hitherto only sparsely developed, gradually filled up with more houses and cottages, farm buildings and commercial premises. Elsewhere buildings were demolished. A map of 1797 shows buildings, since gone, on the site of the small green at the entrance to Church Street and along the High Street frontage in front of the King's Head. White's Directory for 1845 gives some idea of the life of the village mid-way through the nineteenth century. The population was 790; the poor had the right to cut gorse for fuel on an allotment granted under the Enclosure award of 1797; the parish was entitled to send four boys to the Free School at Brancaster; the number of people working in the parish (excluding landowners and farmers) totalled over thirty, including shopkeepers, tradesmen,

craftsmen, inn keepers and professional men; a carrier operated twice a week and letters were delivered and collected daily.

But by 1879 the outside world had become an important step closer: Kelly's Directory referred to Thornham as being "five miles from Hunstanton railway station". With the Prince of Wales resident at Sandringham and the rapid expansion of the resort at Hunstanton, north-west Norfolk was now on the map". The growth of education was reflected in the opening of the new School in the 1850s, replacing the small schoolroom at Copper Hall. The strength of Nonconformity was reflected in the building of chapels, by the Primitive Methodists in 1869 and by the Wesleyan Methodists in 1870 (the present Methodist chapel), while the confidence and prosperity of the Church of England was expressed in the extensive repair and part-rebuilding of the parish church during the last quarter of the century.



Thornham was unusual in the establishment, from 1887 onwards, of a wrought iron works. Started by Mrs Ames Lyde in order, it is said, to provide "something for the parishioners to do in the evenings", it soon expanded, with the help of the Home Arts and Industries Association, to produce work of high quality on a professional scale. Its patrons included royalty, members of the nobility and international exhibitions. The death of its founder in 1914 and the effects of the Great War led to the closure of the works in 1920.

The huge growth of private and other transport, the "communications explosion" and the mechanisation of agriculture during



the twentieth century have all contributed to the loss of much of the village's former self-sufficiency. The population in 1996 was estimated at 465. The number of tradesmen and shopkeepers in the village has dwindled dramatically and the school closed in 1985. Meanwhile farm buildings and cottages have been converted into holiday homes or into desirable residences for commuters or retired people, individual or groups of new houses have been built in several places, caravans sites have been established, the three public houses benefit from a growing tourist trade and there is a flourishing village shop in Church Street. A strong community spirit is reflected in the number of sports and other clubs and groups which thrive in the village: the Drill Hall, built for the Church Lads Brigade in 1906, is in constant use and there are cricket and football pitches as well as the village playing field on the Green.

### CHARACTER OVERVIEW

Its setting, between shoreline and marsh on the one side and chalk uplands on the other, and the presence of the coast road itself underlie the essentially linear pattern of settlement at Thornham. The main part of the village comprises the High Street, street, over a kilometre ( $\frac{2}{3}$  miles) long from east to west, and Church Street, a short side street running north towards the marshes. The alignment of the High Street changes frequently, so that the eye is always held by buildings or walls at different angles, giving the space between buildings an enclosed urban quality. At the junction with Church Street, the High Street opens out to form a large space round the Green, and there is a smaller widening at the junction with Hall Lane. With the exception of the long continuous terrace of cottages west of the junction with Green Lane, there are no long built-up frontages, yet the continuity of the street is firmly maintained by linking walls and by the consistent use of a limited palette of local building materials, notably white chalk blocks (called "clunch") and red clay pantiles.

North of the High Street the road pattern makes two rectangular "blocks", thought to



reflect Roman origins. With the High Street and Church Lane common to both "blocks", Staithe Lane and Ship Lane (only partly in the Conservation Area) complete one "block" and Green Lane and The Green (almost entirely outside the Conservation Area), the other. These lanes are loosely built up on one side only: their character is essentially rural and coastal with the marshes barely a field away and the sea beyond, with wind-swept trees, a sharp light and wide horizons.

On the south side of the High Street, some hundred metres (110 yards) east of Church Lane, Hall Lane leads to Thornham Hall and its spacious landscaped park beyond. A little further west, from Ringstead Road, there are good views looking down hill across the park to the Hall itself, the roofs of the village below and the sea in the distance. In contrast, further east, from Choseley Road, the descent into the village is enclosed by walls and outbuildings or trees on either side and the view ahead is stopped by a high wall on the north side of the High Street, imparting a strong sense of "arrival".

### SPACES AND BUILDINGS

The linear development along the High Street defines the village and is the major part of the Conservation Area: though in fact one continuous street, it may for convenience be divided into four sections.

Short side streets and lanes make up the rest of the Conservation Area.

### **High Street, from West End Cottages to the King's Head**

West End Cottages and the converted barn opposite mark the start of the High Street at the approach from Holme. Like several buildings and walls in this part of the village, their axes are at right angles to the street, giving it a "third dimension": Other examples include Manor Farm Cottage, Pear Tree Cottage and another converted barn adjoining the Red House. Houses and outbuildings built hard onto the road and walls to gardens and yards combine to give firm edges to the street. Red House (Listed), though well set back, makes a strong formal statement: Georgian symmetry seen through grand wrought iron gates and railings and framed by high garden walls on either side. A variegated holly tree in front of the house softens its formality. Opposite, behind a wall, is an attractive garden belonging to Manor Farm House (a modern house, outside the Conservation Area).

Further east, on the north side, Garden End is an attractive cottage of whitewashed clunch; Manor Cottage is a picturesque Edwardian house; Chestnut Cottage (Listed) has a datestone of 1756; Copper Hall, originally a schoolroom, is joined by a well-designed link to the house next door though its modern front windows are not quite in keeping and Dairy Farm House (Listed) is a typical small Georgian house with a long walled garden frontage.

In 1988, on the south side of the street, three groups of new houses, Romarnie Cottages, replaced a former garage and outbuildings. They include a pair set back in a close beside Manor Farm Cottage and a terrace of five with a stagger facing the street. They are built in a "vernacular" style, using clunch and red brick. They fit in reasonably well, though dormers are fussy and cause there to be an otherwise unnecessary number of down pipes. The development returns up Ringstead Road, with a further terrace of three, incorporating an attractive carriage arch leading to garages behind. Walls of clunch and brick

successfully link the groups. East of Ringstead Road, the space opens out where walls enclose the long cottage gardens of Clock Row, but then Primrose Cottage (Listed) and Twin Cottage re-establish the street frontage before it opens out again at Shepherd's Pightle, a pleasant modern suburban close. Then follow several buildings at right angles to the road, including Pear Tree Cottage (Listed).

### **High Street from the King's Head to the Old Coach House (formerly the Chequers Inn)**

The heart of the village is defined by two open spaces at road junctions, two inn forecourts and the church with its churchyard. Everywhere walls are an important element, linking buildings and defining spaces.

Of the two junctions, that with Church Street is the more important. At its centre is a small triangular green, on which are two ornamental trees, a seat, a traditional telephone box (Listed), a litter bin and - shortly to commemorate the Millennium - a bus shelter built of traditional materials so to fit in well with its surroundings. But the



overall space extends to include not only the roadways on three sides of the green, but also the garden and car park of the King's Head. Modern road surfacing and the introduction of small scale planting and dwarf walls at the boundaries of the inn have the effect of breaking up the space visually. The trees in the centre, though attractive in themselves, are too small in scale in relation to the whole space; and a wooden fence beside the inn car park, which defines the west end of the space, is

hardly appropriate in such a prominent position. The large yew trees in the churchyard and the tower beyond help to define the space where it enters Church Street. Important buildings fronting the space include the King's Head and the White House (both Listed), Tucks Close (attractively modernised in an 'Arts and Crafts' manner) and Dix Cottage (red brick Georgian at right angles to the road).

A narrow "neck" separates the two road junctions. It describes a gentle S-bend, masking a change in the alignment of the High Street and allowing interesting angled views in both directions. On the north side there is a good view of the church, seen through an attractive lych gate and framed by trees and curving or angled walls. The gate is set at an angle to the road in line with the church porch: an axis underlined by clipped hedges on either side of the church path. On the south side a high wall maintains the street line in front of Johnson's Yard, a terrace of cottages set back behind gardens.



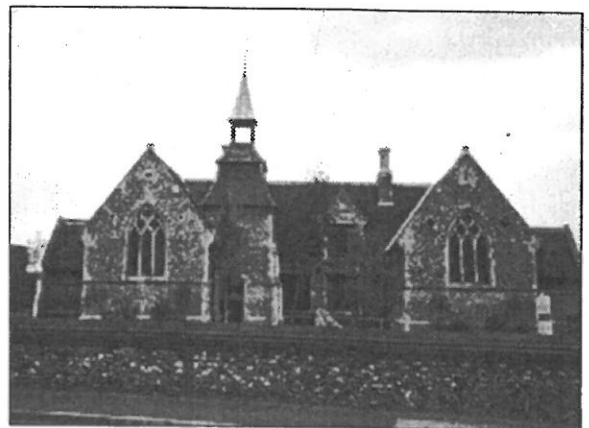
A second triangular green marks the centre of the smaller space at the junction with Hall Lane. On it are a large chestnut tree, well in scale with the space, a seat and a village sign. Important buildings here include Stockhill House and the unusual Methodist Chapel (both Listed). A small paddock beside the chapel contrasts happily with this otherwise built-up area.

Another narrow "neck" separates the smaller green from the Old Coach House

(Listed), formerly the Chequers Inn. Here the space broadens out again to include the simple uncluttered inn forecourt surrounded by no less than four Listed buildings - the inn itself, a small traditional cottage to the west and, on the south side of the street, Bay Tree Cottage and Eaton Cottage. West of the small cottage, where a new chalet-bungalow has been built on the site of a former garage, timber fencing, low walls and block paving introduce a somewhat alien note.

### High Street eastwards from the Old Coach House to the former School

The character of this long stretch of the street varies greatly. At first the relatively high density of the village centre continues, with many cottages hard onto the pavement - several at right angles to it - linked by walls: these include, on the north side, Priory House (Georgian), Ivy Cottage, a varied terrace of cottages and a converted barn and, on the south side, York Cottage (single storey with attic and tumbled gables), a converted chapel and a varied terrace of single storey cottages. Other houses, set back, include York House and Oak House. The latter is of particular architectural interest though, perhaps surprisingly, un-listed.



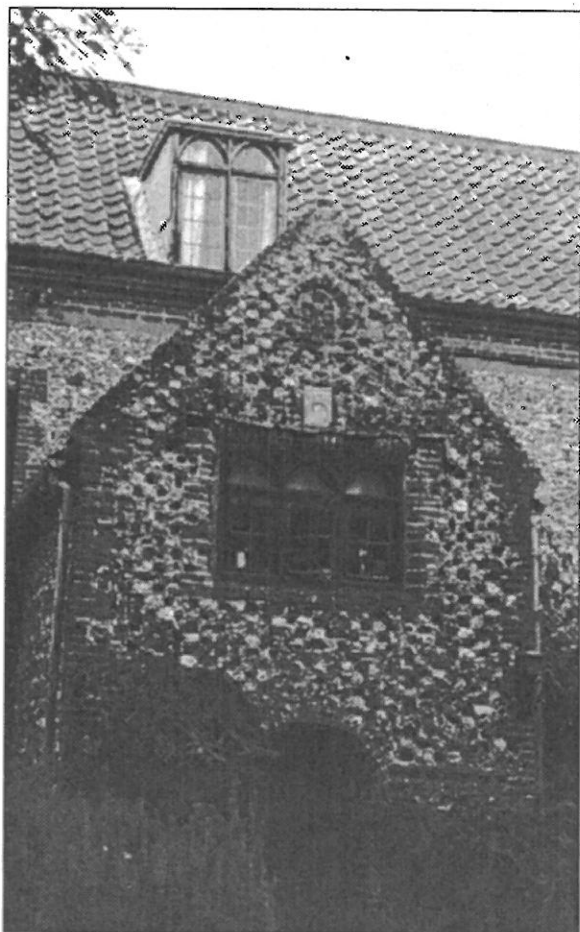
On the north side the space then opens out, with School Row (two attractive nineteenth century terraces of cottages behind long gardens) and the former County Primary School (Listed). The school, built in picturesque mid-Victorian Gothic style, complete with a bellcote and a little spire which feature in many views of the village, is currently being sympathetically converted to houses, though planting in the



former playground will inevitably alter its setting. Next door, a large house, in neo-Victorian style. On the south side buildings of interest include Forge Cottage, Pine Cottage and Victoria House.

### **High Street from the former School to The Castle**

The road now bends slightly and the built-up village gives way to houses, varying in size and set in substantial grounds. On the north side these are largely hidden behind a continuous high wall, interrupted by modern gateways. In contrast, the south side is dominated by mature trees, through which can be seen Ivanhoe, a large house of the 1950s (itself outside the Conservation Area). Next to it, Thornham Cottage and Ilex House (Listed) are a fine large 17th Century house of great architectural and historic interest. A high wall and the back of outbuildings then turn the corner into Choseley Road.



East of the Choseley Road turning there is an attractive row of traditional 17th and 18th Century cottages hard onto the road.

But then the character of the street changes: modernised industrial workers' cottages mix with modern suburban houses. On the north side a farmyard has been replaced by a modern terrace, partly masked by an older wall. These are part of the Malthouse Court development, with access from Green Lane. Then follows a long terrace of 19th Century cottages, hard onto the pavement and now entered from the back as part of the new development. On the south side there are two modern suburban houses and, opposite Green Lane, another, but shorter, 19th Century terrace: Malthouse Cottages.

Beyond Green Lane the development is confined to the south side. Old Farm has been sympathetically modernised, other houses less so. On the north side an open field is enclosed by a long wall. On the verge is a bus shelter and a traditional red telephone box (not listed).

### **West end of High Street with Staithe Lane and west end of Ship Lane**

From West End Cottages and round into Staithe Lane houses are set behind high hedges and there is a high hedge also along the west side of the lane. But in Ship Lane, an extensive view opens out over the fields to the north towards the marshes and dunes beyond. The Lifeboat Inn in Ship Lane, formerly isolated from the village but now joined to it by modern residential

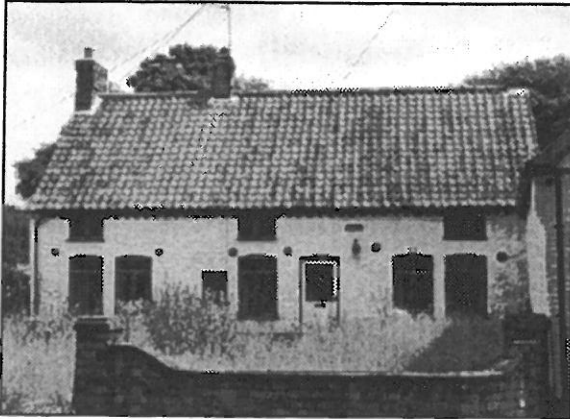


development, faces outwards towards the sea, recalling the maritime history of the village. The original buildings and a modern extension are all painted white and blend together. Trees to the east enhance the setting, but the type of planting in front of the car park introduces a less appropriate note.

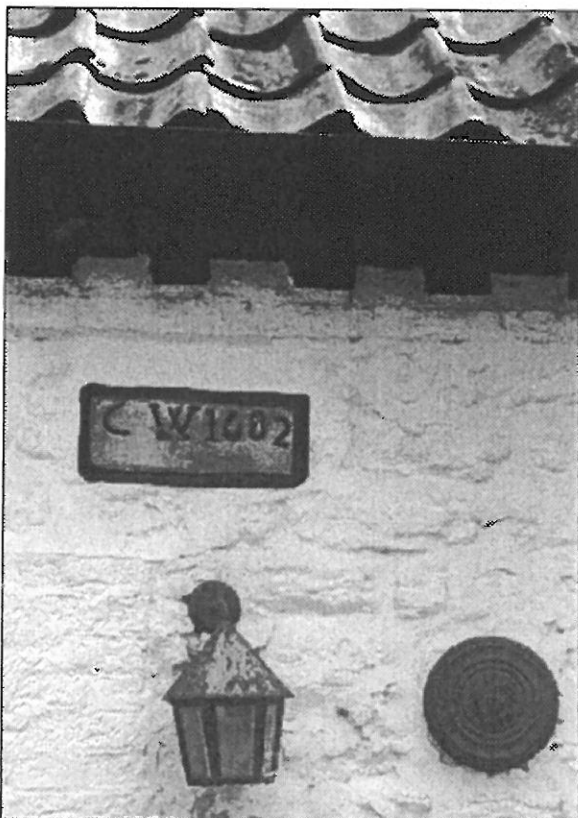


### Church Street with part of The Green and the east end of Ship Lane

In little more than a hundred metres (110yds) Church Street runs from the enclosed centre of the village at its southern end to the open fields at its northern end, with the salt marshes and sand dunes beyond. This serves to underline the narrow, linear form of the village and its close historic ties with the



sea. There is also a marked contrast between the two sides of the street : on the east side an attractive group of cottages stretches from north of the church, past the junction with Ship Lane and on into the beginning of The Green; whereas most of the west side is taken up by the high



enclosing wall and the trees of the Manor House, built in 1904 under the influence of the Arts and Crafts style of the time.

Of the cottages on the east side special mention should be made of Sunny Cottage, set back from the street, with a plaque of 1682 (surprisingly perhaps un-Listed), and, at the start of Green Lane, The Haven, built of galletted squared clunch. There is an open green with a seat at the junction with Ship Lane, from where there is a good view looking south, past whitewashed cottages, to the church with its squat tower beyond.

On the west side, Manor Lodge, north of the King's Head, is a modern chalet-bungalow with visually important and older trees and high front wall. On the street front, the whitewashed village shop looks attractive against a background of trees. The wall and trees of the Manor House are important, though the large house itself can only be glimpsed from the street. The wall sweeps round into Ship Lane, where its line is continued by Breeze, an early 20th Century building of some interest: it is now a separate house but was formerly an outbuilding to the Manor House. The high wall continues along the lane, where two sensitively designed modern houses of one-and-half storeys have been built behind it. A third new house, a full two storeys high, fits in less well. All three are within the former grounds of the Manor House and are thus in the Conservation Area. To the west, outside the Conservation Area, a fourth new house has been built and the road infrastructure is currently in place for further development which will fill in the back and between the Manor House, the Lifeboat Inn and the backs of properties in the High Street. The historic one plot depth of this end of the village will thus disappear.

### Green Lane (and The Green)

The long terrace of Malthouse Court makes a firmly built-up corner to Green Lane and continues round the corner with Farmhouse Cottage and The Malthouse. Past the entrance to the Court, a traditional open cart shed and the attached Stable Cottage have happily been retained as part of the development.

To the north, and outside the Conservation Area, Green Lane leads past a row of undistinguished semi-detached houses and an open field to The Green. This is an attractive, sporadic development of traditional and modern cottages behind wide grass verges, facing north to the marshes immediately opposite. It seems to relate as much to the sea and the sky as to the village itself: further infill would mar its present unique quality.

### Ringstead Road

On the west side Manor Farm buildings have been sympathetically converted to holiday cottages. Wedge dormers and occasional sky lights have been used to light roof spaces. On the east side the former Vicarage, now Park House, is an attractive early 20th Century Queen Anne style house in the Lutyens manner built in random carstone. The matching coach house has been converted into a separate house.

### Hall Lane

This is essentially the access road to the 18th Century Thornham Hall (Listed II\*), which is visible as a gable end beyond a high wall and trees. On the west side of the lane are Red Brick House, a modest Georgian house, and Willow Cottage, a tiny house dwarfed by large gates. A new residential development is currently under way south of Willow Cottage. It incorporates a pair of Victorian estate cottages in addition to the back (outside the Conservation Area). A new high wall and a rather grand entrance have been built along the frontage: Built in traditional clunch and brick, it is a pity the wall does not quite line with the adjacent old wall to the Hall. The development site contains important trees.

Four modern bungalows on the east side of the lane (and outside the Conservation Area) are held together visually by the retention of a wall along the frontage. The lane turns sharply to the east at the Hall, where it is bounded by high walls on both sides.

## LISTED BUILDINGS

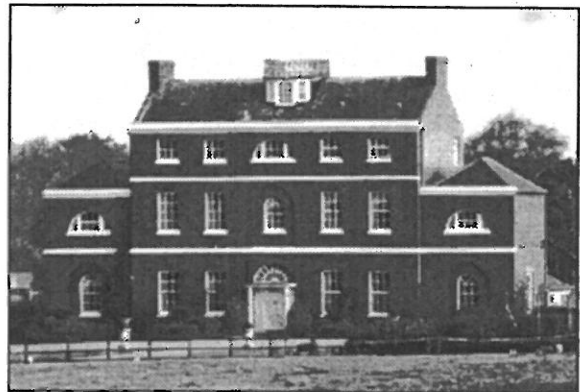
There are eighteen Listed buildings in the Conservation Area. The statutory list was first published in 1953, and was added to in 1983, 1984 and 1993.

### Listed Grade I

● **Church of All Saints**, Church Street. Tower, nave and aisles, chancel and aisle, porch. Mostly of C13 and C15, but much restoration and Chancel virtually rebuilt late 19th century. Flint with stone dressings. Top stage of tower 1935, in place of original, which fell in C17 replacement looks too low in comparison with nave, which was heightened in C15.

### Listed Grade II\*

● **Thornham Hall**, Hall Lane. 1788 for George Hogge. Neo-classical in Adam style. Five bays of three storeys with one



bay wings of two storeys. Red brick. Sash windows. Diocletian windows top floor centre bay and first floor of wings. Central entrance doors with fanlight and later porch with columns. Polygonal look-out (to see ships) central on roof.

### Listed Grade II

● **The Red House**, High Street (north). C1770 for George Hogge (c.f. Thornham Hall). Red brick. Three bays of two-and-a-half storeys, with outer bays having canted window bays of two storeys, with Diocletian windows above, and central bay having pedimented entrance door, with tripartite windows with gothic glazing bars on two floors above. Charming, if naive, use of classical elements. Look out on roof (c.f. Thornham Hall). Enhanced by high flanking walls (also Listed) and good modern

wrought iron railings enclosing front garden.

● **Outbuilding north-west of Red House,**

High Street (north). Eighteenth century. Red brick.

● **Chestnut Cottage,** High Street (north). Date stone 1756. Formerly pair of cottages. Squared flints and red brick. Sash windows. Railings, west half only, specifically included in List heading.

● **Dairy Farmhouse,** High Street (north) (85m east of Chestnut Cottage). Small three bay symmetrical eighteenth century house, rendered and finished white.

● **The King's Head,** High Street (north). Seventeenth century. Whitewashed clunch. Steep pitched roof with modern concrete tiles.

● **Telephone Kiosk,** junction of High Street and Church Street. Type K6, designed by Sir Giles Gilbert Scott in 1935.



● **The White House,** Church Street (east). Eighteenth century. Now two cottages, but formerly more. Whitewashed clunch and brick. Good modern reproduction sash windows. Backs onto Churchyard.

● **Methodist Chapel,** High Street (north). Datestone 1870. Red and gault bricks, with pebble flints to sides. Unusual picturesque design for a chapel, with crenellated parapet rising to false gable in centre.

● **Cottage west of Old Coach House,** High Street (north). Late eighteenth/early nineteenth century. Whitewashed clunch and brick.

● **The Old Coach House,** High Street (north). Formerly, and Listed as, the Chequers Inn. Seventeenth century. Whitewashed clunch, carstone and brick. Early twentieth century windows.

● **Former County Primary School,** High Street (north). 1858. Knapped flint with stone dressings; fish-scale roof tiles. High Victorian Gothic style with Geometric-Decorated window tracery. Towered porch with mansard roof, with bellcote and leaded broach spirelet. Very attractive. Conversion to dwellings nearly complete (May 2001); very little external change to building apparent, though inevitably changes to the curtilage.

● **Thornham Cottage and Ilex House,** High Street (south). Formerly one house. Large, despite its name. Seventeenth century: datestone 1624. Knapped flint, carstone and brick. Substantial extensions C1800 and C1900. Gabled two storey porch. Windows of various periods.

● **Eaton Cottage and Cottage attached to west,** High Street (south). Early nineteenth century. Pebble flint and brick. Sash windows. Illegible datestone.

● **Bay Tree Cottage,** High Street (south). C1700 with nineteenth century door and windows.

● **Stockhill House,** High Street (south). Formerly, and Listed as, Jubilee House and butcher's shop. Late eighteenth century three bay house. Stucco rendered, with mock ashlar pattern, painted. Tripartite sash windows and doorcase with fluted pilasters and fanlight. Extension at one end with shop front, including canted bow window. Shop now converted to domestic use.

● **Pear Tree Cottage and Trees Cottage,** High Street (south). C1700 three bay house. Coursed, squared clunch and brick. Out shot to west.

● **Primrose Cottage,** High Street (south). Early nineteenth century three bay cottage. Brick but with clunch gable. Sash windows. Door case with fluted pilasters and triglyph frieze.

#### IMPORTANT UNLISTED BUILDINGS

The special quality of Thornham Conservation Area, while greatly enhanced by its Listed buildings, owes as much to the large number of important unlisted buildings within its boundaries. These are traditional buildings which, by their position, their group value in relation to other buildings close by and their use of local





materials, contribute to the character of the village. Ninety-one such buildings have been identified, representing 68% of the total number of unlisted buildings in the Conservation Area. Important walls, which link buildings and enclose spaces, have also been identified.

### IMPORTANT TREES

Trees, individual and in groups, make a vitally important contribution to the character of the Conservation Area. These have been identified.

### POST-WAR DEVELOPMENT

Residential development in the village has been considerable since 1945, reflecting the fact that it is an attractive place to live in, whether by commuters, retired people or holiday-makers. There are a dozen or more



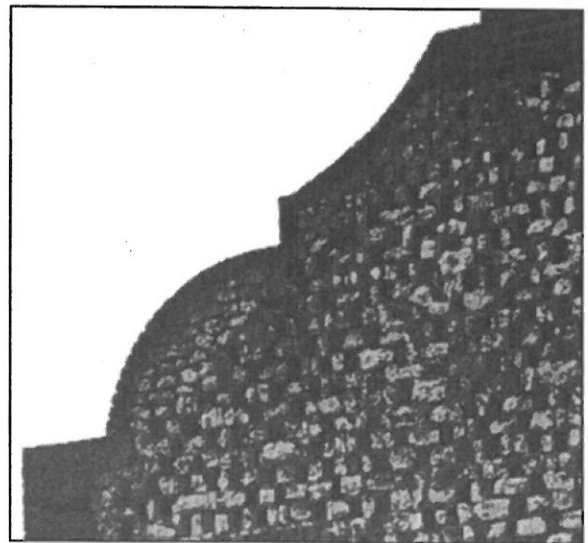
new houses on individual infill sites, the majority in the High Street. There are groups of new houses, detached or in terraces at Romarnie Cottages, Shepherd's Pightle (where the road itself is also new), Malthouse Court, behind the former school (in process) and Ship Lane. Many redundant buildings, mostly agricultural, have been given a new lease of life by conversion to residential use, including a large complex of buildings at Manor Farm converted into holiday homes, and the conversion of the former Primary School.

Most cottages in the village have been modernised and several have been converted from two into one. A considerable number have been converted for holiday letting, including a terrace at Malthouse Court, where the front doors have been moved from front to back.

Some developments, though outside the Conservation Area, impinge upon it. These include frontage development along the east side of Hall Lane and in-depth developments on the west side of Hall Lane and south of Ship Lane (both in process), as well as a large house, Ivanhoe, (west of Thornham Cottage), and Manor Farm House.

### TRADITIONAL MATERIALS

Chalk is not far beneath the surface on the higher ground south of the village. Clunch is therefore much in evidence as a building material. It is often whitewashed and combined with red or gault brick dressings. But a wide range of other materials from slightly further afield have also always been available and have provided a rich palette for building in the village. Local materials include:



- Clunch (chalk), rubble or squared, sometimes galletted (oints filled) with small pieces of carstone
- Flint
- Carstone (sandstone with iron oxides), rubble or squared

- Redbrick
- Gault brick (pink-buff, either "warm" or "cool", but tends to weather to grey)
- Red clay pantiles
- Whitewash on any of these materials
- Lime-sand render over any of these materials

To these local materials should be added Welsh slates.

## **ARCHAEOLOGICAL INTEREST**

There are no scheduled Ancient Monuments in the Conservation Area. [The Sites and Monuments record need to be checked for any sites of archaeological finds].

## **DETRACTORS**

The special character of Conservation Areas can easily be eroded by poorly proportioned new buildings as well as by seemingly minor alterations such as unsympathetic replacement windows and doors, inappropriate materials or paintwork, the removal of walls, trees or hedges or the use of inappropriate front boundary features.

Features which detract from the special character of Thornham Conservation Area include:

The High Street:

- Unsympathetic use of materials in new and old structures.
- Railings, low walls and planting at frontages to the King's Head, and boarded fence at end of car park.
- Design of new cartilage subdivisions and paving material at site of former garage south of The Cabin.
- Design and materials of new walls to entrances.
- Broken down boundary walls.
- Proliferation of overhead cables.

The High Street and Church Street:

- Wide expanse of tarmacadam at and around the road junction

## CONSERVATION OBJECTIVES

The overall conservation objective is to protect and reinforce the established special character of Conservation Areas and their setting.

This will be achieved by:

- encouraging the retention and maintenance of buildings which contribute to the overall character of each conservation area, whether listed or not
- ensuring that new development is sympathetic to the special qualities and character of each conservation area
- protecting the setting of the conservation area from development which adversely affects views into or out of the area
- the retention, maintenance and locally appropriate new planting of trees
- maintaining and enhancing local features and details which contribute towards an area's local distinctiveness
- working with the community to prepare schemes of enhancement
- encouraging the removal of detractors to the special character of each conservation area

## CONTACTS AND ADVICE

Within conservation areas, a number of special controls apply and it is advisable that anyone proposing to carry out new development, alterations, extensions, installations, demolition or work to trees should seek advice from the Planning Policy at an early stage. A leaflet summarising these issues and including general information on conservation areas can be obtained from the Planning Policy free of charge.

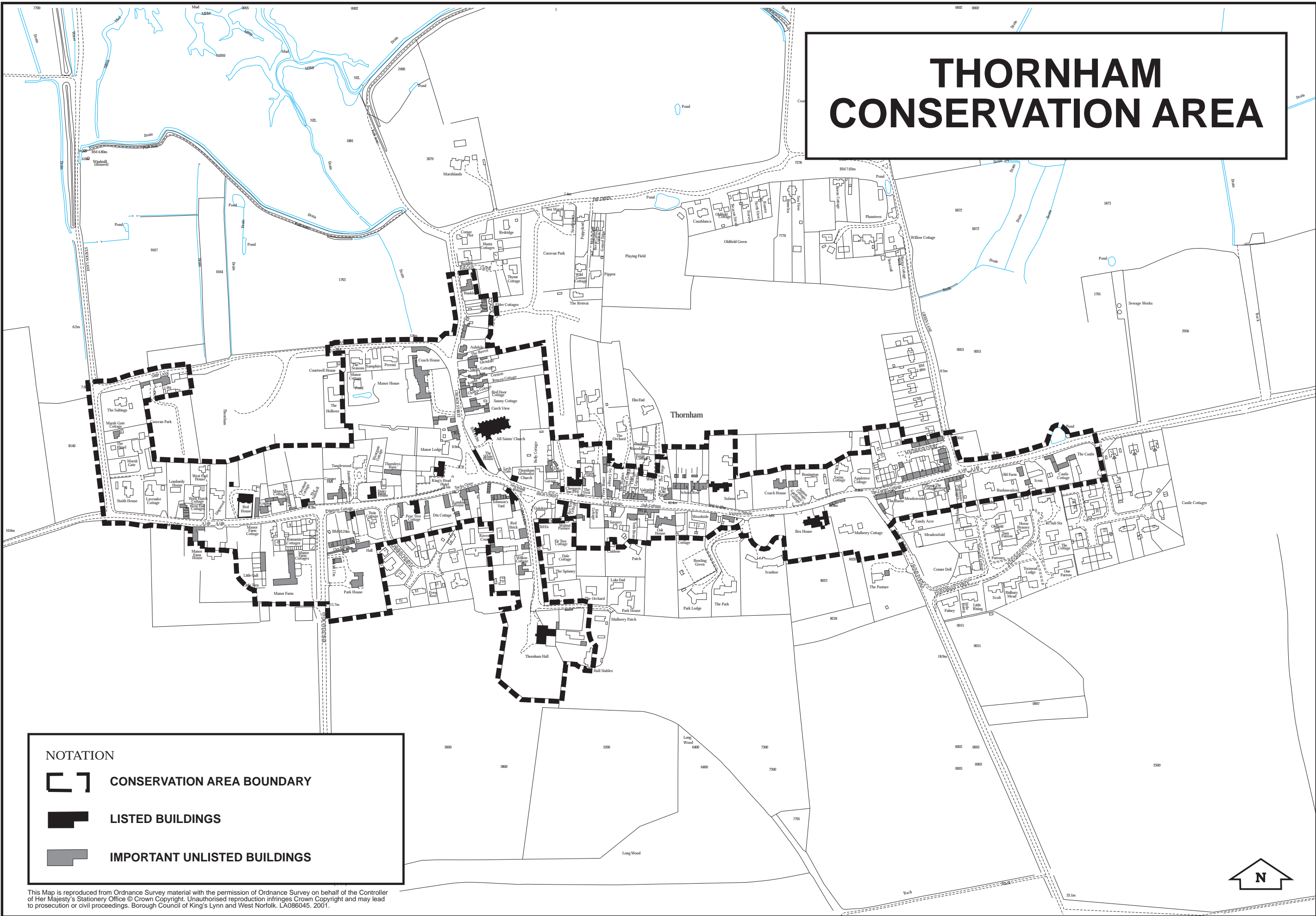


### **PLANNING POLICY**




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# THORNHAM CONSERVATION AREA



**NOTATION**

-  CONSERVATION AREA BOUNDARY
-  LISTED BUILDINGS
-  IMPORTANT UNLISTED BUILDINGS

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