

# THORNHAUGH CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN

Draft for Consultation



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# THORNHAUGH CONSERVATION AREA APPRAISAL DRAFT REPORT AND MANAGEMENT PLAN

## Contents:

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Scope of the appraisal</b>	<b>1</b>
<b>3.0</b>	<b>Planning Policy Context</b>	<b>2</b>
3.1	Planning (Listed Buildings and Conservation Areas) Act 1990	2
3.2	National Planning Policy Framework (NPPF)	2
3.3	Local Development Framework, Core Strategy	2
<b>4.0</b>	<b>Summary of Special Interest</b>	<b>3</b>
<b>5.0</b>	<b>Thornhaugh Conservation Area</b>	<b>3</b>
<b>6.0</b>	<b>Brief History of Settlement</b>	<b>4</b>
<b>7.0</b>	<b>Geology and Landscape Setting</b>	<b>8</b>
<b>8.0</b>	<b>The approaches to the settlement</b>	<b>8</b>
<b>9.0</b>	<b>Character and Appearance</b>	<b>10</b>
9.1	Spatial character	10
9.2	Architecture, buildings and materials	11
9.3	Key views	14
9.4	Trees, hedgerows, verges and stone walls	16
9.5	Highway, street furniture and services	19
9.6	Building uses	20
<b>10.0</b>	<b>Historic buildings</b>	<b>21</b>
10.1	Listed buildings	21
10.2	Positive Unlisted Buildings	21
<b>11.0</b>	<b>Management Plan</b>	<b>22</b>
11.1	Planning policies and controls	22
11.2	Conservation area boundary	23
11.3	New and extended buildings	24
11.4	Historic buildings: Additional protection	25
11.5	Alteration to historic buildings	25
11.6	Stone walls	26
11.7	Highways and street furniture	26
11.8	Tree planting	27
11.9	Community Involvement	27
<b>12.0</b>	<b>References</b>	<b>27</b>
<b>Appendix 1</b>	<b>Thornhaugh Townscape Analysis Map</b>	
<b>Appendix 2</b>	<b>Thornhaugh Conservation Area Boundary Proposed Amendments Map</b>	

## 1.0 Introduction

The Thornhaugh Conservation Area was designated in 1979. This document aims to fulfil the City Council's statutory duty to 'draw up' and publish proposals for the preservation and enhancement of the conservation area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and provide planning guidance in support of Policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD).

A character appraisal is a way of identifying and recording what makes Thornhaugh an area of special architectural and historic interest. This is important for providing a sound basis, defensible on appeal, for Development Plan policies and planning decisions, as well as for the making proposals for the preservation and enhancement of Thornhaugh.

The clear definition of this special interest is important for those who have an interest in the area to be aware of what must be conserved or enhanced.

The draft report can be viewed or downloaded at [www.peterborough.gov.uk/thornhaughcaa](http://www.peterborough.gov.uk/thornhaughcaa). Copies are available on request from Planning Services, Sand Martin House, Bittern Way, Fletton Quays, Peterborough. A summary on public consultation and any revisions made will be available.

### The character appraisal will:

- Identify the areas special character
- Review existing Conservation Area boundaries
- Provide a basis for considering planning proposals that affect the area
- Provide an understanding of what it is about the conservation area that is important and what improvement could be made
- Make recommendations to ensure its special qualities are retained and enhanced in the future.
- Review existing non-designated heritage assets for their potential to be added to the local list

**Following public consultation and any revisions, the Thornhaugh Conservation Area Appraisal and Management Plan will be adopted by the Planning and Environmental Protection Committee as City Council approved planning guidance in support of policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD) and will be a material consideration when making planning decisions and considering other changes affecting the area, to ensure that its special character and appearance is not harmed.**

## 2.0 Scope of the appraisal

The appraisal covers the existing conservation area and adjoining land of historic, architectural, and landscape significance where these have an influence on the conservation area.

The appraisal reflects the advice given by Historic England in "Conservation Area Designation, Appraisal and Management" (2016)

See 

No appraisal can be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

### **3.0 Planning Policy Context**

#### **3.1 Planning (Listed Buildings and Conservation Areas) Act 1990**

Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are defined as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Local authorities are required to designate Conservation Areas to ensure that the special character of a place is preserved and enhanced. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Designation increases the Council’s controls, with planning applications judged by their impact on the character and appearance of the area and consent required for the demolition of unlisted buildings. The rights that owners have to carry out works to their properties without the prior need to obtain planning permission (known as ‘permitted development’ rights) are reduced. There is also special protection given to trees.

#### **3.2 National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (2018) sets out in one document the Government’s planning policies to help achieve sustainable development. The presumption in favour of sustainable development is the guiding principal of the document. Sustainable development has three dimensions: economic, social and environmental. The environmental role involves contributing to the protection and enhancement of the historic environment.

Under the NPPF a Conservation Area is a ‘designated heritage asset’ and is defined in Annex 2 as:

*‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning divisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)’.*

Paragraph 193 of the NPPF advises that great weight should be given to the conservation of designated heritage assets.

#### **3.3 Peterborough Local Development Framework**

The Peterborough Local Development Framework (LDF) provides the local planning policies with which to make planning decisions in the district. The two key documents of the LDF are:

The Peterborough City Council Core Strategy Development Plan Document (2011). This sets out the key principles for the conservation of the historic environment in Policy CS17: The Historic Environment. New development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value

Thornhaugh is identified as a ‘small village’ in Policy CS1: The Settlement Hierarchy and the Countryside of the Core Strategy. The settlement hierarchy ranks settlements in the district according to their size and the scale and range of its services and facilities.

The Peterborough Planning Policies Development Plan Document (2012) contains detailed policies. Policy PP17 covers designated and non-designated heritage assets including conservation areas, statutory listed buildings, locally listed building, archaeology and historic landscapes. The documents are consistent with the provisions of the NPPF.

When the Thornhaugh Conservation Area Appraisal and Management Plan is adopted, it will be a material consideration when making planning decisions and considering other changes affecting the area, to ensure that its special character and appearance is not harmed.

#### **4.0 Summary of Special Interest**

The special architectural, landscape or historic interest of the Thornhaugh conservation area derives from the following:

- A small elongated historic linear settlement.
- A mixture of detached buildings on medium sized plots with a low density of development and terraces of smaller cottages.
- A small range of building types of modest scale and form.
- Interspersion of agricultural and ancillary buildings reinforcing the agricultural character and varied building style of the village.
- Use of well-proportioned and architecturally detailed dormers, porches and bay windows and large distinctive and detailed chimneys. All of which are a characteristic of architect SS Teulon, who was behind the Duke of Bedford's refurbishment work during the mid-19<sup>th</sup> C.
- Roofs are mostly steep with gabled end and elaborate chimneys. There is widespread use of Collyweston slate, interspersed with the occasional Welsh slate and thatched roof.
- A limited building material palette of coursed local limestone for walling.
- The setting and historic relationship of Thornhaugh within its surrounding agrarian landscape; open countryside which is interspersed with historic farmsteads.
- Various break-out views at the edges of the village across open countryside to distant fields and woodlands provide a sense of a "settlement in the countryside"
- The curving alignment of Russell Hill restricts longer views, creating a greater sense of enclosure and anticipation.
- Extensive grass verges, field hedges, trees and stone boundary walls contribute towards a rural character.
- Mix of boundary treatments with the prevalence of stone interspersed with native hedgerows.
- The prevalence of interesting features scattered throughout the village

All of these aspects combine to create a place and conservation area which has a unique and distinctive character that it is desirable to preserve and enhance.

#### **5.0 Thornhaugh Conservation Area**

Thornhaugh is a small linear settlement and a Civil Parish half a mile north of Wansford and 8 miles west of Peterborough. For electoral purposes it forms part of Glinton and Wittering Ward in the North West Cambridgeshire constituency.

The conservation area includes the majority of the village, for which there are forty-nine residential properties in Thornhaugh, ten of which are not within the conservation area. The village incorporates fifteen listed buildings of which one is the Grade I listed church of St Andrew, one is a Grade II\* listed Manor House, nine are Grade II listed dwellings and the remaining four are Grade II listed features, inclusive of the war memorial and post box.

The boundary of the conservation area broadly traces the boundary of the village, apart from the southern half of Meadow Lane, where it excludes development subsequent to 1945.

Additionally, the conservation area follows the main road east towards the Great North Road.

Due to the linear nature of the conservation area, its boundary traces the property curtilages, with only minor deviations.

## **6.0 Brief History of Settlement**

### *Early History*

Archaeological research shows that the wider area was settled in Neolithic times. By the Bronze Age people had cleared large areas of woodland to form pastures, heaths and fields and it is likely that settlements within the Wittering Hundred, like Thornhaugh may date from this period.

Thornhaugh was not directly mentioned in the Domesday Book and was probably included within the return of Wittering, providing part of the assessed value of 9 hides. The tenant at that date under Peterborough Abbey was an Anschitil de St Medard.

The name “Thornhaw” means thorn enclosure, i.e. defended by a thorn hedge. Although the purpose or reason of defended is open to interpretation, the development of an independent and defined manor during this period may indicate a possible explanation.

There are no Scheduled Monuments within Thornhaugh and few archaeological excavations have been carried out, limiting the understanding of the history of the village. From a comparison of previous maps to the existing layout it is clear that there are several buildings which have been demolished, but the area has not been redeveloped that may yield archaeological finds.

The first recorded mention of “Thornhaw” is with a bull dated 1146 by Pope Eugenius, confirming that it was amongst other possessions, to the abbey of the Burgh. It should be noted that this implies Thornhaugh had by this date become a manor in its own right.

Branches of de St Medard family retained ownership of the village until the 15<sup>th</sup>C when the heiress of Thomas St Medard, Anne married Sir Guy Sapcote, taking with her the lordship of Thornhaugh. Their granddaughter also called Anne, became an heiress and eventually married Sir John Russell who was later became the first earl of Bedford. Whilst John, through his life acquired thousands of acres of land around Tavistock, London and Thorney in Cambridgeshire, by his marriage, he acquired the Manor of Thornhaugh and Chenies in Buckinghamshire. Thornhaugh remained in the Russell family until it was sold to the Earl Fitzwilliam in 1904. The start of the twentieth century saw the sale of the nearby agricultural estate of Thorney too, amongst swathes of other land and property, in order to balance the books.

Saxtons 1576 Map of Northamptonshire, Bedfordshire, Cambridgeshire, Huntingdonshire and Rutland identifies “Thornhaw” as a manor rather than a specific settlement but it also identifies Wansford as separate place. It should be noted that the two settlements are annotated differently indicating a significant difference, most likely that Wansford was part of Thornhaugh manor and its included due to its important crossing point. This arrangement is replicated on the 1610 map of Northamptonshire by Speed and Comitatus Northantonensis by Blaeu in 1648.



1576 Saxton C., Northamptonshire, Bedfordshire, Cambridgeshire, Huntingdonshire and Rutland

The original fortified manor house, probably identified with the historic maps, stood approximately a quarter of a mile to the north-west of St Andrews Church. There is no obvious remnants of it, however, there are crop marks. A surviving drawing of the manor circa 1721, suggests it was crenelated and incorporated a tower amongst other defences. The building is clearly shown on the Eayre's Map from 1791, but its exact position is not known.



Manor circa 1721



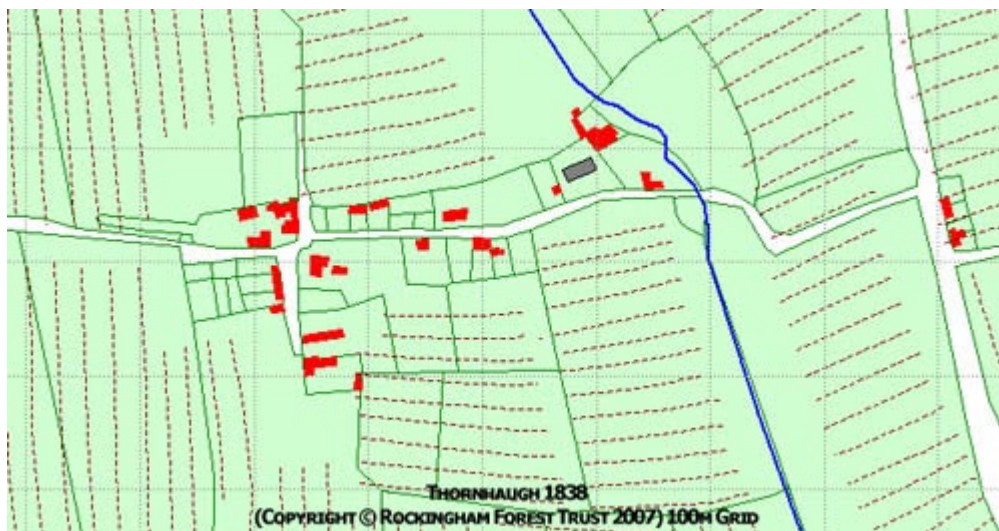
Eayre's map, published in 1791

More defined crop marks to the north have historically been assumed to be a Neolithic henge. Its triple circuit of ditches are similar to monuments of this date, however, due to the unusual low lying position and the closeness to the previous manor, there is a strong possibility that the earthworks are a remnant of the manor.

The oldest surviving building within the village is unsurprisingly St Andrews Church, with portions, primarily the south arcade dating from the late 12<sup>th</sup>C. During the 15<sup>th</sup>C the stone tower collapsed causing extensive damage and resulting in the south wall transept and porch being re-constructed. Subsequently in 1889, the tower was reconstructed to its previous appearance. There are traces in the nave of a wall painting, depicting the coat of arms of the assumed benefactors of the first church, the St Medard family.

The existing manor house is situated on the top of Russell Hill where the road intersects with Meadow Lane. It was originally constructed in the 17<sup>th</sup>C before the original manor house was demolished in the 18<sup>th</sup>C, with evidence to suggest that part of it was incorporated in the new manor. This suggests that it originally served a different purpose in conjunction with the historic manor.

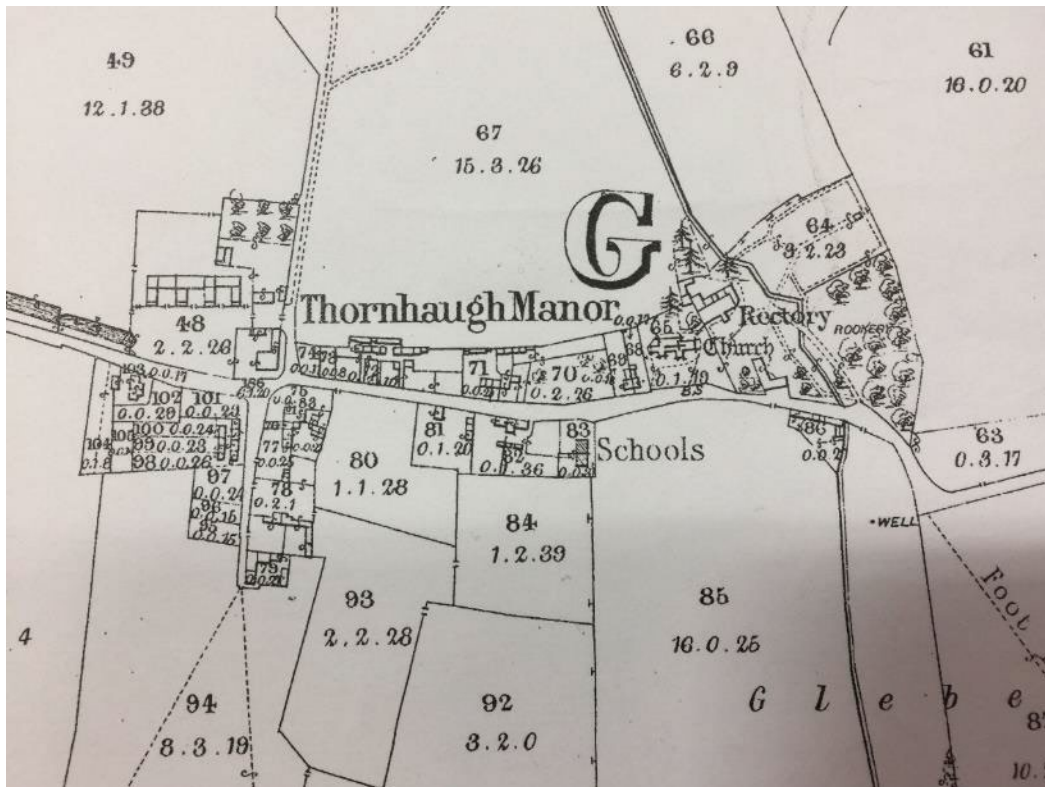
The overall layout of the village has changed little from the 1838 Map (of the Lordship of Thornhaugh with Wansford and The Bedford Purlieus in the county of Northamptonshire), which matches the tithe map of the same date. There are however several changes which demonstrate how the village has evolved.



Subsequent to 1830, several of the boundaries in the fields adjacent to Russell Hill underwent a reordering. The immediate field surrounding 10 & 12 Russell Hill was reoriented from east-west to north-south, creating multiple plots that adjoined the highway which were subsequently developed. Additionally the plots along the west of Meadow Lane were created and then subsequently developed.

During the 1840/50's the Duke of Bedford instituted a significant rebuilding of the village, constructing new dwellings and modifying existing ones in line with national pressures to improve the conditions of the labouring classes at this time. Development occurred at the same time as the remodelling of other villages by the 7<sup>th</sup> Duke of Bedford such as Thorney and Wansford. The works at Thornhaugh and Wansford were on a far more limited scale, as shown by the majority of the works constituting conversion and upgrading, rather than wholesale rebuilding of the village, as happened at Thorney. This corresponded with a distinct drop in Thornhaugh's population, which had been growing steadily in the previous decades. This can likely be attributed to the new rules that the Duke of Bedford enforced on his estates, as part of the improvement works, including strictly prohibiting labourers taking in lodgers and generally reducing overcrowding.





*Plan of the Parish of Thornhaugh and Wansford and the Bedford Purlins in the County of Northamptonshire 1871*

Another distinct change is within the grounds of the Old Rectory. A substantial building adjacent to the road was demolished between 1871 and 1888. The two fields to the east were subsequently developed in the 1970's consisting of four large dwellings.

Development from the latter half of the 20<sup>th</sup> C has in filled the previously more scattered settlement, now accounting for the majority (59%) of the dwellings.

### **Thornhaugh Timeline**

1086- Included in the Domesday Book under the return of Wittering. Tenant under Peterborough Abbey was Anschitil de St Medard

1146- First mention of "Thornhaw" in bull by Pope Eugenius confirming possession of the now Manor in its own right

12C- Church of St Andrew constructed

1461- Possession of Thornhaugh passes from the de St Medard family to the Sapcote family through the marriage of the heiress

1526- Possession of Thornhaugh passes to the Russell's (Later Earl then Duke of Bedford's) through the marriage of John Russell and the heiress Anne Sapcote

1635-1720 – Open fields were enclosed

1791-1838 – Thornhaugh Manor was demolished

1840/50's – 7<sup>th</sup> Duke of Bedford undertook a significant rebuilding and modification of the village under architect SS Teulon

1904 – Village sold to Earl Fitzwilliam in 1904

## 7.0 Geology and landscape setting

### Geology and Landscape

Thornhaugh is located on the higher land between the River Welland and River Nene valleys, in an area known historically as The Nassaburgh Hundred: a medieval sub-division of Northamptonshire between Stamford and Peterborough. The main street, Russell Hill is varied in height falling steeply from the Great North Road, before levelling off as it crosses the brook adjacent to the church, before climbing again towards Manor House and thereafter levelling off.

The settlement is located within the Nassaburgh Limestone Plateau Character Area. (Peterborough Landscape Character Assessment 2007). The bedrock geology is principally lower Lincolnshire Limestone (Oolitic) and sand on higher ground. This area is a backbone of limestone and dry heathland and the landscape is characterised by an undulating land form between the rivers Welland and Nene.

This is a region rich in natural resources, with favourable landscapes of limestone grasslands and remnants of ancient woodlands. Historically, most of the high land was left as dry sandy heath and used for common grazing. The most significant change has been the loss of heaths, notably Southorpe and nearby Sutton Heath and small water meadows.

Thornhaugh has a close historic relationship with the landscape. It is surrounded by gently rolling agricultural farmland, enclosed by hedges and interspersed with small areas of ancient deciduous woodland enclosing the landscape, all of which has changed multiple times over the centuries, with the upgrading of the A1 creating a shelter belt. The land is very fertile and cultivated with a pattern of open irregular sized fields with hedge boundaries allowing long views. The landscape is an important part of the setting of the conservation area; open countryside is interspersed with small pockets of development, primarily historic farmyards with long ranging views to distant fields and woodland.

### 8.0 The approaches to the settlement

Thornhaugh has only one through road, Russell Hill, which runs east to west. There are an additional two further roads within the village, Meadow Lane and Old Rectory Drive, which are cul-de-sacs off Russell Hill and run to the south and north respectively.

#### *Approach from the West:*

When approaching the village from the west along a narrow country lane, you traverse past long walls, gate lodge entrances and parkland, with a sense of anticipation of catching a glimpse of Thornhaugh Hall, which never materialises. Due to the high hedges and the curvature of the road the village doesn't become until you enter the conservation area, with the Grade II listed former post office to your left and 10 & 12 Russell Hill, a detailed pair of mid 19<sup>th</sup>C cottages on the right hand side. Both buildings contribute to framing a clear initial historic character to the village.



### *Approach from the East:*

The opposite approach from the east is off the A1 trunk road. After taking a sharp turn off a slip road you find yourself on a quiet country lane punctuated by the dulling roar of the busy road behind you. The road which drops away before you has a strong sense of enclosure derived from tall hedges. As you travel down the road, glimpse views of rooftops provide a clear impression that the village is across a small valley. A positive feature to the entrance to the conservation area is the presence of stone walling and native hedges. The church, old rectory and former school are obvious landmarks, with the houses winding up Russel Hill in front of you.



### *Approach from the North:*

From the north you approach on a footpath for which views of the village are obscured as the path begins to climb and curves to the left. At a break in the hedge you get your first clear view of the north edge of the village, with the rear of the six dwellings between 7 Russell Hill and Manor House clearly visible on the ridge. The church is also visible but is not very prominent due to it being situated on lower ground and blends in with the dominant trees to the east. As you continue along the curve of the path the lack of hedgerow on your right allows positive views of Manor House which are some degree detracted from by the presence of three large grey late 20<sup>th</sup> C barns.



### *Approach from the South:*

There is a forth approach to the conservation area from Meadow Lane with views up to Manor House, however this is a cul-de-sac which forms part of an extension to the village constructed in the twentieth century and not deemed of sufficient special character to be included within the conservation area.

Thornhaugh can be seen from the Great North Road to the north-east and it is also visible from the A47 to the south. In both, views of the village are limited to their respective edges and neither include the church resulting in Thornhaugh appearing as a small hamlet.

## **9.0 Character and Appearance**

### **9.1 Spatial character**

Thornhaugh has evolved from a relatively dispersed village at the middle of the twentieth century, to one of relative compactness. This has resulted from infilling between the existing buildings throughout the latter part of the 20<sup>th</sup>C and the building on plots of land adjoining the main roads within the village. The spacious plot sizes and modest scales of both the historic and more recent dwellings, has resulted in the spatial character of the village retaining its rural feel.

Within the conservation area there are four distinct character areas, Old Rectory Drive, The Ecclesiastical Pair, lower Russell Hill and the Village Core, with all bar Old Rectory Drive having a clear historic aspect to them.

A key ingredient of the character and appearance of the conservation area comes from the historic development of the village; the grouping of vernacular and agricultural buildings interspersed with late twentieth century dwellings.

A comparison of the earliest map of the village and that of the present day settlement shows that the overall layout has changed little. The 1886 OS map clearly shows that the character of the village was more open with several small fields and paddocks adjoining Russell Hill. With the exception of the large field opposite St Andrews church, the rest of the fields fronting on to Russell Hill have been developed. The most substantial changes in the mid to late 20<sup>th</sup>C include the extension of Meadow Lane and later the creation of Old Rectory Drive.

There is a varied building alignment along Russell Hill, with the historic buildings constructed immediately adjacent to the road. More recent infill development has deviated from this character, with detached houses and bungalows set well within their plots incorporating front gardens and formalised driveways.

#### **Village Core**

- The picturesque character surrounding the historic junction which now incorporates a triangular verge and a variety of interesting features, including a K6 telephone kiosk, place stone, village sign and the dominant gate piers of Manor House.
- The interesting contrast between the stone wall and grass verge along Meadow Lane provide an informal character, improved by the overflow of vegetation interspersed with more formal foliage.
- The unobstructed view of the manor house and its formal gate piers located at the head of the Meadow Lane, providing a strong focal point.
- The organic evolution of the three listed buildings fronting the triangle, which provide evidence of the development and history of the village.
- The continuous stone wall on both sides of Meadow Lane interrupted only by narrow and informal entrances, provides a clear unified boundary treatment.
- The prevalence of decorative dormers on the historic dwellings, of various designs but providing a unifying feature.

#### **Ecclesiastical Pair**

- An ecclesiastical pair with a strong and complimentary relationship, derived from their previous association and bound by the single front wall and lack of a notable boundary between the two.

- Due to the curve of Russell Hill which restricts views of the village and the open fields opposite, provide the ecclesiastical pair have a sense of isolation on the open edge of a small village.
- The church and yard on raised ground give a sense of dominance over its immediate surroundings.
- Contrast between the formality of the church grounds and Old Rectory compared to the more informal field boundaries opposite.

### **Old Rectory Drive**

- A series of four large modern houses that benefit from being set back within their generous plots.
- The dwellings are large and distinctive with varying levels of individual detailing.
- The area being largely wooded with an attractive stream creates an air of seclusion retaining the character of the Old Rectory's domestic garden.
- 1 Russell Hill is of a positive and interesting design, for which its contemporary character provides a distinctive approach to the village from the east.
- Notable for its holistic twentieth century appearance.
- There is a clear sense of detachment and seclusion from the village, despite its close proximity to St Andrews Church.

### **Lower Russell Hill**

- The gradual slope and curve of the Russell Hill provide a series of focal buildings when climbing the hill and long distant views descending the hill.
- Contrast between the majority stone wall interspersed with short sections of hedgerow to the south of the road and vice versa to the north.
- Low density of the street with spacious plots, reinforced by modest one and a half storey buildings.
- The contrast between the unique and varied styles of the historic buildings compared to the limited interest provided by the twentieth century dwellings.
- The prevalence of dormers on all types of dwellings, of different designs providing a unifying feature, however not all are of a positive character.
- Interspersion of trees in the front gardens contributing to a rural sense of place.

## **9.2 Architecture, buildings and materials.**

The character and appearance of the conservation area is shaped by the balance between those buildings constructed prior to the twentieth century and those building constructed in the latter half of the twentieth century.

The only amenity remaining within the village is St Andrews church, however several buildings were constructed or repurposed for various uses in the past, including a village school, bakery, post office, public house and grocer. The most common non-residential building within conservation area are former agricultural buildings, which are either converted to domestic use, disused or still in use.

There are thirty-nine dwellings within the conservation area, a church, two agricultural complexes and four listed features. There are fifteen listed buildings in the village, ten of which are residential covering fourteen dwellings. Nineteen of the existing dwellings, all detached, were constructed after 1945.

It should be noted that the difference between the number of buildings and dwellings is exclusively due to semi-detached and terrace buildings constructed prior to 1885. It should also be noted that a further three dwellings have been amalgamated with other dwellings.

Type of building	Number
Listed	11
Historic (pre 1885)	4
Modern (post 1945)	19

Some 56% of the principle buildings within the conservation area were constructed subsequent to 1948, with the remainder split between prior to 1885 and not listed (12%) and prior to 1885 and listed (32%).



## Materials

Every historic building within Thornhaugh draws upon local materials for their construction, primarily local limestone and Collyweston. Thornhaugh is located on the Lower Oolite Lincolnshire Limestone and until the 20<sup>th</sup> century was the only readily available walling material.

Of the 15 pre-1885 properties all of which are built with the local limestone, 10 (66%) are roofed with Collyweston slate, 3 (20%) are thatched, 3 (20%) are slate with the remaining tile (13%). It should be noted the percentages add up to over a hundred as two buildings (9 Russell Hill and 1/3/5/7 Meadow Lane) incorporate more than one roofing material.

Roofing Material (Historic Buildings)	Number
Collyweston Slate	10 (66%)
Thatched	3 (20%)
Slate	3 (20%)
Tile	2 (13%)

Roofing Material (All buildings)	Number
Collyweston Slate	11 (32%)
Thatched	3 (9%)
Slate	6 (18%)
Tile	17 (50%)

Tile is the predominant roofing material within the whole conservation area being present on 17 (50%) of all buildings. This is due to its use widespread use on buildings constructed after 1945. Some 11 (32%) of buildings use Collyweston, principally historic buildings, 6 (18%) have slate, comprising a mix of different aged buildings whilst the 3 (9%) that are thatched are all historic.

In the conservation area as a whole, 23 (68%) properties have an external appearance incorporating stone, with the remaining 12 (35%) in brick and 1 (2%) building has been rendered.

External Appearance	Number
Stone	23 (68%)
Brick	12 (35%)
Render	1 (2%)

There is a perfect correlation between the use of Collyweston in conjunction with stone buildings. There is also a perfect correlation between solely brick buildings and the use of tile. These correlations are due to the period of construction of the buildings in question and the predominant materials of use.

### Architectural detail

There are clear distinct phases of construction within Thornhaugh, which are evident in the varying style of the buildings and their corresponding detailing.

The majority of the historic buildings within Thornhaugh are workers cottages. In addition to this there are a further three higher status buildings, a church, rectory and manor house and two buildings which incorporate substantial commercial elements.

All of the historic buildings within the village have steep pitched roofs which contrasts with the variable roof pitch upon the more modern buildings. The proliferation of bungalows from the latter half of the twentieth century was synonymous with shallower pitches and has a tendency to dilute the historic character of the settlement.

There is a strong prevalence of dormers within the village due to the majority of the buildings being one and half storey. Within this there is a large variety of distinctive and decorative traditional dormers, however, there is also a substantial number of poorly portioned dormers that are not positive features.



Dwellings with Dormers	Number
Yes	22
No	12

The majority of the buildings within Thornhaugh Conservation Area incorporate casement windows with varying number and arrangements of lights. The more historic and lower class dwellings generally have smaller

windows with more lights, while the higher status and newer buildings contain larger windows and fewer lights. In addition, there is limited number of leaded windows within the village. The replacement of traditional timber windows (and doors) with inappropriate UPVC replacements detracts from the appearance of individual buildings and the character and appearance of the conservation area as a whole.

Doors are a mixture of period boarded and part glazed with some modern panelled or glazed doors. The latter have a detrimental impact on the appearance of older buildings. There is a wide range of door designs within the village, with distinctive and interesting details which

should be retained. When non-original doors are considered for replacement these should be corrected to the period of the property and ensuring that their details contribute to the character of the building.

Traditional properties have chimneys constructed typically of stone matching the remainder of the buildings and located to the gables, contributing to the distinctiveness of the building. The chimneys on the historic buildings incorporate large, prominent and detailed chimney stacks that are generally add to their distinctive character. Pots are mostly tall and round, made of buff or red clay. It is important that these features are retained and that any works to the roof or chimneys are undertaken in a sympathetic manner with repairs undertaken on a strictly 'like for like' basis.

Key Architecture and building materials.

- A limited building material palette of coursed local limestone, reconstituted stone and some buff brick for walling.
- Roofs are mostly steep with gabled ends
- Varied roofing materials, Collyweston, tile, slate and thatch
- Varied building height, mainly 1½-2 storey height
- Dormer windows of varying height and design
- Painted timber fenestration, usually casements in proportion to house scale and character, generally with multi-paned lights
- Individual detailing such as includes porches, chimney stacks, elaborate ironmongery and buttress, attributed to SS Teulon on a wide variety of historical building



Negative aspects.

- Erosion of character through loss of original architectural details (e.g. UPVC windows)
- Lack of detailing on several of the twentieth century buildings
- The failure to continue the trend of distinctive and prominent chimneys on buildings constructed in the twentieth century.

### 9.3 Key Views

The following key views have been identified as being important to the setting of the conservation area and are shown in the Thornhaugh Townscape Analysis Map.

Views of Thornhaugh Conservation Area

- Entrance of the conservation area from the east, looking west across the fields with the Old School in the foreground



- The footpath to the north, providing views of Russell Hill, from the Old Rectory to the edge of Manor House
- Footpath to the north looking south-west, incorporating Manor House, its model farm and 2 Meadow Lane

#### Views from Thornhaugh Conservation Area

- Opposite the church and former rectory south across open fields
- From Meadow Lane south across open fields towards the A47

#### Views within Thornhaugh Conservation Area

- Meadow lane, north to Manor House
- Along Russell Hill, incorporating church and historic street scene in the background
- Adjacent 8 Russell Hill towards the Manor House

There are a number of important views within the conservation area, most of which are informal, shaped by the curvature of the Russell Hill and/or the relative flushness of the dwellings to the highway. This in combination with the arrangement of verges, trees, hedgerows and walls creates a distinctive sense of place.

The first view is from the bottom of the valley next to the church. Looking east, Russell Hill stretches away in front of you with St Andrews Church to your right. The historic semi-detached 5&7 is the most prominent dwelling just past the church, but your eye is drawn up the hill towards the terraced row of numbers 2/4/6, the SS Teulon detailing just about visible with peripheral and limited views of the Old School and number 8. The lack of modern dwellings only enhances the view.



The second view is looking west adjacent to number 8 Russell Hill. The contrast of the open frontages followed the enclosure provided by mature landscaping thereafter. Trees and hedges begin to crowd the road but leave a small gap in which Manor House is clearly apparent, its principle elevation evident due the turning of the road.

The third view is looking north along Meadow Lane towards Manor House. This view contains the lower status vernacular buildings flanking the centre point formed by the dominant Manor House. Various features, in the street scene add additional interest to the view.



There are small number of individual views from the conservation area to the wider landscape which make a significant contribution to the appreciation of Thornhaugh as small settlement within the open countryside.

Long views into Thornhaugh along stretches of the A47 to the south are important, with the small scale and dense interspersion, with trees contributing to the setting of the conservation area.



The most significant view of the model farm is from the footpath to the east. Clear views over the farmyard which incorporate Manor House, a series of historic ancillary agricultural buildings, 19<sup>th</sup>C barns and modern steel barns. The large chimney stack of 2 Meadow Lane further enhances the depth of the view.

## 9.4 Trees, Hedges, verges and stone walls

### Trees

Trees make a positive contribution to the character and appearance of the conservation area. They frame key views and form the backdrop to views within and approaching the settlement.

The prevalence of a variety of tree species within front gardens on both Russell Hill and Meadow Lane, add to the street scene by providing a clear counterpoint to the buildings. Many of these trees are located close to the road, resulting in their importance within views.

## Hedges

There are several stretches of hedge row of varying species and management. The most prominent sections of hedge row, principally Hawthorne. There is a variety of hedgerow management treatments, ranging from agricultural to domestic.

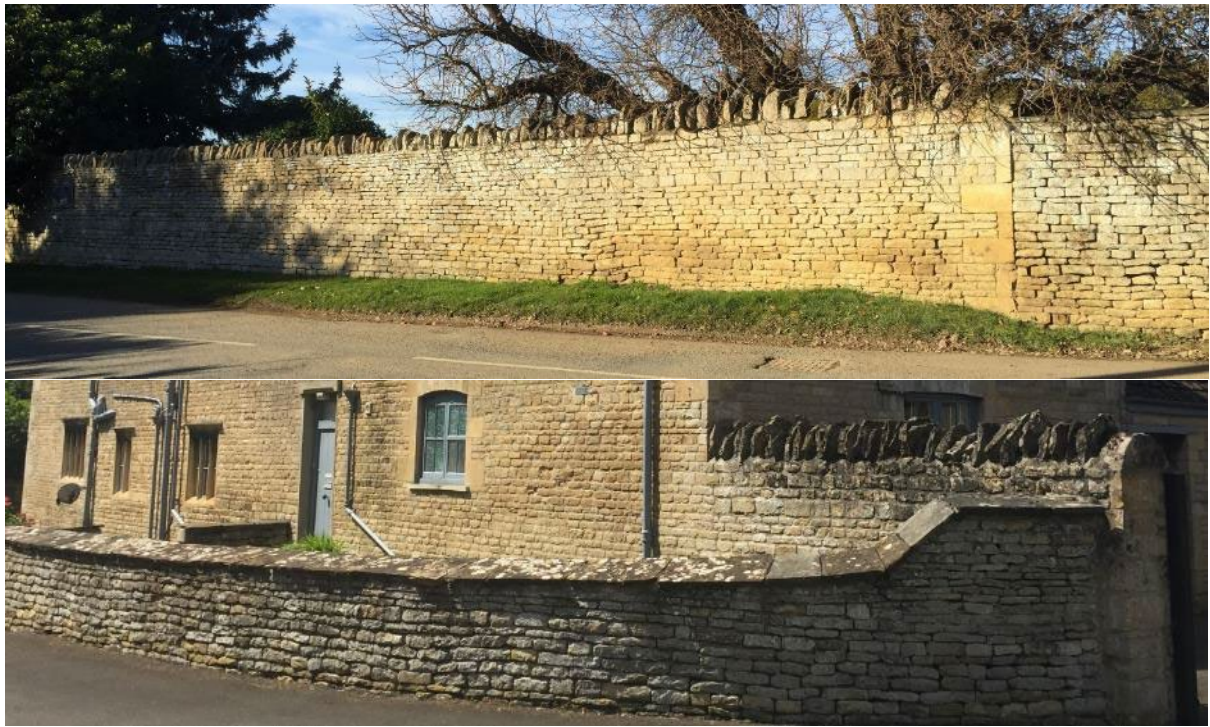


The hedges along the north side of Russell Hill are of a more formal domestic character and well maintained. These hedges respond positively to the stone walling. This variation is important to the overall character.

## Stone walls

Local limestone boundary walls are fundamental to the character and appearance of Thornhaugh and are the predominant form of boundary treatment. The walls relate strongly with the stone buildings but also act as a counterpoint to hedgerows, providing an important level of enclosure to the street scene.

There is a variety of styles of stone walls, with the variation primarily but not exclusively resulting from the age of construction of the wall. The most notable and positive of which are the historic cock and hen and roll top coping.



The loss of these important historic features and the gradual increase in modern fences would harm the character and appearance of the conservation area. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

### **Verges**

Grass verges are a very important feature of the conservation area and with the absence of concrete kerbs for the large part, create a more informal feel to the village and a pleasant verdant character. This is particularly noticeable in combination with stone boundary walls, enhancing the wider setting of buildings fronting on to them.

The verge on the south side of Russell Hill and the triangle are particularly positive features of open space, which should be protected. The triangle is a focal point in its own right, contributing significantly to the identified views in association with Meadow Lane.





### 9.5 Highway, Street Furniture and Services

Russell Hill is a through road and has markings, however Meadow Lane and Old Rectory Drive are cul-de-sacs without road markings. Thornhaugh on the whole has escaped traffic calming and proliferation of signage to the benefit of its rural character.

There are several interesting features scattered around the village that provide visual interest and create a more positive street scene. Two of the items of street furniture, the K6 telephone box and the lions head fountain in front of 5/7 Russell Hill, are listed. A further two listed buildings, the WWI Memorial and Gate Piers of Manor House are within private curtilages, but are highly visible within the conservation area.

In addition there are several other interesting features, which contribute positively to the street scene. The area around the triangle incorporates the village sign, place stone, information board, in addition to the listed K6 kiosk and Gate Piers, which together provide an eclectic and interesting setting.

Further interesting features which contribute positively to the setting of the conservation area include, the post box on the wall of the former post office now 23 Russell Hill, the steps over the drain to the former school and the wall over the brook.



Telegraph posts and overhead wires are visually obtrusive and impact on the appearance of the village. The removal of unsightly overhead wires and poles by undergrounding, would remove skyline clutter and enhance the street scene.

### 9.6 Building Uses

Thornhaugh was historically an agricultural community which remains an important industry in the adjacent countryside. With the mechanisation of farming few residents are now employed within this sector, with the majority commuting for employment.

Historically there has been a wider variety of building uses within the village than there is currently. All buildings constructed as dwellings remain as such, however, previously the village has included a bakery, primary school, grocers, public houses and a post office, all of which have subsequently been converted into residential use.

Befitting a former farming community there remains two farmyards, with associated agricultural buildings. Manor Farm remains a working farm, incorporating both traditional and modern barns within the curtilage of the host listed building. Croft farm retains its adjoining complex of agricultural buildings, however these appear to be little used today.

Various other small scale agricultural buildings are still scattered throughout the settlement, but have largely been converted to other uses. Avebury Cottage appears to be a converted agricultural building and 8 Russell Hill retains its barn, which is now converted to ancillary domestic use.



## 10 Historic buildings

### 10.1 Listed buildings

There are 15 listed buildings within the Thornhaugh Conservation Area listed below and also identified on the Thornhaugh Townscape Analysis Map. The most important of which are the Church of St Andrew (Grade I) and the Manor House (Grade II\*).

The following are all Grade II status: The Old Rectory, The Former School, 2, 4, 6 Russell Hill, Apple Acre Cottage, Former Post Office, 1-7 (odd) Meadow Lane, Stone Cottage (The Old Bakery), Croft Farmhouse and Averbury Cottage.

In addition the Thornhaugh and Wansford War Memorial, Conduit Head, Manor House Gate Piers and K6 Telephone Kiosk are grade II listed features rather than buildings.

Although all the listed buildings contribute positively to the setting of the conservation area, Manor House has additionally been identified as a landmark building due to its prominent position and importance to identified significant views.

### 10.2 Positive Unlisted Buildings

The appraisal has identified three unlisted buildings which are considered make a positive contribution to the character of the conservation area; 5-7, 8 and 10-12 Russell Hill. It should be noted that these encompass the majority of the non-listed pre 1948 buildings and all three of which are workers cottages of various types.

Numbers 8 and 10 & 12 Russell Hill may be worthy of listing, however all three should at least be included in the local list. An Article 4 Direction on the three properties would ensure that future alterations to the elevations visible from Russell Hill are sympathetic to the character of the building and to the benefit of the conservation area.



## 11.0 Management plan

### Introduction

The quality of any place depends on the actions of people who live there. In the Conservation Area the owners of property play a key role in how the area looks. Minor alterations such as replacement doors, windows and the removal of original boundary enclosures may appear to some to be insignificant as individual alterations, however, the cumulative effect of these alterations, together with the removal of architectural details such as chimneys, ridge tiles and decorative timber work, leads to significant erosion of character and appearance.

Designation as a conservation area raises the awareness of residents to the quality of their surroundings and should encourage an active interest in the care and maintenance of their properties. This appraisal and management plan provides residents with an understanding of

what should be cared for and preserved in the Thornhaugh Conservation Area, and the need for sympathetic alterations and repairs.

The City Council does not intend to prevent positive change or development in the Thornhaugh Conservation Area. The purpose of the Management Plan is to conserve and enhance the area's special character. The following recommended actions would assist in retaining and enhancing the character and appearance of village. A timescale is not given for some of these actions since this will in part be dependent on consultations between Thornhaugh Parish Council, Peterborough City Council, and other interested parties.

The proposals follow national planning policy guidance and the relevant policies of the Peterborough Core Strategy and the Planning Policies Development Plan Documents. The Management Plan complements the Thornhaugh Conservation Area Appraisal.

As part of the management proposals, the conservation area appraisal will need to be reviewed periodically and updated and modified where appropriate.

### **11.1 Planning policies and controls**

In conservation areas there are a number of extra planning controls in addition to normal planning restrictions that apply to properties, in order to maintain the character and appearance of the area. Permission is needed for:-

- The demolition or substantial demolition of a building (apart from some minor exceptions)
- Demolition of walls, gates or fences over a metre high next to a highway or over two metres elsewhere
- Cladding of the exterior of a building with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- A satellite antenna on a chimney or a wall fronting a highway
- A new building in the garden of a house over a certain size
- Building extensions over a certain size, including installation of dormer windows
- Installation of certain micro generation equipment, such as solar panels

Trees valued for the visual amenity are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required to be given to the council for any works involving lopping or felling of a tree greater than 75mm in diameter at 1m above ground level. All development proposals should be discussed with the Local Planning Authority in the first instance, to determine whether permission is required.

Special attention must be paid to the character and appearance of the conservation area when determining planning applications. The proper management of the conservation area will be achieved mainly by the positive use of planning and enforcement powers.

The National Planning Policy Framework (NPPF) (2018) sets out the Governments planning policies to help achieve sustainable development, the historic environment and heritage assets. One of the three dimensions of sustainable development, includes the protection of the historic environment. Specific policies for the conservation of the historic environment are set out within Section 16: 'Conserving and enhancing the historic environment'. The objective of the policies is to manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance.

The Peterborough Planning Policies Development Plan Document (DPD) contains policies for making decisions on new development, including extensions. The council will seek that new development enhances the character or appearance of the area, in line with adopted policy



and other guidance. New development, including extensions and alterations, should be carefully thought out and well designed, respect the context and use locally relevant materials.

The council will oppose proposals which would harm the special character of the conservation area and inappropriate development within its setting. Important views into and from the conservation area are identified on the Thornhaugh Townscape Analysis Map. The Council will seek to ensure that all development respects these important views.

Unauthorised works and breaches of planning control can cumulatively harm the quality of a conservation area. To protect the character of the area, the Council will ensure that unauthorised development is subject to effective enforcement action, where legal powers permit.

The main protector of the character and appearance of the conservation area are residents who are responsible for maintaining their property. The character of the area can be harmed through the use of inappropriate materials and unsympathetic alterations. An Article 4(2) Direction can be made by the Council to protect important features of a building fronting a road where the change would harm the street scene. An Article 4(2) Direction withdraws 'permitted development' rights of the General Permitted Development Order (GPDO) and requires planning permission to be obtained for these changes. There are currently no Article 4 Directions in Thornhaugh.

## **11.2 The Conservation Area Boundary**

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.

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.

To the north-west of the village the existing conservation area boundary cuts across the curtilage of the Grade II\* Manor House and through a further building, 21 Russell Hill. This results in an awkward arrangement that does not represent the extent of the area of special interest. To ensure the conservation area boundary does not arbitrarily bisect the dwelling, the boundary should be altered to include the entire curtilage of 21 Russell Hill.

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. The boundary should be amended to better reflect the village boundary while excluding the twentieth century elements of Manor Farm.

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

## **11.3 New and extended buildings**

The Peterborough Development Plan Document (DPD) (2012) identifies Thornhaugh as a 'small settlement' where new development is unsustainable, and therefore will be resisted

unless it relates to agricultural activity. Land outside village envelopes is defined as 'open countryside' where there is a strong presumption against further residential development.

Within the village envelope there is no opportunity for infilling; development being limited to the re-development of existing buildings that have little architectural merit.

The special character of Thornhaugh would be vulnerable to unsuitable new development either within the conservation area or land which forms its setting. There are no obvious plots left within the village and further increase in density by sub-division of plots or development in the surrounding countryside, would likely have an adverse impact on the character and appearance of the conservation area.

The aim should be to maintain the existing small-scale, low density character of the village. The modest scale and character of buildings can be damaged by inappropriate extensions, and if the character and appearance of the village is to be conserved, then future developments will need to be judged very carefully.

From the mid 1980's there has been an increasing awareness of the need for more sympathetic designs, in an attempt to retain the distinctive character and appearance of historic areas. In the early 1980's artificial stone and stone slate like tiles become used in villages. By the 1990's natural stone and far more sophisticated replica Collyweston stone slates have been available in response to more restrictive conservation policies. The advantages can be seen in more use of these materials within the village.

It is recommended:

**Proposals for infill development should be resisted unless it can be demonstrated that there would be no detrimental effect on the amenity, character and appearance of the area.**

**Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.**

**Roof lights to front roof slopes detract from character and appearance and will normally be deemed unacceptable.**

**Boundary treatments within the public realm will be required to be stone walls, rather than fences and bricks. Opportunities should be taken to consolidate and repair existing features.**

#### **11.4 Historic Buildings Additional protected Buildings**

Thornhaugh contains a number of unlisted buildings of positive historic character that make a contribution to the character and appearance of the conservation area (shown on the Thornhaugh Townscape Analysis Map). It is acknowledged that a few have been altered by replacement windows in UPVC material, which detract from the character of the building and the wider group. However, major structural elements such as roof, chimneys, and window and door openings remain intact. It is considered that these could be given a level of protection through Article 4 Directions for the opportunity to reinstate more sympathetic windows and doors when future alterations are considered.

It is recommended:

**Numbers 1 & 3, 8 and 10 & 12 Russell Hill be considered for inclusion on the local list.**

### **11.5 Alteration to historic buildings**

In the case of most historic properties, the challenge is to retain historic fabric such as windows doors and their ironmongery, brick and stone floors, staircases etc. in houses that have already been modernised, extended and in some cases amalgamated.

It is noticeable that modern designs of windows and doors have been installed in many older buildings. Many of the modern windows may require replacement in the foreseeable future. If this is the case, there should be a presumption that the replacement windows will revert to designs that correspond to the period and character of the building.

To safeguard the historic character of buildings and the conservation area, it is important that historic fabric is retained and sympathetically repaired as required. It would also enhance the appearance if more sympathetic detailing replaced some current unsympathetic alterations.

It is recommended:

**Encourage awareness of original design detail, good conservation practice and the re-instatement of original features where they have been removed.**

**Discourage the use of modern materials and detailing in traditional buildings.**

**Where modern windows in historic buildings are to be replaced, the replacement windows should be of designs and materials that are sympathetic to the date and character of the building. Window and doors frames surviving from before 1920 should be repaired and/or taken as patterns for the re-manufacture of replicas for use in repair and restoration on other similar buildings in the conservation area, where modern patterns have replaced traditional fabric.**

### **11.6 Stone Walls**

Stone boundary walls are an essential part of the character and appearance of Thornhaugh. They are the predominant form of boundary treatment. Some of these will represent historic boundaries since the majority will date from the 18th and 19<sup>th</sup> century. The principle walls are shown on the Thornhaugh Townscape Analysis Map.

Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

It is recommended:

**All existing stonewalls should be retained, maintained and repaired as necessary and where there are opportunities old walls restored to their original height.**

**Article 4(2) Direction Orders should be considered to protect the integrity and uniformity of the boundary walls that make positive contributions to the street scene.**

**The City Council, in conjunction with the Parish Council, Historic England and other bodies will consider ways to assist the repair of existing walls and the building of new walls, where appropriate, in the local tradition.**

**Proposals to install fences behind existing walls should be resisted, the presumption being that the wall will be made structurally sound and if necessary increased in height, all using local materials and methods.**

## **11.7 Highways and Street Furniture**

When replacement street lights are due, the design, siting, materials and finish of the new columns and lights should be sympathetic to the character and appearance of the conservation area.

A long-term objective should be the undergrounding of the existing overhead wires which would significantly enhance the rural character of the village and remove skyline clutter. Discussions should be held with the appropriate agencies to examine the feasibility and opportunities to replace overhead cables with underground cables.

The grass verges are especially important to the character of the conservation area. The Highway Authority and statutory undertakers should ensure that verges are not removed or damaged or where excavation is necessary and proper repair and re-seeding where necessary is carried out. Where existing private drives cross over verges, owners will be encouraged to use bound gravel or other visually 'softer' material than more formal 'suburban' block paving.

**If new street furniture is proposed, it should form part of a unified design scheme for the village**

**Overhead wires and their poles have a negative effect in many places and if the opportunity arises these should be replaced with underground cables.**

**As up-grading and replacement schemes for streetlights, signage etc. come forward these should be rationalised and designs and materials should be sympathetic.**

**Utility services cabinets (broadband, telephone, electricity etc.) should be placed in unobtrusive locations and / or painted in a visually neutral colour.**

## **11.8 Tree Planting**

Trees play an important role in the character and appearance of the conservation area. There are a number of mature trees which frame views, soften the street scene or form the backdrop to identified views. The majority of these are in private gardens but some are in fields and hedgerows.

As trees are removed for arboricultural reasons replacement trees should be planted to ensure that in long term the wooded rural character of the village and conservation area will not be adversely affected.

## **11.9 Community involvement**

The quality of any place depends on the actions of people who live in the area. In the conservation area the owners of property play a key role in affecting how the area looks.

Minor alterations such as replacement doors, windows and the removal of original boundary enclosures, curtilage and external lighting may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work, leads to erosion of character and appearance.

Designation raises the awareness of residents to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and conserved in the conservation area, and the need for sympathetic alterations and repairs.

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