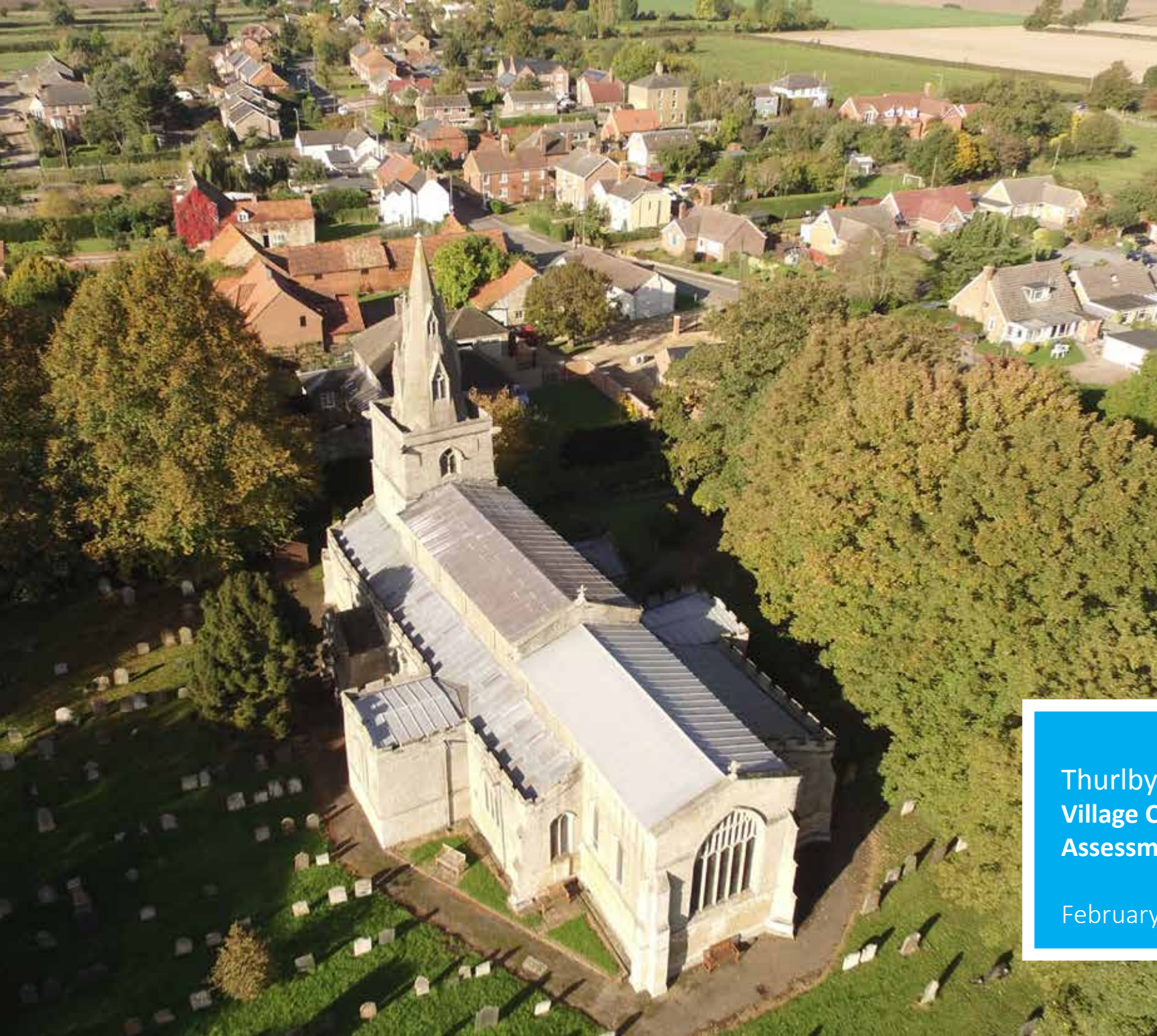




**Thurlby with Northorpe
Village Character
Assessment**

February 2017

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1 INTRODUCTION

1.1 Character assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy. Specifically, paragraph 58 of the NPPF states that:

‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments: respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation’.

1.3 This Village Character Assessment, prepared by Thurlby Parish Neighbourhood Planning Group on behalf of Thurlby Parish Council, provides an overview of the key qualities and characteristics that define the village of Thurlby with Northorpe. It has been prepared in support of a larger project – the production of the Thurlby Neighbourhood Development Plan. Once adopted, the Neighbourhood Plan will be used by South Kesteven District Council when considering planning applications for development within the local area.

1.4 This Village Character Assessment will support the design and character policies progressed within the Thurlby Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in Thurlby and Northorpe is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the settlement.



2 ASSESSMENT METHODOLOGY

2 ASSESSMENT METHODOLOGY

2.1 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Character Assessment considers a broad range of influences, including:

- Historical evolution of the area;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- Townscape and built environment;
- Landmarks;
- Views and vistas; and
- Streetscape.

2.2 While the primary objective of this assessment is to identify the qualities and positive characteristics of Thurlby, where appropriate, existing development which fails to contribute positively to the character of the village is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the village character is presented and that all key aspects of local character are considered. This approach can also help to identify opportunities where local character might be reinforced and enhanced.

2.3 In preparing this Character Assessment, the following approaches to understanding and documenting the character of Thurlby have been progressed:

- Desktop research, including:
 - Analysis of historic and recent mapping;
 - Review of existing evidence, including the South Kesteven Landscape Character Assessment (2007); and
 - Identification of designated Heritage Assets.
- Detailed survey of the village, including photographic and written records of key characteristics and features (Fig 1).

Discussion with members of the local community.

2.4 Prior to undertaking the above research and survey work, members of Thurlby Parish Neighbourhood Planning Group attended a character assessment training workshop (Fig 2 and 3) led by Darren Carroll of Carroll Planning and Design, a chartered town planner who specialises in design and character assessment, and reviewed Planning Aid England guidance on the preparation of character assessments.

2.5 The above training and resources provided the Neighbourhood Planning Group with the requisite skills and understanding to progress a robust character assessment of Thurlby.



Fig 1: Key characteristics and features of Thurlby were recorded through a thorough survey of the village's built environment



Fig 2 and 3: A workshop provided local residents with training on the preparation of character assessments and an opportunity to begin discussing the village character



3 VILLAGE HISTORY AND EVOLUTION

3 VILLAGE HISTORY AND EVOLUTION

A brief history of Thurlby and Northorpe

3.1 Archaeological discoveries have been made, especially in the last thirty years, which increase our knowledge of human presence in the parish, particularly in the areas of Thurlby Fen, Kate's Bridge and the River Glen. The Lincolnshire Historic Environment Record (HER) contains evidence of settlements in Thurlby dating from the Neolithic Period (4,000 – 3,351 BC), and includes Neolithic/Late Bronze Age, Iron Age, Roman, Romano – British, Early Saxon, and the Medieval Period, Including evidence of medieval ridge and furrow ploughing.

3.2 The most ancient visible relic of the past in Thurlby is the Roman Car Dyke which was thought to have been constructed circa 125AD as a catch water drain running from the River Nene at Peterborough to the River Witham at Lincoln, passing through the parish from Kate's Bridge in the south, to the northern parish boundary with Bourne, and to the east of the A15 trunk road.

3.3 The influence of Roman engineers on the water courses in the area probably influenced the development of early settlements. After the demise of the Roman Empire in the 5th century, what was left of Roman civilisation around Thurlby probably survived only in small Romano-British farmsteads. The Anglo-Saxon invaders of the 5th century are thought not to have settled in Thurlby, with the width of the peat fen on its eastern border, and the depth of forest to the west making it unattractive to the Anglian farmer settlers. The arrival of the Danes in the 8th and 9th centuries probably had the greater influence on the early settlement, as Thurlby takes its name from Danish place-names, -by meaning a larger settlement, and is mentioned in the 1086 Domesday survey as "Tvrolvebi", "Tvroldbi", "Torulfbi" and "Turoluebi".

3.4 Draining of the fens became more organised from the 16th century. The earlier efforts of the Romans had fallen into disrepair, and early attempts to start the work were thwarted by lack of money and protest

from those living and finding a living on the fen marsh lands. In medieval times, Thurlby and Northorpe fens were covered by shallow floods in winter, which provided a living for the inhabitants known as Fen Stodgers, living with their families in huts on isolated mounds surrounded by water, and providing waterfowl and fish to supplement the poor diet of the neighbouring villagers. The current droves to the east of the A15 became established providing grazing in the summer months, and fodder and turves for winter fuel.

3.5 Eventually, Thurlby Fen was drained privately by the lords of Thurlby, tunnelling under the River Glen, to drain water in to Deeping Fen. The underlying mud became a fertile soil, creating the 1,500 acres of Thurlby Fen which exists to this day.

3.6 Agriculture, together with its ancillary services was until comparatively recently the hub around which the village revolved. Farming has benefited from the varied soils of the higher ground to the west and lower highly fertile fenland to the east.

3.7 In the 16th century, the following woods were named in the parish:

- Abbots Wood containing 37 acres
- Elsave Wood containing 26 acres
- Doleswood containing 14 acres
- Thurlby Park containing 14 acres
- Westwood containing 6 acres

3.8 There were other smaller wooded areas shown on ancient maps, and which in some cases may exist to this day. A small spinney to the east of Elsea Wood and the Car Dyke appears to have been a decoy wood in the 18th century. Another small spinney to the north west of Wood Lane is Ogery Wood, registered to Oger the Breton at the time of the Domesday. There also existed a spinney of fine oaks at Obthorpe, which were grubbed, although there is a fine oak specimen at the junction of Obthorpe Lane and Wilsthorpe Lane at Obthorpe.

3.9 Elsea (Elsawe) Wood still exists and is conjoined with Math Wood to the west of the A15. Dole Wood (Doleswood) is now only 6.6 acres, having been chopped down during World War One. Park Wood (Thurlby Park), was originally to the east of the A15 between Thurlby and Kate’s Bridge, and reduced in size in the 1920’s. Abbots Wood and Westwood have disappeared completely. Early in the 19th century, the village had a thriving timber merchant’s business which probably accounted for some of the eradication and reduced size of woodlands before they became protected.

3.10 The main thoroughfare through the parish is the A15 Trunk Road, which divides the Fenland to the east from the Kesteven Uplands to the west. It runs north from Peterborough via Market Deeping, through Thurlby, Bourne, Sleaford and Lincoln along a variety of ancient, Roman, and Turnpike alignments, crossing the Humber on the Humber Bridge before terminating at Hessle near Kingston upon Hull.

3.11 In the 18th century, Turnpike Trusts were formed to improve roads through the collection of Tolls for local repairs. The Peterborough to Bracebridge Heath (Lincoln) Turnpike (1866) ran northwards from the Toll Bar south of Kate’s Bridge through Thurlby and Northorpe crossroads to Bourne. Two turnpike milestones remain beside the present day A15.

3.12 The A15 has become a prominent influence on the evolution of Thurlby and Northorpe. Road widening to improve visibility led to the loss of Cross Farm, which had a new build to the west of Park Wood, and the Five Bells Public House (Fig 4) at Thurlby crossroads in 1957. Further ‘improvements’ to the road led to the destruction of farm buildings at Rampart House in 1986, together with realignment through Park Wood leading to further loss of ancient woodland.

3.13 The parish is well connected by footpaths, most following the ancient footpaths which linked Thurlby, Manthorpe, Toft, Lound, Bourne, Northorpe, Kate’s Bridge, Obthorpe and Wilsthorpe, giving a further clue to the connectivity of the ancient settlement with neighbouring villages, and to this day provide excellent facilities for ramblers and casual walkers alike, with open views of the fens and Kesteven Uplands, as well as important views of the village.



Fig 4: The Five Bells Public House stood at Thurlby crossroads before it was demolished to facilitate a road widening scheme in 1957

3.14 The arrival of the railway in 1860 was a landmark for the village (Fig 5), connecting to Sleaford and Spalding through Bourne, the main northern line at Essendine for Grantham, Peterborough and Stamford. As well as carrying passengers, the line was important for transport of goods, livestock and produce from the farms, particularly water cress from the local water beds which have now been drained or starved of water. The line was eventually closed in 1951.

3.15 The population of Thurlby remained relatively static from the 19th century until mid-way through the 20th century. Influences on the fluctuations on the population were the Black Death in the 14th century, and an unidentified epidemic which claimed many lives in the late 17th and early 18th century. The creation of Greater Peterborough combined with many people seeking to live in the countryside has resulted in the considerable increase in the local population as the figures in the following table demonstrate.



Fig 5 and 6: Thurlby Railway Station was a significant asset to the village and wider locality until the line was closed in 1951

Year	Pop.	Households	Source
1086	220		Domesday
1165	465		Lincoln Record Society’s Vol. 25
1676	226		Lincoln Record Society’s Vol 25
1705		100*	Families. Lincoln Record Society’s Vol. 4
1801	508		Victoria County History Vol. 2 (Lincolnshire)
1801	508		Victoria County History Vol. 2 (Lincolnshire)
1811	551		Victoria County History Vol. 2 (Lincolnshire)
1821	622	112	Victoria County History Vol. 2 (Lincolnshire)
1831	632		Victoria County History Vol. 2 (Lincolnshire)
1841	699	145	Victoria County History Vol. 2 (Lincolnshire)
1851	799	166	Victoria County History Vol. 2 (Lincolnshire)
1861	833		Victoria County History Vol. 2 (Lincolnshire)
1871	844	186	Victoria County History Vol. 2 (Lincolnshire)
1881	814	180	Victoria County History Vol. 2 (Lincolnshire)
1891	782	185	Victoria County History Vol. 2 (Lincolnshire)
1901	726	170	Victoria County History Vol. 2 (Lincolnshire)
1911	756	178	Green. Lincolnshire Town and Village Life. Vol. 7
1921	762	186	Mr. W. A. James’ lectures given in 1959
1931	744	194	Census
1951	697	215	Census
1961	738	237	Census
1971	1019	355	Census
1981	1345	462	Census
1991	1566	574	Census
2001	2136	827	Census
2011	2153	855	Census

3.16 Through the ages, Thurlby became largely self-sufficient, and examination of the 1851 census confirmed that basic needs were supplied by the local butcher and a baker also selling groceries. Craftsmen included brick makers, carpenters and wheelwrights. There were 16 farmers farming

some 800 acres, providing employment within the community. By 1881 the number of farms had increased to 26, and there was a growth in local tradesmen, particularly in carpentry and building. The arrival of the railway probably accounted for the prosperity in the village, with a number of households employing servants.

3.17 Although there is a record of a school in Thurlby dating back to 1585, the Old Church School which survives today on Church Street adjacent to St Firmin’s was built in 1853 (Fig 7). Following The Elementary Education Act in 1870, The Board School (Fig 8), later to be Thurlby School, was opened in 1878 on Station Road, adjacent to The Green. The Board School also served neighbouring settlements of Obthorpe, Wilsthorpe and Manthorpe. Following the 1944 Education Act, Thurlby School eventually became a primary School, but only in 1958. The school on Station Road survived until 1986, before moving to a new build at Lawrance Park in 1987. The school building did not survive and has been replaced by a small residential development. The Old School House built for the headmaster on The Green survives.

Evolution of the village

3.18 In terms of physical change, Thurlby and Northorpe have experienced quite significant growth over the past century, however, the majority of this has occurred in the post-war years, particularly from the 1950s onwards. The maps included across the following pages (Fig 9 - 12) visually communicate the degree of change that both settlements have experienced over the past decades, and show how this has led to the eventual coalescence of the two.



Fig 7: The C of E School, built in 1853, with School Master Thomas Brown



Fig 8: Thurlby Board School was opened in 1878 and served both the village and neighbouring settlements

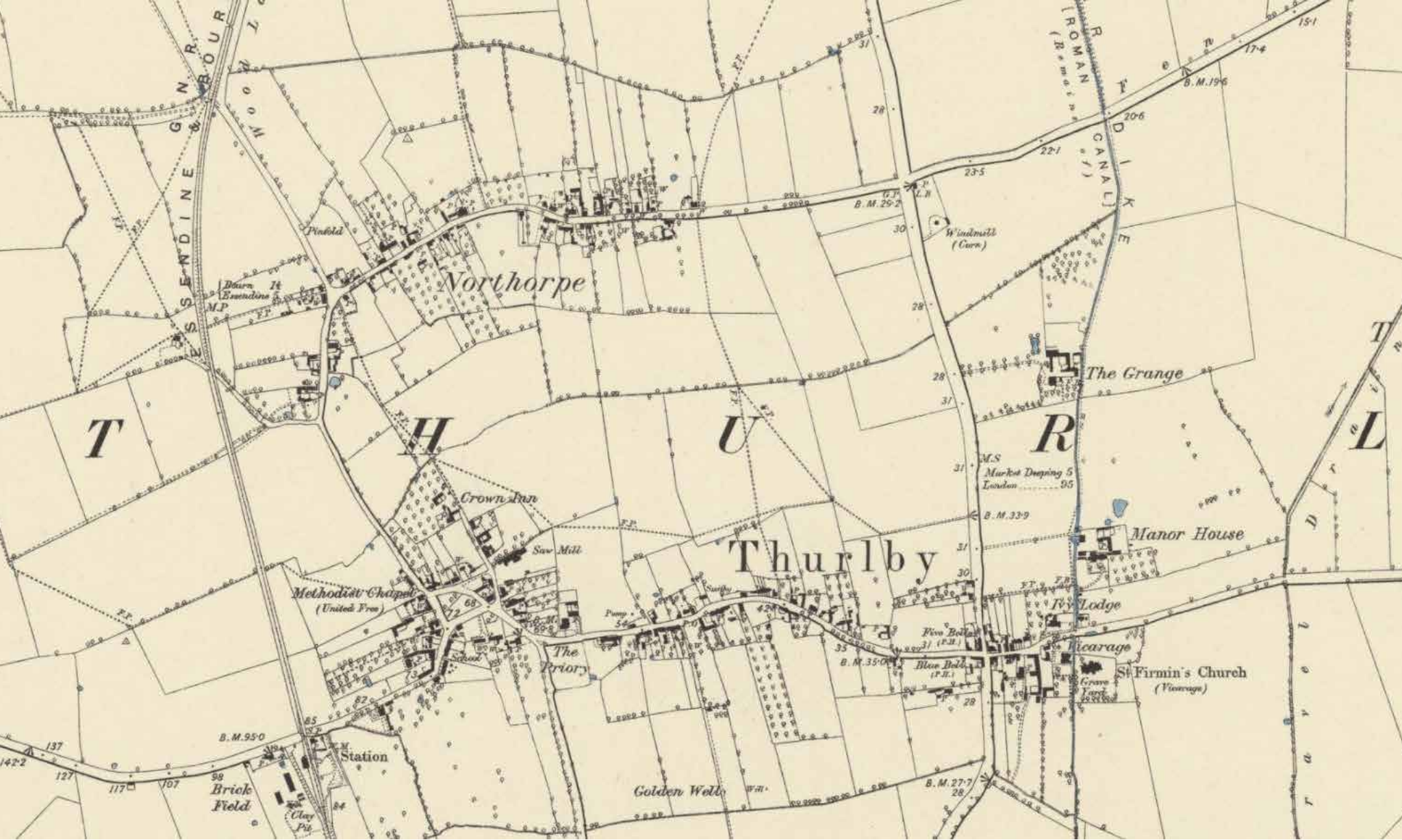


Fig 9: 1887 - Development is clustered around (1) St Firmin’s Church, and (2) the village green, while loosely arranged, linear development edges both High Street and Northorpe. Northorpe Lane remains largely undeveloped, ensuring clear separation between the settlements of Thurlby and Northorpe. The railway line arches around Thurlby’s western edge, with the railway station being positioned just south-west of the village green cluster. Agricultural land dominates the wider landscape setting, and is largely devoid of built forms.

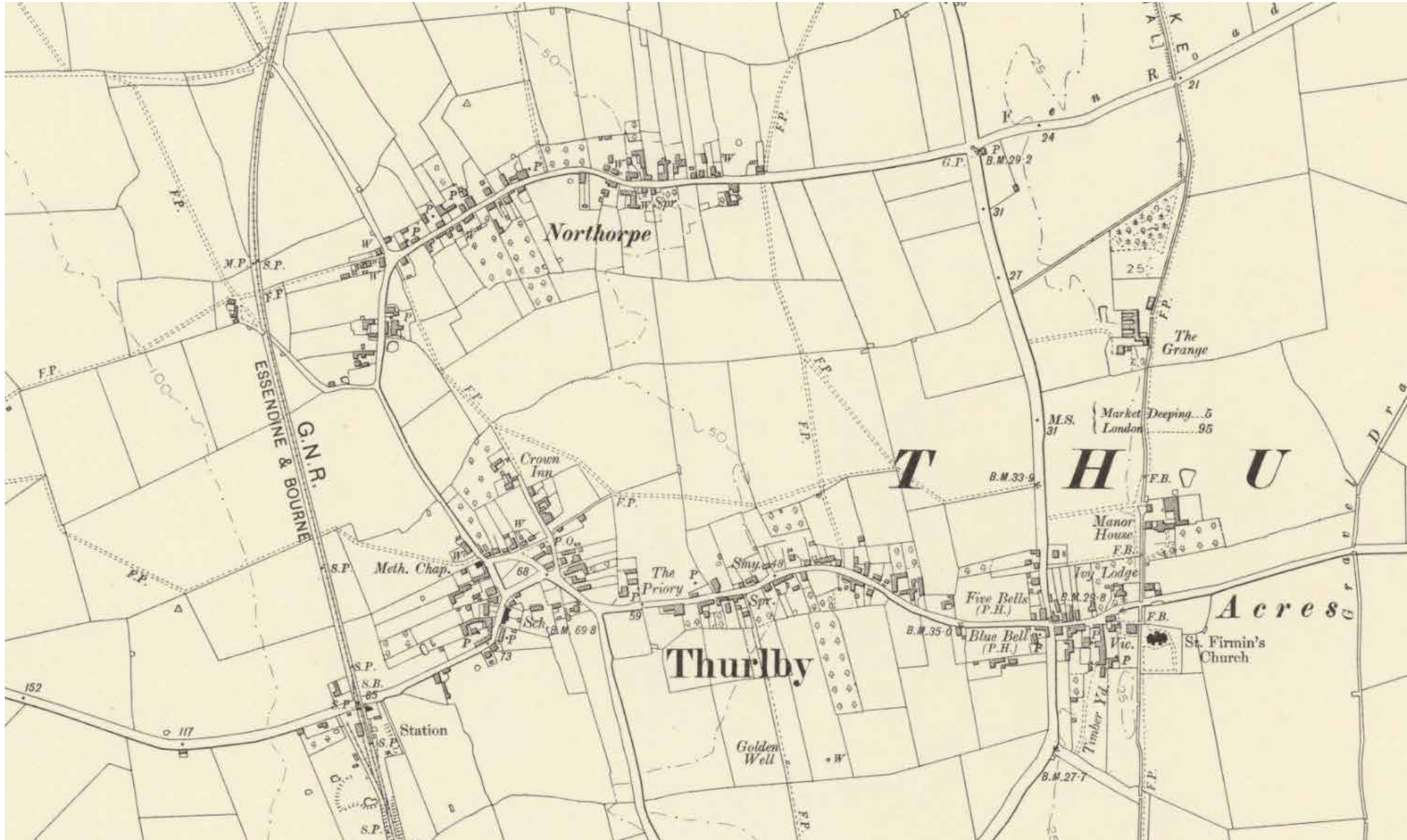


Fig 10: 1906 - Since 1887 little has changed across Thurlby and Norththorpe, with the two settlements retaining their own distinct identity and the landscape that separates them remaining open and undeveloped.

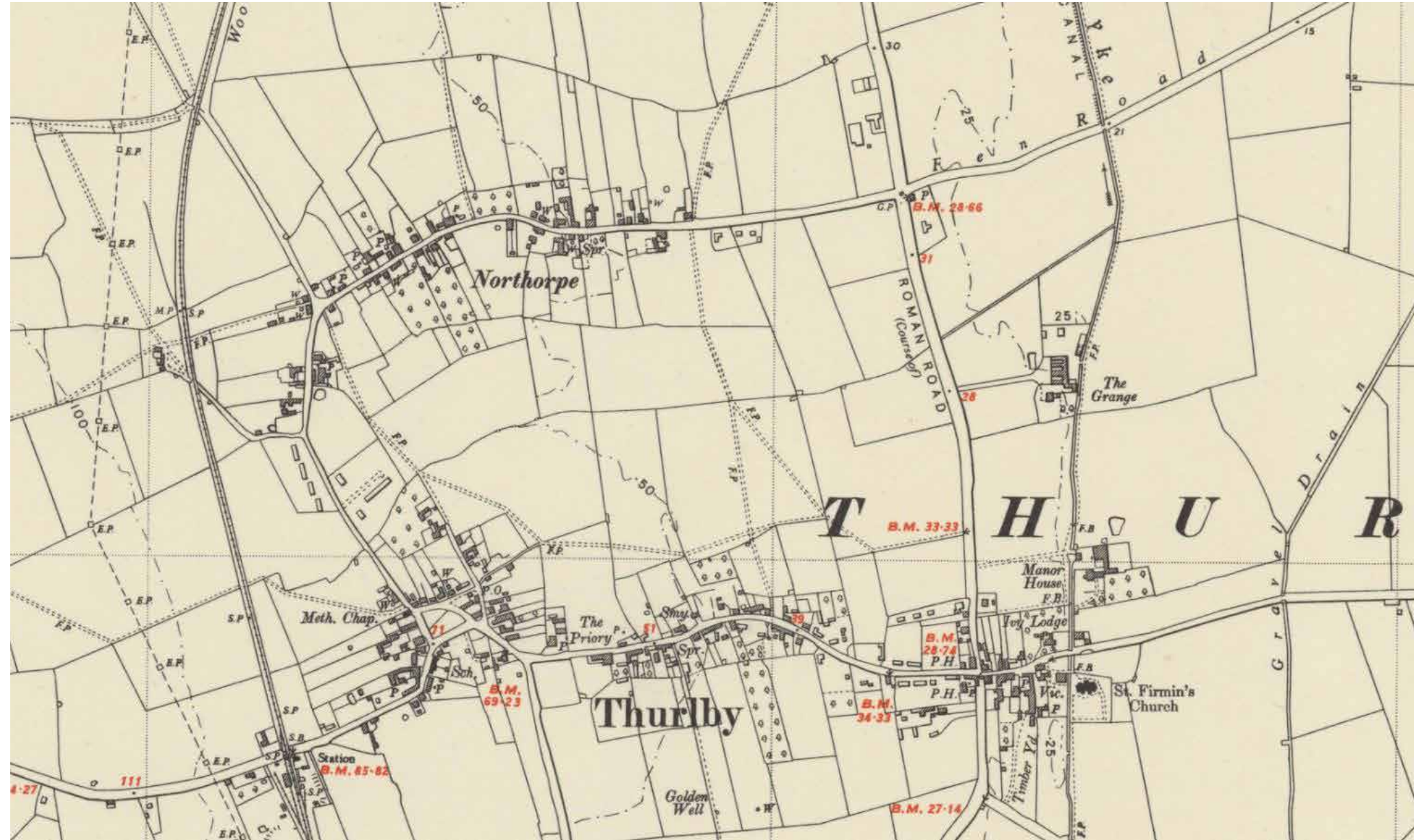


Fig 11: 1950 - The beginning of the coalescence of Norththorpe and Thurlby can be seen, with some limited inter-war development, formed of semi-detached and terraced residential rows, located along the previously undeveloped gap at Norththorpe Lane. Similar residential development can also be seen on High Street adjacent to the Public Houses at Thurlby crossroads. Elsewhere, both Thurlby and Norththorpe retain an impressive degree of conformity with their 1887 layout and structure, with the more expansive residential development forms that would alter the village character in the latter half of the 20th century yet to appear.



Fig 12: **2016** - Between 1950 and the present day, Thurlby and Northorpe have both experienced significant development and change, to the extent that the two can no longer be seen as separate entities, but rather as a single larger settlement. This merging of the two settlements is the result of extensive residential development to the east of Northorpe Lane, which is arranged along the newly introduced routes of Chapel Lane and Lawrance Way, and a series of smaller cul-de-sacs that branch off from these routes.. Within this expanse of residential development, the village primary school is accommodated alongside a large public space, Lawrance Park. Elsewhere, significant residential ribbon development has transformed Swallow Hill and Station Road, extending the village's built extents westwards into the wider rural landscape setting. Similar ribbon development also edges the southern side of Northorpe all the way to the A15, while the northern side of Northorpe now hosts the large, residential development between Homestead Farm and Northorpe crossroads, with its distinct, grid-like street layout. Further discussion of the village structure as it is today can be found in Section 4.

Remnants of the past

3.19 Despite the significant change the village has undergone in the last century, several key remnants of Thurlby's past thankfully remain intact, a number of which are now designated heritage assets and represent some of Thurlby's most valued and characterful buildings. The majority of the village's listed buildings are Grade II, however, St Firmin's Church (Fig 13), which is located south of Church Street, has been designated as Grade I in recognition of the building's exceptional interest. The location and grade of each of the village's listed buildings are shown in Fig 14. Elsewhere in the parish, outside of the village curtilage, is the Grade II listed Kate's Bridge Farmhouse, and a milestone at the parish's northern boundary, which is also Grade II listed. Along the parish boundary and linking the parishes of Thurlby and Baston, there is the Grade II listed Kate's Bridge (officially titled 'Bridge over River Glen'). Full details of all listed buildings found within the parish are included at Appendix 1.

3.20 In addition to having retained many of its most attractive and locally iconic historic properties, Thurlby also benefits from a townscape within which an appreciation of the original village layout and composition can still be gained, with several views of key local buildings and streets remaining largely unchanged over the past century, as demonstrated by the photography contained within Appendix 2. This photography offers a snapshot of some of the most authentic, unaltered views to be found within Thurlby's townscape, each of which offers an important glimpse of the village's past and evolution.



Fig 13: The Grade I listed St Firmin's Church is Thurlby's most significant designated heritage asset

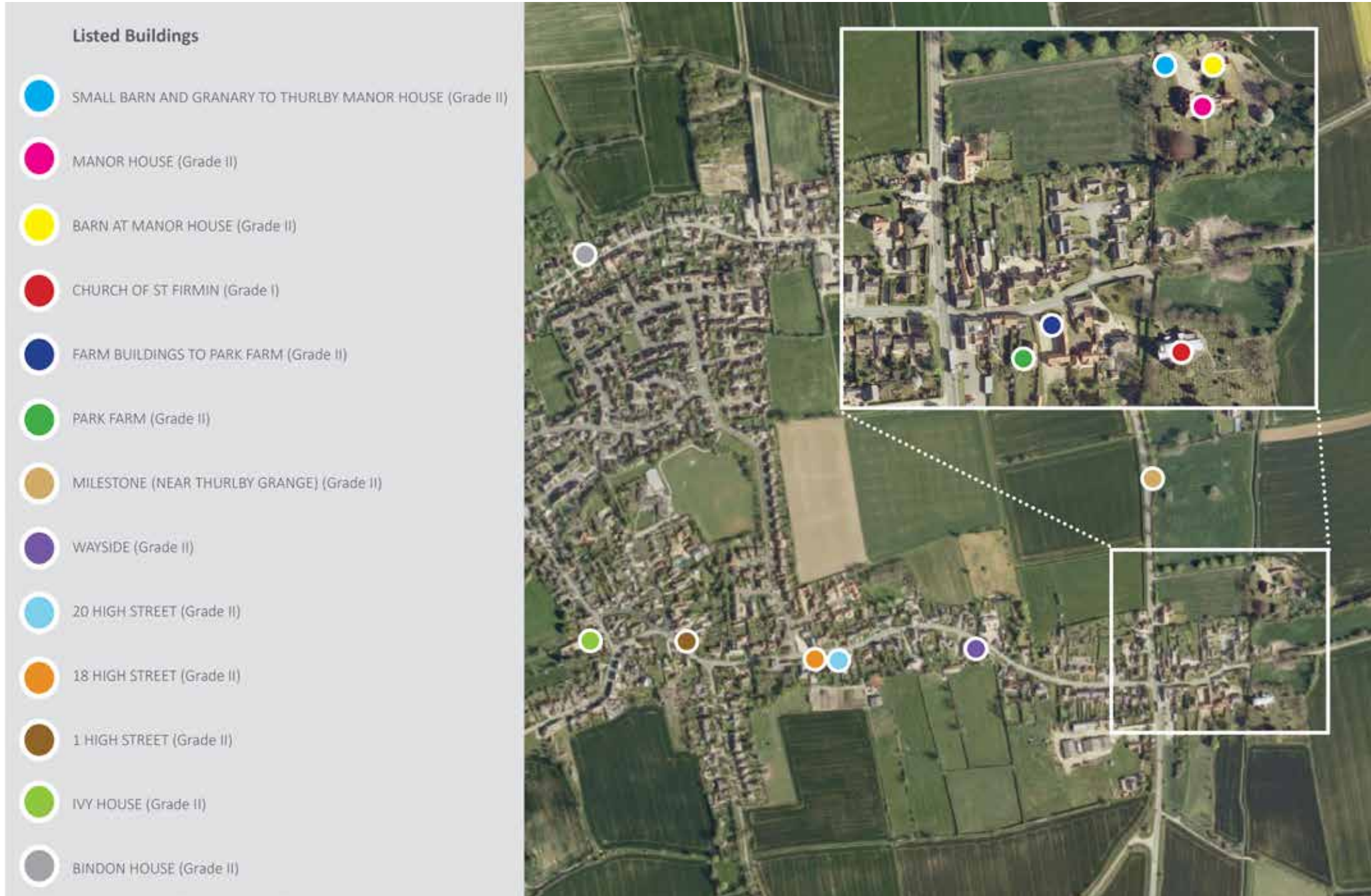


Fig 14: Listed buildings within Thurlby's settlement curtilage



4 LANDSCAPE SETTING

4 LANDSCAPE SETTING

4.1 The parish of Thurlby lies to the east and west of the A15 Trunk Road approximately 3Km (2 miles) to the south of Bourne. The A15 was built almost adjacent, to the west of Car Dyke. Car Dyke is an artificial water channel, thought to have been constructed around AD125, which ran along the western fen edge from Peterborough to Lincoln. The Car Dyke is the largest of the known Romano British canals, and it is an important feature of the Roman landscape in the fens. Most of the length has, however, been incorporated into modern drainage systems, but Car Dyke remains in Thurlby from the northern parish boundary to the east of the Elsea Park roundabout, to the southern boundary, joining the River Glen at Kates Bridge Farm.

4.2 Car Dyke delineates the two distinct National Character Areas identified by Natural England (Fig 15); to the east lie The Fens (National Character Area profile No. 46), and to the west lie the Kesteven Uplands (National Character Area profile No. 75).

Kesteven Uplands

4.3 The Kesteven Uplands are described as a deeply rural landscape with a small urban area. The area is geologically varied with a wide range of soil types, from limestone through to heavy clays. The well drained calcareous loam soils support the cultivation of cereals, oilseeds and root crops, which are very much the character of farming to the west of the parish.

4.4 The origin of the word 'Kesteven' comes partly from the Celtic word 'coed' meaning woods, and there are examples of scattered woodland surviving in the parish at Park Wood, Dole Wood, and Math and Elsea Woods, with two further copses on Northorpe Fen to the east.

The Fens

4.5 The Fens is a distinctive, historic and human influenced wetland landscape lying to the west of The Wash estuary and extending to Car

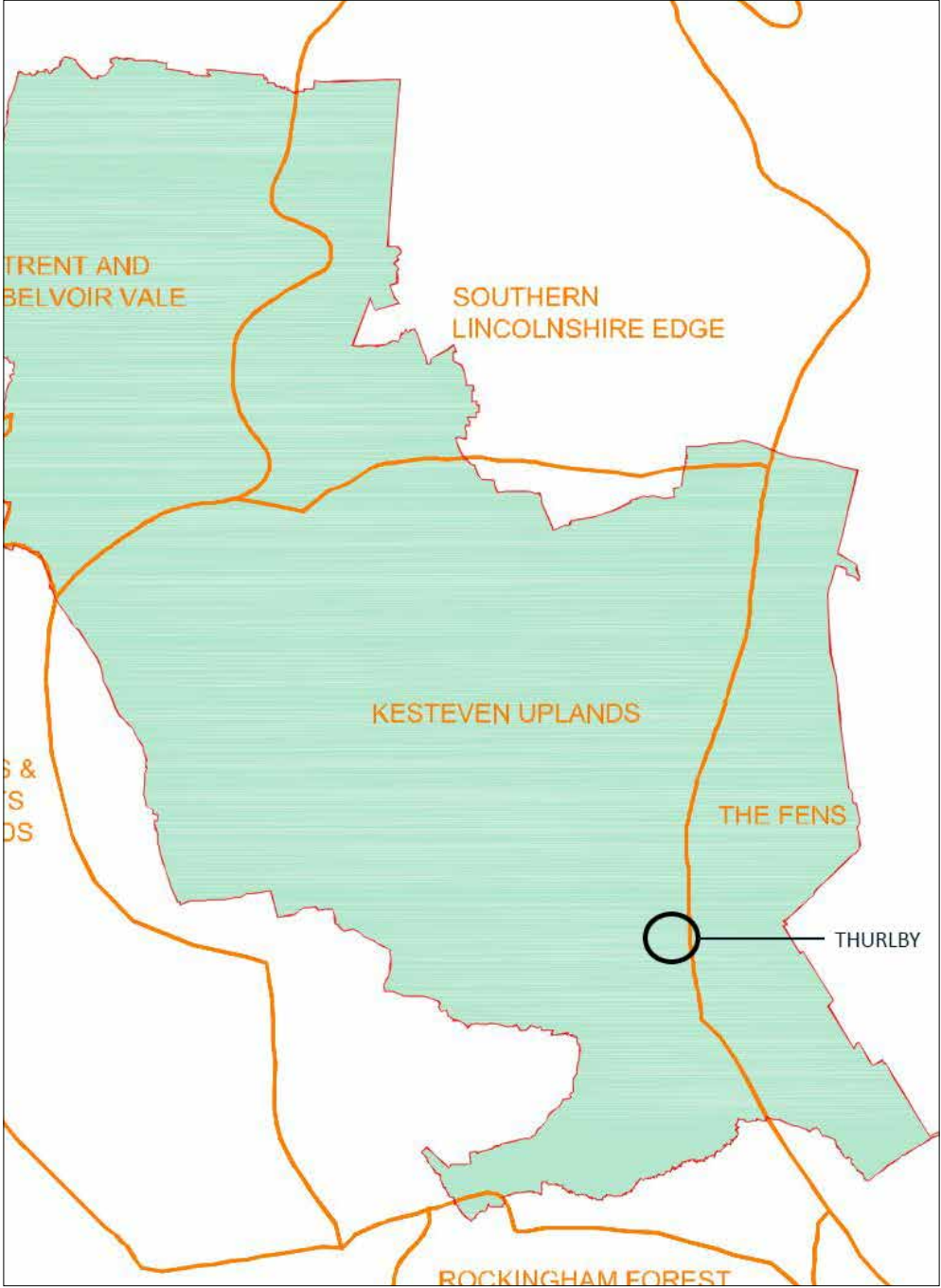


Fig 15: National Character Areas

Dyke in the Thurlby parish. The area is notable for its large scale, flat open landscape with extensive vistas to level horizons.

4.6 It is a large, low lying, flat landscape with many drainage ditches and dykes and rivers which slowly drain towards the Wash. The parish is bounded by the River Glen to the south, east of the A15. The North South Gravel Drain runs through Thurlby and Northorpe Fen, with Pasture Drain and Middle Drain forming the two main drains from Gravel Drain to the River Glen, which then joins the River Welland below Spalding.

Topography

4.7 The land to the east of the A15 is typical fenland at no more than 20 feet above sea level. To the west of the A15 the ground starts to rise to 60 feet at The Green, increasing to 160 feet at the top of Swallow Hill on the western boundary of the Parish.

4.8 The underlying limestone rock formations create a 'Karst terrain', typified by Swallows or Sink Holes. Swallow Hill takes its name from the Swallows that exist in the village around the area of the lower land at Station Road and The Green, and formed as a result of the underlying drainage through the limestone rocks, which over geological time create weakness in the bedrock, eventually causing land to sink, and eventually create a depression in the landscape known as a Swallow Hole.

4.9 The limestone bedrock can supply large amounts of water from boreholes, and Thurlby parish has a number of boreholes sunk specifically for Domestic and Agricultural purposes dating back to the 1800's. Some measurements have suggested boreholes releasing up to 10,000 gallons of water per hour.

Environmental Designations

4.10 There are Special Sites of Scientific Interest at Math and Elsea Woods, Dole Wood and Thurlby Fen Sliepe. Historic England have designated as an Ancient Monument, the Earthworks of Car Dyke in Park Wood.

4.11 The Car Dyke (Fig 16) is a Roman feature (sections of which are designated as Scheduled Ancient Monuments) thought to have been created to drain the adjacent fenland and, as such, represents one of the first recognisable attempts in Lincolnshire to control the water system for agricultural purposes.

Landscape Character Areas (South Kesteven Landscape Character Assessment, 2007)

4.12 Landscape character areas are broad geographic areas with a distinct pattern of elements that occur consistently in a particular type of landscape. This arises from the combination of geology, topography, soils, land use, field patterns and human settlement. These create distinctive landscapes and places of individual character.



Fig 16: Car Dyke is a fenland ditch with huge historical significance.

4.13 Landscape character assessment can be applied at a variety of scales from the national level, to the county, district or parish level. This district scale assessment provides an approach to identify the key variations in character that occur within South Kesteven. It is not a detailed record of every individual woodland field, lane or village.

4.14 The South Kesteven Landscape Character Assessment builds upon the national assessment of landscape character completed by Natural England. In some instances, for example the Kesteven Uplands, the character area name is unchanged from that identified within the Natural England assessment, although the boundary of the area has been amended as a result of more detailed assessment. For example, the Fen Margin, where a new character area has been identified between the Kesteven Uplands and The Fens. The Fen Margin character is clearly defined by a marked change in visual enclosure.

4.15 Thurlby is influenced by the following three landscape character areas as identified within the South Kesteven Landscape Character Assessment (Fig 17):

- Kesteven Uplands
- Fen Margin
- The Fens

Details of the characteristics and management objectives for each of these landscape character areas are provided across pages 23 - 25.

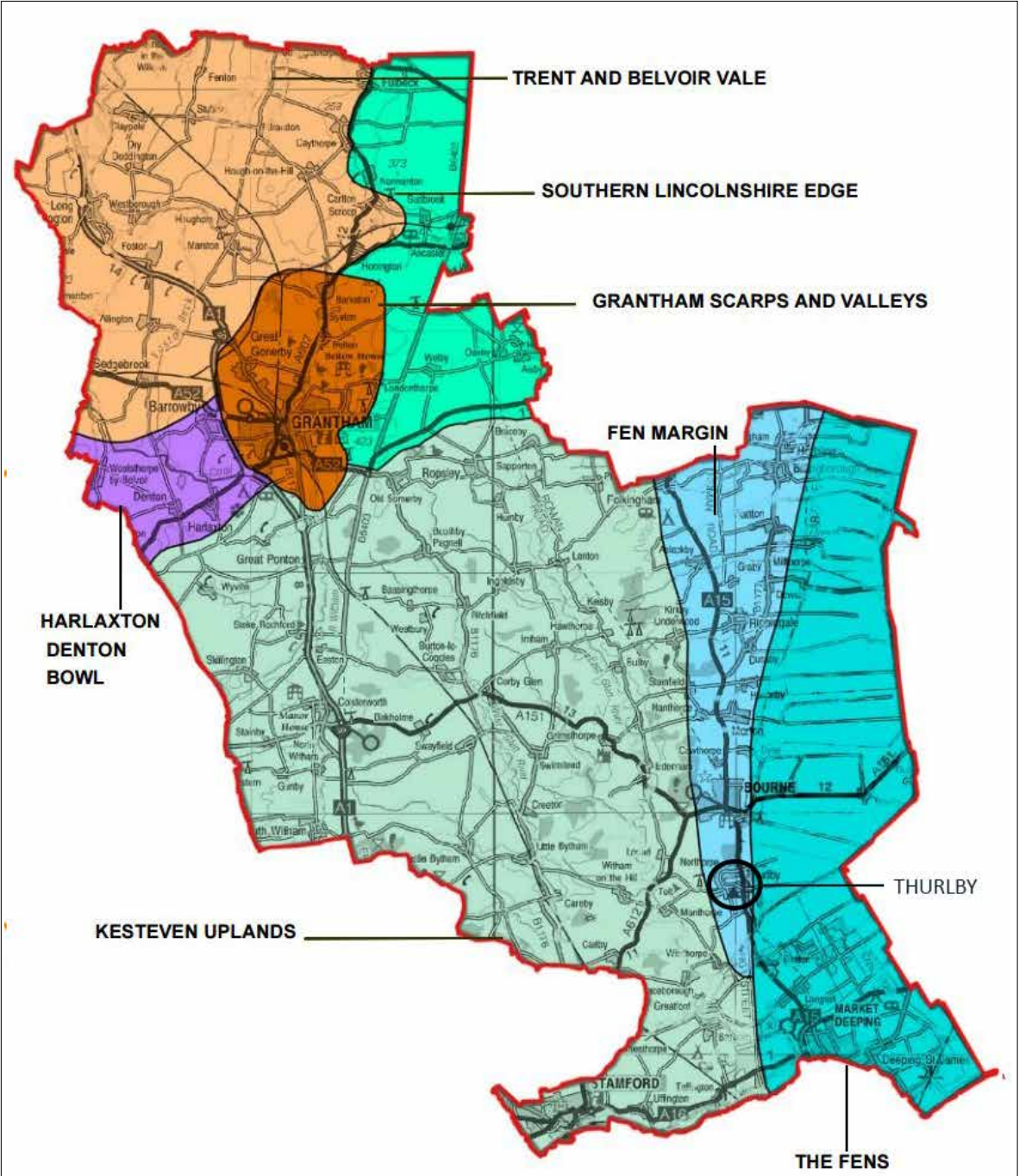


Fig 17: South Kesteven Landscape Character Areas

Kesteven Uplands LCA	
Key characteristics	The landscape management objectives for the Kesteven Uplands
A relatively unified, simple, medium-scale agricultural landscape, with a high proportion of historic woodland.	Protect and improve field boundary condition.
A dispersed, nucleated settlement pattern, mostly following the river valleys.	Protect existing hedgerow trees.
Enclosed mostly by hedgerows, with hedgerow trees.	Plant new hedgerow trees.
	Maintain important grassland areas.
	Protect important and distinctive woodland cover.
	Protect historic parkland.
	Protect field trees, particularly in parkland and in large arable fields.
	Maintain traditional village forms.
	Use of limestone for new construction in the villages and countryside.
	Use of new planting to minimise the visual impact of major roads and industrial buildings.
	Pay special attention to sensitive spaces around the edge of historic towns such as Stamford and the villages.
	Maintain open areas that extend into the towns and villages.

Fig 18: Looking west from Thurlby across the Kesteven Uplands LCA

The Fen Margin LCA	
Key characteristics	The landscape management objectives for the The Fen Margin
A transitional area between the wooded Kesteven Uplands and the flat open fens.	Careful design and new planting to development on the edges of villages.
Broad east-facing slope, with local variations in topography.	Maintain and enhance hedgerow boundaries.
Medium-scale rectilinear fields with some hedgerow trees and a variety of farming uses.	Protect sensitive woodlands.
High proportion of settlement along the A15 road provides activity in the landscape.	Consider new woodland planting on the higher ground.
	Maintain open views towards the rising land to the west.
	Protect and manage ditches and dykes.

Fig 19: Looking north from Thurlby along the Fen Margin LCA with Bourne in the distance

The Fens LCA	
Key characteristics	The landscape management objectives for The Fens
Low flat terrain, level horizons and large skies.	Maintenance of field boundaries, including ditches and dykes.
Large-scale open rectangular fields, divided by drainage ditches and embanked rivers.	Phased management of the ditches and dykes to minimise wildlife disturbance.
Sparse trees and woodland cover.	Protection of historic and archaeological sites.
Little settlement apart from individual farmsteads, often with large-scale agricultural buildings.	Conservation and management of grazing marsh.
	Protection of water quality.
	Consider the scale and design of new farm buildings.
	Concentrate new planting around farms and large-scale farm buildings.

Fig 20: Looking east from Thurlby across the Fens LCA

Valued landscape views

4.16 Through the on-site survey work conducted as part of the research undertaken to inform this Character Assessment, a number of key views of the local landscape were identified. These include long views looking out from the village across the surrounding landscape, long to medium views into Thurlby from the wider rural setting, and short views at important gateways that mark the transition from rural to village setting. All views are from publically accessible locations, where they can be appreciated by local residents and visitors alike.

4.17 These valued landscape views, as identified by the local community, are listed on this page and mapped at Fig 21. A photo of each view is provided across the pages that follow.

Valued landscape views

- 1) South towards Northorpe from FP No. 18
- 2) Math Wood FP 17 towards the east and Elsea Wood
- 3) South towards Northorpe from FP No. 17
- 4) Math and Elsea Wood from FP No. 6
- 5) North along Wood Lane at FP No. 6
- 6) Elizabeth Way towards Elsea Wood and Math Wood
- 7) Woodside East and Northorpe from FP No. 20 at A15
- 8) Elsea Wood and Pulford Close from FP No. 12
- 9) Fen Road from Northorpe crossroads
- 10) Towards Chapel Lane and Northorpe from FP No. 14 at A15
- 11) North towards Church Street and St Firmin’s from FP No. 9 at Park Wood
- 12) Towards Dole Wood from Obthorpe Lane
- 13) Swallow Hill towards Thurlby
- 14) Swallow Hill towards Elsea Wood and The Fens
- 15) Obthorpe, Wilsthorpe Pumping Station and Dole Wood from FP No. 21
- 16) East towards St Firmin’s Church from FP No. 13
- 17) Towards St Firmin’s Church and Northorpe from FP No. 13
- 18) Chapel Lane from FP No. 13
- 19) Obthorpe Lane exiting Thurlby
- 20) Obthorpe Lane entrance to The Pingle ancient grassland enclosure
- 21) Obthorpe Lane towards Park Wood
- 22) Obthorpe Lane entering Thurlby
- 23) Towards St Firmin’s Church from FP No. 7
- 24) Obthorpe Lane from FP No. 7
- 25) Wood Lane from Northorpe
- 26) Wood Lane towards Disused railway
- 27) Wood Lane towards the Fens and Northorpe



Fig 21: Valued landscape views map





8

Elsea Wood and Pulford Close from FP No. 12



10

Towards Chapel Lane and Northorpe from FP No. 14 at A15



12

Towards Dole Wood from Obthorpe Lane



14

Swallow Hill towards Elsea Wood and The Fens



9

Fen Road from Northorpe crossroads



11

North towards Church Street and St Firmin's from FP No. 9



13

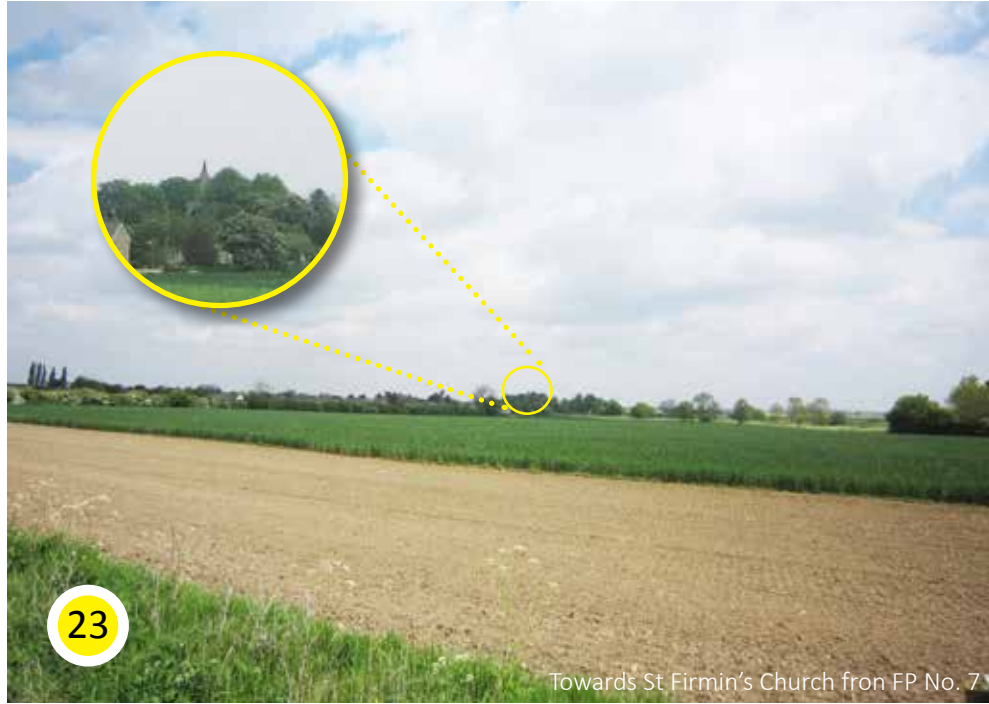
Swallow Hill towards Thurlby



15

Obthorpe, Wilsthorpe Pumping Station and Dole Wood from FP No. 21







5 STRUCTURE

5 STRUCTURE

5.1 Thurlby has a particularly distinct village layout, which has evolved over time, and consists of three distinct components, which together comprise the village's built extents; (1) loosely arranged, linear roadside along Northorpe, Northorpe Lane, High Street, and Church Street, (2) more regimented, uniform ribbon development along Swallow Hill, Obthorpe Lane, Northorpe Lane and the southern edge of Northorpe where it meets the A15, and (3) residential housing estates to the north of Northorpe and, more substantially, east of Northorpe Lane.

5.2 The majority of the settlement's built extents lie to the west of the A15, from which High Street, Northorpe Lane and Northorpe link together to form a continuous loop road that connects to the A15 at two points. However, Thurlby's eastern extents actually lie east of the A15 and are formed along Church Street and around the Grade I listed St Firmin's Church. Despite representing one of the village's most long established areas and accommodating arguably the village's most important and iconic building, St Firmin's Church, Church Street is completely severed from the rest of Thurlby by the A15 (Fig 22), whose heavy flows of fast moving traffic represent a real barrier to pedestrians seeking to move to and from Church Street and the rest of the village.

5.3 To the west of Church Street, on the opposite side of the A15, is High Street which winds westwards towards The Green, and is edged on both its sides by residential dwellings. At the Green, High Street meets Northorpe Lane, which bends northwards to merge with Northorpe, creating the aforementioned loop that returns to the A15 at the junction with Fen Road. Both Northorpe Lane and Northorpe are enclosed on both sides by linear, roadside residential development.

5.4 Whereas the land between Northorpe and Thurlby to the immediate west of the A15 has remained in an undeveloped state, being formed of open, agricultural land, further west, towards Northorpe Lane, expanses of residential development have resulted in the infilling of a large part of the land that once separated Northorpe from Thurlby. These housing

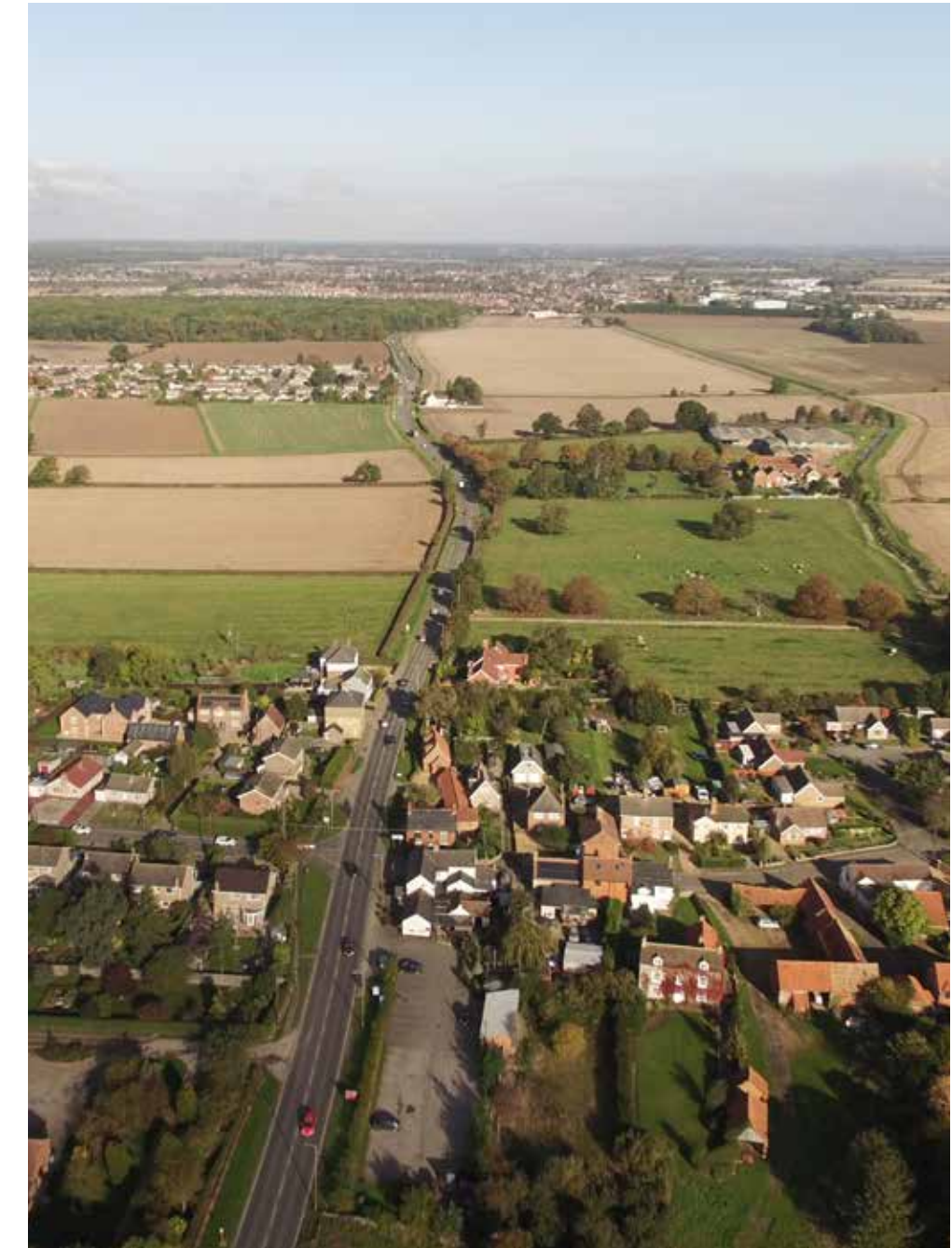


Fig 22: The A15 represents a significant physical barrier between Church Street and the rest of the village

developments cluster around a series of cul-de-sacs, which are arranged along the two core routes of Lawrance Way and Chapel Lane, which facilitate access to and from the main road network.

5.5 Within this expansive area of housing, two key community facilities are also accommodated, (1) Lawrance Park, and (2) Thurlby Community Primary School. The former is the village’s most significant and centrally located open space, providing local residents with a variety of sports and recreation opportunities (Fig 23).

5.6 Other centrally located non-residential uses in Thurlby include the Village Shop and Post Office (Fig 24), the veterinary surgery, the YHA Hostel (Fig 25) and Methodist Church and Hall, which are peppered in amongst the wider roadside residential properties of The Green and High Street. Away from the village centre, the most notable non-residential uses are St Firmin’s Church at Church Street, and Lincolnshire County Council Highways Depot at the point where Station Road becomes Swallow Hill. There are also several clusters of agricultural buildings dotted around the village edges. The map at Fig 26 provides an overview of the distribution of land uses across Thurlby.



Fig 23: Lawrance Park, Thurlby’s most extensive open space, takes up a central position within the village



Fig 24: The village shop and Post Office are modest in size but still of essential value to the local community



Fig 25: Thurlby’s YHA Hostel is a prominent building along High Street and one of a handful of non-residential uses located around the village centre



Fig 26: Distribution of land uses map

5.7 The second sizable expanse of housing to be found within the settlement boundaries is located at the far north-eastern corner of the village, and is accessed from Northorpe via Woodside East and Elsea Drive. However, this area displays a more regimented, grid-like street layout (Fig 27), contrasting sharply with the more meandering street network arranged around Lawrance Way and Chapel Lane.

5.8 Residential ribbon development, which has appeared over the latter half of the 20th century, lines the edges of Thurlby's road network in several locations. Such development encloses Swallow Hill as it extends westwards from Thurlby's centre out into the village's wider rural setting (Fig 28), while Obthorpe Lane results in a similar, albeit less extensive protrusion into the settlement's southern landscape setting. Elsewhere, ribbon development can also be found along the southern edge of Northorpe, and also along Northorpe Lane, where it has bridged what was once the gap between the village of Thurlby and hamlet of Northorpe, merging the two into a single larger settlement. The map at Fig 29 visually communicates the village structure in terms of the distribution of built forms.



Fig 27: To the north of Northorpe is a large housing development with a very uniform layout and structure

5.9 A significant quality of Thurlby is the number of dedicated pedestrian routes the village possesses, which are generally very well maintained and pleasingly informal and simple in their appearance (Fig 30). As well as enhancing pedestrian permeability throughout Thurlby, many footpaths extend into the surrounding landscape (Fig 31), providing local residents with direct access to the wider countryside setting. However, as noted previously, the A15 remains a significant barrier to safe and convenient pedestrian movement between Church Street and the rest of the village. The map at Fig 32 details Thurlby's network of both vehicular and pedestrian routes. The location and extents of those footpaths that extend out from the village across the wider parish can be found in the map at Appendix 3.



Fig 28: Housing development edges either side of Swallow Hill as it extends into the village's western landscape setting



Fig 29: Built environment and green spaces



Fig 30: Lawrance Park can be accessed via an series of attractive, tree-lined pedestrian routes



Fig 31: Several public footpaths extend outwards from Thurlby into the wider rural setting, offering direct access to the surrounding countryside and the leisure opportunities it presents



Fig 32: Village connectivity map



6 CHARACTER AREAS

6.1 For the purpose of a more detailed assessment of the individual areas which comprise the village, this study divides Thurlby and Northorpe into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics.

6.2 9 different character areas are identified in total. These are denoted on the map at Fig 33. The following pages provide an overview of the qualities and locally distinctive contextual features of each area. Negative features worthy of enhancement are also identified. A written overview of the key characteristics of each area is provided, and annotated photographs are also included to help communicate the distinct character of each area.

6.3 Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a specific feature or building from this document does not necessarily mean that it is unimportant to the character of the local area.

6 CHARACTER AREAS

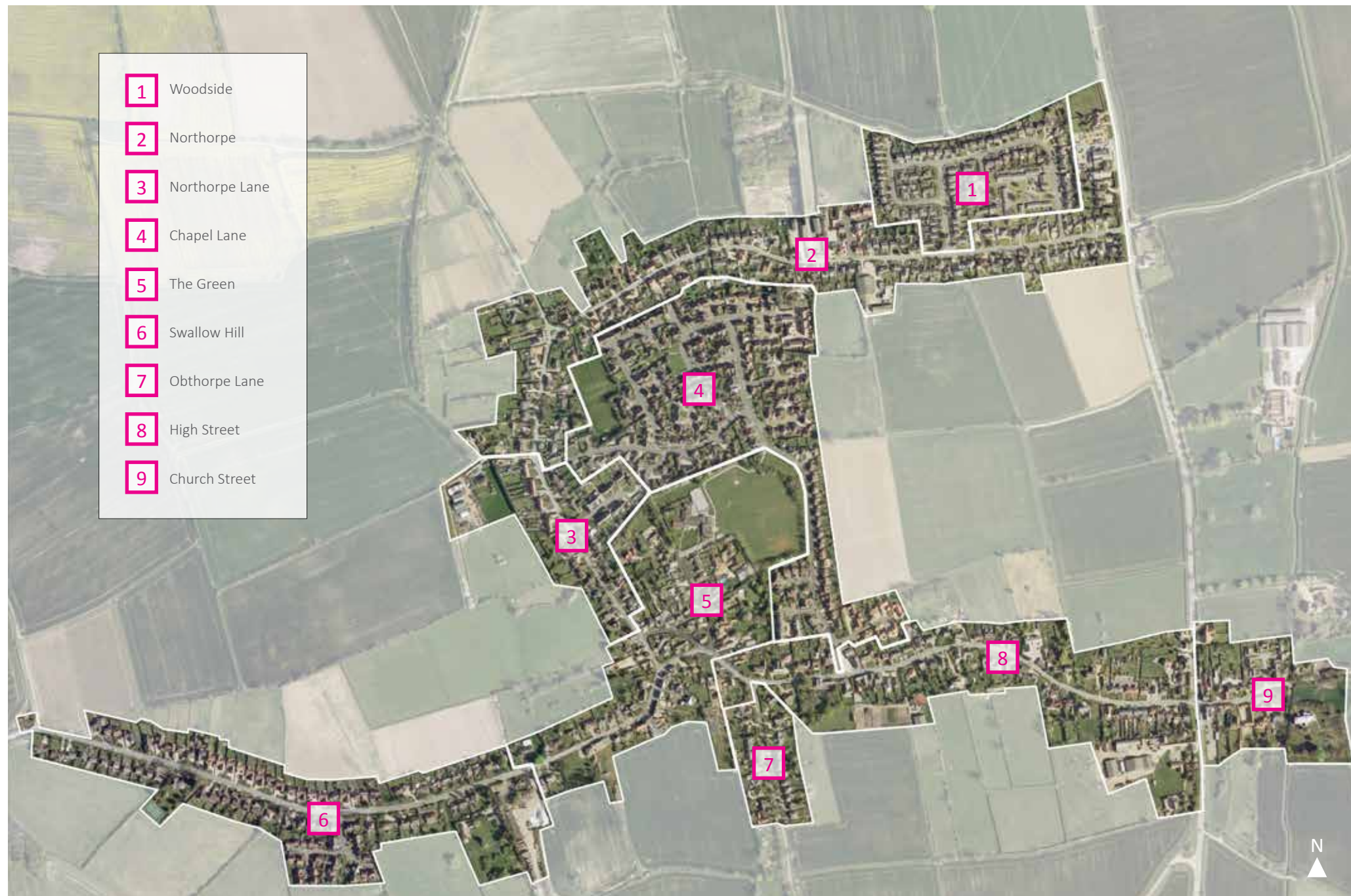


Fig 33: Character Areas map

Character Area 1: Woodside

Topography

6.4 The development is built on a plain to the north of Northorpe and to the west of the A15. The landscape is a continuation to the west of the Fens and is in the Fen Margin, designating the change from fenland to the Kesteven Uplands.

Land uses

6.5 Character Area 1 is comprised entirely of housing development, forming a single large residential estate.

Layout

6.6 Properties are regularly spaced with frontages facing the road network within the estate (Fig 35). A largely consistent building line is



Fig 34: Character Area 1 location and extents



Fig 35: Properties within Character Area 1 face directly towards the road and are spaced at regular intervals

achieved throughout, with dwellings located similar distances from the road (Fig 36). Some properties are set back slightly further from the road to break up the uniformity. Houses on Woodside East have larger plots than those on other roads in the estate, however, across the entire development properties generally benefit from reasonably sized front gardens and large back gardens.

Roads, streets and routes

6.7 Main access to the estate is from Northorpe via Woodside East or Elsea Drive. Woodside East continues into Woodside Close at the junction with Elsea Drive. Elizabeth Way off Elsea Drive provides a link with Woodside Close. Cappitts Drive is a cul-de-sac to the south off Woodside East. Almond Court is Age Exclusive Housing off Woodside East. All internal roads accommodate footways along their edges (Fig 37), allowing for good levels of pedestrian connectivity, which is further enhancement by a dedicated pathway that links Cappitts Drive to Almond Court (Fig 38). The village’s northern landscape setting can be directly accessed via Public Footpath No. 20 which runs northwards from Woodside East (Fig 39).

Spaces

6.8 Car parking spaces can be found at both Cappitts Drive and Almond Court,



Fig 36: Character Area 1 benefits from well-defined streets edged by buildings of similar scale set along consistent building lines

while both of these cul-de-sacs also benefit from open areas of landscaping (Fig 40 and 41), which greatly enhance the setting of those buildings that overlook them. A wide green verge enhances the western edge of Elsea Drive.

Buildings

6.9 Two storey detached dwellings are the predominant built form, particularly on the outer perimeter of the estate. However, some single storey bungalows are interspersed with detached properties, particularly at road junctions and along Elizabeth Way, while Almond Court has blocks of single storey terraced houses. Properties across Character Area 1 display a similar materials palette, being constructed of the grey or red brick, and with dark concrete roof tiles (Fig 42 and 43). Some building facades are enlivened through the inclusion of areas of stone cladding (Fig 44), weatherboarding or hung tiles. Roofs are typically pitched with a shallow slope. Across Character Area 1, the majority of properties have integrated garages.



Fig 37: Footpaths line the roadsides throughout Character Area 1



Fig 38: A footpath connects Almond Close to Cappit Drive



Fig 39: A Right of Way exits Woodside East and cuts through the agricultural landscape to the north

Landmarks

6.10 Given the high degree of uniformity across Character Area 1, there are few buildings which stand out as unique, and certainly none which can be attributed landmark status. However, the green space at Almond Court does represent a particularly memorable moment within the townscape, with the small ornamental pond representing its most stand-out element (Fig 45), and on this basis forms a modest, yet important landmark within Character Area 1.

Green and natural features

6.11 Wide grass verges, some of which host tree planting, are important components of the streetscape along Elsea Drive (Fig 46) and Woodside East, while the entrance to Elsea Drive from Northorpe also benefits from attractive roadside landscaping, which incorporates a number of mature trees (Fig 47).

6.12 Almond Court’s landscaped central space accommodates number of deciduous trees, as does the green space at Cappitt Drive, and these trees significantly enhance the character of the area.

6.13 Private planting in gardens, which includes hedgerows, smaller trees and shrubs, also contributes to the overall character of the streets within Character Area 1. Where such private planting is more prevalent and front lawns have been retained, rather than replaced with hardstanding, a more rounded and attractive character is generally achieved.

Streetscape

6.14 Notable streetscape features include a Parish Notice Board and bench at the junction of Elsea Drive and Northorpe, and the pond and seating at Almond Court.

6.15 Property boundaries along Woodside East are predominately enclosed by various forms of hedgerow, some taller than 2 metres.



Fig 40: The single-storey properties of Almond Close cluster around a handsomely landscaped green space



Fig 41: The green and open character of Almond Close continues through into Cappitt Drive



Fig 42: Red brick dwellings along Woodside East with gently sloping pitched roofs



Fig 44: Stone cladding brings visual interest to the facade of this property at Woodside East



Fig 43: Though slight variances are apparent in the facades arrangements, with many properties having undergone a degree of personalisation by their owners, a consistent materials palette and building scale and form help to give Character Area 1 a generally unified character

Elsewhere, gardens are enclosed by low wooden fence panels, low brick walls or modest, well-trimmed hedges, or in some cases are unenclosed and open to the wider streetscape.

Views

6.16 An attractive view can be gained from the northern end of Elizabeth Way Close towards the ancient woodland of Math and Elsea Wood (see view 6 of ‘Valued Landscape Views’ at Section 4).

Character Summary

6.17 Character Area 1 is a particularly uniform and coherent residential environment, predominantly comprised of evenly spaced detached dwellings that follow a consistent building line along straight, linear roads. Building materials and architectural languages are similarly uniform and coordinated, with beige bricks being the dominant external finish. Grass verges and the green spaces at Almond Close and Cappitt Drive, and the tree planting that they accommodate, play an important role in enhancing the setting of those buildings that populate Character Area 1, and soften the overall appearance of the locality.



Fig 45: The ornamental pond is a charming and unique element within what is otherwise a largely regimented and homogeneous piece of townscape



Fig 46: Lush grass verges edge Elsea Drive, greatly enhancing the visual quality of the street



Fig 47: Handsome mature trees at the entrance to Elsea Drive



Fig 48: Character Area 2 location and extents



Fig 49: Those properties located along Northorpe towards the eastern end of Character Area 2 are set within similarly sized plots, evenly spaced and share a common building line

Character Area 2: Northorpe

Topography

6.18 Character Area 2 gently rises from the A15, Northorpe crossroads, to the junction with Wood Lane. There is a slight dip in topography on Northorpe Lane across the dyke at Northorpe House.

Land uses

6.19 Character Area 2 is largely comprised of housing development, with a number of farmyards making up the rest of the area’s built extents.

Layout

6.20 Dwellings are arranged in a linear fashion along the edges of Northorpe and Northorpe Lane. Between Homestead Gardens and the A15 these properties are generally regularly spaced and follow a similar building line (Fig 49). Plots are equally consistent in depth and width, with dwellings located slightly towards the front of these plots, resulting in modest front

gardens and more generous rear gardens. However, beyond Homestead Gardens, the building line, and the spacing and orientation of dwellings becomes more erratic, with each individual property progressing its own bespoke approach to positioning and having a slightly differing relationship with the central road (Fig 50). Generally, older properties are positioned closer to the roadside, indeed some actually directly abut the public realm, whilst more recent properties are usually set back behind gardens.

6.21 The A15 benefits from a strong road frontage, formed by the new development at Pulford Close, with detached and semi-detached dwellings set along a common building line and all facing directly towards the road (Fig 51).

6.22 In addition to the linear development that has grown up along Northorpe and Northorpe Lane, a couple of small residential enclaves have emerged in more recent times. These include Homestead Gardens and Pulford Close. Each of these developments display quite formal layouts, with semi-detached and terraced dwellings arranged around a central cul-de-sac (Fig 52). Housing density also tends to be higher within these developments, with plot size being relatively small in comparison to the footprint of the buildings they host, and front gardens being very modest in size (Fig 53), and in some cases non-existent, with dwellings directly abutting the public footway.

Roads, streets and routes

6.23 Character Area 2 is arranged along the gently winding main thoroughfare from the A15 at Northorpe crossroads to the northern half of Northorpe Lane. It is a standard two-way route (Fig 54). Single pedestrian pathways edge the northern side of Northorpe and eastern side of Northorpe Lane. No pedestrian walkways are provided along Water Lane or Wood Lane, each of which have much narrower profiles and more informal layout and character. A number of public footpaths run outwards from Character Area 2, linking it with other parts of the village curtilage and also providing access to the wider rural setting, with rights of way leading towards the parish boundary to the north and west.



Fig 50: Regular plot arrangements and building positioning give way to more ad-hoc and varied historic layouts as Northorpe moves away from the A15 towards Northorpe Lane



Fig 51: At the junction of Northorpe and the A15 is a row of semi-detached dwellings that present a strong frontage on to the trunk road



Fig 52: Dwellings in Pulford Close are arranged around a small cul-de-sac



Fig 53: The terraced properties of Homestead Gardens are positioned right upon the roadside



Fig 54: Character Area 2 is accessed from the A15 at Northorpe crossroads

Spaces

6.24 The only notable space to be found within Character Area 2 is the small green which marks the junction of Wood Lane and Northorpe Lane (Fig 55). Though modest in scale, this triangular green is an appealing and important feature in the townscape, giving a distinct and green character to this prominent road junction.

Buildings

6.25 Character Area 2 is an architecturally disparate area, accommodating buildings of differing scales, forms, materials and styles. Construction periods range from the 1700’s to the present day, and many of the dwellings that lie within Character Area 2 are over a century old, giving the townscape a mature and distinct appearance.



Fig 55: The small green softens and enhances the appearance of the road junction at Wood Lane and Northorpe Lane

6.26 Despite this abundance of historic properties, Bindon House is the only formally recognised heritage asset within Character Area 2, it being Grade II listed. A charming single-storey property with attic finished in coursed limestone rubble (Fig 56), its positioning right on the roadside coupled with its handsome appearance make it a prominent building within the townscape. Several other historic properties within Character Area 2 follow the same form as Bindon House, with centrally positioned entrance doorways, and chimneys emerging from their gable ends and through the ridge of their steeply sloping roofs, which often accommodate dormer windows (Fig 57 and 58). Such dwellings are also typically constructed from limestone.

6.27 Many of the other older detached dwellings within Character Area 2 display their own unique appearance and materials palette (Fig 59 - 62), and this variety is a key feature of Character Area 2. In the majority of cases, these historic properties have been well maintained, and personalisation



Fig 56: Bindon House, dating from 1760, is one of several characterful historic properties to be found within Character Area 2

works kept to a minimum, with properties having retained their unique features of brick treatment, roof type and windows, although there is evidence of more modern replacement windows being installed.

6.27 Elsewhere along Northorpe and Northorpe Lane, despite the overarching mixture of architectural languages, there are pockets of buildings which share similar appearances and styles, including rows of late 19th century red brick terraced cottages (Fig 63 and 64), and more recent rows of detached 1960’s, 1970’s and 1980’s properties (Fig 65), which are of a design and construction typical of the time period.

6.28 Newer additions to the townscape, such as Homestead Gardens, have sought to draw influence from local vernacular styles, with red brickwork and clay roof tiles (Fig 66).



Fig 57 and 58: Many of the oldest properties within Character Area 2 share a similar form and appearance

6.29 Given the diversity of architectural styles and details, there is no singular materials palette. However, the majority of properties are either finished in limestone or red, grey or buff brick. In some cases building facades are rendered, plastered or painted, often with a white finish.

Landmarks

6.30 Many of the older properties which edge the road are sufficiently unique and eye-catching to be considered local landmarks along the central route. The post box incorporated into the stone walling at Yew Tree Farm (Fig 67) is a charming and more low-key landmark feature in the townscape, whilst the small green at the junction of Northorpe Lane and Wood Lane can also be considered something of a landmark, given its strategic positioning and unique appearance.





Fig 65: Along Northorpe stretches of more recent (late 20th century) development, which would have been constructed in unison, share common design features and finishes



Fig 63 and 64: Rows of red brick cottages appear at several locations along the roadside within Character Area 2. Many of these were older semi-detached cottages which have been extended, but remain semi-detached.



Fig 66: Homestead Gardens is a modern development which seeks to replicate and take influence from traditional buildings forms

Fig 59 - 62: The variety of architectural styles, building forms and eras is one of the key charms of Character Area 2

Green and natural features

6.31 Mature roadside trees are present along the oldest residential stretches of Northorpe Lane and Northorpe. These are complemented by private hedgerow and garden planting, all of which combine with occasional grass verges to give much of Character Area 2 a pleasingly green and verdant appearance, and giving the roads an enclosed, leafy character (Fig 68 - 71). Beyond Homestead Gardens to Northorpe crossroads the perspective is more open with buildings on the southern side being well set back with open plan gardens (Fig 72 and 73).

Streetscape

6.32 Street lighting is provided by metal fittings to wooden lampposts in Northorpe Lane and Northorpe to Homestead Gardens. Beyond Homestead Gardens to Northorpe crossroads there are metal post supporting lights. Bench seating is provided at Wood Lane and the junction with Elsea Drive. Surfacing materials are tarmacadam throughout with road markings only at junctions, though within the more recently developed Pulford Close paved road surfacing is used to denote shared surface routes. The differing texture and colour of these paved shared surfaces help to create more distinct and



Fig 67: At Yew Treet Farm a post box has been inset into the fabric of the existing limestone walling, its glossy red painted finish helping it stand out in the streetscape



Fig 68 - 71: Regular flourishes of greenery enliven much of the roadside environment within Character Area 2

visually interesting streetscapes, whilst allowing pedestrians and vehicles to safely coexist within the residential environment.

6.33 Street signage is limited and the roadside environment benefits from a generally uncluttered appearance. Double tier traffic lights are installed to the north of Northorpe crossroads, providing pedestrian and cycle access to the shared footway to Bourne, as well as the bus stop for Peterborough. Bus stops either side of the A15 adjacent to the traffic lights have shelters. Boundary treatments from Northorpe to Homestead Gardens include a number of retained walls from older properties and new low walls of similar appearance. Hedgerow boundaries are not particularly prominent. Some wooden rail boundaries are evident. There is a predominance of open plan garden layouts, particularly at the eastern end of the Character Area.

Views

6.34 Views can be obtained from Water Lane towards Swallow Hill to the west. From Homestead Gardens there are views out to Math and Elsea Wood to the north, and towards Bourne Wood to the north west. From



Fig 72 and 73: Gardens between Homestead Gardens and Northorpe crossroads tend to be open to the street, without any form of physical boundaries to the plot

Northorpe crossroads open views are available of the Fenland landscape to the east (see view 9 of ‘Valued Landscape Views’ at Section 4). Given that a substantial number of properties within Character Area 2 are detached and benefit from relatively generous spacing, numerous glimpses of the wider rural setting can be gained through the gaps between properties.

Character Summary

6.35 Character Area 2 has a pleasingly varied and informal character, with dwellings of differing architectural languages, scales and materials lining the gently curving central route. A sizeable percentage of older, traditional properties, many of which have remained true to their original form and external appearance, give the area a particularly rich and historic character, which is further enhanced by the progression of an array of roadside planting, including several mature tree specimens, which combine with the built environment to form a well-balanced and dynamic townscape.



Character Area 3: Northorpe Lane

Topography

6.36 Character Area 3 is flat but the gently rolling landscape of the Kesteven Uplands rises to the west of properties on Northorpe Lane.

Land uses

6.37 Character Area 3 is almost entirely comprised of housing, with a single farmyard located just off Water Lane making up the rest of the area's built extents.

Layout

6.38 Dwellings, mostly detached, are arranged along Northorpe Lane, where they are set back from the road behind front gardens and within large plots, with sizeable rear gardens (Fig 75). The building line is relatively consistent on both sides of Northorpe Lane, and dwellings generally face



Fig 75: Northorpe Lane from the west, with Northorpe House to the north, and The Green to the south.



Fig 74: Character Area 3 location and extents



Fig 76: Large terraced blocks sit at a slight angle to Northorpe Lane



Fig 77: The properties of Maple Avenue directly overlook the central cul-de-sac route

directly towards the road, the main exception being the large terraced council blocks, which sit at slight angle to the road, creating a staggered frontage to the road (Fig 76). East of Northorpe Lane is Maple Avenue, a residential cul-de-sac formed of a central access route that terminates with a large turning area, and around which large semi-detached properties are arranged (Fig 77).

Roads, streets and routes

6.39 Northorpe Lane is a continuation of Northorpe, providing a main route from Northorpe to The Green. Throughout its course through Character Area 3, Northorpe Lane is almost perfectly straight, allowing for long views along the road (Fig 78). It is a two-way route with a pedestrian pathway along the eastern boundary of the road, which is only interrupted at the entrance to the cul-de-sac of Maple Avenue. Here the pedestrian path enters the cul-de-sac on both sides of the internal road (Fig 79). As with many other parts of the village, road marking are limited to key junctions.

Spaces

6.40 The entrance to Maple Avenue is edged on either side by generous grass verges, which add greatly to character of this access road. The only other notable open area is the large, featureless turning area at the top of Maple Avenue. Essentially an expanse of tarmac, this turning area does little to enhance the setting of surrounding buildings, and is a purely functional space rather than one with any aesthetic or recreational value.

Buildings

6.41 Building forms within Character Area 3 can broadly be organised into three distinct categories:

(1) Inter-war semi-detached and terraced red brick properties occupying the northern extents of Character Area 3, and displaying typical features



Fig 78: Uninterrupted views can be sought from one of end of Chaacter Area 3 to the other due the straight, linear path of Northorpe Lane

of early public housing. Four of these line the western edge of Northorpe Lane, where they form a coherent architectural grouping, all displaying the same shallow hipped roof form, punctuated by small red brick chimney stacks which emerge through the ridge (Fig 80). Of substantial bulk and with a high solid to void ratio, these four terraced rows have robust appearance and are a dominant presence within this part of the village townscape. On the opposite side of Northorpe Lane, and positioned either side of the entrance to Maple Drive are two similar pairs of semi-detached properties, with influences of the Garden City Movement being constructed in the typical cottage style and set back from the road in garden plots (Fig 81).

(2) Post-war, two-storey, semi-detached properties along Maple Avenue (Fig 82), which again are of red brick and are topped with steeply sloping pitched roofs covered by dark concrete tiles, and incorporating red brick chimney stacks. Some blocks have single-storey wings at either side of their semi-detached form, creating a particularly elongated footprint. Details include flat-roofed porch canopies.



Fig 79: Maple Avenue has a formal road layout, with a single straight access route edged by raised pedestrian footpaths on either side

(3) Remaining properties in Northorpe Lane are of 1960's to late 1980's construction. 1960's properties are more regular in design, consisting of a mix of single and two storey detached properties, with grey brick and low apex tiled roofs. 1970's and 1980's properties display more individual designs (Fig 83), particularly on the western side of the road.

Landmarks

6.42 There are no landmark buildings within Character Area 3, however, both the four rows of terraced public housing and the pair of semi-detached buildings at the entrance to Maple Avenue do represent quite distinct and memorable groupings within the village townscape.



Fig 80: A distinct grouping of 1930s public housing dominates the northern end of Character Area 3



Fig 81: Handsome semi-detached properties mark the entrance to Maple Avenue



Fig 82: Buildings throughout Maple Avenue share the a common materials palette architectural language

Green and natural features

6.43 Maple Avenue has a number of mature and attractive Maple trees lining the road, which are accommodated along a wide grass verge that bends round from Northorpe Lane, creating a particularly appealing entrance to this residential cul-de-sac (Fig 84). Grass verges and hedgerow planting edges much of the roadside on the western side of Northorpe Lane (Fig 85 and 86), while the eastern side has a more open aspect with frontages open or bordered by low walls or hedgerows with generous garden lawns clearly visible and also contributing to the green character of this stretch of Northorpe Lane (Fig 87).

Streetscape

6.44 Though hedgerow planting is a common boundary treatment throughout Character Area 3, Maple Avenue frontages have, in addition to leylandii hedges, a mixture of low wooden fences, single wire fencing, and low brick walls.



Fig 83: Large detached dwellings constructed throughout the latter half of the 20th century tend to display a variety of external finishes, each progressing their own unique approach



Fig 84: The generously planted and green edged entrance to Maple Avenue



Fig 85: Hedgerow planting, which is particularly consistent along the western side of Northorpe Lane, combines with tree planting in front gardens to give this central route a pleasant green character

Views

6.45 Glimpses of the open landscape to the west can be gained through gaps between those properties that edge the roadside (Fig 88).

Character Summary

6.46 Character Area 3 contains the stretch of Northorpe Lane that was developed over the course of the 20th century, resulting in the merging of Thurlby with Northorpe. At its northern end the central route is edged by terraced and semi-detached properties dating from the 1930s and 1940s, whilst the southern half of Northorpe Lane accommodates more recently developed detached dwellings. Maple Avenue, a small residential cul-de-sac with a uniform character lies to the east of Northorpe Lane. It is a generally green and leafy part of the village, and Northorpe Lane benefits from a particularly soft and green edge lined by hedgerows, grass verges and trees.



Fig 86: Modest grass verges hug the western edge of Northorpe Road



Fig 87: Open gardens with lawns along the eastern side of Northorpe Lane further soften the appearance of the roadside environment



Fig 88: From Northorpe Lane slight views can be gained of the open landscape to the west

Character Area 4: Chapel Lane

Topography

6.47 Across Character Area 4 the land slopes from the south (Chapel Lane from High St) and west (Lawrance Way from Northorpe Lane).

Land uses

6.48 Character Area 4 is comprised of housing development.

Layout

6.49 Dwellings cluster around small cul-de-sacs (Fig 90) and along the edges of the more substantial routes of Lawrance Way and Chapel Lane. The latter route has a particularly uniform character, especially along its southern half, with properties following a common building line and being evenly spaced within similar sized plots (Fig 91). Elsewhere dwellings are arranged in much more irregular fashions, where building orientation, positioning and spacing varies from dwelling to dwelling (Fig 92). Generally,



Fig 89: Character Area 4 location and extents



Fig 90: High density clusters of housing arranged in an irregular manner around a series of cul-de-sacs forms much of Character Area 4

detached dwellings sit within wide plots, behind gardens, the majority of which are open to the streetscape. A small number of terraced properties are situated directly on the pedestrian pathway (Fig 93).

Roads, streets and routes

6.50 Vehicular movement is facilitated by a number of gently curving, two-way roads (Fig 93) from which branch off small cul-de-sacs. There is no through route within Character Area 4, and traffic flows are primarily generated by local residents of the area. There are pedestrian pathways along roads in this area, with the exception of cul-de-sacs at Beck Way and



Fig 91: A strong, well-defined residential frontage along Chapel Lane



Fig 92: Irregular residential layouts are commonplace within Character Area 4

The Causeway, where there is shared access for cars and pedestrians. A public footpath cuts through Character Area 4 in a north-south direction, crossing Lawrance Way and links through to Lawrance Park.



Fig 93: Terraced properties at Beck Way take up a prominent position along the roadside



Fig 94: The entrance to Viking Way is characterised by its gently curving, two-way profile and roadside footpaths

Spaces

6.51 Though one of the most densely development parts of the village, Character Area 4 still contains a number of green spaces, which help to enhance the setting of the dwellings which they neighbour, and counter and soften the impact of the more predominant hard surfaces and built forms that dominate Character Area 4. The most significant spaces are:

- The green area in Chapel Lane adjacent to Lawrance Park and pumping station (Fig 95).
- Green area at the west end of The Causeway (Fig 96 and 97).
- The expansive open space to the west of Viking Way.

6.52 In addition to these larger green spaces, there are also multiple grass verges and sporadic patches of roadside landscaping (Fig 98 and 99), which cumulatively help to enhance the visual richness of the residential environment.



Fig 95: Marking the entrance to Lawrance Park is a smaller green space that sits along Chapel Lane



Fig 96 and 97: Linking through from The Causeway to Viking Way is a linear green space incorporating the Beck, and which begins quite broad and expansive at its eastern end before gradually narrowing as it moves towards Viking Way

Buildings

6.53 Developed from the 1980s onwards, the dwellings which populate Character Area 4 are mostly detached and two-storeys in form, the main exceptions being (1) some semi-detached homes at The Causeway, Beck Way and Viking Way, (2) rows of terraced properties, some three-storey, at the east end of Beck Way, (3) terraced properties around the parking area at the northern end of Chapel Lane, and (4) detached bungalows at Tudor Close and Pinfold Close. Dwellings have generally failed to make reference to local character or vernacular forms, instead opting for more homogeneous, off-the-shelf housing designs, typical of the era within which they were constructed. Properties are built in brick with shades of red/orange predominating (Fig 100 and 101). Some properties are part-rendered. Roofs are tiled. Bungalows in Pinfold Close and the adjacent section of Lawrance Way are constructed of lighter bricks.



Fig 98 and 99: Roadside grass verges enhance the visual quality and character of the roadside environment within Character Area 4

Landmarks

6.54 There are no landmark buildings within Character Area 4, it being formed entirely of homogeneous modern housing development.

Green and natural features

6.55 Attractive mature trees, planted at regular intervals in a formal fashion, line the western side of Chapel Lane, and form the eastern boundary of Lawrance Park (Fig 102). Sporadic clusters of tree planting can also be found across the townscape of Character Area 4, and are often accommodated within roadside grass verges (Fig 103). This planting within the public realm is complemented by private planting in the form of the trees, shrubs and hedgerows that enliven the gardens of many of the properties of Character Area 4. The Beck runs west to east from Northorpe Lane, under Viking Way to The Causeway, where it is briefly breaks the surface before being culverted.





Fig 100 and 101: Red brick is the primary construction material within Character Area 4



Fig 102: The tree planting along Chapel Lane is one of the most distinct and memorable elements of Character Area 4



Fig 103: Wide grass verges outside Priory Close host a variety of attractive planting

Streetscape

6.56 Properties are typically open to the wider streetscape, but where enclosed, brick walling or hedgerows are the most common treatments.

Views

6.57 From Chapel Lane views into and across Lawrance Park can be obtained (Fig 104).

Character Summary

6.58 Character Area 4 accommodates a sizeable proportion of the village population, it being the most densely developed area within the locality and comprised exclusively of expanses of modern, residential development, which has been constructed over the last 30 years.

6.59 Clustered development layouts make up much of Character Area 4, where houses are tightly arranged around cul-de-sacs. These areas tend to favour a less regimented approach to building layout and arrangements, with building lines typically uneven and properties set at differing angles to the roadside, and plot shapes and sizes varying. However, on occasion, more uniform areas of townscape emerge within Character Area 4, such as along Chapel Lane and at the eastern end of Beck Way.

6.60 The neighbouring Lawrance Park is an important component of Character Area 4, providing a degree of openness in this otherwise largely built-up, suburban type townscape. Similarly, more modest green spaces, including numerous grass verges, and some which are planted, help to enhance the visual quality of the area. Aside from these green spaces there are few memorable moments within the townscape (no landmark buildings or any locally distinct features), with much of Character Area 4 presenting a fairly generic residential appearance.



Fig 104: There is a strong visual connection between the southern half of Chapel Lane and Lawrance Park

Character Area 5: The Green

Topography

6.61 Located between the Fen to the east and the gentle hills of the Kesteven Uplands to the west, Character Area 5 is predominantly flat across its extents.

Land uses

6.62 Character Area 5 is predominantly comprised of residential properties, though a number of locally significant non-residential uses are also present, giving the area a more mixed-use character, befitting of its more central location within Thurlby. These non-residential uses include:

- Village Stores and Post Office on The Green (Fig 106).
- Veterinary Surgery on The Green.
- LCC Highways Depot at the western end of Station Road where it joins Swallow Hill.
- Thurlby Community Primary School (Fig 107)
- Lawrance Park Community Hall, Park and Children's Play Area, Crown Lane.

Layout

6.63 Character Area 5 is the focus of one of the earliest settlements within the parish, and a number of buildings from 1881 survive. These earlier properties, some of which are listed, are often in a prominent position right on the roadside (Fig 108), narrowing the carriageway, and adding an intimate character to the street. For example, Crown Lane and The Green (Fig 109) by the Village Shop and Post Office is narrower than The Green on the main through route joining High Street and Station Road. Many of the more recent properties have sought to follow the established traditional building line, however others have deviated from this approach, with their frontages set back from the road behind larger front gardens, one



Fig 105: Character Area 5 location and extents

of the most notable examples being White House Nurseries on the southern side of The Green, which is well set back from the highway with a large, well-maintained front gardens (Fig 110), which creates greater sense of openness in this part of the village core.

6.64 In more recent times a number of backland developments have emerged within Character Area 5 on small plots behind the established roadside building frontages. These include The Covert at Crown Lane, and Old School Close on Station Road (Fig 111 and 112). These small residential cul-de-sacs represent an alternative form of housing development, which stray from the more established approach of developing along the main road network.



Fig 106: The village shop and Post Office take up a prominent location on the The Green



Fig 107: Thurlby Community Primary School is positioned on Crown Lane to the west of Lawrance Park and together, along with Lawrance Park Hall, they form a concentration of community uses



Fig 108: Many properties, such as Station Terrace on Station Road within Character Area 5, are positioned close to the roadside, with very modest front gardens, this being especially true to the older properties



Fig 109: Older routes such as The Green that links through to Crown Lane has relatively narrower profile, and are often edged by buildings that are positioned close to the roadside, creating a more intimate street



Fig 110: Large front gardens south of The Green give this part of Thurlby a degree of spaciousness in an otherwise generally compact piece of townscape



Fig 111 and 112: Old School Close, Station Road, and The Covert, Crown Lane, are more recent cul-de-sac developments that have been established behind existing roadside frontages around the village core

Roads, streets and routes

6.65 The Green from High Street continues in to Station Road and on to Swallow Hill, providing the main thoroughfare to Manthorpe and Manthorpe crossroads linking with the Bourne/Stamford A6121. Crown Lane is a cul-de-sac off The Green and High Street, culminating in a public footpath and alleyway which goes north across Lawrance Way to the junction of Northorpe and Northorpe Lane at Wood Lane, and east through Lawrance Park. The Covert is a cul-de-sac off Crown Lane to the east and an unadopted access positioned between two bungalows. Old School Close is a cul-de-sac off Station Road adjacent to Station Terrace. There are single pedestrian footways on each of the roads. The curving nature of the road network in and around The Green makes for dynamic and constantly evolving views (Fig 113 and 114).

Spaces

6.66 Character Area 5 is host to Thurlby's largest and most valued open space, Lawrance Park (Fig 115 - 117). It is an attractive and expansive green space, wrapped by rows of mature trees that line its periphery. It incorporates a children's play area and a comprehensive network of footpaths, and plays host to numerous recreation and community events. Its open character makes for a particularly spacious environment, and allows for numerous long views across this tree edged space.

6.67 Elsewhere within Character Area 5, other green spaces can be found in the form of grass verges on The Green from the Village Sign, past the Village Shop to Northorpe Lane and towards Station Road. A more functional space is the car park in Crown Lane, which serves Thurlby Primary School and Lawrance Park.



Fig 113 and 114: The winding road network at the core of Character Area 5 combines with prominently positioned historic properties to create a distinct piece of townscape



Fig 115 - 117: Lawrance Park is a large, handsome green space located at the heart of the village

Buildings

6.68 Character Area 5 is a particularly disparate and diverse piece of townscape in architectural terms, with a building scale, form, materials and detailing varying greatly from dwelling to dwelling (Fig 118 - 127). This can largely be attributed to the piecemeal manner in which this area has evolved, with buildings having been developed within individual plots and over a prolonged period of time. This has created a particularly interesting and visually rich village core, within which there are numerous dwellings of unique character and appearance.

6.69 Despite this overarching variety in architectural terms, some broad generalisations can be made in relation to the character of those built forms that populate Character Area 5. Later buildings on Crown Lane are predominately single storey, evenly spaced and set back from the road, without distinctive features. Three bungalows on the eastern side have a side on orientation. Charitable Alms Housing blocks are situated at the entrance to Lawrance Park on Crown Lane, and on The Green at the southern side of the through route from High Street to Station Road. Brick is a regularly utilised material, and can be found in shades of grey, red and honey. The Covert has a collection of modern single storey properties. Older properties are two storey and a mixture of various red brick types, matured with age. The Green has a number of infill properties out of character from the original designs of older building in terms of brick and design. Replacement of older buildings has also resulted in a mix of styles and materials.

6.70 Station Road has a variety of building types and architecture. New builds within the older settlement of Station Road have been sympathetic in design and materials used. The original school and playground have been replaced with detached properties in Old School Close and Station Road. The height of modern builds is higher than some older properties, e.g. Station Terrace. New development has replaced the site of the former Watson's Joinery on the bend from Old School Close towards Swallow Hill, and new builds towards Swallow Hill and the Old Station House have more individual design characteristics, but are all set well back from the road.

Landmarks

6.71 Distinct buildings and streetscape features which act as local landmarks include:

- Village Sign and red telephone box on The Green (Fig 128)
- Church Notice Board on The Green
- Old Methodist Chapel converted to dwelling
- Station Terrace, Station Road

Green and natural features

6.72 Station Road is edged by grass verges and an array of private garden planting and roadside trees, giving this stretch of road a pleasing verdant character (Fig 129). Hedgerows and garden planting are common features also along Crown Lane (Fig 130) and at The Green. Lawrance Park is host to some of the most handsome and mature tree planting in the village, which are tightly arranged around the edges of this centrally positioned open space.

Streetscape

6.73 Though many properties are bounded by dense, well-manicured hedgerows, other boundary treatments are also seen, including low walls, white picket fencing, and indeed, unenclosed, open plan gardens. One of these boundary walls plays host to a particularly interesting and unique memorial plaque (Fig 131).

Views

6.74 There are attractive views from Crown Lane both across Lawrance Park and towards White House Nurseries. Also, within Lawrance Park there are multiple distinct and visually appealing views (Fig 132). Gaps in hedgerow planting and generous distancing between properties allows for intermittent views out from Station Road towards the wider agricultural landscape (Fig 133).

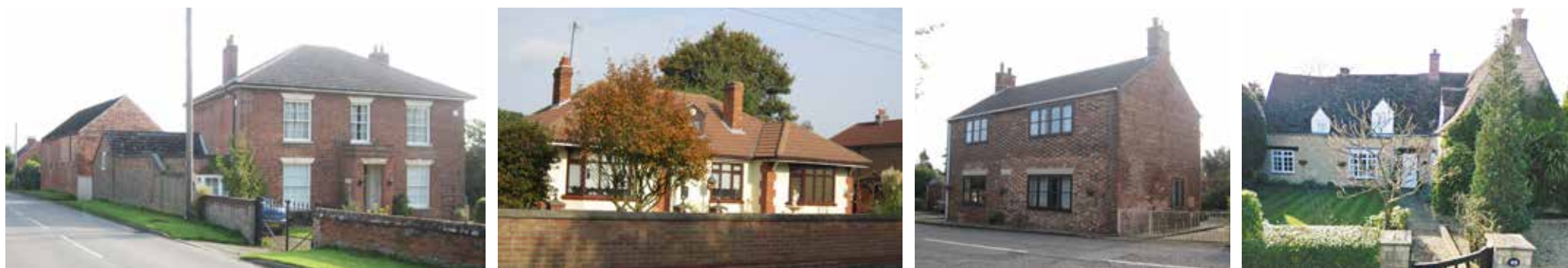


Fig 118 - 127: A defining characteristic of Character Area 5 is its diversity of architectural styles from differing eras, which include a rich variety of traditional properties, each with their own distinct appearance and individual qualities



Fig 128: The Green is host to the Village Sign and a red telephone box, which are two particularly distinct and valued elements of the streetscape



Fig 129: Station Road towards Swallow Hill has wider verges presenting a pleasing verdant character



Fig 130: Private garden planting and boundary hedgerows flourish along Crown Lane

Character Summary

6.75 The defining characteristic of Character Area 5 is the grouping of numerous handsome and characterful historic dwellings found in and around The Green and Crown Lane, which are arranged along a series of gently curving roads at a key junction within the village core. Buildings of particular historic and/or townscape include:

- Old Crown Inn, 23 Crown Lane
- 2 Crown Lane
- White House, 23 The Green
- The Old Free Methodist Chapel, The Green
- Bella House, The Green
- The Old School House
- Middleton House, 21 Station Road
- Station House 1859



Fig 131: The memorial plaque along the southern edge of The Green is modest yet distinct and locally unique element within Character Area 5

6.76 Away from The Green, the community and recreation hub of Thurlby Primary School, Lawrance Park Hall and Lawrance Park, located just off Crown Lane, represent one of the village’s key non-residential areas. Lawrance Park, Thurlby’s largest public green space, represents a particularly valued and unique environment within the village, and providing a beautiful setting to those residential areas which surround it.



Fig 132: Within Lawrance Park there are numerous distinct and pleasing views



Fig 133: Glimpses of the wider rural setting can be gained from Station Road

Character Area 6: Swallow Hill

Topography

6.77 The distinct topography of Character Area 6 is one of its defining features, with the land rising gradually from 60ft at the start of Swallow Hill to 160ft at the top of the hill at the western parish boundary.

Land uses

6.78 Character Area 6 is almost entirely comprised of residential properties, the key exception being Lincolnshire County Council Highways Depot (Fig 135) at the eastern end of Swallow Hill where it merges into Station Road.

Layout

6.79 From Station Road, Swallow Hill gently curves from the south west to a north west direction at the parish boundary. It has a distinctly linear form, with detached properties having been built as a ribbon development on each side of the road (Fig 136). Wide plots with properties set well back from the road are a feature of development on Swallow Hill. Space between properties is generous on the southern side, but properties are closer together on the northern side particularly to the west of Swift Way. The orientation of properties to the south follows the curvature of the road. Properties to the north are aligned facing to the south and set at an angle to the road curvature. All dwellings along Swallow Hill typically follow a similar building line, making for strong, consistent frontages onto the road.

6.80 Deviating from the uniform layout of Swallow Hill is Swift Way, a small, modern residential cul-de-sac to the south of Swallow Hill at the apex of the road curvature. Within Swift Way properties cluster tightly around the internal road network, and have modestly sized front gardens and larger back gardens. Plot size and shape with Swift Way varies from property to property, as does building orientation, creating an environment which



Fig 134: Character Area 6 location and extents



Fig 135: LCC Highways Depot lies set back from Station Road, and is generally well-screened in views from the roadside by boundary walls and planting.

contrasts with the more coherent, uniform layout found along Swallow Hill.

Roads, streets and routes

6.81 Swallow Hill links Thurlby to neighbouring Manthorpe and Manthorpe crossroads and the junction with the main Bourne to Stamford Road A6121. There is a pedestrian pathway the length of the built area on the north side (Fig 137). Swift Way, located just off Swallow Hill (Fig 138), has pedestrian pathways on each side of the access road.

Spaces

6.82 Wide grass verges are a key feature along the southern side of Swallow Hill (Fig 139). Within Swift Way a green open space (Fig 140),

located at the centre of the development, brings a welcome moment of greenery and spaciousness within this otherwise quite densely developed residential enclave.

Buildings

6.83 Single storey bungalows predominate on the northern side at the bottom of the hill (Fig 141). These give way to large detached houses further up the hill to the parish boundary (Fig 142). Aside from these more modern dwellings of fairly generic appearance, there are a number of older buildings on the southern side of the road, which add significantly to the character of the area due to their distinctive and handsome appearance. These more historic properties that contribute positively to the townscape along Swallow Hill include:



Fig 136: Swallow Hill has a linear form, edged by ribbon development on either side, the only exception being Swift Way, a small residential cul-de-sac with a more compact, insular character

- No.1 Swallow Hill. Built 1871 (Fig 143)
- No. 15 Bay Windows
- No. 27 Thatch Pine-Beck (Fig 144)
- No. 41 Swallow Hill House (Original 1930's, extended 1960's)
- No. 61
- No. 63 Pippin House
- No. 25
- No. 15
- No. 2 Westfield House (1881) (Fig 145)

6.84 Later properties are mainly large detached houses. There is no dominant architectural style or use of building materials across Swallow Hill. However, Swift Way, which was constructed from the mid 1990's, has a much more uniform architectural character, with all dwellings sharing a common architectural design and being constructed in red, grey and sand coloured brick, giving the cul-de-sac a particularly distinct character (Fig 146).



Fig 137: Swallow Hill benefits from a pedestrian pathway along much of its northern edge

Landmarks

6.85 The Royal Mail post box at the Swift Way junction with Swallow Hill, though modest in size (Fig 147), is particularly distinct and charming element within the streetscape. By way of their unique appearances, No.1 Swallow Hill, Thatch Pine-Beck and Westfield House could all be said to represent notable buildings within Character Area 6

Green and natural features

6.86 Swallow Hill has a particularly green edge, which is achieved through a combination of grass verges, hedgerows, and trees (Fig 148 and 149). Within Swift Way there are areas of green space with trees.



Fig 138: Swift Way branches off from Swallow Hill



Fig 139: Wide grass verges enliven the roadside setting of Swallow Hill



Fig 140: A centrally positioned landscaped space within Swift Way enhances the setting of those properties which surround it



Fig 141: Single-storey residences finished in various tones of brick occupy the northern side of Swallow Hill just before it meets Station Road



Fig 142: Large, two-storey dwellings are varying form but typically finished in buff / yellow brick, make up a sizable proportion of the building types found along Swallow Hill



Fig 143: No. 1 Swallow Hill is one of the stand-out dwellings found along Swallow Hill, with a simple yet elegant form topped by a hipped roof punctured by towering red brick chimney stacks



Fig 145: Westfield House displays a strongly symmetrical facade, with hipped bay windows flanking either side of the centrally positioned ground floor entrance



Fig 144: The charming Thatch Pine-Beck property nestles along Swallow Hill behind an array of small trees and shrubbery



Fig 146: Swift Way has a singular architectural language, with building materials and design details repeated from dwelling to dwelling

Streetscape

6.87 Boundary treatments are generally very consistent along Swallow Hill, with most properties opting for either open plan gardens or enclosing them with hedgerow planting.

Views

6.88 Approaching Swallow Hill from the west at the parish boundary presents panoramic views towards The Fens landscape towards the village and Crowland (Fig 150) and towards Spalding (Fig 151).



Fig 147: The post box at the entrance to Swift Way is one of the few distinct streetscape features to be found within Character Area 6



Fig 148: Swallow Hill's green and leafy character allows for a gradual and sensitive transition from the village's wider rural setting to Thurlby's more compact and developed centre

Character Summary

6.89 Character Area 6 is one of the most coherent and uniform parts of Thurlby in terms of layout and arrangement, with Swallow Hill being lined on either side by evenly spaced dwellings, positioned in similar sized plots and following a common building line. However, architecturally, it is more disparate, with no single overriding building appearance or finish. Despite this, a distinct character does emerge within Character Area 6, and this is derived largely from the overwhelmingly green and verdant edge to Swallow Hill, with roadside grass verges, hedgerows and trees being critical components of this area’s character. In addition, the dramatic topography of this Character Area makes for some particularly grand and far reaching views, which add further to its special character.



Fig 150 and 151: Much valued, expansive views can be sought from along Swallow Hill on the approach into Thurlby



Character Area 7: Obthorpe Lane

Topography

6.90 Obthorpe Lane gently slopes away from the junction with High Street to the southern boundary of the built curtilage.

Land uses

6.91 Character Area 7 is formed entirely of residential properties.

Layout

6.92 Residential ribbon development runs along both sides of Obthorpe Lane as it leaves the village centre. Properties are typically generously spaced, though distances between dwellings vary. Plots are wide, and buildings are positioned centrally within these plots behind sizeable front gardens. Both sides of Obthorpe Lane benefit from a consistent building line (Fig 152), which is adhered to by all dwellings.



Fig 151: Character Area 7 location and extents



Fig 152: Though buildings differ in scale and appearance, they are all positioned along a similar building line behind generously sized front gardens

Roads, streets and routes

6.93 Obthorpe Lane is a single carriageway lane with space for cars to pass in the opposite direction with care (Fig 153). A small traffic island makes the junction with High Street (Fig 154). Pedestrian movement is facilitated through a single footway on the eastern side of Obthorpe Lane, starting at the junction with High Street and finishing where the built extents cease. Individual driveways permit access to roadside properties, and these are sometimes surfaced with brick paving or stone.

Spaces

6.94 A distinct tarmacadam triangular traffic island makes the junction with High Street. A more attractive and green space however is The Pingle (Fig 155), which lies at the southern curtilage boundary on the western side of Obthorpe Lane, and which was historically used for gathering livestock.



Fig 153: Obthorpe Lane is a narrow route, with an informal, rural character



Fig 154: Obthorpe Lane leads from High Street to the south



Fig 155: The Pingle is an attractive green space with particular historic significance to the local area

Buildings

6.95 Detached bungalows and dormer bungalows (originally built as chalet bungalows) with three to four bedrooms, of brick construction and tiled gable roofs predominate on the western side of the lane (Fig 156). Original designs from 1958 to 1990 have in many cases had extensions added. A trio of small, hipped roof bungalows represent another modest but distinct grouping along the western edge of Obthorpe Lane. Large four and five bedroom detached houses occupy the eastern side of the lane from High Street, with some properties having been extensively altered from the original designs. In some cases house have had brick replaced with rendering (Fig 157). House numbers 15 to 25 were built in the 1960's at the southern end of the eastern side of the road. The typical 1960's designs have been extended with added bedrooms and garages.



Fig 156: One and a half storey dwellings of 1970's construction with later extensions, represent one of the dominant dwelling types found along the western edge of Obthorpe Lane



Fig 157: The eastern side of Obthorpe Lane generally hosts larger properties, some of which have been extensively altered in recent years from the original design

Landmarks

6.96 Obthorpe Lane, though attractive and distinct, is a relatively balanced and subdued townscape area without any stand out buildings or features.

Green and natural features

6.97 Greenery and tree planting are qualities intrinsic to the character of Obthorpe Lane. Oak and Ash trees, subject to preservation orders dominate the eastern side of the lane both within and beyond the built curtilage (Fig 158). Houses on the eastern side of the lane have boundaries of well-maintained hedges adjacent to the footway. Properties on the western side of the lane, though also progressing primarily green frontages, have more open boundaries (Fig 159) with a mixture of low level hedges and walls, with the garden lawns extending all the way to the roadside. The abundance of planted greenery and trees provide a natural transition from the built lane to the open countryside beyond the curtilage.

Streetscape

6.98 The Thurlby sign positioned at the curtilage boundary marks the gateway into the village along Obthorpe Lane from the south (Fig 160). At the junction with High Street, a signpost is situated on the traffic island giving direction and distance to Bourne and Market Deeping along High Street, to Obthorpe and Wilsthorpe along Obthorpe Lane, and to Manthorpe and Toft in the direction of The Green. A flower tub, maintained by volunteers is placed on the traffic island.

Views

6.99 Views of The Green to the north west and High Street to the east, including the YHA and The Cottage, No. 18 High Street are visible from the traffic island at the junction of Obthorpe Lane with High Street. Views out of the village towards Park Wood to the south east and towards St Firmin’s Church (Fig 161) and the fenland beyond to the east are visible from the Pingle field on the village curtilage boundary.

Character Summary

6.100 Character Area 7 is formed of a small stretch of residential ribbon development, with detached residential properties set behind flourishing green gardens, and all following a common building line. This uniform layout and the green character of the roadside environment represent the defining characteristics of the built extents of Obthorpe Lane, whilst it is the impressive views of the verdant and vibrant rural landscape that form the most memorable characteristic of the area beyond the built curtilage.



Fig 158: Mature roadside trees and planting extend from Obthorpe Lane’s built extents out into the adjoining rural landscape



Fig 159: Properties on the western side have open garden boundaries presenting a very green and handsomely landscaped character



Fig 160: The distinct and picturesque southern gateway into Thurlby from Obthorpe Lane



Fig 161: Extensive views can be obtained across the landscape to the immediate east of Obthorpe Lane at the southern entrance into Thurlby

Character Area 8: High Street

Topography

6.101 The land within Character Area 8 gently falls from the junction of High Street with The Green towards the junction with the A15.

Land uses

6.102 Along with the area around The Green, Character Area 8 represents the most mixed use area within Thurlby, several non private residential uses interspersed amongst the many dwellings found along this stretch of road. Examples of such uses include the Methodist Chapel and Hall, the Youth Hostel Association building (Fig 163) and Walnut Tree Farm, and Elm Farm with office accommodation on the A15.

Layout

6.103 High Street meanders with gentle curves from The Green to the A15 (Fig 164). Buildings are generally well set back from the road (Fig 165) although the building line can be irregular, with some properties, particularly those most historic buildings, taking up a more prominent position along the roadside, particularly on the south side of High Street. The size of plots varies along the length of High Street, but plots are larger between The Green and the junction with Chapel Lane. High Street has a largely consistent linear form, however, there are areas of development within Character Area 8 (Fig 166), which are tucked in behind existing roadside properties.

Roads, streets and routes

6.104 High Street is the main east to west thoroughfare through the village from the A15 to The Green. The A15 is a trunk road between Peterborough and Lincoln, which forms the eastern edge of Character Area 8. Pedestrian movement is facilitated by a footway which runs the length of High Street



Fig 162: Character Area 8 location and extents



Fig 163: The YHA is one of several non private residential uses to be found along High Street



Fig 164: Character Area 8 is arranged along the central spine of Thurlby that is High Street



Fig 165: Properties along High Street are typically set back from the road to varying degrees



Fig 166: Some modest areas of development behind roadside properties has emerged off High Street



Fig 167: High Street connects The Green to the A15 at Thurlby crossroads, and incorporates a continuous pedestrian footpath along its northern edge



Fig 168: Within the grounds of the YHA is a particularly enchanting green space wrapped in an array of mature tree planting

on the north side of the road (Fig 167). A pedestrian footway also runs along the western side of the A15 from Elm Farm in the south, to Northorpe in the north. Footpath No.7 begins at the south side of High Street and continues to Park Wood on the old A15. Footpath No.13 begins on the north side of High Street and continues north to join with No's 14 and 15.

Spaces

6.105 The Youth Hostel has a car park and large garden and picnic area at the rear for the use of visitors, which is particularly secluded and serene green space (Fig 168). Outside of the Methodist Church is a large car park, which benefits from a tasteful light yellow coloured aggregate surface. Further east, at the junction with A15 is a handsome, wide grass verge (Fig 169), well maintained by a local volunteer, which enhances the appearance of this key gateway into Thurlby.



Fig 169: The entrance to High Street from the A15 is marked by a substantial and beautifully maintained grass verge, with a perfectly manicured lawn and ornamental planting

Buildings

6.106 As is the case with much of Thurlby's longer established areas of townscape, High Street also contains a mix of buildings in terms of age and style, with recently constructed properties rubbing shoulders with dwellings that have existed for several centuries. However, amongst this wide variety of architectural languages and building styles, there are brief stretches of consistency, where properties of similar appearance group together. Such groupings include:

- Large detached properties of significant bulk occupy the stretch of road running from the junction with Obthorpe Lane to Chapel Lane. Predominately buff brick with slate, tile or thatched roofs, these commanding dwellings tend to display particularly high, steeply sloping pitches (Fig 170).
- Towards the junction with the A15 there are council-built, inter-war, terraced properties grouped in rows of four (Fig 171 and 172). Those on the north side are of red brick construction with hipped roofs finished in grey slate or red tiles. To the south of the road, the brick is lighter in colour but with pitched, slate roofs. Chimney breasts and pots are a feature of some older, and the council built properties.



Fig 170: To the immediate east of the junction of High Street with Obthorpe Lane is a grouping of particularly large, two-storey detached dwellings, all finished in a similar light coloured buff brick



Fig 171 and 172: Red brick terraced properties located towards the junction with the A15 form one of the most uniform and coherent residential groupings within Character Area 8



Fig 173 - 183: One of the defining characteristics of Character Area 8 is the sheer diversity of building forms and architectural styles, with modern properties sitting alongside traditional vernacular dwellings, and each comprised of their own bespoke materials palette and architectural language and detailing

Elsewhere within Character Area 8 the townscape is made up of a mix of architectural styles and eras, which vary from dwelling to dwelling (Fig 173 - 183). Generally speaking however, larger properties are located predominately on the south side of High Street. The north side of the road has a greater mix of single storey bungalows, some with dormer windows, and detached houses. From the 1960s there appears to have been a trend to introduce infill development from farm orchards and fields, as well as some division of plots from private gardens of larger older houses.

Landmarks

6.107 Being one of the longest established parts of Thurlby, High Street is host to many fine and distinct vernacular properties, which cumulatively give this part of the village a particularly pleasing historic character, and individually form highlights and landmarks within the townscape. These buildings of townscape significance, some of which are listed, include the following:

- 1 High Street. Orchard Cottage (Grade II listed) (Fig 184)
- 18 High Street. The Cottage (Grade II listed)
- 20 High Street. Strawberry Patch Cottage (Grade II listed)
- 54 High Street, Wayside, (Grade II listed) (Fig 185)
- 2 High Street, house and out buildings (1877)
- YHA. 17th forge. Additions in the 18th and 19th century. Major restoration 2005/6 (Fig 186)
- Methodist Chapel (1912) (Fig 187)
- 33 High Street (distinct chimneys)
- 52 High Street farm outbuildings
- 54 High Street (thatched roof)
- 56 High Street (1890, rendered)
- 59 High Street (red brick Victorian with later addition in 1970s)
- Walnut Tree Farm stone outbuilding
- The Laurels (new build replacing red brick farmhouse and farm yard)

6.108 Priory Wall, which is 400 years old and stretches from No. 1 to No. 11 High Street to The Priory on south side is also an important local landmark feature within Character Area 8.



Fig 184 and 185: High Street boasts several fine thatched properties dating from the 1700s, which are amongst the settlements most beloved and unique properties



Fig 186 and 187: Both the YHA and Methodist Chapel form key landmarks along High Street due to their prominent positioning upon the roadside, and their distinct and unique forms, coupled with their roles as important community assets within the village

Green and natural features

6.109 High Street has a generally soft roadside edge, which though perhaps not as unrelenting and constant as in other parts of the village, is still sufficiently green and leafy to ensure that built forms do not overly dominate the townscape. As with other parts of the village, roadside trees and grass verges, coupled with hedgerow garden boundaries, form the basic green components of the roadside environment (Fig 188 and 189). Specific planted features of note include the numerous mature trees within the gardens of the YHA (Fig 190), which are subject to tree preservation orders, and the walnut tree at the entrance to Walnut Tree Farm.

Streetscape

6.110 Gardens are typically enclosed by walls along the south side of High Street where it runs from The Green to Chapel Lane. Green hedge boundaries are more typical between Obthorpe Lane to YHA along the southern edge of High Street. From Chapel lane to A15, boundary treatments are inconsistent and include brick walling, deciduous or evergreen hedgerows, wooden trellis, picket fences or open plan. Open plan frontages generally retain lawns, but in some cases these have been replaced with block paving or concrete, eroding the green character of the roadside. Recently added block paving provides entrance to the road from south side properties. Pleasing details within the streetscape includes a red post box sunk into a backdrop of thick hedgerow planting (Fig 191) on the junction of High Street and the A15, and decorative flower tubs on the grass verge at the same junction.

Views

6.111 Views of St Firmin's Church spire can be gained from the east end of High Street (Fig 192), and this represents a key local view, visually connecting the village core with Thurlby's most iconic and important building. Elsewhere within Character Area 8 views are available of Park Wood from Thurlby crossroads, and of Dole Wood to the west and open fenland to the east from southern boundary of Parkwood House.



Fig 188 and 189: High Street appears at its best and most attractive where trees, hedgerows and grass verges combine to complement the area's built forms



Fig 190: The YHA grounds are heavily planted, and these trees are an important component of this buildings immediate setting



Fig 191: A post box nestles within carefully maintained hedgerow



Fig 192: Looking east from High Street the tower of St Firmin's emerges in the skyline

Character Summary

6.112 Character Area 8 represents one of the most rich and varied townscape areas within Thurlby, hosting numerous distinct properties of architectural and historic merit. It is also the most vibrant stretch of road within the village, benefiting from a number of key uses, which attract both local residents (the Methodist Chapel and Hall) and visitors (the YHA) alike. The curving nature of High Street creates a series of evolving views, some of which are particularly handsome, and include the multiple views of St Firmin's Church. As is the case with much of the settlement, roadside planting and greenery adds significantly to the character of High Street.

Character Area 9: Church Street

Topography

6.113 The open and flat agricultural landscape of The Fens lie to the east of Character Area 9, with Church Street rising gently to the A15.

Land uses

6.114 Character Area 9 hosts a mix of uses including, residential, community (St Firmin's Church, Church Hall), commercial (The Horseshoe Pub, Fig 194), and agricultural (farms). The adjoining agricultural landscape, which takes in Long Drove and Thurlby Fen Slips SSSI, offers outdoor recreation opportunities and is popular with walkers and cyclists.

Layout

6.115 Within Character Area 9 older buildings tend to be positioned right along the roadside, and this is particularly true of those properties along the southern side of Church Street, with their prominent positioning and terraced form creates a very distinct and well-defined frontage along the street (Fig 195). Along the northern side of Church Street buildings are positioned in less consistent manner, and the building line varies greatly, with several properties set back from the road at differing distances (Fig 196). St Firmin's Way (Fig 197) is a residential cluster located off Church Street, and comprises a small cul-de-sac overlooked on all sides by detached dwellings set behind front gardens of varying depth.

Roads, streets and routes

6.116 The A15 physically severs Church Street from the rest of the settlement, and represents a significant barrier to safe pedestrian movement between the two areas. Within Character Area 9, pedestrian movement is facilitated through a continuous footway along the northern side of Church Street (Fig 198) and another footway along the western



Fig 193: Character Area 9 location and extents



Fig 194: Character Area 9 hosts the Horseshoe, Thurlby's only public house



Fig 195: Terraced buildings on the southern side of Church Street where it meets with the A15 are positioned right on the road, creating a well-defined edge to this side of the street and a strong sense of enclosure



Fig 196: Detached properties on the north side of Church Street, including the Causeway Charity Housing to the west beyond the bungalow, typically set back from the road behind private gardens



Fig 197: St Firmin's Way is a residential cul-de-sac with detached properties arranged along a central access route



Fig 198: The northern side of Church Street incorporates a pedestrian footpath



Fig 199: Long Drove has a particularly rural character, being a particularly narrow route, without road markings and edged by muddied grass verges as opposed to raised kerbs



Fig 200: A roadside planting scheme has ensured that the expanse of hard-standing that forms the car park to the Horseshoe Pub is screened from view and its visual impact minimised

side of St Firmin's Way. Other pedestrian links relevant to Character Area 9 include the public footpath running north-south along Car Dyke, and the public footpath running east-west between the A15 and Car Dyke. There is no dedicated pedestrian route along Long Drove.

6.117 Church Street has a relatively narrow road profile, reflecting its historic origins, and has an informal appearance, being largely devoid of road markings. It facilitates vehicular movement from the A15 through to the even more informal and intimate Long Drove (Fig 199), a slim track which leads into the adjoining agricultural landscape to the east.

Spaces

6.118 The Horseshoe Pub has large car parking area for customers, which is sensitively landscaped and well-screened by planting when viewed from the A15 (Fig 200). Another car park sits to the front of St Firmin's Church, which is for the use of parishioners. However, it is the grounds of St Firmin's

Church itself which form the most important space within Character Area 9. The churchyard is a beautiful, expansive green space (Fig 201 and 202), with a special tranquil and secluded atmosphere, and is enhanced by the dense boundary of tree planting that encloses it, through which glimpses of the neighbouring open countryside setting can be obtained.

Buildings

6.119 As is the case with much of Thurlby’s longer established areas of townscape, Church Street contains a mix of building forms of differing sizes, types, finishes and construction eras (Fig 203 - 209). Entering Church Street from the A15, it is two-storey, pitched roof dwellings that dominate, some detached, some terraced, and each with chimney stacks emerging out of the pitch. Red brick and plastered / rendered finishes are most common at this end of Church Street. St Firmin’s Way has a fairly uniform character, comprised entirely of brick bungalows, most of which have an L-shaped floor plan with pitched roofs topped with concrete tiles and street-facing gables.

6.120 Elsewhere within Character Area 9, there little in the way of coherency in terms of architectural styles and forms, with several buildings of unique appearance, including a cluster of red brick farm buildings and a two-storey red brick dwelling with a steep pyramid hipped roof.

Landmarks

6.120 St Firmin’s Church (Fig 210) is undoubtedly the most significant landmark building within Character Area 9, its prominent, towering presence and recognised architectural and historic value making it of significant importance to the village as a whole. Much more understated and small scale is the modest, yet also important, local landmark of along Church Hall on Church Street. This is nicely framed in views from the crossroads with the A15 (Fig 211). West of St Firmin’s Church is the old vicarage building, (Fig 212) which is an important element of the church’s wider setting. At the western end of Character Area 9 the Horseshoe Pub represents a key landmark, where it marks the crossroads with Church Street and the A15.



Fig 201 and 202: The grounds of St Firmin’s Church have a peaceful, serene character which complement and further enhance the beauty of the church



Fig 203 - 209: As is the case across much of the rest of Thurlby, building forms and finishes within Character Area 9 vary quite significantly, though red brick and rendered properties form much of Church Street, while buff brick bungalows make up much of St Firmin’s Way

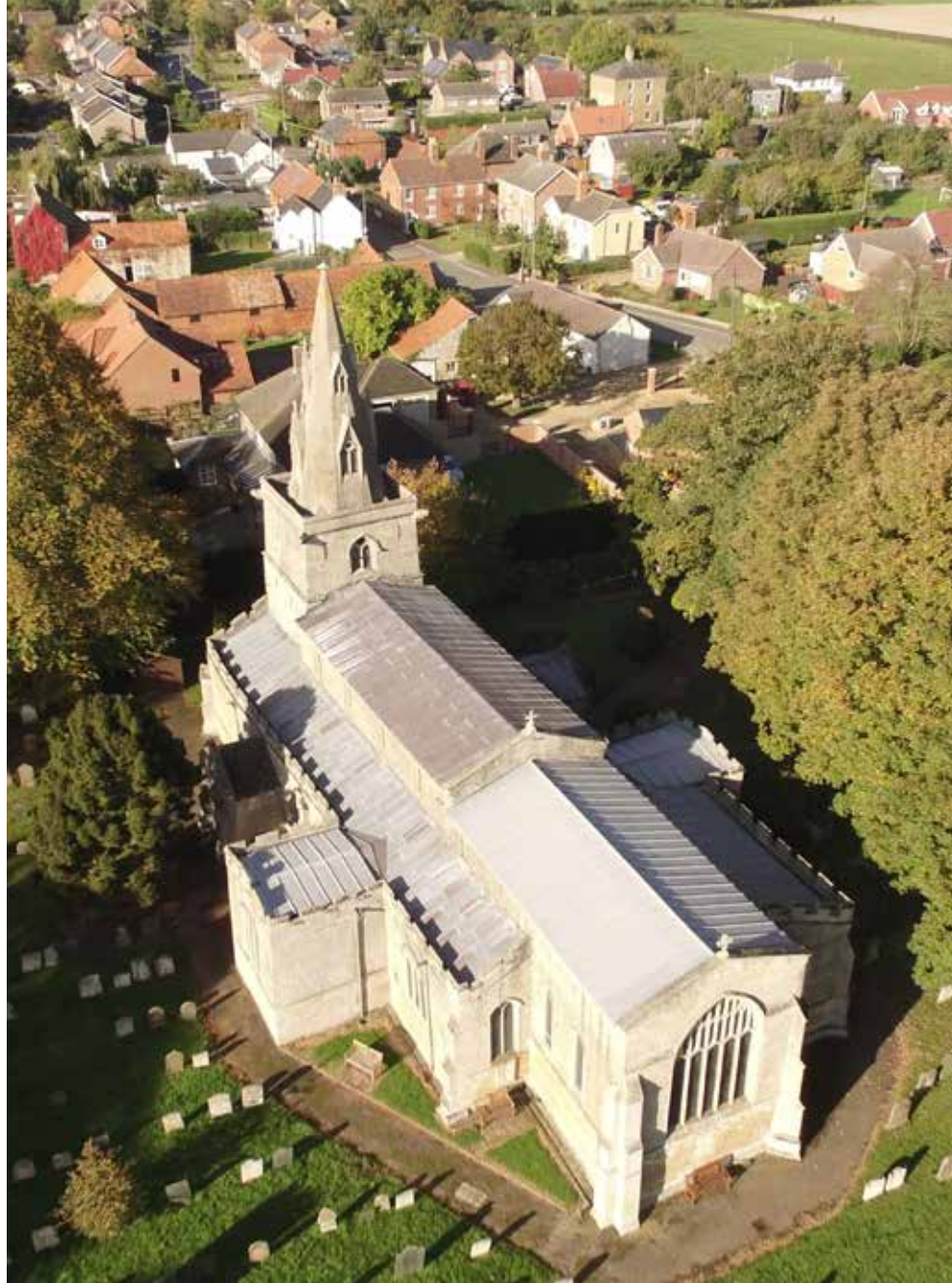


Fig 210: The Grade I listed St Firmin's Church is a sensational piece of ecclesiastical architecture, and Thurlby's most grand and handsome building



Fig 211: Church Hall, which is positioned on the bend along Church Street, has a unique and charming character



Fig 212: Though largely screened in views from Church Street, the Vicarage, built in 1956, is still a significant building within Character Area 9 due to its links with the neighbouring church and its largely authentic, unaltered appearance

Green and natural features

6.121 There is a tree belt at fen edge, and the grounds of St Firmin's is host to some particularly mature tree planting (Fig 213). A number of properties have hedgerow boundaries, and along the A15 there are areas of grass verge (Fig 214). Car Dyke runs north-south through the area. Long Drove has a particularly distinct entrance where roadside trees combine to create a tunnel.

Streetscape

6.122 Gardens are typically enclosed hedges, fences, walls, or are in some cases open plan.

Views

6.123 Views of St Firmin's Church tower can be gained at several points along Church Street (Fig 215 and 216).

Character Summary



Fig 213: The trees which surround St Firmin's Church are a crucial component of its setting

6.124 Character Area 9 is defined primarily by being the home of St Firmin's Church, Thurlby's finest and most iconic building. Away from the church, Character Area 9 has a slightly haphazard and muddled layout and arrangement, with buildings taking up differing positioning and orientations in relation to the roadside. Architecturally, it is also quite diverse, with building forms and finishes varying significantly across the Character Area. However, St Firmin's Way, as well as the western end of Church Street, do display some degree of uniformity in the townscape and are more coordinated in their layout and appearance.

6.125 The A15 has a significant influence on the character of Character Area 9, completely severing it from the rest of the settlement, and bringing heavy flows of fast moving traffic right to its doorstep, which is very much at odds with the more rural, serene character found further along Church Street.



Fig 214: Grass verges soften the appearance of the roadside along the A15



Fig 215 and 216: Views of St Firmin's Church become evermore prominent and pronounced towards the eastern end of Church Street



7 CONCLUSIONS

7 CONCLUSIONS

Character Summary

7.1 Thurlby and Northorpe lie within the rural landscape to the south of Bourne, and are positioned within the transitional area between the wooded Kesteven Uplands to the west and the flat and open fens to the east (Fig 217). This positioning between differing landscape types gives the settlement access to a variety of equally handsome, yet contrasting landscape views from Thurlby and Northorpe’s built extents, and offers local residents a multitude of picturesque countryside walks right on their doorstep.

7.2 Though Thurlby and Northorpe have merged in recent years through the establishment of ribbon development along Northorpe Lane and more substantial housing estate development east of this, a reasonable degree of separation between the two formerly standalone settlements still persists further east towards the A15. Here, several large agricultural fields remain under cultivation (Fig 218), separating Northorpe and High Street by some 500m, and creating the rather unique and distinct horseshoe shaped settlement layout we see today.

7.3 Within the built extents of the settlement a townscape of varying appearance and character exists, with historic roadside development interspersed amongst more recent residential ribbon development, and larger expanses of housing development set back from the main road network, which today host a sizeable percentage of the local population. Historic dwellings built in local vernacular styles remain key assets within the townscape, particularly along the main routes of High Street and Northorpe, where they are most abundant. These vernacular properties, several of which are listed, tend to sit prominently along the roadside, where their distinct and historic appearances (Fig 219 and 220), and locally sourced materials palette offer something truly distinct and unique to Thurlby and Northorpe.

7.4 East of the A15 it is St Firmin’s Church (Fig 221), the settlement’s

finest structure, a grade I listed building, which defines the character of this part of Thurlby, but also appears prominently in views from elsewhere in the village and also in views from the surrounding landscape. This visual connection between St Firmin’s Church and the wider settlement is particularly important, giving Church Street a visual connection with the rest of Thurlby despite it being physically disconnected due to the presence of the A15.

7.5 Generally, Thurlby and Northorpe benefit from good pedestrian links, both within the settlement boundaries and across the adjoining rural landscape. Several of these dedicated pedestrian links converge at Lawrance Park (Fig 222) and the neighbouring primary school, which are situated at the geographical centre of the settlement village. These pedestrian routes help residents from both Northorpe and Thurlby access these key local facilities in a safe and sustainable manner.



Fig 217: Thurlby Fen Slife, east of the village, is a nature reserve and one of several beautiful and distinct landscapes located within walking distance of the village



Fig 218: Expanses of open agricultural land help Thurlby and Northorpe ensure a degree of separation at their eastern ends



Fig 219 and 220: Handsome vernacular properties are dispersed across Northorpe and Thurlby, and are typically located along the main loop road of High Street, Northorpe Lane and Northorpe, where they form distinct and memorable moments in the townscape



Fig 221: The Grade I listed St Firmin's Church is a stunning piece of ecclesiastical architecture, and Thurlby's most grand and handsome building

7.6 Thurlby and Northorpe appear at their best where greenery and planting has been allowed to flourish and complement the built environment, and simple yet invaluable features such as grass verges, hedgerows and trees combine to give much of the village roadside a generally soft and leafy appearance that is befitting of a rural settlement. In addition to the green and planted features within the village, views of the wider landscape setting, which are available at numerous points in and around the settlement remain a crucial and much loved component of the local character.

Protecting and enhancing local character

7.7 Based on the findings of this report and the documented features and characteristics which define Thurlby and Northorpe, the following should be seen as key priorities to help ensure the existing village character is protected, and where new development comes forward, opportunities are taken to further enhance the local character:

- Enhancement of pedestrian links, especially across the A15, which currently represents a significant barrier to movement between Church Street and the rest of the settlement;
- Protection of key local landscape views (as documented in Section 3), and also of important townscape views, in particular those towards the tower of St Firmin's Church;
- Protection of key local landscape features and characteristics and adherence to the specified landscape management objectives for each of the identified Landscape Character Areas (as documented in Section 3);
- Retention of the green gap between Bourne and Thurlby, ensuring each settlement retains their own distinct and separate identities;
- Retention of roadside planting and greenery, including grass verges, hedgerows and trees, and the progression of further appropriate planting schemes as part of any new development;
- Retention of existing green spaces, which offer recreation and leisure opportunities to local residents and also enhance the setting of those buildings which overlook them;

- Protection of listed properties and other local landmarks and buildings of historic and/or architectural significance; and
- Compliance with established building lines, layout and orientation where new development is proposed, and efforts made to respond positively to the local character in terms of building materials, scale, typology, form and detailing.

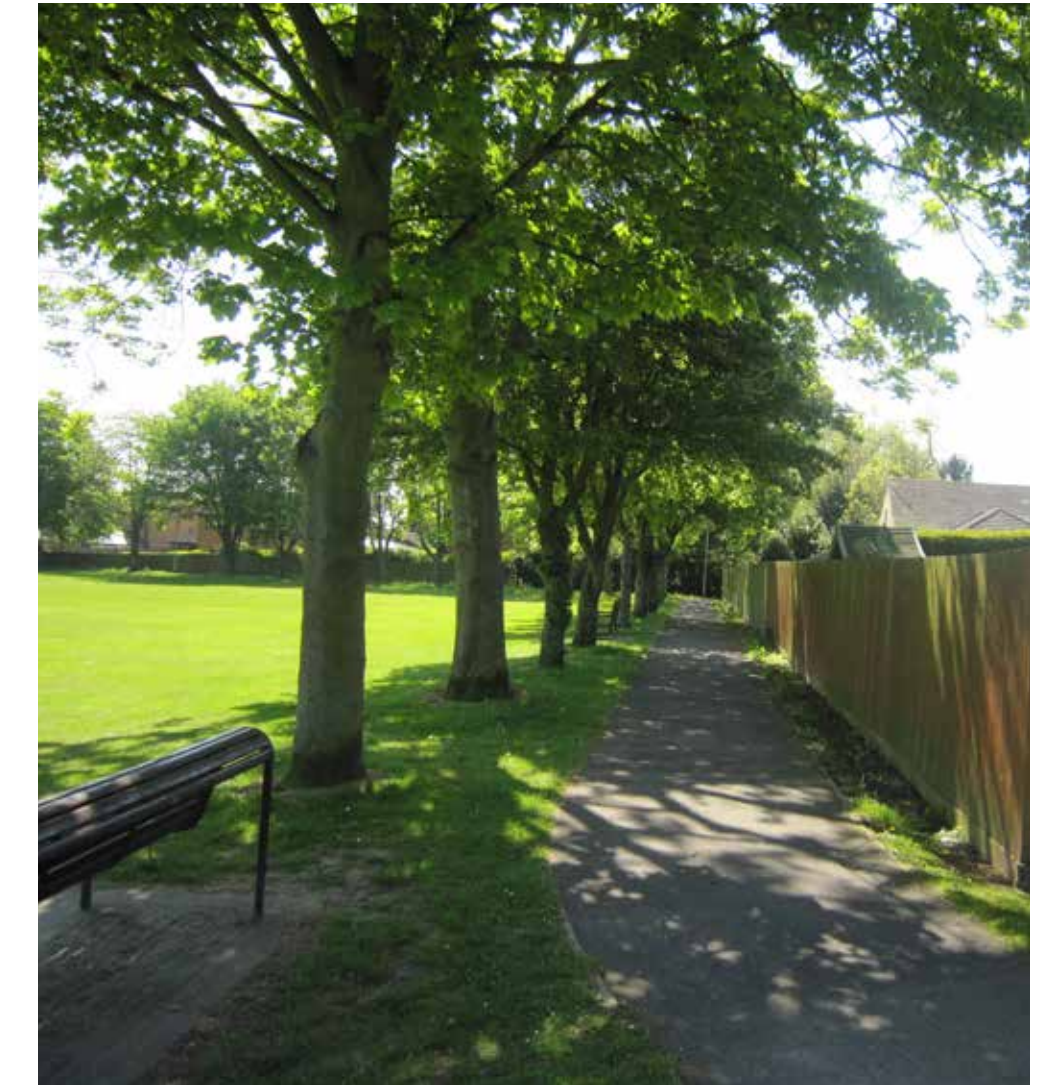


Fig 222: Lawrance Park accommodates several pedestrian pathways from which numerous pleasing views of the open space can be obtained

APPENDIX 1

DESIGNATED HERITAGE ASSET DETAILS

Name / Location: CHURCH OF ST FIRMIN

List entry number: 1062615

Grade: I

Date first listed: 30-Oct-1968

Date of most recent amendment: Not applicable

Details: Parish church. CII, C12, c.1200, early C13, C14, C15. Restored 1856. Coursed limestone rubble, ashlar quoins and dressings, lead roofs. Western tower, clerestoried nave, aisles, transepts, north and south chapels and porches, chancel. 3 stage tower with long and short quoins to south west angle. Some herringbone work to the middle stage. Plain parapet with fleuron frieze, recessed C14 spire with 2 tiers of lucarnes. To the belfry stage are paired 2 light C14 windows with cusped ogee heads. In the west wall a trefoil headed lancet has to the left a C19 2 light window and to the right a similar round headed light with above a circular quatrefoil. The north aisle is embattled and has a single plain light and beyond the porch are 2 C15 3 light windows, one with panel tracery and a decorated buttress. The gabled porch has a double chamfered outer arch with shafted reveals, side benches and a chamfered inner order. In the transept north wall is a further C15 triple light, and in the north chapel are 2 C14 2 light windows with cambered heads and cusped tracery and a pointed doorway with continuously moulded pointed surround and to the east a similar 3 light window. The nave clerestory has 4 paired C14 cusped lights. In the north wall of the chancel is an early C13 lancet. The east wall has a large 5 light window with panel tracery and wave moulded surround. In the south wall are 2 further lancets and in the south chapel are C15 lights, a paired one to the east and a triple to the south, with a single early C13 lancet, a plain light and above a 2 light transomed window. In the south transept is a C15 3 light window to the gable, with 2 further similar windows in the south aisle wall and a plain light beyond the porch. The gabled C13 south porch has a continuously moulded outer arch with flanking stepped buttresses and above a trefoil headed niche. The inner door is late C12, stepped orders and nook shafts. Interior. 4 bay late C12 nave arcades having round piers scalloped and octagonal capitals, chamfered and stepped arches. Tower arch originally CII with chamfered imposts but late in C12 a chamfered and stepped smaller arch was inserted with shafted reveals, that to the south with a collar. Above an offset and blocked CII triangular headed doorway. C16 tie beam roof with diagonal braces to the wall

posts and through purlins. Double chamfered C13 chancel arch with annular responds and capitals, and to the north a pointed doorway to the rood loft. The transepts have continuous shafted arcades to blank niches in the west walls, pointed and chamfered to the south and trefoiled to the north. In the north transept east wall a round headed roll moulded blank arched recess, and to the south a similar pointed archway with beyond a trefoil headed piscina. Also in the transepts are double chamfered round arches into eastern chapels. In the chancel side walls are double chamfered round arches into the flanking chapels. In the south wall is a late C12 dogtoothed sedilia, with beyond a pointed arch and a piscina with moulded trefoil head and paired side shafts. In the north wall is an aumbry and to north and south are squints to the altar from the side chapels. In the north chapel is a chamfered pointed arched piscina adapted as a squint and in the east wall a second piscina with moulded pointed surround. In the south chapel evidence of a possible Anchorite’s cell is provided by a mullioned and transomed window at first floor level. C15 stained glass in south transept south window. C19 glass - one by Baillie. Fittings. 2 sets of fine C17 altar rails, in the chancel with turned vasiform balusters and knopped newels, in the north chapel also, turned with bobbin stems. C15 oak parclose screen to south chapel having moulded principles and pierced cusped panel tracery to the lights. C12 tub font with octagonal shaft and ribbed sides terminating in anthropomorphic capitals. Medieval ladder in tower. Monuments. In the chancel south wall a small slate wall plaque to James Trollope, d.1709, inscription panel has cornice supported on composite capitals with side scrolls. Above a scrolled escutcheon.

National Grid Reference: TF 10505 16802

Name / Location: MANOR HOUSE, BOURNE ROAD
List entry number: 1062613 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: House. Mid C17, extended and altered early C18, possibly by Robert Wright in 1719, rebuilding in 1878 of west wing, following a fire, minor C20 alterations. Coursed limestone rubble, squared limestone rubble, ashlar quoins and dressings. Collyweston slate roof with one tall hipped end, single ashlar gable stack with painted shafts and cornice. Yellow brick C19 wing with hipped plain tiled roof. C17 central block with early C18 east wing and 1878 west wing. 2 storey with attics, 4 bay front, the right hand C18 2 bays advanced under hipped roof, plinth, first floor band and rusticated quoins. Central 6 panel door with ashlar surround and stepped keyblock. To left a glazing bar sash. To right are 2 similar windows and to first floor are 3 further similar windows. All the right hand windows have plain ashlar architraves with stepped keyblocks. In the roof are 2 hipped dormers with glazing bar lights. To the left a 2 bay, 2 storey yellow brick rebuilding of 1878, dated, with plain sashes to both floors. To rear of C18 range a tall glazing bar stair light with arched head and stone surround. Staircase has turned balusters, moulded handrail, open strings with moulded treads and returns, and dado panelling. Large inglenook fireplace in C17 part, altered C20.
National Grid Reference: TF 10512 16980

Name / Location: SMALL BARN AND GRANARY TO THURLBY MANOR HOUSE
List entry number: 1062614 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Small barn and granary, now store. Early C18, altered C19, C20. Squared coursed limestone rubble, Bradstone slate roof. Single storey and loft, 3 bay front with planked door, 2 light casement and double planked doors, all with timber lintels. To the left side is a set of worn stone steps to the granary flanked by single storey pent roofed stores in brick. To the rear are 2 stepped buttresses. Included for group value only.
National Grid Reference: TF 10489 17011

Name / Location: 20, HIGH STREET
List entry number: 1062616 Grade: II
Date first listed: 04-Sep-1973 Date of most recent amendment: Not applicable
Details: Cottage. C17, altered C20. Timber frame, partly underbuilt in stone, rendered and colour washed. Half hipped thatched roof with 2 red brick ridge stacks. Single storey plus attics, 3 bay side front having 2 half glazed doors, a 2 light casement and a small fixed light. In the roof are 2 two light glazing bar casements with thatched eyebrows.
National Grid Reference: TF 09800 16857

Name / Location: 18, HIGH STREET
List entry number: 1165556 Grade: II
Date first listed: 04-Sep-1973 Date of most recent amendment: Not applicable
Details: Cottage. C17, with C20 alterations. Timber frame originally, now underbuilt in stone, rendered. Half hipped thatched roof with 2 red brick ridge stacks. Originally lobby entry plan. Single storey plus attics, 4 bay front having slightly recessed later right hand bay. 3 three light casements with to left a 2 light casement. In the roof are 2 two light casements with thatched eyebrows. Interior retains inglenook fireplace, large chamfered beam with ogee and roll stop. The end wall has vertical posts and straight braces.
National Grid Reference: TF 09780 16852

Name / Location: BARN AT MANOR HOUSE
List entry number: 1165537 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Barn and beast houses. C17, cased in C18, with C19 alterations. Timber frame with coursed limestone rubble underbuilding, ashlar quoins, red brick in Flemish bond with dark burnt headers. Pantile roof. Single storey 2 bay range having to left double planked doors with dark brick lozenge over and to right a smaller planked door both with timber lintels. Interior retains 4 bays of oak posts with diagonal braces, clasped purlin roof.
National Grid Reference: TF 10527 17008

Name / Location: BINDON HOUSE, NORTHORPE
List entry number: 1062618 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: House. 1760 with C19 alterations. Coursed limestone rubble with ashlar quoins and dressings, colourwashed front. Collyweston slate roof with raised stone coped gables with 2 ashlar gable stacks, one with moulded cornice. T-plan. Single storey.plus attics, 3 bay front with first floor band. Central panelled door with to left a 3 light glazing bar casement and to right a 2 light plain casement. Above the door an ashlar datestone has the initials JN, the date 1760 and a flower. In the roof are 3 hipped dormers with 2 ight casements having slate hung cheeks.
National Grid Reference: TF 09396 17488

Name / Location: MILESTONE (NEAR THURLBY GRANGE), BOURNE ROAD
List entry number: 1317263 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Milestone. Early C19. Painted ashlar, cast iron plate inscribed “London 95, Deeping 5, Thurlby”. Thurlby Grange, mentioned in the address, is not a listed building.
National Grid Reference: TF 10318 17148

Name / Location: FARM BUILDINGS TO PARK FARM, CHURCH STREET
List entry number: 1317267 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Barn, stables, waggon hovels and stores. C17, altered and extended 1792 and C19 alterations. Timber frame, coursed limestone rubble underbuilding and red brick, some ashlar quoins. Pantile roofs. U-plan range. The C17 timber frame is to left in the corner with oak posts, mid rails and diagonal braces to wall plate of 3 bays now with later sawn softwood clasped purlin roof. Rear walls are in mud and stud. Cased in later brick with double planked doors. At right angles to the left a waggon hovel of 3 bays. To right a 2 storey range having dogtooth eaves course, with 2 double planked doors and to the upper floor 2 lights and a further doorway. At right angles a tall single storey barn with rubble plinth and ashlar quoins. Central wide double planked doors with to left a breather. In the right gable an ashlar slab with initials TP and date 1792.
National Grid Reference: TF 10417 16814

Name / Location: IVY HOUSE, THE GREEN
List entry number: 1165553 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: House. C17, altered late C18, mid C19, C20. Coursed limestone rubble, ashlar quoins and dressings. Collyweston, plain tiled and pantiled roofs, raised stone coped gables. Single ridge C19 red brick and 2 ashlar gable stacks, with cornices, one with cabled fluted frieze. T-plan. Single storey plus attics, 4 bay front having off-centre half glazed door with to right single 2 light C19 plain sashes and to left 2 C20 aluminium windows with ashlar lintels and keystones. The side front has C19 windows in plain ashlar surrounds with keystones to ground floor.
National Grid Reference: TF 09437 16868

Name / Location: WAYSIDE, 54, HIGH STREET
List entry number: 1165567 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Cottage. Late C17, altered C19. Mud and stud, rendered and colourwashed. Half hipped thatched roof with gable stack. Single storey plus attic, 2 bay front, having 2 two light casements. To either side are lower single storey single bay additions, that to left thatched, to the right pantiled with raised gable. In the rear are 2 dormer windows with thatched eyebrows.
National Grid Reference: TF 10030 16885

Name / Location: PARK FARMHOUSE, CHURCH STREET
List entry number: 1360197 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Farmhouse. 1747, late C18, refronting with mid C19 alterations. Coursed limestone rubble with ashlar quoins.and dressings. Collyweston slate roof having raised stone coped gables and 2 gable ashlar stacks. L-plan. 2 storey and attics, 3 bay front having central half glazed double doors flanked by single plain sashes. With to first floor 3 sash windows. All openings have ashlar lintels with raised keystones. In the roof 2 gabled dormers, 2 light casements with slate hung cheeks. Rear wing dated 1747, probably the original house. In the gable end 2 semi-circular headed windows with glazing bar sashes.
National Grid Reference: TF 10393 16790

Name / Location: 1, HIGH STREET
List entry number: 1360198 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Cottage. C17, altered C20. Timber frame, underbuilt in brick and rendered with steeply pitched thatched roof and 2 C20 red brick gable stacks, one partially external. Single storey, plus attics, 3 bay front having off-centre planked-door with to right 2 two light casements. In the roof a further 2 light casement dormer with thatched eyebrow. To the left a single storey extension. Interior retains timber frame with diagonal braces, exposed joists. Fireplace with segmental arch and mantel shelf.
National Grid Reference: TF 09583 16871

Name / Location: KATES BRIDGE FARMHOUSE, KATES BRIDGE
List entry number: 1360199 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Farmhouse. Late C18, altered and extended 1872 and C20. Coursed limestone rubble with ashlar quoins, Collyweston slate roof and 2 projecting red brick gable stacks, rendered. 2 storeys and attics, 3 bay front having central glazed door flanked by single wooden cross mullioned casements. To first floor are 3 similar windows. All have long timber lintels. In the roof 2 gabled dormers, glazing bar sashes with rendered cheeks. To right a 2 storey brick extension of 1872.
National Grid Reference: TF 10784 15200

Name / Location: MILESTONE ON NORTHERN PARISH BOUNDARY, BOURNE ROAD
List entry number: 1062612 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Milestone. Early C19. Limestone ashlar, painted, with cast iron plate inscribed “London 96, Deeping 6, Thurlby”.
National Grid Reference: TF 10148 18808

Name / Location: BRIDGE OVER RIVER GLEN, KATES BRIDGE
List entry number: 1062703 Grade: II
Date first listed: 22-Jun-1987 Date of most recent amendment: Not applicable
Details: Former road bridge, now bypassed. Late C18. Ashlar. Single elliptical arch with rusticated voussoirs flanked by rusticated pilasters. Above a plain band to the low coped parapet. On the west the keystone has a female carved head, presumably Kate.
National Grid Reference: TF 10661 14938

APPENDIX 2

Thurlby - Then and Now











APPENDIX 3

Parish footpaths map

