

NORTH DORSET LOCAL PLAN 2011 – 2026 PART 1

HERITAGE ASSESSMENT

CROWN MEADOWS, BLANDFORD FORUM

August 2014

This heritage assessment has been produced to support the North Dorset Local Plan 2011 to 2026 Part 1. It has been prepared by Daniel Cummins MA (Oxon) PhD and Kevin Morris, BA (Hons), Dip TP, MA Urb Design, Dip Bldng Cons (RICS), IHBC, MRTPI, in order to inform the soundness of Policy 16 of the New Local Plan, which outlines the Council's policy with regard to the Crown Meadows site.

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1. Introduction

- 1.1 Draft policy suggests the construction of 150 new homes on a 5 hectare site to the west of Blandford Forum, otherwise known as the Crown Meadows, Bryanston Park or Deer Park. The site was originally identified by North Dorset District Council (NDDC) in their Draft Core Strategy (published March 2010) as a ‘preferred option’ to accommodate housing development post 2016 and is also identified in the 2011-2026 New Local Plan (published in November 2013).
- 1.2 The site is located on the western edge of the town between the rear of houses on Parklands and the southern side of Bryanston Street. To the south of the site is the floodplain of the River Stour known as the Crown Meadows. Approximately 600m west of the site is The Cliff, a steep escarpment densely wooded with mature deciduous trees.
- 1.3 The key characteristics of the site are that it consists of a series of small scale, low lying paddocks used mainly for grazing and hay crop set within an attractive pastoral, parkland landscape. It forms part of the green undeveloped edge to the west of the town, lies within the Blandford, Blandford St Mary and Bryanston Conservation Area and in addition to its own historic and visual interest forming part of the picturesque Stour Valley; it contributes to the setting of several designated and non-designated heritage assets.
- 1.4 The purpose of this document is to assess the significance of any effects of the proposed development on those heritage assets with which there will be any degree of direct or indirect impact. The document has been prepared in order to inform the soundness of Policy 16 of the New Local Plan, which outlines the Council’s policy with regard to the Crown Meadows site. All the information contained in the document is accurate as of August 2014.
- 1.5 In addition to guidance provided by the National Planning Policy Framework (NPPF) the methodology undertaken to assess the impact of the proposed development has drawn on guidance for understanding and assessing heritage significance provided by English Heritage in Conservation Principles (Policies and Guidance) April 2008, Seeing the History in the View (May 2011) and The Setting of Heritage Assets (October 2011). The document is structured as follows:
 - The Legislative, National and Local Policy Frameworks;
 - English Heritage Guidance;
 - The History of the Crown Meadows Site;
 - Analysis of the Heritage Assets and the Impact of Proposed Development; and
 - Conclusions.

2. Legislative Framework

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 gives provision for a schedule of monuments which are protected.
- 2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have ‘special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 2.3 For the purposes of determining an application within a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

3. National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) was published in March 2012. Paragraph 17 sets out twelve core planning principles and one of these is that planning should ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’. Other national core planning principles are that planning should ‘take account of the different roles and character of different areas’ and ‘always seek to secure high quality design’.
- 3.2 Paragraphs 126 to 141 in Section 12 of the NPPF relate to conserving and enhancing the historic environment. Paragraph 126 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- 3.3 Paragraph 132 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification’.
- 3.4 Paragraphs 133 and 134 discuss substantial harm and less than substantial harm to the significance of heritage assets. It must be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found that will enable its conservation. Where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.
- 3.5 Paragraph 137 encourages new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. ‘Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

4. Local Policy Framework

- 4.1 The policies contained in the Adopted Local Plan 2003-2011 have been recently updated; some have been saved whilst others have been revised following the publication of the Draft Core Strategy which, after consultation, shaped the policies of the New Local Plan 2011-2026, Part 1 of which was published in November 2013.

Core Strategy (DCS)

- 4.2 In March 2010, NDDC produced a Draft Core Strategy, a draft Development Plan Document which ‘establishes the scale and broad location of future development and provides a strategic framework for development management decisions’ (1.1.2).
- 4.3 Draft Policy 14 relates to conserving and enhancing the environment. Regarding the historic environment, ‘The Council will protect nationally recognised heritage assets from harmful development in accordance with legislation and national policy and will also have regard to the impact of development on locally important heritage assets when making planning decisions’ (2.7.15).
- 4.4 Draft Policy 15 covers development in Blandford. In the period up to 2016, housing needs will be met through infilling and redevelopment within the existing built up area, the mixed-use regeneration of the Brewery site and the development of two greenfield sites within the A350 Blandford Bypass (2.8.8).
- 4.5 Paragraph 2.8.9 details two options for growth after 2016:
- **Option 1** - Land to the north-east of Blandford Forum beyond the by-pass, but outside the Cranborne Chase & West Wiltshire Downs AONB (with capacity for about 800 dwellings); and
 - **Option 2** - Land around Blandford St Mary and west of Blandford Forum, largely outside the Dorset AONB (with capacity for about 500 dwellings).
- 4.6 The Council’s preferred approach is to develop land west of Blandford Forum and west of Blandford St Mary (Option 2), as development in these locations would be more accessible to facilities and services and would have less impact on the landscape than Option 1 (2.8.10). A capacity of 200 houses was assumed for the Crown Meadows site.

Key Issues Consultation

- 4.7 In autumn 2012, public consultation was undertaken on key issues for the revision of the DCS and views were sought on reducing the proposed level of housing on the Crown Meadows site from 200 to 150. This reflected ‘concerns about the visibility of the development in the landscape and the setting of Blandford Forum, particularly in views from the bridge over the River Stour at the entrance to the

town' (10.9). The Crown Estate suggested that a large area between the proposed housing development and the River Stour could be made available as public open space, as part of an overall scheme for the site.

Local Plan 2011-2026

- 4.8 Part 1 of the draft New Local Plan was published in November 2013. Amended policies for development in Blandford are outlined in Policy 16, which replaces Policy BL2 of the Adopted Local Plan 2003:
- Growth will be taken forward in ways which respect the town's environmental constraints, support its role, function and identity, and contribute to making it more self-contained. Blandford's distinctive natural and historic character will be retained and enhanced;
 - The town's natural and historic built environment will be protected and enhanced;
 - In addition to infilling and redevelopment within the settlement boundary, Blandford's housing needs will be met through: (h) the development of land to the west of Blandford Forum;
 - New or improved facilities will include: (w) informal open space at Crown Meadows associated with housing development to the west of Blandford Forum.
- 4.9 This retained policy from the Adopted Local Plan 2003 is also relevant: "The Crown Meadows and land north of the Milldown should remain as open countryside and protected from encroaching development which would jeopardize their use as informal recreational areas" (BL7).
- 4.10 NDDC's policies regarding the Historic Environment reflect those of the NPPF and are outlined in Policy 5 of the Pre-Submission Local Plan:
- Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation;
 - For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting;
 - In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II* listed buildings and registered parks and gardens, scheduled

monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional;

- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use;
- Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to the desirability of sustaining and enhancing the significance of the asset, the scale of any harm or loss, and the significance of the heritage asset.

5. English Heritage Guidance

Conservation Principles

- 5.1 English Heritage's Conservation Principles, Policies and Guidance for the sustainable management of the historic environment makes clear that the historic environment is central to England's cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of present and future generations. English Heritage's aim in the document is to set out a logical approach to making decisions and offering guidance about all aspects of the historic environment and for reconciling its protection with the economic and social needs and aspirations of the people who live in it.
- 5.2 Principle 3 deals with the understanding of significance and makes clear that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:
- who values the place, and why they do so;
 - how those values relate to its fabric;
 - their relative importance;
 - whether associated objects contribute to them;
 - the contribution made by the setting and context of the place; and
 - how the place compares with others sharing similar values.
- 5.3 With regard to an assessment of significance, the document examines the contribution made by context and setting to the significance of heritage assets. At paragraph 76 it states that 'Setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance.
- 5.4 Further to the above, paragraph 77 describes the role of context which it states embraces any relationship between a place and other places. Examples include cultural, intellectual, spatial or functional. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.
- 5.5 These Conservation Principles, Policies and Guidance identify the need for balanced and justifiable decisions about change in the historic environment depending upon understanding who values a place and why they do so, leading to a clear statement of its significance and, with it, the ability to understand the impact of the proposed change on that significance. As such, every reasonable effort should be made to

eliminate or minimise adverse impacts on significant places. Ultimately, however, it may be necessary to balance the public benefit of the proposed change against the harm to the place. If so, the weight given to heritage values should be proportionate to the significance of the place and the impact of the change upon it.

The Setting of Heritage Assets

5.6 Whilst the proposed development at Crown Meadows has a direct impact upon at least two heritage assets (i.e. the loss of the Lodge at the stables and part of the Deer Park), other assets are impacted with regard to their setting. In order to make an informed assessment, reference has been made to the setting guidance produced by English Heritage 'The setting of Heritage Assets' published in October 2011. This document provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

5.7 The key principles for understanding setting are described as:

- Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting.
- Setting will, therefore, generally be more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.
- The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house and the fortuitously developed multi-period townscape around a medieval church may both contribute to the significance.
- The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. Nevertheless, proper evaluation of the effect of change within the setting of a heritage asset will

usually need to consider the implications, if any, for public appreciation of its significance.

- 5.8 The document describes the stages which should be undertaken in assessing the impact of development proposals on heritage assets. The document provides detailed commentary but in brief the stages are as follows:

Assessment Step 1: Identifying the Heritage Assets Affected and Their Settings

- The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal. For this purpose, if the proposed development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. English Heritage therefore recommends that local planning authorities should not interpret the concept of setting too narrowly.

Assessment Step 2: Assessing Whether, How and to What Degree Settings Make a Contribution to the Significance of the Heritage Asset(s)

- The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent of that contribution. In other words to determine 'what matters and why?' in terms of the setting and its appreciation.

Assessment Step 3: Assessing the Effect on the Proposed Development on the Significance of the Asset(s)

- The third stage of any analysis is to identify the range of effects a development may have on setting(s) and evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s). In some circumstances, this evaluation may need to extend to cumulative and complex impacts.

Assessment Step 4: Maximising Enhancement and Minimising Harm

- Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

Assessment Step 5: Making and Documenting the Decision and Monitoring Outcomes

- Determination will be guided by reference to adopted national and local policies and adopted guidance including that produced by English Heritage.

5.9 When determining the impact of the proposed development at Crown Meadows on the significance of designated and non-designated heritage assets, the general presumption is to safeguard the assets' conservation. The more important the asset, the greater the weight should be as outlined within the NPPF. It is recognised that not all heritage assets are of equal importance and the contribution made by their setting to their significance also varies. Nor do all settings have the same capacity to accommodate change without harm to the significance of the heritage asset. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance). This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

6. History of the Crown Meadows Site

6.1 A number of historic maps were consulted at the Dorset History Centre which illustrate the history of the site and the Crown Meadows dating back to the mid-17th century. The following analysis should be read in conjunction with the maps in Appendix I:

- Map of Bryanston and part of Blandford Forum by William and Margaret Bowle, 1657-9 (Ph.500);
- Map of Blandford, 1731 (M.158);
- Tithe Map of Blandford Forum, 1838 (T/BF);
- Ordnance Survey 1888, 1901, 1929, 1969, 1976-8, 1983, 1988-90.

6.2 The Bowle Map indicates that the Meadows were more enclosed and settled during the 17th century than at any point since. The enclosures led down to the River Stour, over which was 'The great clyffe' of planted woodland leading to the pre-1778 Bryanston House built by the Rogers family. The continuation of Bryanston Street led across what was to become the Deer Park with closes on either side of the road towards Bryanston, Durweston and Sherborne. This road, known also as Chapel Lane, crossed the River Stour by a ford or footbridge near Bryanston House where it turned north-east towards Durweston. The direction of the road across the Meadows can be traced passing immediately south or through the site of the present Deer Park Stables. Significantly, some settlement, possibly ecclesiastical in origin judging by the place and road names, is indicated on the map in this area with three buildings illustrated in 'Chapel Close' at the junction of a lane running north-east off the Bryanston Road adjacent to several other small closes. This area is broadly the location of the proposed development.

6.3 The map of 1731 was made after the fire which destroyed most of the town. The 'road to Sherborne' across the meadows is still present. It was not until the 1780s that Henry William Portman swept this road away along with many of the small enclosures and turned Bryanston Street into a cul-de-sac. This change coincided with the building of the new Bryanston House by James Wyatt in 1778 on the site of the present St Martin's Church. By diverting the road to the eastern side of the river and building the bridge at Durweston, Portman left his new house standing in isolation overlooking an open Park and Deer Park as the church does today. The view over the Park and the River Stour from the wooded Cliff was described in 1778 in the eighth edition of Daniel Defoe's *Tour Through the Island of Great Britain* as 'one of the most superb and pleasing scenes of the kind I ever saw'.

6.4 The tithe map of 1838 is the first to record the modern boundary between the west of the town and the Deer Park marked by the ha-ha ditch. This was also made the boundary of the borough after 1832. Bryanston Street was closed to the west by Park House and its gardens which marked the edge of the urban fringe with

Bryanston Cottage and Bethune. The area to the west of White Cliff Mill Street remained undeveloped, although the first suburban villa had been built at 132 in about 1830. The site of the Deer Park Stables is located at 142a and is recorded simply as a 'paddock and hovel'; no other buildings are recorded in the Park, any earlier settlement probably having been swept away with Portman's improvements during the 18th century. The proposed site falls entirely within the Park and Deer Park (140a, 141a and 143a) which were laid to meadow and pasture.

- 6.5 By the 1888 Ordnance Survey, further buildings had been constructed on the Stables site to create Deer Park Farm. The farm and Bryanston Park were by this time overlooked by the suburban villas built during the mid-19th century along the west side of White Cliff Mill Street. The remainder of the western edge of the town remained open and undeveloped. By 1901, the cottage at Deer Park Farm had been built and an access road and footpath created to White Cliff Mill Street. During the 1920s and 30s, an area within the southern part of the Park was used as a football ground. It was at this time that almost all of the Portman lands in Dorset, including Bryanston Park, passed to the Crown Estate Commissioners in lieu of death duties. During the Second World War, the ha-ha ditch boundary was utilised as part of an anti-tank defence, and pill boxes and concrete anti-tank obstacles were erected along the western fringe of the town overlooking the open space of the Park. These defences remain largely intact.
- 6.6 Park House was still present in 1971, but by this time the modern development of Eagle House Gardens had been built and Deer Park House had been built on the former orchard behind the suburban villas. Park House was demolished later that decade and the Parklands development was constructed on its site; these modern buildings continue to mark the boundary of the urban fringe to the west of Bryanston Street. The first of the school buildings and fields were built in the north of the Deer Park by the late 1960s; by the end of the 1970s the Blandford School buildings and playing fields had been constructed, encroaching further onto the Deer Park. The mid-1970s saw further infilling behind the 19th-century suburban villas with the construction of Hanover Court. In the last twenty years, further infill has taken place along the boundary of the Park with the building of Portman Place off Hanover Court, River Mews behind the Crown Hotel to the south, and further expansion has taken place on the site of both schools. Deer Park Stables has also been expanded to include a large indoor riding school to complement the long-established riding school which has been based there.

Figure 6.1: Aerial photograph showing Bryanston School (top left), its historic wooded grounds and playing fields (central) and the Deer Park, to the east of the River Stour and west of Blandford Forum



6.7 Bryanston Park is of vital importance in preserving the undeveloped setting of the town of Blandford and for understanding its historic development. During the 17th century, the meadows were a busier pastoral landscape crossed with lanes and divided by hedgerow enclosures, but were made into an open parkland landscape during the 18th century. The Deer Park Stables farm complex is set on the edge of this open landscape; although it was built during the mid-to-late 19th century, some minor settlement existed at, or very close to, the site since at least the 17th century and could have been ecclesiastical in origin. The setting of the stables and proposed site has become increasingly urbanised due to the infill behind the suburban villas on White Cliff Mill Street and the developments along Milldown Road, although the stable lodge still retains its isolated position away from the settlement edge. Since the infilling of the land to the west of White Cliff Mill Street

and the development of the Park House site during the late 20th century, the urban fringe now lies at a distance from the historic core of the town, bordering directly onto Bryanston Park. The only remaining historic urban edge lies to the south of Bryanston Street at Bryanston Cottage. The south of the Park remains undeveloped and its 18th-century boundary remains intact having been incorporated into the Second World War defences. The north of the Deer Park, however, has been encroached upon significantly since the 1960s by developments on Milldown Road and the buildings and sports fields of the two schools; further development here in the form of a floodlit synthetic sports field has been approved.

7. Analysis of Heritage Assets and the Impact of the Proposed Development at Crown Meadows

- 7.1 The broad conservation philosophy of English Heritage is that understanding the heritage significance of a place or asset is a prerequisite to managing that place or asset in ways that preserve and enhance its significance.
- 7.2 The following analysis will identify and assess the significance of individual heritage assets in close proximity to the proposed site and the degree to which, if any, the proposal affects significance of the defined assets. A heritage asset is defined in the NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’.
- 7.3 The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.
- 7.4 The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting. The settings of heritage assets in the vicinity of the site could potentially be changed by intervisibility with the new housing development. The NPPF defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. The following analysis will follow the guidance provided by English Heritage on setting by assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset(s).
- 7.5 The heritage assets included in the assessment have been selected based on the size, location and topography of the proposed site. The contained and sheltered location of the site on the urban fringe of Blandford on ground sloping down towards the River Stour limits the impact the development would have on the majority of heritage assets in the historic core of the town. The study therefore includes only those heritage assets with any potential degree of intervisibility with the proposed site and whose settings may be changed by the introduction of new development, including the relevant sub-areas of the Blandford, Blandford St Mary and Bryanston Conservation Area (see map of the Conservation Area in Appendix

II). All listed buildings and structures on the streets immediately adjacent to the site have been assessed (see maps in Appendix III).

Buried Archaeology

Description

- 7.6 The Historic Environment Record contains no entries within the proposed site, although no archaeological field evaluation has taken place.
- 7.7 Assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments are subject to the same policies for designated heritage assets (NPPF para.139). Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer, but they nonetheless retain a presence in the landscape and, like other heritage assets, have a setting. Buried archaeological remains can also often be appreciated in historic street or boundary patterns; in relation to their surrounding topography or other heritage assets; or through the long-term continuity in the use of the land that surrounds them (Setting of Heritage Assets, p.8).
- 7.8 A possible ring ditch was excavated in 2009 at Milldown School, 470m north of the proposed site. Excavation did not find a ring ditch, but there was evidence for a late Neolithic or early Bronze Age settlement site in the form of pits and ditches containing pottery finds. The position of this area on the edge of the well-drained chalk slopes and the Stour floodplain would have been attractive to settlement throughout the prehistoric, Roman and medieval periods. The potential for remains dating to this period can be demonstrated through the high level of Iron Age and Roman activity in the surrounding area. It is not known if there was any medieval dispersed settlement in the area, but by the late 18th century the land west of Milldown Road had been incorporated into Bryanston deer park.
- 7.9 It should be noted that the senior archaeologist at Dorset County Council has indicated that an evaluation would probably be required and a report undertaken by Entec UK Limited in October 2010 judged that a geophysical survey or trial trenching would probably be necessary. In light of the analysis contained above in this report, it is likely that the proposed site may also contain some archaeological evidence of Early Modern occupation which was possibly ecclesiastical in origin; according to the Bowle map, this settlement lay at the junction of Chapel Close, Chapel Mead and Longe Close, now the location of the Deer Park Stables and its surrounding paddocks.

Setting and Significance; Effects of the Proposed Development on the Asset; Mitigation (Enhancement and Harm)

- 7.10 On the basis of the information above, no commentary is provided relating to the effects of the proposed development on buried archaeology.

Scheduled Monuments

Description

- 7.11 No Scheduled Monuments will be affected by the proposed development of the site.

Setting and Significance; Effects of the Proposed Development on the Asset; Mitigation (Enhancement and Harm)

- 7.12 On the basis of the information above, no commentary is provided relating to the above.

Registered Parks and Gardens

Bryanston House Parklands (ST 869073) and Bryanston Deer Park

Description

- 7.13 The historic grounds surrounding Bryanston House (now Bryanston School) have been identified as of historic interest and included on the local list of historic parks and gardens in Dorset of county importance.
- 7.14 The listing by the Dorset Gardens Trust (from 2004) reads: *“Listed as a 17th century landscape recorded by L. Knyff and J. Kip in Britannia Illustrata (1714). Surviving fragments of an earlier landscape, mid-18th century woodland and rides with walks. 19th century walled gardens with remnants of greenhouses, late 19th century formal gardens linked to surviving 18th century parkland landscape. Despite involvement of leading architects e.g. Wyatt and Norman Shaw, no well-known landscape designers are associated with Bryanston but current fashions seem to have been followed by estate and family initiative. The terraces designed by Norman Shaw and the remnants of the original planting done by the family remain. The south entrance gate leads to the drive surrounded by the remarkable survivals of 1740 woodland plantings. Much of the landscape remains despite the evolving activities of the school.”*
- 7.15 Whilst the grounds of Bryanston House (now Bryanston School) are designated as an historic park and garden of local importance, at present the designation does not extend to Bryanston Deer Park. However, as part of this analysis and on the basis of the historical research undertaken (described above), the local authority considers the Deer Park to be of local heritage interest and whilst recognising it forms part of a designated heritage asset (Blandford, Blandford St Mary and Bryanston Conservation Area) it is felt that the area warrants inclusion on the Council’s local list of heritage assets in line with guidance within the NPPF.

Setting and Significance

- 7.16 Both the Bryanston House Parkland and Deer Park are considered to be of historic interest. Whilst not of national importance in their own right, they are of significant local importance both in terms of their historical associations with the development of the town and its surroundings and individually. The assets are appreciated from within their boundaries and from more distant views. Whilst development has taken place within the Bryanston House parklands related to its use as a school, care has been taken to contain development and, as is evident within the aerial photograph above (Figure 6.1), the terraces, formal gardens and woodland remain intact. Views within the area maintain the sense of a designed landscape and views from the rides and walks provide glimpses and a visual link with the adjacent town and Deer Park. The intervisibility between the locally registered park, the Deer Park and the town are an extremely important element of their significance forming vital and significant components of their interest.

Figure 7.1: View from a walk within the locally registered Bryanston House Parkland landscape towards the proposed development site within Bryanston Deer Park



Figure 7.2: View across the Deer Park from land adjacent to the lodge towards The Cliff, an area of woodland within the locally registered Bryanston House Parkland. A property on Parklands can be seen on the far left. The proposed development site includes land in the foreground



Effects of the Proposed Development on the Significance of the Assets

- 7.17 The proposed development will significantly modify the key characteristic of the open parkland landscape. The boundary between a section of the southern part of the Deer Park and the urban fringe has remained unchanged since the 18th century, with all modern development confined to the east of the ha-ha ditch. It is accepted that elsewhere the historic urban edge of the town has already moved to the west with modest development during the late 20th century, limiting the rural character of the easternmost part of the Park close to the 18th century core of the town. It is also accepted that the northern part of the Park has been encroached upon by the developments at the schools and along Milldown Road. This has meant that the Deer Park Stables whilst still reading as a group of buildings within an open landscape, are not as isolated as they were in the 19th century and the land surrounding has seen a degree of urbanization especially to the north. However, the proposed development site envelopes the stables and its surroundings, part of the surviving Deer Park and extends the urban area further into the pastoral landscape and setting of the landscaped assets. For example, views of Bryanston

from the Deer Park at its northern boundary will be impacted upon and the spatial characteristics and quality of the setting diminished. Development in this part of the Deer Park will therefore comprehensively change it as an asset and substantially harm its interest and setting.

Figure 7.3: The Deer Park viewed from the Scout Hut in Eagle House Gardens. The stable lodge and stable range can be seen in the foreground with Bryanston House visible in longer views. The proposed development site includes land in the foreground



Mitigation

- 7.18 The indicative layout provided (included as Appendix IV) illustrates that development would be limited to the northern part of the proposed site. To a degree it reflects previous patterns of encroachments onto the Park however; it extends beyond the 18th century urban edge (defined by the ha-ha) into the Deer Park and open landscape. Some attention has been paid within the indicative layout to creating a degree of open space south of Bryanston Cottage. Additional planting is suggested to create green barriers to the site when viewed from outside its boundaries. However, despite these attempts to produce a landscaped setting and reduce the harm to the area, the proposed development will have a direct impact upon the asset in terms of its diminution of open space as well as causing harm to the wider setting and appearance of the Deer Park and mitigation would not be sufficient to overcome the substantive harm caused.

Figure 7.4: The Deer Park viewed from the entrance road to the stable lodge and stable range, currently used as a riding school. The proposed development site includes land in the foreground



Statutory Listed Buildings and Structures

7.19 In order to identify the listed buildings and structures which could be affected by the proposed development, site visits and an analysis of the following resources were undertaken:

- The National Heritage List for England (English Heritage);
- Inventory of the Historical Monuments in Dorset, Volume 3: Central (Royal Commission on Historical Monuments);
- J. Newman and N. Pevsner, Buildings of England: Dorset (New Haven and London, 2002).

7.20 Other resources which discuss the characterisation of the Conservation Area and its sub-areas were also employed:

- D. W. Insall and Associates, Blandford Forum: Conserve and Enhance (1970);
- Dorset Historic Towns Project: Blandford Forum, Historic Urban Characterisation (Dorset County Council, 2011).

7.21 The study has identified four buildings listed Grade I which are of exceptional interest and require assessment (Bryanston School, The Portman Chapel, the Parish Church of St Peter and St Paul, Blandford and Coupar House). Other buildings and structures requiring assessment are listed Grade II and are of special interest, or unlisted but identified as non-designated heritage assets which contribute positively to the character and appearance of the conservation area. The Unique Identification Numbers and National Grid References for each statutory listed building and structure have been given wherever possible. The distance in metres from the site has been taken from the desktop appraisal made in October 2010 by Entec UK Limited.

Bryanston

103300: Bryanston School (ST 87039 07370)

Distance from Site

7.22 1142m north-west.

Figure 7.5: Eastern Elevation of Bryanston School



Description

7.23 The main school building is a very large loosely neo-Baroque mansion. It was built in 1889-94 by R. Norman Shaw for Lord Portman. It is built of red brickwork in English bond with Portland stone ashlar dressings; the quoins have rubbed brick

alternating with bulging cushions of stone. The centre block, of two plus three plus two bays, is surmounted by a hipped roof and prominent chimneystacks. Windows with Gibbs surrounds, long ones in the centre, and short ones at the sides, are played off against extra-long pairs of windows at the sides, clearly making staircases. (Pevsner and Newman). It became a public school in 1927.

Setting and Significance

- 7.24 The school is one of the largest country houses in Dorset and one of the last stately homes to be built in England. The house is emphatically Queen Anne revival, of which Shaw was a central figure, though Bryanston is indicative of his later work as it incorporates more pronounced elements of Classicism with its great columns and Baroque details. The materials and workmanship are of the highest quality.
- 7.25 In terms of its setting, the house with its bold architectural features was designed to be a very prominent landmark on the west side of Blandford and can be seen from considerable distances from the south and south-east nestled amongst woodland. The Crown Meadows and the town are visible from the upper storeys of the central and eastern bays, and glimpses of the deer park are available from its garden terrace although intentional significant intervisibility has been largely disrupted owing to distance and screening now provided by large numbers of trees. Views incorporate the unsympathetic buildings at the Blandford School and on Parklands.

Effects of the Proposed Development on the Significance of the Assets

- 7.26 Views of the proposed site from the upper storeys of the central and eastern bays of the school will be softened due to the distance and the filtering provided by trees. The setting of the school overlooking the rural and undeveloped parkland landscape towards the historic core of the town will be noticeably changed. An appreciation of the school from the western urban fringe is an important part of its setting that will also be changed by the proposed development. In views from Blandford Bridge, the appreciation of the school is subject to kinetic change due to the trees along the Stour and The Cliff, but the prominent setting of the school and its visual relationship with St Martin's Church in the foreground becomes more obvious towards the town; simultaneously, the proposed site becomes less visible behind the buildings of River Mews and trees. Whilst the indicative layout creates openings affording glimpses of the school building and parkland, the development would still result in a net loss and whilst not significant to the overall setting a loss (not substantial) will occur.

Mitigation

- 7.27 The indicative layout creates openings affording glimpses of the school building and parkland, from within and adjacent to the development although intervisibility may be reduced as a result of suggested additional planting.

103304: The Portman Chapel (ST 87466 07054)

Distance from the site

7.28 638m north-west

Description

7.29 Formerly Bryanston parish church, now a private chapel. It consists of a combined nave and chancel built in 1745; a vestry with rendered brick walls was added to the south during the 19th century. The chapel has walls of rendered flint and rubble, with ashlar dressings and rusticated stone quoins forming angle pilasters; the roofs are slate-covered, with lead ridges. Above the west gable is a wooden bell-cote with a clock and a small bell under a concave lead-covered cupola. The chapel is lit by two Venetian windows in the north wall and by a round-headed window to the south; the latter was originally a doorway and is flanked externally by a pair of Ionic columns supporting an entablature.

Setting and Significance

7.30 The building stands on the site of a medieval and 16th century parish church. It contains numerous memorial tablets and inscriptions of the Portman family. In terms of its immediate setting it has a strong relationship with the stables to the west, both as remnants of the two previous Bryanston House complexes, the latter being mostly demolished in 1890. It is surrounded by trees and is therefore best appreciated in its own immediate surroundings. The line of trees on the east bank of the river still give the impression of a rural landscape west of the river when standing at the east end of the chapel. To the north of the chapel is some intervisibility with Blandford parish church, but this view is largely compromised by the Parklands development in the foreground.

Effects of the Proposed Development on the Significance of the Assets

7.31 Glimpses of the proposed site will be possible from the east and north sides of the chapel looking south-east towards the town, although the impact will be softened due to the distance and the filtering provided by trees. The rural and isolated setting of the chapel will be unchanged due to the large number of surrounding trees, the trees on the east bank of the River Stour, and the proximity of other large historic buildings. Little or no harm will be caused to the significance of the asset.

Mitigation

7.32 Additional planting would further soften the impact of the new development within the context of the chapel.

103301: Stable Block to Old Bryanston House (ST 87407 07046)

Distance from Site:

7.33 658m north-west.

Description

7.34 Mid-18th century in English bond brickwork. They are single-storied with lofts and comprise three ranges on three sides of a courtyard open to the east; each range is traversed by a central carriage-way. The west range is more decoratively treated; the central archway on the east front is outlined in rusticated ashlar and opens in a pedimented feature set a little in front of the main wall-face and defined by rusticated ashlar quoins. The north and south ranges have central carriage-ways flanked, on the courtyard side, by round-headed windows.

Setting and Significance

7.35 The building contains architectural qualities and a surviving component of the pre-1778 Bryanston House built by the Rogers family. The setting is created by the large number of trees and the Portman Chapel to the east. The setting is created primarily by the immediate surroundings as further views to the building are limited as a result of topography and landscaping.

Effects of the Proposed Development on the Significance of the Assets

7.36 None.

Mitigation

7.37 No mitigation is required.

103302: Former Service Range to Old Bryanston House (ST 87431 07003)

Distance from Site:

7.38 616m north-west

Description

7.39 Part of the 1778 Bryanston House by James Wyatt. It is single-storied with walls of Greensand ashlar and a slated roof. The east front has a pedimented centre bay of three arched recesses flanked by lateral wings, each of three bays. The west side of the structure is sunk in sharply rising ground and two massive ashlar chimneystacks rise from the west wall. Inside, there are three large rooms with moulded plaster cornices and plain ceilings.

Setting and Significance

- 7.40 The range is the last surviving part of Wyatt's house and so possesses an important group value with other contemporary buildings such as the Portman Chapel, the stables, and the gateway. The setting is very limited because the asset is completely surrounded by trees and other historic buildings.

Effects of the Proposed Development on the Significance of the Assets

- 7.41 No harm is likely to be caused to this asset by the proposed development.

Mitigation

- 7.42 None required.

103303: The Church of St Martin, Bryanston (ST 87486 06969)

Distance from Site:

- 7.43 556m north-west.

Description

- 7.44 Formerly the parish church of Bryanston, but is now the school chapel. It was built in 1895-8 by E P Warren for Lord Portman in the Decorated and Perpendicular styles. The walls are ashlar faced brick. The roofs are of stone, slate, tiled and lead with end stone copings.

Setting and Significance

- 7.45 The church is a good example of the early work of E. P. Warren who is best known for his work in various Oxford colleges and domestic buildings in a 17th-century revival style.
- 7.46 A significant component of its value lies in its impressive setting; particularly in its relationship with the Grade I listed Portman Chapel in its immediate setting, with Bryanston School in its wider setting and visual connectivity with the town, particularly from the southern approach from Blandford St. Mary. The church occupies a prominent position above the Stour flood plain with views over the Crown Meadows to the south and south-west. The view to the east is dominated by the modern buildings of The Blandford School. The urban edge and the historic buildings of the town are barely visible due to the large number of trees in the foreground. The vital aspect of the setting of the church is its position beneath The Cliff and in views from the western edge of the town. The church and the Bryanston House were built at the same time and St Martin's sits prominently in the foreground of the school in long-distance views from the town bridge and from the western approach to the town.

Figure 7.6: Photograph looking north-west from the bridge north of Blandford Bridge including views of St. Martin's Church and Bryanston School across Bryanston Deer Park



Effects of the Proposed Development on the Significance of the Assets

- 7.47 The proposed site is largely screened by trees along the River Stour, but it will be noticeable in winter and rooflines will slightly reduce the remote and tranquil character of the setting. An appreciation of the church against the backdrop of The Cliff viewed from the western urban fringe is an important part of its setting that will be changed by the proposed development. In views from the bridge, the appreciation of the church is subject to kinetic change due to the trees along the Stour, but the rural setting of the church and its visual relationship with Bryanston School becomes more obvious towards the town; simultaneously, the proposed site becomes less visible behind the buildings of River Mews and trees. Some harm will be caused, therefore in terms of the setting from certain vantage points. This is less than substantial.

Mitigation

- 7.48 Additional planting would further soften the impact of the new development. Views from the proposed development site and from areas adjacent will be reduced and therefore reduce the wider setting of the building although it is

recognised that to a limited degree the provision of open spaces and the orientation of the houses will enable some limited views of the asset.

103307: Lodge, Gateway and Flanking Walls to Bryanston School (ST 88336 05934)

Distance from Site

7.49 394m south.

Description

7.50 c.1778, by James Wyatt. Greensand ashlar with Portland stone dressings and hipped lead roofs. Symmetrical. Central gateway with round headed arches flanked by single-bay, single-storey lodges. The central arch is flanked by Doric half-columns which support a pedimented entablature. The flanking walls curve forward to the roadside and terminate in large rectangular piers. The walls have moulded copings and the piers are surmounted by heraldic beasts bearing shields.

Figure 7.7 – Lodge and gateway at the entrance to Bryanston School



Setting and Significance

7.51 Architecturally and historically important; designed to be a prominent landmark and grand entrance to the house built by James Wyatt for Lord Portman. Best appreciated approaching from the Bournemouth Road; it is flanked by woodland through which the mile-long driveway to Bryanston is visible. The open space in

front of the arch and in front of the curving walls allows an appreciation of the entire asset, in which view the Crown Meadows are partially visible to the right though heavily screened by trees and road signs.

Effects of the Proposed Development on the Significance of the Assets

- 7.52 The impact of the proposed development upon the asset is negligible. Any glimpses of the south-west edge of the proposed site when viewing the asset from the Bournemouth Road would be kinetic and heavily screened by trees.

Mitigation

- 7.53 None required.

Blandford - The Bridges

- 7.54 Blandford Bridge is first recorded in the 13th century and the current line of West Street and the associated burgage plots along on its east side are probably of a similar date. At the bridge, 'the vista breaks open, revealing the town ahead. Sweeping pastures stretch up from the river beyond, from whose far bank rise steeply and gloriously Bryanston woods' (Insall, p.17).

102124: Blandford Bridge (ST 88355 05977)

Figure 7.8: Looking west along the River Stour towards Blandford Bridge from 'The Marsh'



Distance from Site

7.55 356m south-east.

Description

7.56 Restored in 1726 and repaired and widened in 1783. 6 arches built predominantly of greensand. The two central openings are slightly higher, and the two outside openings slightly lower than the intermediate ones. Triangular cut-waters with weathered pyramidal tops project from both sides. All spans have plain archivolt with projecting keystones. Above the keystones continuous ashlar plat-bands follow the rise of the arches, and above these are ashlar parapet walls with weathered copings.

Setting and Significance

7.57 An historic structure linking the town with Blandford St Mary and Bryanston across the River Stour and flood plain; it was of crucial importance to the commercial success of the town as it lay at the intersection of two major routes. In terms of its setting, close appreciation of the bridge is limited to the area of open ground to the east known as The Marsh where there is some intervisibility with Wyatt's gateway to Bryanston. The approach to the town over the bridge provides key views of the Crown Hotel, parish church and tiled roofs of the historic buildings, as well as to the Crown Meadows, Bryanston School and St Martin's Church to the north-west. Views from the footpaths on The Cliff towards the town encompass the bridge with the parish church and the historic core of the town.

Effects of the Proposed Development on the Significance of the Assets

7.58 The immediate setting of the bridge will be unaffected. Parts of the southern and western parts of the site may be glimpsed from the bridge although the flood defence bund limits views to the proposed development. Existing individual mature trees filter views of the site, although this softening effect would be reduced during the winter. Kinetic views of Bryanston School and St Martin's Church are rare from the bridge due to the topography and screening provided by trees along The Cliff and the River Stour; these assets become more visible towards the town on the other bridges. In views from the southern part of The Cliff which incorporate the bridge with the historic core of the town, the site will appear peripheral, if not entirely screened.

Mitigation

7.59 The retention of existing trees and some additional planting would provide additional screening of the site although a desire for native species would not secure screening during winter months.

Figure 7.9: View north from Blandford Bridge of The Cliff, River Stour and Bryanston Deer Park



102125: Two Bridges North of Blandford Bridge (ST 88354 06079)

Distance from Site

7.60 259m south-east.

Description

7.61 Also of greensand, built between Blandford Bridge and the town to take flood water, probably in 1726 when a causeway was built over the marsh between the bridge and the town. One is 3-arch, the other 2-arch, the detail being similar to Blandford Bridge.

Setting and Significance

7.62 An historic structure linking the town with Blandford St Mary and Bryanston across the River Stour and flood plain. In setting terms, close appreciation of the bridges is limited to the Marsh and Ham Car Park and Crown Meadows. The approach to the town over the bridges provides key views of the Crown Hotel, parish church and tiled roofs of the historic buildings, as well as to the Crown Meadows. Views from the footpaths on The Cliff towards the town encompass the bridges and the parish

church with which they possess an aesthetic relationship of greensand stone in contrast to the surrounding historic buildings of brick.

Effects of the Proposed Development on the Significance of the Assets

- 7.63 The immediate setting of the bridges will be unaffected. Parts of the southern and western parts of the site may be glimpsed from the southern bridge. Existing individual mature trees filter views of the site, although this softening effect would be reduced during the winter. There are kinetic views of Bryanston School and St Martin's Church from both bridges which are dependent on topography and screening provided by trees along The Cliff and the River Stour; these assets become more visible towards the town when the site will be entirely screened by River Mews and the flood defences. In views from the southern part of The Cliff which incorporate the bridges with the historic core of the town, the site will appear peripheral, if not entirely screened. Any harm resulting from the proposed development would be minimal.

Mitigation

- 7.64 The retention of existing trees and some additional planting would provide additional screening of the site although less so during winter months.

Blandford Forum – West Street, East Side

102282: Magnolia Court (Phylvic Lodge) (ST 88380 06180)

Distance from Site

- 7.65 183m south-east.

Description

- 7.66 Built soon after 1731 but has since been much altered. Originally the house was of two storeys. At the end of the 18th century the Assembly Room was built against the north-west corner and a third storey was added to the west front. A front porch and ground-floor bay windows were added late in the 19th century. The west front is of Flemish bonded brickwork with rusticated plaster quoins at the corners. The quoin to the north ceases at second-floor level, where the original eaves lay, but the south quoin was heightened to include the second storey, c.1800.

Setting and Significance

- 7.67 As well as architectural congruity with many of the other surrounding 18th century buildings, it is a visually prominent building when approaching the Georgian core of the town. In terms of setting, it forms part of the edge of the Georgian core of the town and so possesses an important relationship with Blandford Bridge, the tower of the parish church and other historic buildings when viewed from the footpaths

on The Cliff to the south-west. In its immediate setting, there is limited intervisibility with nearby heritage assets due to it being set back from the road.

Figure 7.10: View north along the road into Blandford Forum showing Magnolia Court with a vacant area used for car parking in the foreground and Morrisons Supermarket far right



Effects of the Proposed Development on the Significance of the Assets

- 7.68 The proposed site will not be visible from the immediate setting of the asset due to the built environment, the flood defence bank and trees. There will be some change to the setting in long-distance views from The Cliff where the asset is visible as part of the historic core of the town; these views are, however, subject to kinetic change due to the varying density of trees along The Cliff. The proposed site will appear peripheral to the asset and in a different line of sight, a line which is already compromised by the Parklands development and the dominant buildings of The Blandford School. There will be no direct harm to the listed building.

Mitigation

- 7.69 None required directly relating to the built asset.

102281: Masonic Hall (ST 88375 06202)

Distance from Site

- 7.70 164m south-east.

Description

- 7.71 18th century building with a 3-storey 2-window red brick front. Stucco to the ground floor. The door has a gabled hood on carved brackets.

Setting and Significance

- 7.72 This is a prominent post-1731 building with the characteristic architectural features of the town. In terms of setting it forms an important group with Nos. 19 to 25 West Street on the south side of the streetscape when entering the Georgian core of the town.

Effects of the Proposed Development on the Significance of the Assets

- 7.73 The immediate setting in the townscape overlooking open space will not be changed. Views towards the meadows and The Cliff will be unaffected. The site is screened entirely by the built environment at River Mews and the buildings behind The Crown, as well as several mature trees.

Mitigation

- 7.74 None required directly relating to the built asset.

102280: 19-25 West Street (ST 88376 06218)

Distance from Site

- 7.75 153m south-east.

Description

- 7.76 18th century (post-1731). Long 2-storey brick range in header bond with a mansard roof and 3 dormers. Nos. 19 and 21 are colour-washed and have a yard entry and shop on the ground floor. Nos. 23 and 25 are stucco on ground floor with red brick and blue headers above.

Setting and Significance

- 7.77 A post-fire range demonstrating many of the important features of the Georgian core of the town; some original fenestration. The rear of the range follows the medieval burgage plot boundaries which define the settlement layout of the historic core of the town. The buildings are appreciated from their immediate surroundings in the streetscape with the Masonic Hall and from the open space immediately opposite.

Figure 7.11: Buildings on the east side of West Street opposite the entrance to River Mews, showing the 3-storey Masonic Hall with 19 – 25 West Street beyond



Effects of the Proposed Development on the Significance of the Assets

- 7.78 The proposed site will be entirely screened by the built environment at the Crown Hotel and Short's Lane.

Mitigation

- 7.79 None required directly relating to the built asset.

Blandford Forum – West Street, West Side

102290: The Crown Hotel (ST 88349 06271)

Distance from Site

- 7.80 116m south-east.

Description

- 7.81 Most of this building, including the two principal fronts, was rebuilt by L. Magnus Austin in 1937-8. Part of the back is 18th century; it is neo-Georgian 'built to deceive and succeeding' (Pevsner); the stables are 18th century in origin but have been converted for use as garages.

Figure 7.12: The Crown Hotel viewed from the approach to Blandford Forum Town Centre from the south. Note the open gardens in the foreground with The Three Choughs beyond



Setting and Significance

- 7.82 As it is a careful piece of work, paying respect to the local Georgian style and is in a prominent position, it has been graded II. It forms a prominent group with The Three Choughs Inn in the streetscape of West Street – also visually prominent in views of the southern edge of the historic core of the town from the Crown Meadows and The Cliff. It forms a significant element in the approach to the Georgian centre when arriving from the south.

Effects of the Proposed Development on the Significance of the Assets

- 7.83 Prominent views south and west over the parkland landscape towards The Cliff will not be affected, nor will the asset's prominent setting within the townscape. The site may be glimpsed from upper parts of the rear of the building but will be largely screened by the built environment on River Mews and Short's Lane. The site will appear peripheral in views towards the Georgian core of the town from Blandford St Mary and The Cliff, but will not noticeably affect the asset's setting as a dominant landmark on the southern edge of the town.

Mitigation

- 7.84 There is no direct impact upon the asset and no direct mitigation is required.

102289: The Three Choughs Public House (ST 88378 06273)

Distance from Site

- 7.85 124m south-east.

Description

- 7.86 Of the mid-18th century. The two west bays of the five-bay south front are splayed back from the street front. The three storeys of sashed windows are linked by red brick chaînage. Between the two east ground-floor windows is a blocked opening. The north elevation is of red brick. The tiled roof has a central valley.

Figure 7.13: The Three Choughs (far left) at the point where West Street curves around to the right towards the Market Place



Setting and Significance

- 7.87 A large 18th-century building which demonstrates the key characteristics of the historic core of the town and provides visual harmony at a key point where West Street curves around to the right towards the Market Place. It forms a prominent group with the Crown Hotel in the streetscape, especially on the approach from Blandford Bridge. The important and only views to appreciate the significance of

the building are from the south and the car park to the north, due to the built environment.

Effects of the Proposed Development on the Significance of the Assets

- 7.88 The site will be entirely screened by the built environment and the surrounding townscape.

Mitigation

- 7.89 None required.

Blandford Forum – Georgian Core

434801: Church of St Peter and St Paul (ST 88564 06311)

Description

- 7.90 The church has walls of Greensand ashlar with dressings of Portland and Ham Hill stone and a top balustrade; the roofs are tiled and of lead. The original design comprised Apse, Nave, North and South Aisles, and a West Tower. The last was originally intended to have a spire but a wooden cupola was substituted. In 1895 the apse was taken down and the Chancel was inserted between the nave and the rebuilt apse.

Setting and Significance

- 7.91 A notable example of Georgian church architecture in the classical style, as interpreted by provincial builder-architects. It is ‘a noble and eminently interesting building’ (Pevsner). Located at the end of the wide Market Place and set upon a raised churchyard, the church is the focal point of the heart of the town. The church has a sense of enclosure due to the tall impenetrable surrounding buildings and can only be partially appreciated at a distance from the west of the Market Place. The tower and cupola are very prominent in views from the approach to Blandford from the south-west, especially when crossing Blandford Bridge where the tower can be seen ‘above a charming muddle of soft red tiled roofs’ (Insall, p.16). The tower is also integral to long-distance views of the town from Bryanston, although there are kinetic changes depending on the density of screening by trees.

Effects of the Proposed Development on the Significance of the Assets

- 7.92 The tower would appear in the same line of sight as the proposed development from very few points on The Cliff and assets at Bryanston even in winter, due to the distance and density of trees in the woodland and on the Crown Meadows. The screening of the tower becomes denser further north along The Cliff as the site becomes more visible. The proposed site will not distract from the important views of the church and historic core of the town when approaching from Blandford St Mary; any glimpse of the development will be peripheral and screened by trees and

the built environment. However, views across the site to the tower may be influenced by the proposed development and from some views the additional built form would extend the built form between the church and its naturalistic landscape. Any harm would be less than substantial.

Figure 7.14: Church of St Peter and St Paul viewed from The Market Place



Mitigation

- 7.93 The erosion of its rural hinterland will impact upon the wider setting of the town and church. Planting would assist in the softening of any development as would controlling the scale and appearance of the built form, however incremental growth would reduce the dominance and status of the church when viewed from outside of the built edge.

102220: Coupar House (ST 88549 06388)

Distance from Site

- 7.94 265m south-east

Description

- 7.95 Mid-18th century. The house has a five-bay front, faced with bricks laid all as headers, purple brick in the centre, red at the sides. The centre bay is defined by Ionic pilasters of Portland stone carrying an entablature with a bulgy frieze, and has in the third storey a round-headed rusticated window breaking up into a triangular

pediment. Channelled angle quoins, stone plinth and strings. Pedimented Doric doorcase, and a window over with side scrolls.

Setting and Significance

- 7.96 The finest and largest post-fire house in Blandford and the most splendidly decorated. The interior is richly fitted and the main staircase is the handsomest in Blandford. The immediate setting is very limited as the asset is situated within a dense urban streetscape surrounded by tall buildings. It possesses an important wider setting, however, as it occupies a very prominent position and is the most visible historic building in the core of the town apart from the church in long-distance views from the south-west, standing tall over all intervening buildings.

Effects of the Proposed Development on the Significance of the Assets

- 7.97 Views from the attic storey towards The Cliff will be unaffected and the proposed site will not be visible due to the intervening dense built environment. The setting of the asset as a prominent landmark within the historic core of the town when viewed from the southern part of The Cliff will be slightly affected, but the proposed site would appear peripheral and heavily screened by trees.

Mitigation

- 7.98 None.

Blandford Forum – Bryanston Street (east to west)

102130: Bethune (ST 88332 06428)

Distance from Site

- 7.99 58m east.

Description

- 7.100 A small two-storied building of the late 18th century with a three-bay south front faced with mathematical tiles imitating brickwork in English bond. To the east extends an added wing, probably of the mid-19th century but perhaps incorporating earlier service rooms.

Setting and Significance

- 7.101 An example of an 18th-century detached house built in the early suburbs outside the historic core of the town, with unusual interior features. The principal elevation faces south away from the road and it is therefore best appreciated looking north. The building cannot be appreciated beyond its immediate setting due to the large numbers of trees to the south and south-west, and the urban landscape to the north.

Figure 7.15: This view looking west along Bryanston Street from the entrance to Short's Lane includes the street frontages of the listed properties Bethune and Bryanston Cottage



Effects of the Proposed Development on the Significance of the Assets

- 7.102 The proposed site will be entirely screened by the high number of trees planted to the south-west between this building and Bryanston Cottage and those trees surrounding the BT telephone exchange, even in winter.

Mitigation

- 7.103 None.

102129: Bryanston Cottage (ST 88295 06443)

Distance from Site

- 7.104 38m north and east.

Description

- 7.105 Cottage of brick and dated to the early to mid-18th century. The east part of the south front is symmetrical and of three bays, with a central doorway and flanking bow windows; the latter are of the mid-19th century. The central and western bays were probably built c.1750 and the eastern bay seems to have been added c.1820. The part of the 18th century elevation that can be seen beside the bow window is of

blue headers; in it is a flat-headed 18th century doorway with a moulded wooden architrave. Internally, apart from the added bow windows and the east room of c.1820, the original plan is preserved.

Setting and Significance

- 7.106 A good example of an 18th-century detached house built in the early suburbs outside the historic core of the town, with preserved architectural and interior features. It is the last historic building and plot from where the historic urban edge of the town can be appreciated. The building is best appreciated looking north from the grounds towards the south elevation. Its setting is on the western urban edge of the town with views to the south over the meadows towards the river and the woodland on The Cliff. Although there are kinetic changes due to changing density of screening by trees, the south elevation is prominent from footpaths on The Cliff, from where its significance on the historic urban fringe of the town and its relationship with the core of the town can be best appreciated.

Figure 7.16: This photograph looking north from within Bryanston Deer Park towards Bryanston Cottage shows the visibility of the listed building in views from the south



Effects of the Proposed Development on the Significance of the Assets

- 7.107 The significance of the asset as marking the historic urban edge and its relationship with the historic core of the town in views from the Cliff will be significantly

modified by extending the urban fringe into the Park. Any development or change in the landscape to the south affecting views from or to the asset over the undeveloped Park towards The Cliff or the town will noticeably change its setting and substantial harm would be caused.

Mitigation

- 7.108 Whilst the suggested layout indicates that the south-east corner of the proposed site would remain open to preserve an understanding of the importance of Bryanston Cottage as a town house on the historic urban edge of the town and its relationship with the Georgian core in views from The Cliff, the mitigation would be insufficient to safeguard the relationship of the cottage with its landscaped setting and relationship with the historic core of the town.

434789: 22 Bryanston Street (ST 88330 06445)

Distance from Site

- 7.109 64m north and east.

Description

- 7.110 An 18th-century brick house on the north side of Bryanston Street, the front elevation of which is of blue flared headers with red brick dressings.

Setting and Significance

- 7.111 The property illustrates the use of blue all-header brickwork in modest housing. The appreciation of the building is limited to its immediate setting due to the surrounding built environment.

Effects of the Proposed Development on the Significance of the Assets

- 7.112 No direct impact. The proposed site will be entirely screened by the buildings and trees on the south side of Bryanston Street.

Mitigation

- 7.113 None.

102127: Wall enclosing garden to Park House on east side (ST 88260 06494)

Distance from Site

- 7.114 65m north and east.

Description

- 7.115 A high wall of red brick with some grey brick. The wall forms an integral part of the former stable block to Park House, which was converted to residential properties

(19 to 21 Parklands) some years ago. Although these properties have been recently de-listed, the wall itself remains listed.

Setting and Significance

- 7.116 The wall marks one of the historic plot boundaries of Park House, at the west end of Bryanston Street. Park House itself has now disappeared through modern development. The original Park House was thought to be of late 17th or early 18th century origin and map evidence indicates that it escaped the fire of 1731. The original building formed the north wing with later, probably mid-18th and early 19th century additions to the east and south. The house was demolished in the late 20th century and the extensive grounds developed as the Parklands housing estate. The setting of the wall relates to the immediate surroundings and the relationship with other historic enclosures on Bryanston Street. It is completely enclosed by modern development.

Effects of the Proposed Development on the Significance of the Assets

- 7.117 No direct impact is anticipated.

Mitigation

- 7.118 None.

Blandford Forum – White Cliff Mill Street - West (south to north)

102293: Eagle House (ST 88423 06528)

Distance from Site

- 7.119 183m.

Description

- 7.120 Stands on the west side of the street. It is an early 18th century detached house with a 2-storey, 5-window front of vitrified blue headers with redbrick dressings. Brick pilasters divide the front into 3 bays, the centre bay having open pediment. There is a heavily enriched modillion cornice and 2 pedimented dormers. The house was doubled in size during the early 19th century.

Setting and Significance

- 7.121 Stylistically, it could pre-date the 1731 fire and rebuilding of the town. It is a good surviving example of a large 18th century detached town house outside the historic core of the town. It is set within an urban landscape and can only be appreciated from its immediate surroundings. It would once have formed the urban edge of the town with views over the Crown Meadows, but these are now obscured by modern developments at Eagle House Gardens and Parklands.

Figure 7.17: Eagle House, White Cliff Mill Street



Effects of the Proposed Development on the Significance of the Assets

- 7.122 The proposed site will be entirely screened by the built environment of Eagle House Gardens and Parklands, and trees surrounding the scout hall. No direct harm to the asset is anticipated.

Mitigation

- 7.123 None.

102294: Walls South-West of Eagle House (ST 88338 06483)

Distance from Site

- 7.124 96m east.

Description

- 7.125 Formerly garden walls to Eagle House, probably 19th century. They are built of flint with horizontal courses of brick with brick capping. The main wall runs for most of the length of the north side of Bryanston Street.

Setting and Significance

- 7.126 The walls mark 18th-century plot boundaries which have now largely disappeared through modern development. Its setting relates to its immediate surroundings and their relationship with Eagle House and historic properties on Bryanston Street.

Effects of the Proposed Development on the Significance of the Assets

7.127 The walls are completely enclosed by the built environment.

Mitigation

7.128 None.

Buildings 102296, 102297, 102299, 102301 and 102303: 21 (ST 88419 06589), 23 (ST 88417 06610), Methuen (ST 88417 06637) and 27 (ST 88413 06661), and 29 and 31 (ST 88412 06690)

Distance from Site

7.129 47m (No.31) to 142m (No.21) east.

Description

7.130 Excellent examples of mid-19th century detached suburban villas. They are symmetrically designed with pleasing red brick east fronts of two storeys and three bays. They are generally built in a neo-gothic style with a combination of hipped and gabled ended roofs and gabled dormers. Numbers 21 and 23 are probably of c.1830 and the others of c.1850.

Figure 7.18: Looking north along White Cliff Mill Street from the entrance to White Cliff Surgery showing the mid-19th century detached suburban villas on the western side



Setting and Significance

- 7.131 The buildings are representative of the 19th-century urban expansion by the wealthier inhabitants and are viewed as a group in the urban landscape of White Cliff Mill Street. Like Eagle House, they once occupied an elevated position overlooking The Cliff and the Crown Meadows, but these views are now heavily screened by modern houses and trees. The more northern villas still possess views towards The Cliff from their upper storeys.

Effects of the Proposed Development on the Significance of the assets

- 7.132 **102296: 21:** The proposed site is fully screened by sloping topography, modern buildings at Hanover Court, and buildings and trees on Portman Place.
- 7.133 **102297: 23 (ST 88417 06610):** The proposed site is fully screened by sloping topography, modern buildings at Hanover Court, and buildings and trees on Portman Place.
- 7.134 **102299: Methuen (ST 88417 06637):** The proposed site is fully screened by sloping topography, modern buildings on Portman Place and Deer Park House, and trees.
- 7.135 **102301: 27 (ST 88413 06661):** The original suburban setting in terms of views across the undeveloped Park towards The Cliff has already been compromised and heavily screened by the buildings at Portman Place and Deer Park House, and by trees. Due to topography and screening, only the far north-east of the site will be glimpsed from the upper storeys.
- 7.136 **102303: 29 and 31 (ST 88412 06690):** The original suburban setting in terms of views across the undeveloped Park towards The Cliff has already been heavily compromised by Deer Park Stables and development at the Blandford School, and screening by trees. Due to topography and screening, only the north-east and northern parts of the site will be visible from the upper storeys.

Mitigation

- 7.137 None.
- 102298, 102300 and 102302: Walls and Piers to Nos. 23 (ST 88426 06612), 25 (ST 88424 06638) and 27 (ST 88422 06664)**

Distance from Site

- 7.138 75m to 101m east.

Description

- 7.139 Walls consist of a dwarf wall in stone, and plain brick piers with stone capping at either end.

Setting and Significance

- 7.140 These are original enclosure features that form an important group with suburban villas and Deer Park Lodge on the west side of White Cliff Mill Street. The relationship between these original enclosures and the suburban villas viewed from the roadside is the integral characteristic of their setting and significance.

Effects of the Proposed Development on the significance of the assets

- 7.141 These assets are enclosed completely within the streetscape.

Mitigation

- 7.142 None.

102304: Deer Park Lodge (ST 88384 06695)

Distance from Site

- 7.143 36m east.

Figure 7.19: Looking south west towards Deer Park Lodge from White Cliff Mill Street



Description

- 7.144 Forms a group with the other suburban villas and their walls and piers, but is architecturally distinct. It is a mid-19th century 2-storey picturesque gabled

cottage. 2 bays face the street and 3 bays face north. Variegated brickwork. The gables and half-dormers have pierced bargeboards with wavy edges. There are fancy glazing bars to the casement windows.

Setting and Significance

- 7.145 Deer Park Lodge has group value with the suburban villas to the south and is architecturally distinctive. This building is best appreciated from its immediate setting on the eastern and northern elevations. Views towards The Cliff and the Crown Meadows are screened by topography and the built environment.

Effects of the Proposed Development on the Significance of the Assets

- 7.146 The proposed site is largely screened by the topography sloping down towards the river, and a hedgerow, single-storey outbuildings and modern buildings to the west; there may be slight glimpses from the first-storey windows looking west but will not make any noticeable change to the setting.

Mitigation

- 7.147 None.

Blandford Forum – White Cliff Mill Street - East (south to north)

Figure 7.20: View south along White Cliff Mill Street showing the historic, mostly listed properties on the eastern side



102308: 24 (ST 88451 06518)

Distance from Site

7.148 206m east.

Description

7.149 2-storey, 1-window red brick cottage front. Formerly the ground floor was a shop, whether in origin or by subsequent modification, and so the entrance is placed to one side of the façade.

Setting and Significance

7.150 A good example of an 18th-century building probably designed for occupation by shopkeepers and middle-class families. It forms an important group with nos.18-24 (even). Due to the dense streetscape, the house is best appreciated from its immediate surroundings.

Effects of the Proposed Development on the Significance of the Assets

7.151 These assets are enclosed completely within the streetscape.

Mitigation

7.152 None.

102309: 26 (ST 88451 06524)

Distance from Site

7.153 208m east.

Description

7.154 Two-storied with an attic and has a west front of two bays with regularly disposed sashed windows. The front is of header bricks with red brick quoins and dressings, and has at first-floor level a plat-band which ends short of the corners; the eaves have a moulded plastic cornice with vertical fluting.

Setting and Significance

7.155 The building preserves many features from the early post-1731 fire period, probably designed for occupation by shopkeepers and middle-class families. It forms an important group with nos.18-24 (even) and a relationship in date with Eagle House which is directly opposite. Due to the dense streetscape, the house is best appreciated from its immediate surroundings.

Effects of the Proposed Development on the Significance of the Assets

7.156 These assets are enclosed completely within the streetscape.

Mitigation

7.157 None.

102310: 32-36 (ST 88445 06551)

Distance from Site

7.158 181m east.

Description

7.159 The front treatment is mid-19th century, though the structure (especially No.36) is probably older. The buildings consist of a row of 2-storey cement-rendered fronts. The sash windows and doorways have cornices on foliated brackets.

Setting and Significance

7.160 Good examples of a surviving terrace of small domestic houses, probably of 18th-century origin. Their setting is confined to their immediate urban surroundings on White Cliff Mill Street with imposing modern development immediately opposite.

Effects of the Proposed Development on the Significance of the Assets

7.161 These assets are enclosed completely within the streetscape.

Mitigation

7.162 None.

102311 38, Whitecliff House (ST 88440 06600)

Distance from Site

7.163 166m east

Description

7.164 Substantially a mid-18th century house, but it was extensively altered in c.1850 and again at the end of the 19th century, to which periods the Venetian windows and pediment-hooded doorway of the west front may be assigned. Traces of original openings are discernible in the west front.

Setting and Significance

7.165 A good example of a large 18th-century town house probably built for a wealthy professional or leading merchant. Its setting is confined to its immediate surroundings due to imposing modern development opposite and adjacent.

Effects of the Proposed Development on the Significance of the Assets

7.166 These assets are enclosed completely within the streetscape.

Mitigation

7.167 None

102312: No.40 and Factory behind No.40 (ST 88440 06600)

Distance from Site

7.168 141m east

Description

7.169 The house is c.1830 and consists of 2 storeys with a 5-window stucco front. There is a mansard roof with dormers and parapet. The doorway is round-headed with a semi-circular fanlight, and moulded archivolt and panelled blocks at impost level. The factory is late 18th to 19th century and formerly belonged to a brewery. It is built of alternate courses of flint and brick with a tiled roof.

Setting and Significance

7.170 A prominent building in the streetscape that forms an important group with the 19th-century suburban villas opposite. The presence of the factory is significant because it is indicative of former industry in this part of the town. It has been converted to residential dwellings and an appreciation of its former use is now much impeded. The significance of the house and factory is best appreciated from their immediate surroundings within the mid-19th century streetscape and from the open space of the car park adjacent to the north.

Effects of the Proposed Development on the Significance of the Assets

7.171 These assets are enclosed completely within the streetscape.

Mitigation

7.172 None

Blandford Forum – Second World War Defences

7.173 The proposed development site includes a surviving section of the WWII defences of Blandford Forum; they form part of the Blandford anti-tank island which was designed as a defensive strongpoint at a key position within a broader defensive stop-line. The defences are located in the Crown Meadows and in the gardens of Bryanston Cottage, Bethune and Nos 1-3 (consec) and 7-12 (consec) Parklands. Many of the most important features of the defences fall within the site and so any proposed development has the potential to fundamentally change their setting.

7.174 An assessment of the defences was undertaken by Enetc UK Limited in April 2010. Since then, however, the defences were designated by English Heritage in January 2012 as Grade II listed owing to the rarity, intactness, group value and historic interest of the defences.

Description

7.175 They are as follows:

- **Anti-tank Ditch** (ST 8834 0636): created in 1940-1 as a component of the Blandford Forum Anti-Tank Island by adapting and re-enforcing a late-18th or early-19th century brick and flint ha-ha with concrete. The structure is approximately 280m long; the top of the wall is set at ground level and so it is exposed by the ditch which slopes down from the edge of the Crown Meadows. The wall originally would have stood 5ft-6ft in height.
- **Pill Box** (ST 8833 0650): a brick and concrete pill box, built partly on top of the wall, is at no.9 Parklands. Three embrasures are provided with one on each wall and the final wall containing the entrance.
- **Pill Box** (ST 88301 06395): as above, located within the grounds of the BT depot on Short's Lane.
- **Anti-Tank Cubes** (ST 8833 0638): also located in the grounds of the BT depot and would have formed part of a longer line of similar obstacles along the western side of Short's Lane.
- **508684 Anti-tank Obstacles to the south-east of Deer Park Holm** (ST 88249 06464): a continuous row of fifteen Second World War anti-tank blocks, erected in 1940 as a component of the Blandford Forum anti-tank island. Constructed from reinforced concrete, the blocks are deployed corner to corner.
- **Anti-Tank Cubes and Dummy Pill Box along River Mews** (ST 88322 06212): a number of anti-tank obstacles, comprising of a pre-existing late-18th early-19th century brick wall enclosing the rectangular garden south of the Crown Hotel, re-enforced with concrete cubes built against the east wall and a concrete brick faced 'dummy' pill box built against the outside of the south wall. A further two concrete defence cubes are situated to the south of the Crown Hotel, and two more, plus one concrete 'dragon tooth' (a cube with a pyramidal cap), stand on the south side of River Mews.

Significance and Setting

7.176 An unusual example of an adapted and re-enforced ha-ha in order to create a tank trap, and an unusual example of a hidden tank trap with 'dummy' pill box created by adapting and re-enforcing an existing walled garden. Also rare is that the structure has survived almost intact. The defences are part of a key World War II military programme of inland defence works and provide a poignant visual reminder of the impact of world events on Blandford Forum and the wider landscape of the Southern Command defence area.

7.177 The defences were probably arranged to funnel any tanks in a 'killing ground' in the open area to the north-west of the town. The open views across the Crown Meadows and between the different components of the defences, especially the pill boxes, are therefore vital in understanding their significance. Post-war and

modern developments on Short's Lane, River Mews and Parklands, and vegetation growth, have limited the intervisibility between the different components and in some cases have left them isolated, most notably the anti-tank cubes and the pill box in the grounds of the BT depot. This does not, however, detract from the significance of the defences as a whole in terms of their intactness and historical interest.

Figure 7.21: Concrete anti-tank cube and concrete 'dragon tooth' (cube with a pyramidal cap) on the south side of River Mews



Effects of the Proposed Development on the Significance of the Assets

7.178 The effects are as follows:

Anti-tank Ditch/Ha ha (ST 8834 0636)

7.179 The ditch/ha ha will not experience any direct harm, but its setting on the urban edge of the town overlooking the open meadows which defines the 18th century edge between town and Deer Park will be substantially compromised and harmed as a result of the proposed development. Furthermore, its evident defensive role during the Second World War will also be undermined and largely obscured as a result of built development on previously open ground.

Figure 7.22: The anti-tank ditch forms more of a wall to the rear of the properties at Parklands. This photograph shows how it was made by adapting and re-enforcing a late-18th or early-19th century brick and flint ha-ha with concrete



Figure 7.23: Detail of the anti-tank ditch with the ha-ha wall set into the ground to maintain visibility across the structure



Mitigation

- 7.180 The special interest of this feature is dependent upon the evident change between town and Deer Park. Mitigation would be difficult to achieve given the reliance upon the significance and understanding of the feature upon the open landscape between town and river. Any development within this area would undermine its value as a heritage asset and in this case substantial harm will be caused as a result of the proposed development.

Pill Box (ST 8833 0650)

- 7.181 The setting of the pill box looking out over the meadows from behind the anti-tank ditch would be significantly modified by the proposed development. In a similar fashion to the ditch/ha-ha it was purposely built to defend the built up area of the town overlooking open ground towards Bryanston. The proposed development would lead to substantial harm resulting from new development undermining its context and relationship with the Deer Park.

Figure 7.24: Brick and concrete pill box built partly on top of the wall at no.9 Parklands



Mitigation

- 7.182 The special interest of this feature is dependent upon the evident change and its protective role and relationship between town and Deer Park. Mitigation would be difficult to achieve given the reliance upon the significance and understanding of the feature upon the open landscape between town and river. Any development within this area would undermine its value as a heritage asset and in this case substantial harm will be caused as a result of the proposed development.

Pill Box (ST 88301 06395)

- 7.183 Whilst currently the box is difficult to appreciate because a thick holly hedge physically and visually separates this pill box from the anti-tank ditch and disrupts views out to the Crown Meadows in the longer term this could simply be removed to reinstate the feature relative to its wider context. As above, the impact upon the pill box would result in substantial harm.

Mitigation

- 7.184 As stated previously, the special interest of this feature is dependent upon the evident change and its protective role and relationship between town and Deer Park. Mitigation would be difficult to achieve given the reliance upon the significance and understanding of the feature upon the open landscape between town and river. Any development within this area would undermine its value as a heritage asset and in this case substantial harm will be caused as a result of the proposed development.

Anti-Tank Cubes (ST 8833 0638)

- 7.185 These are located behind a wire fence in the grounds of the BT depot, the cubes are surrounded by the built environment and are presently visually separated from the pill box and anti-tank ditch by a dense screen of trees and holly.

Mitigation

- 7.186 Mitigation would be difficult to achieve given the location within the BT depot.

508684 Anti-tank Obstacles to the south-east of Deer Park Holm (ST 88249 06464)

- 7.187 The setting of these defences has already been compromised by development during the late 20th century at Deer Park House and Deer Park Bungalow which have enclosed them within the built environment.

Mitigation

- 7.188 Mitigation would be difficult to achieve given their location.

Anti-Tank Cubes and Dummy Pill Box along River Mews (ST 88322 06212)

7.189 The setting of these defences lies within the built environment.

Mitigation

7.190 Mitigation would be difficult to achieve given their location.

Non-Designated Assets

7.191 The absence of statutory designation does not necessarily imply lack of significance; the fact that a place does not meet current criteria for formal designation does not negate the values it may have to local communities. Heritage assets not designated under statutory regimes, but recognised by the Local Planning Authority as having heritage significance, do merit consideration in planning matters and this intention is expressed in Policy 5 of NDDC's Pre-Submission Local Plan.

7.192 A local list of non-designated assets is currently being compiled by NDDC, and several features have been identified as local importance as a result of this exercise. In addition to the Deer Park already mentioned and described below, two buildings have been identified which are deemed to possess sufficient historic and local interest to merit consideration in planning matters at the proposed site.

Blandford Community Hospital (ST 88387 06908)

Distance from Site

7.193 170m north-east

Description

7.194 A purpose built cottage hospital of 1891 funded by the Portman family in the Arts and Crafts style. It comprised an administration block of two storeys with a tiled gabled roof and hipped formers; single-storey wards were built on the south side. Both parts are built of brick with decorative diapering and stone dressings. The large brick stacks have decorative oversailing. There are numerous later additions.

Setting and Significance

7.195 This building has important historic associations in providing medical services to the town in an area of open streetscape with open views across a sports field towards the Deer Park Stables and the wooded Cliff. The immediate setting of the original block has been largely compromised by modern extensions and a flat-roofed, single-storey building linked to the main western elevation.

Effects of the Proposed Development on the Significance of the Assets

- 7.196 The roofs of the northern part of the site will be visible in views to the south-west across the sports field, but the effect will be limited due to the sloping topography, pavilion, and screening provided by trees. The wooded Cliff will still be dominant in views to the south-west from the front of the hospital.

Mitigation

- 7.197 Additional planting as indicated on the indicative layout should provide full screening.

Stable Lodge and Stable Range

Distance from Site

- 7.198 0 m

Description

- 7.199 Single storey 19th century Lodge and stable range. The Lodge is constructed from red Brick with slate roof and central stack. Stable range red brick buttressed walls with corrugated asbestos roof covering.

Figure 7.25: The 19th Century Stable Lodge within the Deer Park



Setting and Significance

- 7.200 As previously stated, although 20th century development has left the group less isolated than when constructed during the 19th century, the buildings still maintain a degree of isolation from the historic town and depict the 19th century development of the Deer Park and town generally. The group still relies upon the open Deer Park landscape for their setting and reinforcement of their role within the landscape and town's history.

Effects of the Proposed Development on the Significance of the Assets

- 7.201 Whilst the stable range has seen changes to the roofing material and the lodge has undertaken some changes in appearance with the installation of UPVC double glazed units, they still make a positive contribution to the character and appearance of the conservation area. The proposed development would lead to their loss and as such substantial harm would be caused as a result.

Mitigation

- 7.202 Its loss cannot be mitigated on the basis that any replacement building would not replace important historic fabric and evidence of the town's growth and character and appearance of this part of the conservation area and Deer Park.

Bryanston Park (Crown Meadows)

Distance from Site

- 7.203 0m

Description

- 7.204 Laid out during the 18th century when many of the smaller older enclosures and roads were swept away for the 'improvement' of the Bryanston estate. The Deer Park of 50 acres was confined to the northern part of the modern Crown Meadows and separated from the 'Fattening Park' which led from the site of the present Stables to the River Stour (see Appendix I, Tithe Map of 1838, 143a and 144a). In 1903, it was noted that there had been as many as four deer to the acre in the park. The whole area has historically been pasture and meadow and is still used for grazing.

Setting and Significance

- 7.205 Designed landscape with an association with the Bryanston Estate; there is an historic relationship with the site and related buildings of old Bryanston House and a visual relationship with Bryanston School and St Martin's Church. The Park also played a crucial role in the development and history of Blandford, not only in providing a rural and undeveloped setting, but also in defining the western boundary of the town and in the provision of a military defence during the Second World War. Views across the undeveloped parkland landscape are now considered

to be a vital local amenity in providing open space and a unique setting for the town. The Deer Park is sited between the urban edge of the town and the Bryanston Cliff following the course of the River Stour. The buildings of Bryanston sit prominently to the north. The southern part of the Park has remained undeveloped and is a parkland landscape punctuated by trees. The northern part of the Park is still largely rural but has been subject to more urban encroachments by the buildings and sports fields of the Milldown and Blandford Schools, as well as infilling which has brought the urban edge of the town right up to the Park boundary.

Effects of the Proposed Development on the Significance of the Assets

- 7.206 The proposed development would lead to substantial harm to the character and appearance of the Deer Park as a result of loss of its spatial characteristics and significance in its relationship with the town and Bryanston. Furthermore, the erosion would also diminish the historical importance of the area in depicting the evolution of Blandford Forum and its hinterland.

Mitigation

- 7.207 Whilst planting has the ability to soften the impact of new development, this in itself would be unable to overcome or make good the damage caused as a result of new development and the subsequent spread of the suburbs into previously undeveloped land with a strong historical and landscape interest.

Blandford, Blandford St Mary and Bryanston Conservation Area

- 7.208 Blandford Forum is an historic town and the Georgian town centre has long been recognised as being one of the finest in England. Newman and Pevsner say that the centre of the town 'forms one of the most satisfying Georgian ensembles anywhere in England'. A Conservation Area was designated in 1972 to preserve and enhance Blandford's historic character. It was expanded in 1990 and nine sub-areas within it were subsequently identified. These sub-areas define specific zones which have a coherent pattern to them, such as the later (post railway) Victorian and Edwardian suburbs (Sub-Area IV) and the more spacious tree-lined area of the Milldown Road (Sub-Area V). The whole of the proposed development site lies within Sub-Area VIII: River Stour Meadows. Each sub-area needs specific treatment not only to control development but also to encourage enhancement schemes (NDDC Adopted Local Plan 2003 2.2.6.).
- 7.209 In order to assist consideration of the likely impact of the proposed development on the conservation area, those parts of the town most likely to be affected have been identified. They are: the Georgian Town Centre, The Victorian and Edwardian Suburbs, the River Stour Meadows, the Milldown Road and The Cliff (Bryanston Woods). These sub-areas are shown on the 2003 Local Plan Proposals Map.

Sub-Area I: The Georgian Town Centre

- 7.210 Rebuilt after the 1731 fire in addition to some peripheral areas which survived the fire. Within the area are eight Grade I Listed Buildings and six Grade II* buildings. The principal building materials are handmade plain clay tiles with stone or slate verges; brickwork, with headers for patterning and colour, for domestic properties and stone for the public buildings; ashlar or rusticated quoins; white painted sash windows. The buildings are designed in architectural styles typical for the period, carefully proportioned and decorated to achieve a particular effect. Many of the principal buildings are attributed to local architects and builders the Bastard Brothers.
- 7.211 The area has a strong character of national importance due to the very large number of historic buildings, the intact medieval town plan and topographic location. Although development on the western urban fringe of the town would not impact directly on the historic core of the town by threatening the medieval burgage plots and Georgian facades, views from the west and north-west would incorporate visually prominent historic buildings such as the parish church and Coupar House with any modern development. Unsympathetic developments on the urban fringe therefore have the potential to have an adverse impact on the wider settings of buildings in the historic core of the town. Recent development at River Mews and east of Short's Lane has been largely successful in not detracting from a long-distance appreciation of the sub-area because of the use of sympathetic materials and massing.

Sub-Area IV: The Victorian and Edwardian Suburbs

- 7.212 Developed to the north and east of the historic core of the town. The most relevant part of the sub-area to this analysis is the west part centred on White Cliff Mill Street and Bryanston Street, which in turn give access to a number of modern housing estates which form the present urban fringe bordering the Crown Meadows. In general, areas of modern development are hidden behind historic street frontages. The majority of buildings are brick with slate or tiled roofs.
- 7.213 Bryanston Street was described in the Insall report as a rural backwater which possessed a distinctive domestic character adjoining the Georgian core. It was probably developed sometime between 1605 and 1731 and is an area of high townscape value with buildings of the 18th and 19th centuries. The properties on the south side form the current urban edge of the town bordering the Crown Meadows. Historic properties are interspersed with inter-war semis and modern apartments.
- 7.214 White Cliff Mill Street lies adjacent to the proposed site. Buildings on this street lie between 100 and 200 metres from the site, with varying potential for intervisibility with the proposed development. At the south end, the buildings are 18th and early

19th century; Eagle House is possibly pre-1731. Eight houses on the west side are an attractive example of mid-19th century suburban style. The listed buildings form important groups interspersed with modern buildings and developments.

- 7.215 In general, this area has a high sensitivity to change due to the significant historical background and the very high number of historic buildings. All previous development has been contained within the 18th-century boundaries of the Park and Borough. With the exception of Bryanston Cottage, however, the historic urban edge of the town was lost during the late 20th century with the developments at Parklands, Eagle House Gardens, Hanover Court and Portman Place. However, from within this area there extensive views over the Deer Park from the land adjacent to the scout hall, as shown in Figure 7.3.
- 7.216 Modern development has drastically affected the wider setting of the suburbs because these modern developments have largely obscured historic views out to the meadows and the Cliff, as well as creating a dominant unsympathetic urban edge which is detrimental both to this sub-area and the historic Georgian core of the town. Those which lie on the urban fringe and border the Crown Meadows at Parklands are highly visible in views towards the suburbs from Bryanston and The Cliff and detract from the important architectural and historic features of this sub-area and those of the Georgian town centre.

Figure 7.26: Modern residential properties on Parklands (the former site of Park House) viewed from within Bryanston Deer Park



Sub-Area VIII: River Stour Meadows (and Sub-Area V: The Milldown Road)

- 7.217 The Crown Meadows, including the whole of the proposed development site, lie within Sub-Area VIII: River Stour Meadows. The proposed development site adjoins the southern edge of Sub-Area V: The Milldown Road.
- 7.218 Crown Meadows to the west of the town make a vital contribution to its historic context and landscape setting. The Insall Report noted that ‘The intensely urban quality of the town centre is marvellously enhanced by the rural beauty of Bryanston Park, the River Stour and Bryanston Woods. The river is one of Blandford’s greatest but most underplayed assets . . . this is a delightful area full of opportunities for improvement and public enjoyment’ (Insall p.35).
- 7.219 The Insall report stressed that ‘the striking Georgian quality of Blandford is apparent not only from within the town but also from outside, from the hills which encircle the town. Modern development immediately next to this Georgian core must not be allowed to swamp the distant view’ (Insall, p.46).
- 7.220 The meadows are of high value due to their contribution to the historic context and setting of the town and their amenity value as undeveloped countryside. The Crown Meadows and the River Stour flood plain are an open parkland landscape with important groups of mature trees.
- 7.221 In the southern part of this sub-area, there is a complete absence of built form, which is essential to the setting of the historic core of the town and many of the heritage assets assessed above. This part of the sub-area has a high sensitivity to change.
- 7.222 The northern part of the sub-area has more the character of an urban fringe. It is influenced by a number of urban elements and uses, including modern residential properties on Parklands, Hanover Court and Portman Place, the Deer Park Stables and buildings related to the stables. The eastern bank of the River Stour in this northern part is lined with rows of tall trees which screen many of the heritage assets at Bryanston from the unsympathetic urban edge.
- 7.223 The northern part of Sub-Area VIII also adjoins Sub-Area V: The Milldown Road, which includes areas of more recent residential development and the dominating buildings and sports fields associated with the Blandford School and Leisure Centre.
- 7.224 The north part of Sub-Area VIII has experienced and will continue to experience development on adjacent land, especially in Sub-Area V, which will add to its characterisation as urban fringe. Within the last ten years, numerous new blocks and extensions have been approved at The Blandford School. The construction of a new synthetic sports pitch with fencing and floodlighting has been approved by Dorset County Council; this site lies immediately north of the Deer Park Stables. Also a new property (Lanrick House) was constructed on the edge of the Deer Park

in 2005. The northern part of Sub-Area VIII has a medium sensitivity to change which reflects both its urban fringe characterisation as well as its importance in long-distance views from Blandford Bridge and from Bryanston School.

Sub-Area IX: The Cliff (Bryanston Woods).

- 7.225 'Sweeping pastures stretch up from the river beyond (Blandford Bridge) from whose far bank rise steeply and gloriously Bryanston Woods. Bryanston Woods are a national heritage which must never be destroyed'. (Insall pp.17 and 67). These woods on the steep bank known as The Cliff form a perfect backdrop to the setting of the town when viewed from the east. The Cliff is also an ideal position from which to appreciate the setting of the historic core of the town across the Crown Meadows with the prominence of the church tower and the features of the listed buildings; permissive routes running north-south both at the base and the top of the Cliff are used regularly by walkers, joggers and cyclists.

Effects of the Proposed Development on the Significance of the Assets

Effects: Sub-Area I: The Georgian Town Centre

- 7.226 Views out to the Park are limited in this area to the far south of West Street and so the immediate setting from within this part of the Conservation Area will not be affected by the proposed development. The wider setting however will be noticeably changed. The proposed development will appear in the foreground of views towards the town centre and parish church from Bryanston, although the impact will be softened by distance and filtered by trees. From The Cliff and the bridge, glimpses of the proposed site will be subject to kinetic change and will be peripheral in views towards the town centre.

Effects: Sub-Area IV: The Victorian and Edwardian Suburbs

- 7.227 The setting of this sub-area will be noticeably changed by the proposed development because it will extend the urban edge of the town beyond the 18th-century boundary of the Park. Properties currently on the edge (and land adjacent to the scout hall) would no longer experience uninterrupted views across the Deer Park towards The Cliff. This will have an adverse effect on the sub-area as a whole, although recognising the existence of later 20th century development which does not reflect the grain, pattern or appearance of the historic core e.g. Parklands, Hanover Court and Portman Place, all of which have altered the historic edge of the settlement. It is accepted that these modern developments are visible in views towards the sub-area from The Cliff and Bryanston and do not add to an appreciation of the town's key features; they have also had an effect on the wider settings of many of the heritage assets within the sub-area.

Effects: Sub-Area VIII: River Stour Meadows (and Sub-Area V: The Milldown Road)

- 7.228 The proposed development is located within, and will bring about a significant modification to, Sub-Area VIII. Its open and undeveloped landscape means it is highly sensitive to any development. This area is integral to the setting of the historic core of the town and to the wider setting of many of the heritage assets in Blandford and Bryanston, including the Second World War defences. It is accepted that the northern part of Sub-Area VIII has been subject to urbanising encroachments; largely in the adjacent Sub-Area V. The expansion of development along Milldown Road and the building of the two schools dominate the views towards the town from Bryanston and the northern part of The Cliff. However, development would result in a noticeable urban encroachment towards the river and an infilling around the existing urban fringe.
- 7.229 The experience of the ‘locally listed’ Bryanston House parklands landscape and the historic designed landscape of the Deer Park being brought into the built-up western edge of Blandford Forum is best appreciated from within this sub-area. Two key vantage points overlooking the proposed development site offer relatively ‘open vistas’, including extensive views of the valley floor. These are: views down the entrance to Deer Park Stables off Whitecliff Mill Street (as shown in Figure 7.4) ; and (from within Sub-Area V) the views across the playing fields from the access to the leisure centre. The loss of views out from this part of the town, both in terms of the relatively open vistas from key vantage points and the blocking of more limited views elsewhere within the built-up area would reduce the sense of visual and physical connectivity, which exists at present. Development would also reduce the historic rural character of the open parkland in views over the meadows from The Cliff.

Effects: Sub-Area IX: The Cliff (Bryanston Woods)

- 7.230 The Cliff rises steeply above the River Stour and meadows, and dominates views to the west from the town; this is the most significant aspect of the setting of this sub-area. Views to and within the area will largely be unaffected by the proposed development because of topography and screening provided by the built environment and trees; although from land adjacent to the proposed development site views will potentially be lost of The Cliff. From the southern end of West Street where views of The Cliff are most significant, the proposed development will not be visible. From Blandford Bridge, the site will be peripheral and heavily filtered by trees and additional planting. Views from The Cliff are also an important component of its setting, however, as they enable an appreciation of the key features of Blandford and some of its heritage assets. Views from the permissive paths would be affected by the proposed development, especially in winter. The effect on the ability to appreciate the historic core of the town from the southern

part of The Cliff would be altered although depending upon the location in parts this would be peripheral and filtered by trees. There would however be a noticeable urban encroachment towards the river and an infilling around the existing urban fringe which reduces the historic rural character of the open parkland in views from The Cliff towards the town. The northern part of the proposed site will be more heavily screened because of the groups and rows of trees planted in the Deer Park and along the eastern bank of the River Stour.

Cumulative Effects

- 7.231 In light of the above conclusions it is evident that when taken as a whole, the cumulative effects of the proposed development would seriously undermine the spatial characteristics of the Deer Park, setting of heritage assets, both designated and non-designated (or in the case of the Stables lead to total loss) and setting of different parts of the conservation area. This would result in significant harm to the character and appearance of the conservation area as a result of the intrusive nature of the proposed development spreading suburban development into a previously undeveloped area of land of significant historic and landscape importance.

Mitigation

- 7.232 It is recognized that additional planting and orientation of buildings and open space could contribute to a reduction in the visual impact of the proposed housing development on the conservation area. Furthermore, the sympathetic design and use of materials which reflect those in the historic core of the town would also contribute towards a form which reflects the historic core of the town. However, these elements would not, even taken cumulatively leave the character or appearance of the conservation area unharmed for the reasons already expressed.

8. Conclusions

- 8.1 Although no archaeology has been identified, should any development take place within the area proposed for development, further investigation will be necessary due to the likelihood of prehistoric and Roman occupation in the surrounding area, as well as possible Early Modern settlement indicated by the presence of buildings on the Bowle map of 1657-9.
- 8.2 Several heritage assets would be likely to experience a major significant effect as a result of the proposed development resulting in substantial harm. As described within preceding paragraphs, these are:
- the Blandford, Blandford St Mary and Bryanston Conservation Area;
 - The Grade II ha-ha / defensive ditch and pill boxes;
 - The Grade II listed Bryanston Cottage; and
 - The non-designated Stables and The Deer Park.
- 8.3 Less than substantial harm would be caused to the setting of the Grade I listed Bryanston School. There are three Grade I listed buildings (Portman Chapel, St Peter and St Paul Parish Church, and Coupar House) on which the proposed development will have a slight impact. The wider settings of all these assets in terms of their views over the rural and undeveloped Deer Park are important in understanding their significance, although the impact of the proposed development would be reduced by distance and existing screening, as well as the mitigation discussed above. With this in mind, the development will cause less than substantial harm to the settings of these buildings.
- 8.4 One Grade II listed building (St Martin's, Bryanston) will experience a moderate / slight impact on its setting which will also constitute less than substantial harm.
- 8.5 Nine Grade II listed buildings will experience a neutral/slight impact. The proposed development will constitute a lesser degree of less than substantial harm on these properties, especially as the settings of these assets have already been compromised in some way.
- 8.6 Twenty-four Grade II listed buildings and one non-designated asset will receive a neutral effect by the proposed development and so there will be no degree of harm.
- 8.7 The overall impact of the proposed development on the significance of heritage assets would range from substantial harm to varying degrees of less than substantial harm to no harm at all. According to Paragraph 134 of the NPPF and Policy 5 of the Pre-Submission Local Plan, any degree of harm, no matter how slight, should be weighed against the public benefits of the proposal and a clear and convincing justification will be required. However, given the information

gathered to date serious concerns arise from the suggested proposed development and guidance within the NPPF paras 126 – 141 would apply.

Appendix I: Historic Maps

Map of Bryanston and part of Blandford Forum by William and Margaret Bowle, 1657-9 (Dorset History Centre, Ph.500)

Please note that south is at the top of this historic map.

The road from Blandford (top left) to Bryanston (bottom right) is clearly visible running across the enclosed Crown Meadows to the River Stour; White Cliff Mill Street runs parallel to it to the left. The buildings at Chapel Close are half way along the road. The proposed site lies at Chapel Mead, Dogg Kennel Mead and Reek Close.



Tithe Map of Blandford Forum, 1838 (T/BF)

The Deer Park Stables are visible at 142a as a hovel and paddock. The boundary of the Park is clearly marked running along the south of Bryanston Street, around the grounds of Park House and along the orchard towards White Cliff Mill Street.



Ordnance Survey of 1929

The site of the Deer Park Stables has now been developed as a farm complex and still lies in a largely undeveloped landscape. Very little further building to the west of the town has occurred apart from the construction of the suburban villas to the west of White Cliff Mill Street during the mid-19th century.



Modern Ordnance Survey

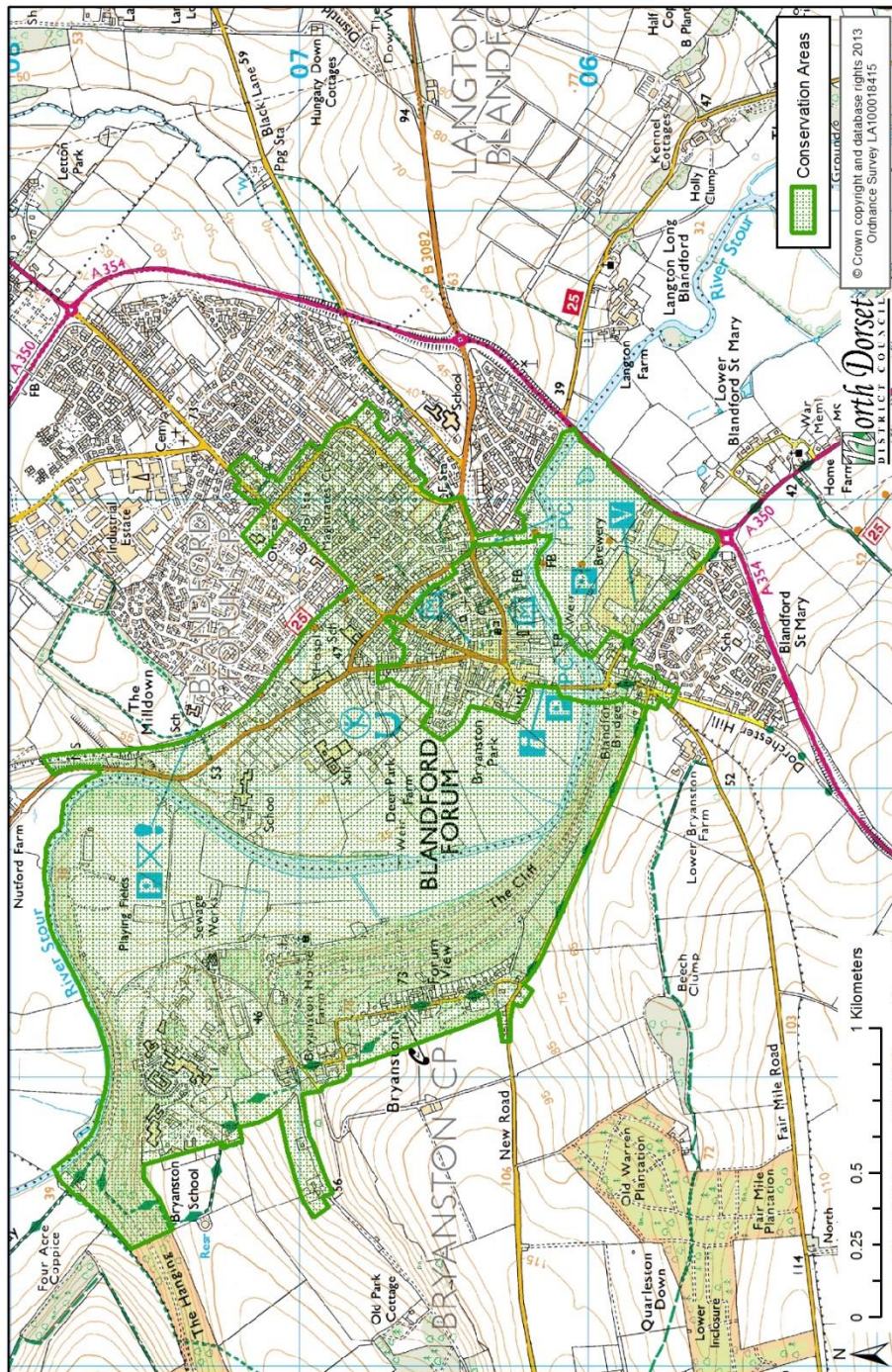
The late 20th century saw substantial infilling to the west of the town and encroachments in the north of the Deer Park. To the south, the urban edge of the town remains confined within the 18th-century boundary of the Park.



Appendix II: Conservation Area

Blandford, Blandford St Mary and Bryanston Conservation Area

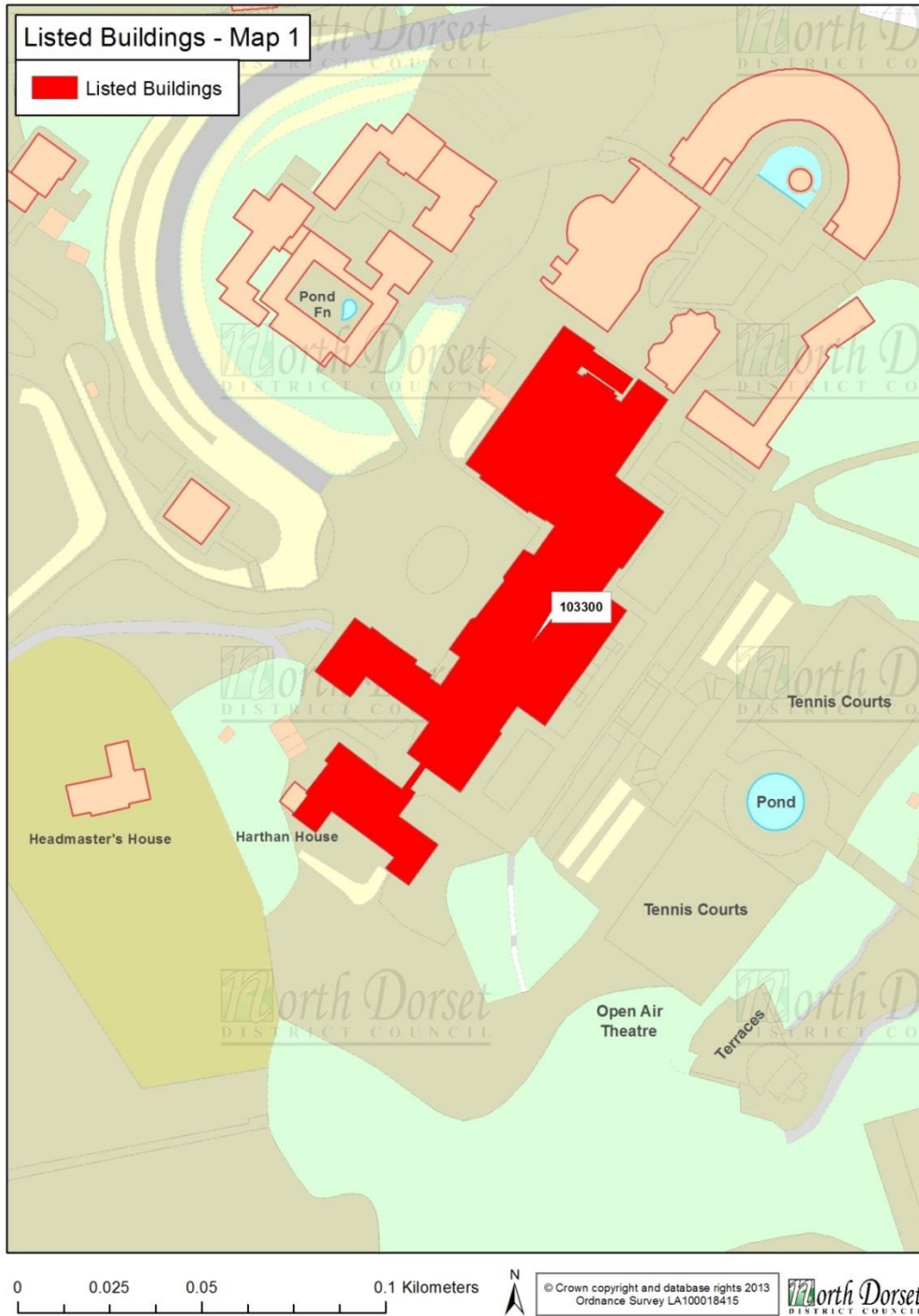
The map below shows the original Blandford Conservation Area and the boundary of the much larger Blandford, Blandford St Mary and Bryanston Conservation Area, which was designated in 1990.



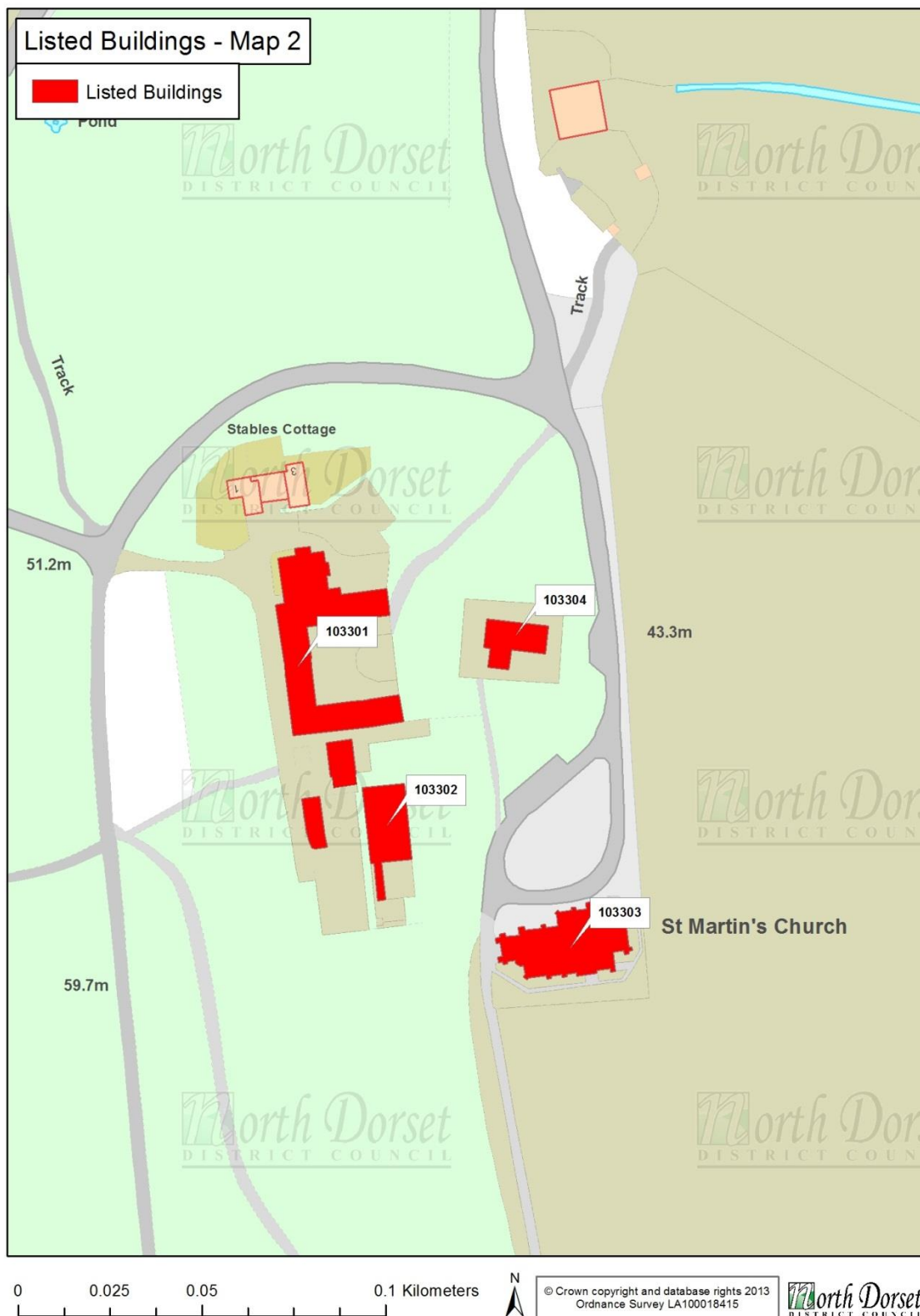
Appendix III: Maps Showing the Location of Listed Buildings

The maps below show the location of the Listed Buildings which could be affected by the proposed development.

Map 1 – Bryanston School



Map 2 - Other Buildings at Bryanston



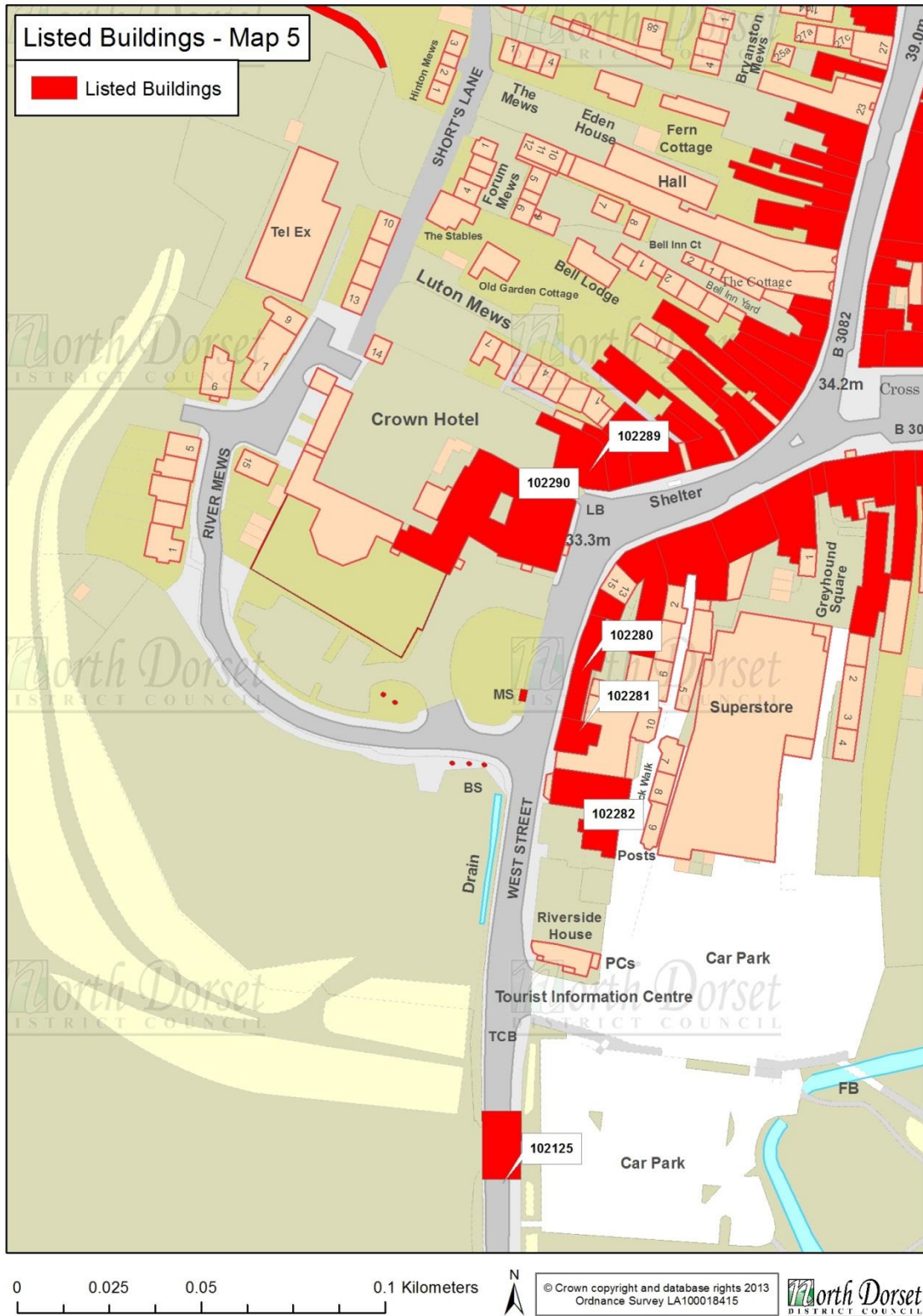
Map 3 – Whitecliff Mill Street



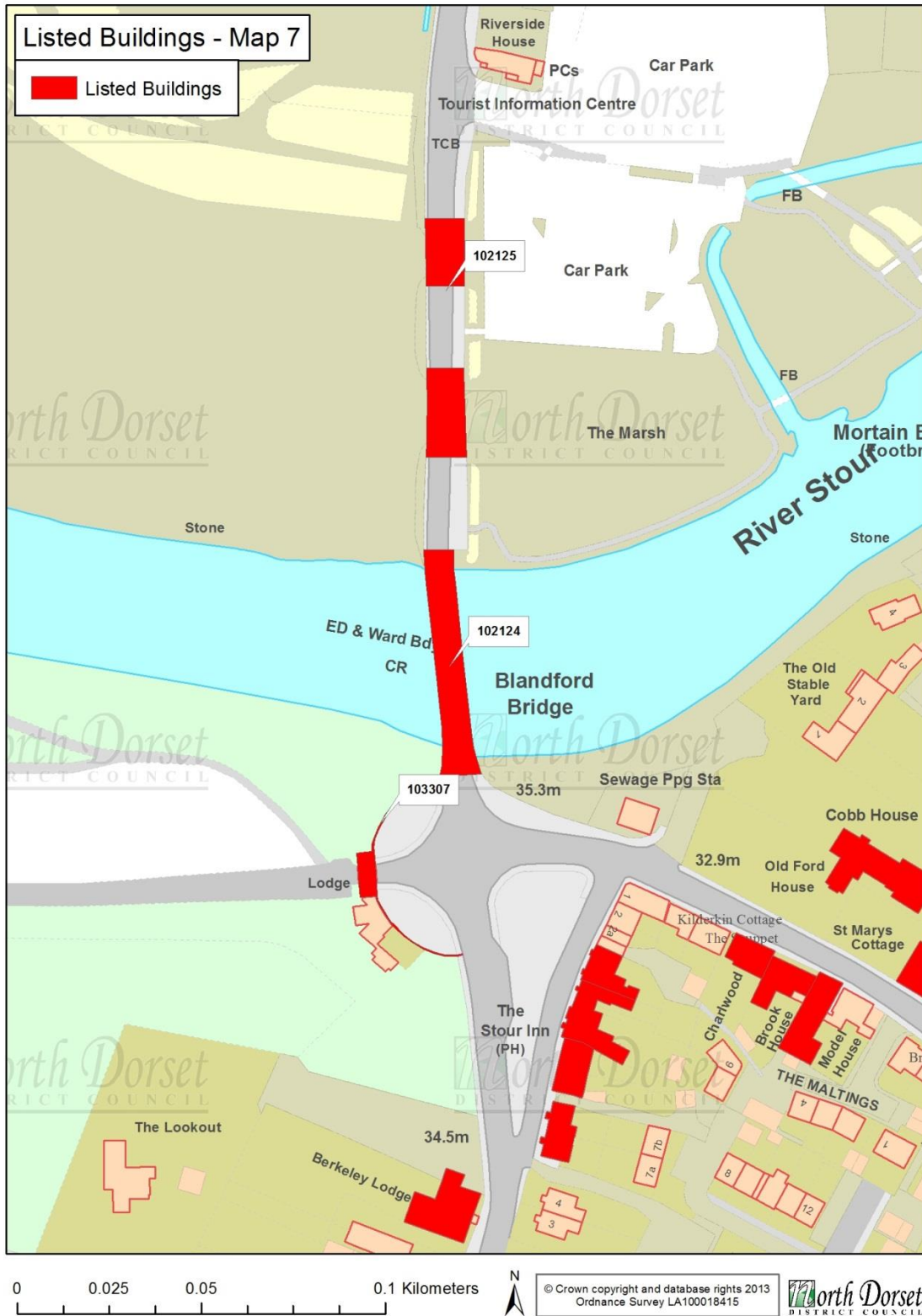
Map 4 – Bryanston Street and Second World War Defences



Map 5 – West Street



Map 7 – Blandford – The Bridges



Appendix IV: Indicative Layout

This indicative layout was prepared by the Crown Estate and shows how 150 dwellings could be accommodated on the Crown Meadows site.

