

## **Comments on the Blandford Plus draft Neighbourhood Plan**

1. The draft plan is very helpful in clarifying the purposes of the plan and the constraints under which it is required to operate. These comments are intended to raise concerns regarding possible conflicts between the proposals in the draft and the constraints, to point out inaccuracies and inconsistencies within the draft and to add suggestions for incorporation that have arisen during the deliberations of the Built Heritage Neighbourhood Plan Team.

### **Planning Issues**

2. The draft plan surprisingly makes no mention of planning enforcement policy, which is essential to the objective of retaining the historic character of the area and the principles expressed under Policies 11, 12 and 13 of removing unsightly or inappropriate features or details. The Town Team, Civic Society, Built Heritage Group and others have all expressed their wish to see stronger enforcement action taken, especially in respect of Buildings at Risk and inappropriate signage and decorative finishes. The establishment of a Local Heritage List would make a valuable contribution to such action.

3. The last sentence of para 1.11 refers to NDDC's preference for no further growth in the town up to 2031. If this is part of the "local plan" it would seem to preclude the proposals for expansion to the North and East of the town. If it is not part of the "local plan" this should be made clear because it opens up the possibility of taking other areas out of consideration for expansion.

### **Community Opinions**

4. Regarding para 1.12, whatever the Parish Council may opine, "upper" Blandford St Mary, at least, functions as part of Blandford Forum and some residents would be happy to see it regarded as such in order to benefit from the higher level of public services provided to the North of Blandford Bridge, eg street cleaning, grass cutting, parking control and highway management. They would be willing to pay the higher level of Council Tax to see those improvements. Many residents of BSM and Bryanston would endorse the survey preference for significant growth to the North and East of the town and little or none to the South and West.

### **SA/SEA Appraisal Framework**

5. Regarding sub-para 3, the Built Heritage Group were concerned to find that there was no clear definition nor an existing list of either designated nor non-designated "heritage assets", though the "designated" category would presumably include listed buildings and scheduled monuments. Former English Heritage, now Historic England, have made clear that they will no longer consider listing of buildings unless they are under immediate threat. In these circumstances, the Group considers it essential to create a North Dorset list of Heritage Assets, with the assistance of local Civic Societies, Parish Councils and the general public, so that the significance of these assets can be sustained and enhanced. The Blandford Railway Bridges, recently awarded funding by the Town Council for their restoration, are a clear example of a heritage asset which should be formally recognised as such.

### **Vision, Objectives, etc**

6. There is an inexplicable change in para 2.6.1 from referring to the Blandford Plus area generally to referring only to the Town Centre, as if the remainder of the area did not have a distinctive historic character which also needs to be retained.

## **Land Use Planning Policies**

7. Para 3.7 is a non-sequitur. It would be grossly improper for NDDC to endorse proposals in the Local Plan which are contested by the Parish Councils concerned in the knowledge that the Neighbourhood Plan is likely to oppose those proposals and provide a more appropriate alternative. There is no need for the Neighbourhood Plan to remain silent.

### **Policy 5**

8. The wording of section iii seems to show an unreasonable preference for developers over the environment. Might it not be better worded as “there is no loss of any sound mature trees”?

### **Policy 10**

9. The triangle between the Stour Inn and the Bryanston School entrance should be designated as a Local Green Space, as should the area between Dorchester Hill and Fair Mile Road up to and including the land recently the subject of an inappropriate development proposal, in view of its habitat characteristics.

### **Policy 11**

10. Re 11.b: there is a wide variety of façade materials in the Blandford conservation area, including tiles, stone, rendering and several colours of brick. The highlighted finishes in the attachment relating to Blandford St Mary illustrate clearly this variety. By all means require materials to be sympathetic to the area, but not that they should all be red brick.

11. Re 11.c: in the interests of energy conservation we would like to see additional wording along the lines of: “This should not preclude the installation of solar panels not visible from the public roadway.”

### **Policy 12**

12. Re Para 3.45: The description of Blandford St Mary bears little resemblance to the Parish in which we live and are familiar with. There is little evidence that it is keen to retain its identity: nearly all the residents use shops, doctors, dentists, churches and recycling facilities in Blandford Forum, whilst many Forum residents use Tesco’s, our only general shop. The older area is not “south of the by-pass”, but lies mainly between Dorchester Hill and the Brewery (witness the 3 listed dwellings in Lower Blandford St Mary and the 20 plus in “upper” Blandford St Mary – see the attached list). The Brewery itself is a typical Victorian brewery of insufficient architectural interest to merit listing, except possibly as a “heritage asset”. There is a mass of high quality formerly “social” housing, and an architecturally interesting modern housing estate. The paragraph and the following one need re-writing along these lines.

### **Policy 13**

13. Re 13.b: The insistence on red brick or flint seems over the top and should be reconsidered.

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22 October 2015

## Appendix: Listed Buildings and Monuments in Blandford St Mary Parish

### “Upper” BSM

#### **Blandford Bridge, Grade II**

**Portland stone ashlar.** 6 semi-circular arches with projecting keys. Low cutwaters. Projecting string. Parapet built up later at South end of bridge, giving horizontal line. This bridge and the two following were "new built" in 1783. First listed 1950

#### **3 Dorchester Hill, (now Blandford St Mary), Grade II**

House, early C19. **Flemish bond brickwork** with tiled roof having end brick stacks. Symmetrical, 2 storeys and attics, 2 window range. 2 canted bays with sashes below, 9-pane sashes above. Central part-glazed C20 door with flat hood. Included principally for group value. (R.C.H.M. Dorset, vol.III, p.44, no.13.) First listed 1955

#### **Pair of Cottages 8 and 9 Blandford St Mary, Grade II**

Pair of cottages, mid C19. **Banded brick and flint with brick dressings.** Ornamental tile roof with end and central brick stacks. Symmetrical, 2 storeys, 4 window range. Cash-iron casements with diamond-pane lights under flat, gauged brick arches. Porches have barge-boards and segmental-pointed gauged brick arches. Part-glazed doors. First listed 1985

#### **The Thatched Cottage, Bournemouth Road, Grade II**

Cottage, probably early C18. **Whitewashed, rendered walls** with thatched roof hipped to the south-west. Brick stack at junction of hip and ridge. Part under hip possibly a C19 addition. 2 storeys, 2 window range. 2-light, wrought-iron casements with leaded-lights. Sash with glazing bars in extension. Entrance now to rear. First listed 1974

#### **St Mary's Cottage, Bournemouth Road, Grade II**

House, mid C18. **Rendered and colourwashed** with tiled roof. Brick stack part way along the ridge. L-plan. 2 storeys, 2 window range in each direction. 12-pane sashes. C20 part-glazed door under flat hood to left of range facing road. First listed 1985

#### **Premises of Hall and Woodhouse, attached to Brook House East, Bournemouth Road (now Hector's Warehouse and 7&8 The Maltings), Grade II**

Industrial building, probably originally a brewery, [now offices] (Now 3 dwellings). Early C19. **English bond brickwork** with half-hipped, tiled roof. T-plan with gable to road. 3 storeys with attics. Central plank loft doors to end wall. Main block of 4 window range. C20 2 and 3-light casements under segmental brick heads. First listed 1985 (Note - now believed to be owned by National Westminster Bank, after taken into receivership)

#### **By-the-way, Ashley Cottage and Bryant's Cottage, Blandford St Mary, Grade II**

Range of 3 cottages, C18. **Flint, brick and rubble with ashlar dressings.** Tiled roof with end brick stack right and part way along the ridge left. 2 storeys and attic, 4 irregular window range. Various sashes and casements with glazing bars. Plank doors and C20 porches irregularly placed. Further facade in end wall is symmetrical with 2-light casements with glazing bars in stone surrounds under stone lintels with keystones. Central attic window of 2-lights with leaded-lights. Central part-glazed door. (R.C.H.M., Dorset, vol.III, p.44, no,17) First listed 1955 amended 1985

#### **Stour View, (now Charlwood), Bournemouth Road, Grade II**

House mid C18. **Colourwashed and rendered** with tiled roof and end brick stacks. 2 storeys and attics, 3 window range. Upper floor right has a 3-light, wrought- iron casement with leaded-lights. Other upper floor windows are 2 and 3-light casements with horizontal glazing bars. Ground floor has 16-pane sashes. Central part-glazed panelled door. (R.C.H.M., Dorset, vol. III, p.44, no.12) First listed 1985

#### **Stour Inn (formerly partly listed as no.4), Blandford St Mary, Grade II**

Inn, late C18 or early C19. **Colourwashed rendered walls** with rusticated quoin left. Tiled roof with stone slate margins and brick stacks left and right of centre. 2 storeys, 5 irregular window range. 9-pane sashes to upper floor. Ground floor has 2 canted bays with sashes flanking central door with flat hood. C20 bay left. Panelled door left, part-glazed door left of centre and plank door right. (R.C.H.M. Dorset, vol.III, p.44, nos. 14 and 15.) First listed 1955, amended 1985.

#### **Stour Cottage and no. 6, Blandford St Mary, Grade II**

Pair of cottages, early C19. **Colourwashed rendered walls** with tiled roofs having stone - slate margins and end stacks to each cottage. 2 storeys and attics, 4 window range. The upper floor has casements with patterned glazing bars. To the ground floor Stour cottage has 2 canted bays with sashes flanking a central doorway with open pedimental hood carried on carved consoles with acanthus entichment. The door is panelled. No. 6 has a 16-pane sashes left and a panelled door with a transom-light. (R.C.H.M. Dorset, vol. III, P.44, no.16) First listed 1955

### **Nos. 1 and 2 Bridge View, Dorchester Hill, Grade II**

Pair of Cottages, early to mid C19. **Rendered, whitewashed walls** with shallow pitched slate roof-with end an central brick stacks. Originally symmetrical. 2 storeys, 4 window range. 12-pane sashes. Central panelled door with transom-lights, No 1 has wooden lattice porch and no. 2 has a later C19 rendered porch.

### **Old Ford House, Bournemouth Road, Grade II**

Detached House, early C18 east end and early C19 west end. **Rendered, colour-washed walls** with tiled roof to earlier part and hipped slate roof to later part. Brick stacks at various locations along ridge. 2 storeys and attics, irregular fenestration. Earlier part has wrought-iron casements with leaded lights, later part has 16-pane sashes. Flush-panelled doors in various positions. (R.C.H.M., Dorset, Vol.III, p.43, no.10) First listed 1985

### **Brook House, Bournemouth Road, Grade II**

House, mid C18. Probably by Francis Cartwright for himself. **Blue header-bond brickwork with red brick dressings.** Tiled roof with end brick stacks. Symmetrical. 2 storeys and attics, 5 bays. 12-pane sashes to ground floor and 9-pane sashes above. Windows have **stone [windows] (lintels) with triple keystones.** Central pilastered doorcase with open pedimental hood carried on carved, double-scroll consoles. Panelled, part-glazed door. Internal features (RCHM): C18 oak staircase with turned balusters, moulded handrail and newels in the form of Tuscan columns; moulded plaster cornices in main ground floor rooms; C19 fireplace surrounds. (R.C.H.M., Dorset, vol.III, p.45/4, no. 11) First listed 1955

## **Lower Blandford St Mary**

### **Church of St Mary 14-7-55 GV Grade II\***

Parish Church, C14 west tower, C15 chancel; south aisle and porch 1837; north aisle and transept 1862; vestry 1908. **Rubble, banded flint and rubble and chequerwork flint and ashlar with ashlar dressings.** Slated and tiled roofs with end stone copings. Plan; nave; chancel; west tower; south aisle and porch; north aisle, transept and vestry. Both medieval and C19 work mainly in the Perpendicular style. West tower: 3-stage, embattled and unbuttressed with moulded strings; C19 south door with chamfered, 4-centred head; west window of 2 pointed lights; single-light belfry windows with chamfered, pointed heads. South aisle windows are pointed, of 2-lights and have labels with carved foliage stops. Chancel south wall has an original 2-light square headed window with stopped label west and a C19 single light window with carved stopped label. Central, blocked, pointed chamfered door. East chancel and north transept windows are C19, pointed, of 3-lights with carved foliage labels. Vestry has 2-light, square headed windows and pointed, chamfered door. North aisle has 2 trefoiled lancets north and a 2-light perpendicular west window. Porch is gabled with a chamfered, pointed arch and a label with carved stops. The south door is pointed and moulded with continuous jambs. Internally the south arcade is of 3 bays with pointed, moulded arches, round columns with moulded capitals and bases. The north aisle arcade is similar, of 2 bays with simpler mouldings. Pointed transept arch with respond piers. Pointed chancel arch of 2 chamfered orders springing from corbels. Pointed tower arch of 2 chamfered orders. Nave and south aisle have plastered waggon roof. Chancel has ribbed waggon roof; transept has collar-truss roof. C19 carved wooden reredos with ogee-headed niches. Communion rails with carved vine scrollwork. Ogee headed trefoil piscina. C19 open traceried pulpit. Fielded panel pews possibly incorporating C18 woodwork. C19 octagonal font with quatrefoils and trefoiled panels. Various C17, C18 and C19 monuments including one of 1758 to Francis Cartwright the architect. (R.C.H.M. Dorset, vol. III, p.40/1, no. 1. Newman, J and Pevsner, N. The Buildings of England: Dorset, 1972, p.101.) First listed 1955

### **Clerkenwell House Grade II**

House, early C18. **Banded brick and flint with some rubble.** Tiled roof with slate margins and end brick stacks. Western addition has a tiled, half-hipped roof with a brick stack part way along the ridge. Brick first floor plat band, coved plaster eaves. 2 storeys and attics, 5 window range to main block. 9-pane sashes under flat, rubbed brick arches. Central porch. Internal features (RCHM): oak staircase with turned balusters, moulded handrails and square newel posts. (R.C.H.M. Dorset, vol. III, p.43, no.4) First listed 1985

### **The Old Rectory Grade II**

Rectory, dated RW 1732 on staircase, early C19 alterations and north western extension of 1870. **Facade in header bond brickwork** with tiled roof having slate margins and end brick stacks. Coved plaster cornice. 2 storeys with attics and basements. 5 bay 2:1:2. Flat gauged arches to windows with 3 part keystones. Brick aprons. Upper floor has original 12-pane sashes with thick moulded glazing bars. Lower floor has replacement 12-pane sashes. Door approached up semi-circular flight of steps. Doorcase has moulded, lugged architrave and pilastered surround with open segmental hood borne on double-scroll consoles with acanthus enrichment above. 8 fielded-panel door. Early C19 canted bays to rear. C19 extension is in English-bond brickwork and has hipped, tiled roof. Of 4 irregular window ranges including a projecting bay right. Various sash and casement windows, some of the ground floor openings having relieving arches. Near central C20 part-glazed plank

door. Internally the main house has an original oak staircase with 3 balusters per tread. These take the form of vases surmounted by Tuscan columns. The newels are larger Tuscan columns. The spandrels bear carved scrolls. Heavy moulded handrail. The wooden landing fascia bears arabesques and is dated. There are various moulded cornices and panelling and several early C19 fireplaces. The whole house is very similar to some of the larger town houses of Blandford Forum. (R.C.H.M. Dorset, vol. IV, p.42/3, no.3. Newman. J, and Pevsner, N. The Buildings of England: Dorset, 1972, p.101/2) First listed 1955, amended 1985.

#### **The Manor House Grade II \***

Manor house, early C17 and c.1700, mid C18 remodelling. C19 and later additions to the north and east. **English bond brickwork with ashlar dressings.** Tiled roofs with end brick stacks. T-plan. 2 storeys and attics. South front of 4 bays with 2 and 4-light mullioned windows. These have **gauged brick heads over with bricks projecting to represent keystones.** First-floor plat band. Second bay from right has wooden porch with Tuscan pilasters and an elliptical archway. To the left the gable of the south-west cross-wing has **3 and 4-light stone mullioned windows** with returned labels and a French window to the ground floor. South-west front is symmetrical of 3 bays with 2 and 4-light stone mullioned windows with returned labels. Internal features (RCHM) : drawing room has enriched C18 panelled plaster ceiling, bolection-moulded wall panelling and fireplace with panelled pilasters; rich plasterwork to staircase walls; C18 staircase with open strings and turned balusters of vase and Tuscan column pattern; dining room has enriched plaster cornice; various C17 and C18 fireplaces; C17 oak panelling. (R.C.H.M. Dorset, vol.III, p.41/2, no.2. Newman, J and Pevsner, N. The Buildings of England; Dorset, 1972, p.102) First listed 1955

#### **Monuments in Lower Blandford St Mary Churchyard**

##### **Brine Monument, in the churchyard, 7m south of chancel of St Mary's church, Grade II**

Table tomb, 1770 to James Brine and his first and second wives, Jane and Alicia. Ashlar with flat top and panelled sides. End pilasters bear channelled key-pattern decoration. (R.C.H.M. Dorset, vol. III, p.41, no.1) First listed 1985

##### **Wheller family monument, in the churchyard, 11m south of south aisle of St Mary's church, Grade II**

Table tomb, 1731. Ashlar with flat top with inset carved shield. Panelled sides. Central oval panel bears egg and dart enrichment. A number of inscriptions to members of the Wheller and Tickland families. (R.C.H.M. Dorset, vol.III, p.41, no.1.) First listed 1985

##### **Elizabeth Jones monument, in the churchyard, 4m south of chancel of St Mary's church GV, Grade II**

Table tomb, early C19. Ashlar with panelled sides and flat top. To Elizabeth Jones. Inscription mostly illegible. First listed 1985

##### **Dale monument, in the churchyard, 14m south of south aisle of St Mary's church. Grade II**

Table-tomb, 1780. Ashlar with flat, moulded top and panelled sides. Central panels oval. Inscriptions to James and Elizabeth Dale. First listed 1985

#### **Elsewhere in the Parish**

##### **Littleton House, Littleton, Grade II**

House, now divided into 3 dwellings, late C18 of more than one build. **Colour-washed**, Flemish bond brick with chamfered plinth and cornice with alternating fluting and paterae. Hipped, tiled roof with brick stacks part-way along the ridge. Symmetrical. 2 storeys with attics and basements. 9 window range. 12-pane sashes with elliptical heads in gauged brick with keystones and impost blocks. Central doorway with moulded architrave bearing keystones and impost blocks. Door of 6-vertical panels reached up a flight of stone steps. Elliptical fanlight Flat porch on Ionic columns and pilasters. Left gable has 2 large round-headed windows. (R.C.H.M. Dorset, vol. III, p.43, no. 5.) First listed 1955

##### **Stables to The Down House, Grade II**

Stable block, part late C18 and part early C19. **Brick walls** with hipped tiled roofs. L.-plan. Single storey with lofts. Original range has central round-headed carriageway flanked by 2 round-headed windows which are themselves flanked by circular lights. Double plank doors. The later range contains 4 coach houses and has irregular fenestration. (R.C.H.M. Dorset, vol. III, P.44, no.22) First listed 1985

##### **Milestone at NGR ST 871032, Thornicombe, Grade II**

Milestone, C19. Stone with pointed top and incised inscription, "Dorchester 14 Blandford 2" (Dorset Milestones Survey, 1980). First listed 1985