

Fontmell Magna Neighbourhood Plan

HERITAGE ASSESSMENT Relating to proposed site allocations

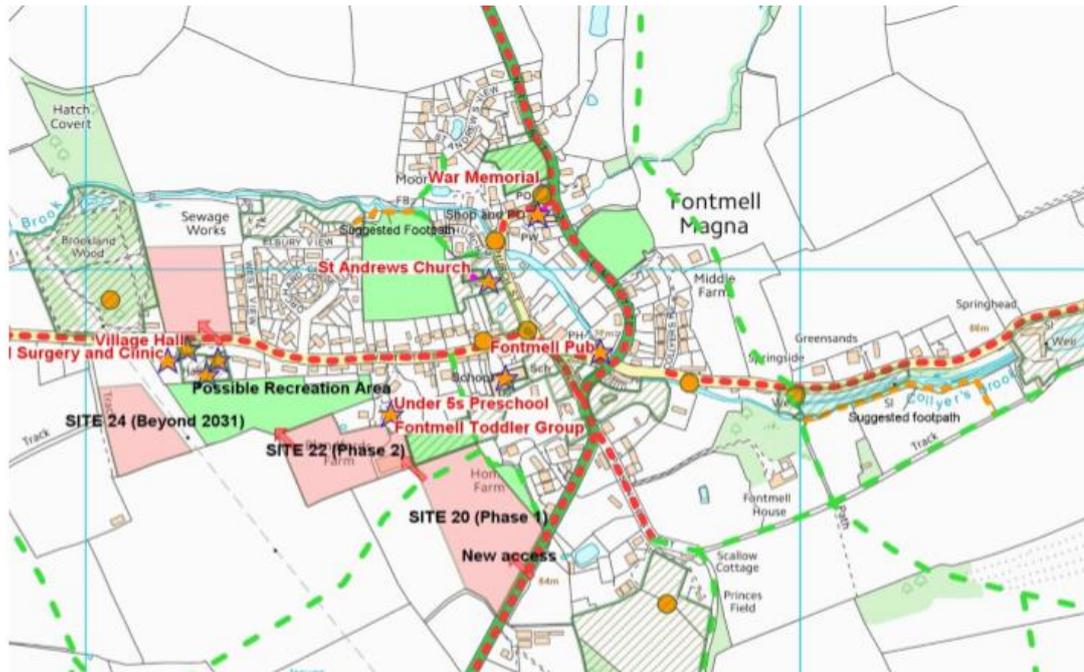


Kevin Morris Heritage Planning

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1. Introduction

- 1.1 This heritage assessment has been produced to support the Fontmell Magna Neighbourhood Plan. It has been prepared in order to inform the soundness of the preferred sites for housing within the draft Plan as illustrated below.



Suggested site allocations: 1, 20, 22 and 24. The Possible Recreation Area to the south of West Street has also been included as part of the assessment.

- 1.2 The key characteristics of the cumulative allocation are that they consist of a series of small scale, low lying paddocks used mainly for grazing and hay crop set within an attractive pastoral landscape on the edge of the village. They form part of the green undeveloped edge to the west and south of West Street and lying within the Fontmell Magna Conservation Area. The fields fall within the conservation area boundary as they contribute to the setting of several designated and non-designated heritage assets (and other neutral buildings in terms of their contribution to local heritage). The purpose of this document is to assess the significance of any effects of the suggested allocations and resultant 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 the allocations within the Fontmell Magna Neighbourhood Plan. 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 Historic England in Conservation Principles (Policies and Guidance) April 2008 and The Setting of Heritage Assets (July 2015). The document is structured as follows: The Legislative, National and Local Policy Frameworks; Historic England Guidance; Analysis of the Heritage Assets and the Impact of Proposed Development; and Conclusions.

- 1.3 Four areas will therefore be considered as part of this study; archaeology, statutory listed buildings, non-designated heritage assets as determined from examination of the context (there is no published local list for Fontmell Magna) and the Fontmell Magna Conservation Area. An examination will be made of the significance of each of the assets and then the degree to which the proposed allocations are likely to impact upon the significance of the asset together with any mitigation that should be considered resulting from any harm caused by the proposals.

2. Legislative Framework

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 gives provision a schedule of monuments which are protected. 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'. 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'. 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. 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'. 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. 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 North Dorset Local Plan Part 1 sets out the strategic planning policies for the district and was adopted by the council on 15 January 2016. Policies contained within the Plan replace a large number of the policies set out in the local plan that was adopted in 2003 and all planning decisions must be made in accordance with the development plan unless 'material considerations' indicate otherwise. At the time of writing, North Dorset District Council is embarking on producing a new Local Plan for the District, which will replace both the North Dorset District-Wide Local Plan (1st Revision) (adopted in January 2003) and the North Dorset Local Plan Part 1 (adopted in January 2016). To help in this process the Council has completed a 'Call for Sites' consultation Strategic Housing Land Availability Assessment (SHLAA) to identify sites that may have potential for development over the next 15 years. The 'Call for Sites' was an opportunity for agents, landowners and developers to submit land which they believe could be developed to meet future demand for homes and jobs. All the submissions are now being evaluated.
- 4.2 Policy 5 of the Local Plan (a copy attached as an appendix) from paragraphs 4.113 to 4.177 lays out the District Council's approach to safeguarding North Dorset's historic environment. It reflects national policy guidance and requires those proposing development

to provide an assessment of the likely heritage impacts arising from development, including the impact on setting.

5. Conservation Principles

- 5.1 Historic England'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. Historic England'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. 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. 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. 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. 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

consider the public benefit of the proposed change against the harm to the place.

6. The Setting of Heritage Assets

- 6.1 Whilst the proposed sites within Fontmell Magna do not have a direct impact upon known archaeology, statutory listed buildings or non-designated heritage assets, they do have a direct impact upon the character and appearance of the conservation area. However, this direct impact relates largely to the loss of setting as the agricultural land does not in itself have any known heritage significance and has clearly been included within the conservation area to provide a setting. The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991) and NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting.
- 6.2 In order to make an informed assessment therefore, reference has been made to the setting guidance produced by Historic England 'The setting of Heritage Assets' published in July 2015. This document provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It states that the NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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 document makes clear that all of the following matters may affect the understanding or extent of setting:
- While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals; for instance, new understanding of the relationship between neighbouring heritage assets may extend what might previously have been understood to comprise setting
 - Extensive heritage assets, such as landscapes and townscapes, can include many heritage assets and their nested and

overlapping settings, as well as having a setting of their own. A conservation area will include the settings of listed buildings and have its own setting, as will the village or urban area in which it is situated

- The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design (e.g. a quiet garden around a historic alms house located within the bustle of the urban street-scene)
- Setting in urban areas (*and I would argue villages*), given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account

6.3 The Historic England 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:

Step 1: identify which heritage assets and their settings are affected

The starting point of the analysis is to identify those heritage assets likely to be affected by the site allocations and resultant development. 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.

Step 2: assess whether, how and to what degree these 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 the heritage asset makes a contribution to its significance and the extent of that contribution.

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance

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.

Step 4: explore the way to maximise enhancement and avoid or minimise 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 and secure appropriate mitigation.

Step 5: make and document the decision and monitor outcomes

Determination will be guided by reference to adopted national and local policies and adopted guidance including that produced by Historic England. When determining the impact of the proposed site allocations 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. This requires the implications of proposed development affecting the setting of heritage assets to be considered on a case-by-case basis.

7. Analysis of Heritage Assets and the impact of the site allocations

- 7.1 The broad conservation philosophy of Historic England 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. The following analysis will identify and assess the significance of individual heritage assets in close proximity to the proposed sites and the degree to which, if any, the proposals affect 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). 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. 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 four sites could potentially be changed by intervisibility with the new housing development or associated recreational facilities. 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. It should be noted that the contribution a setting makes to the significance of an asset or assets 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 Historic England by identifying each asset and assessing whether, how and to what degree setting makes a contribution to the significance of the heritage asset(s). 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 Fontmell Magna on level or very gently sloping ground sloping away from West Street together with existing vegetation (although the latter should not be relied on as a permanent visual barrier) limits the likely impact the development would have on the majority of heritage assets in the historic core of the village. 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 particularly along West Street. This report will take each asset in turn and apply the tests above.

- 7.2 In terms of Archaeology consideration has been given to monuments on Fontmell Down and land south of The Springhead. With regards to buildings, all structures and buildings on West Street, West View, and Elberry have been considered as well as those on Church Street, The Knapp and Pipers Mill. Consideration has also been given to St. Bartholomew's Church in Sutton Waldron given its status within the wider landscape. The conservation area as a whole has also been considered. Each one of these is considered in turn below.

Archaeology

7.3 Assessment Step1:

Given the local topography and location of scheduled monuments, consideration has been given to those situated on Fontmell Down, two cross dykes south of Gourds Farm, and the medieval strip lynchetts south of The Springhead.

7.4 Assessment Step 2:

Being scheduled the two sites are considered to be of national interest and therefore highly significant. Both sets of monuments have, as a result of their type, a physical presence within the landscape and they do have a setting. Their setting is dependent upon the surrounding open landscape which in the case of the cross dykes is dependent upon the open character of the downland (although undermined by the small plantation) and is publicly accessible leading to a wider appreciation of their setting. The setting of the lynchetts is governed by existing hedgerows and trees in addition to the underlying topography. Again, whilst it should be noted that setting is not dependent upon public access, the site is publicly accessible which again enhances and enables appreciation of their setting. In both cases their settings contribute towards our understanding and appreciation of their original defensive and agrarian uses and thus contribute towards their significance.



Above: The Cross Dykes, Fontmell Down



Above: The lynchetts. Source: Dorset Explorer

Step 3: in terms of assessing the possible effect on the significance of both assets, it is considered that there will not be an effect upon their significance. In both cases the monuments are sufficient distance away from the proposed sites which, together with the combination of topography, landscape features and existing buildings, result in no harm being caused. In turn this negates the need to apply steps 4 and 5 of the assessment criteria.

- 7.4 Despite the above however, it should be noted that given the proximity of the sites to the village core and references to the doomsday, further archaeological investigation including interrogation of the Historic Environment Record is recommended should the suggested sites be confirmed and developments proposed.

Listed Buildings

7.5 Assessment Step 1:

Following a review of the four sites identified within the Plan, the following statutory listed buildings have been identified as warranting further analysis. All have national significance and are reliant upon their curtilage and wider setting for an appreciation of and contribution to their special interest. The majority are in West Street although due to its scale, role within both the immediate and wider environment St. Andrew's Church has also been included. The buildings are as described within the statutory list descriptions: Barn Cottage and No 61 (*Rose Cottage*), Myrtle Cottage, Blandfords Farm House, Nos 58 and 59, No 56, Gable Cottage, Gossips Tree Cottage, Nos 67, 68 and 69 and the Church of St Andrew. Other listed buildings including for example The Bennett Bishop monument (in the churchyard 5 m north of the

north aisle of the Church of St Andrew), Brook House and Cross House along Church Street, The Knapp and Crown Hill were also examined on site together with Pipers Mill to determine the likely impact arising from the allocations but have, due to the topography of the village, location of other buildings and their relative physical and visual remoteness from the allocated sites, been dismissed. Furthermore St. Bartholomew's Church in Sutton Waldron has also been considered, not as a result of any direct impact but due to the visibility of the church from further afield and its visual role within the wider landscape. Further reference to this will be made. In light of the numbers to be examined, each asset identified above will be reviewed individually and the stepped process applied.

Barn Cottage and number 61(*Rose Cottage*)

7.6 Assessment step 2:

These are perhaps the listed buildings most likely affected by the proposed allocations and proposed land uses. Located on the southern side of West Street, both cottages have a frontage onto the street set behind a small area of garden and form part of and are integral to the creation of an attractive village townscape. The rear of the cottages are not untypical rear domestic gardens which in turn are located immediately adjacent to Site 24 within the Neighbourhood Plan allocations. Although described as 19th century it is most probable that they date from an earlier century at least. In light of their date or perceived date of construction and location on West Street it is evident that part of the significance of the building stems from their relationship with their rural setting which has existed since their construction. The late 19th century plan included within the conservation section of this report clearly shows these cottages in an isolated rural location, their inclusion within a wider street scene resulting from later 19th and 20th century developments. This rural character and visual connection and relationship with the adjacent agricultural land which is seen in the round given views through both gardens to their rear from West Street is an important contributor towards their significance.



Above: view of the cottages from West Street illustrating their role creating an attractive village street scene. This also forms part of their setting which extends to the sides and rear of the properties. Views are possible through the gardens towards the allocated site 24.

Below: View from the allocated site for possible recreation towards the rear of the listed buildings with Fontmell Down in the distance and 20th century development adjacent.



7.7 Assessment Step 3:

The next step is to assess the effect of the proposed allocations on the significance of the assets as a result of an effect on their setting. As stated previously these are perhaps the listed buildings most likely affected by the proposed allocations albeit indirectly. Given their location on the southern side of West Street, their northern setting and views to them from the east and west along West Street will in the main not be affected. Views through the gardens from West Street have the potential

to be affected by built development or other structures reducing the existing connectivity with their rural setting. However, their setting to the south extends beyond their rear garden and as mentioned this rural character and visual connection and relationship with the adjacent agricultural land is an important contributor towards their significance. The allocation therefore has the potential to cause harm to the current setting and therefore to the significance of the heritage assets. Whilst the impact is not direct, the loss of setting (in part) can be described harmful, but as less than substantial.

7.8 Assessment Step 4:

In light of the above, step 4 must be applied which seeks to maximise enhancement and minimise harm. As the guidance states, maximum advantage can be secured if any effects on the significance of the heritage assets arising from development liable to affect its setting are considered from the project's inception. Early assessment of the buildings' setting should therefore provide a basis for agreeing the scope and form of development within this allocated area, reducing the potential for harm. Such mitigation could include securing a layout of recreational facilities including structures which secures a degree of openness at the rear of these properties and visual connectivity with the wider rural setting. Additional planting in the form of hedgerows and trees could also reinforce the rural nature of the site and their historic connection with their agricultural surroundings.

7.9 Assessment Step 5:

This step deals with making and documenting the decision and monitoring outcomes. Allocation of the sites and determination of any subsequent planning applications will be guided by reference to adopted national and local policies and adopted guidance including that produced by Historic England and used in this assessment. When determining the impact of the allocation and resultant proposed development on the significance of these designated heritage assets, the general presumption will be to safeguard the assets' conservation.

Myrtle Cottage

7.10 Assessment step 2:

Situated on the north side of West Street, this listed building is set back from the road frontage with a narrow verge, boundary wall, garden and parking area. It forms an important element of the streetscape and its setting relates both to the street and with buildings adjacent although with the exception of

Blandfords Farmhouse, those east and west are of no heritage significance. Its rear garden sits to the rear of open space which in turn is at the rear of St. Andrew's Church.



Above: Front elevation of Myrtle Cottage

7.11 There is therefore an intervisual relationship between the two and its setting generally is an important contributor to its significance as a rural vernacular building. Its setting isn't however reliant upon the land allocated for housing or possible recreation, as the physical barrier between it and the allocated land provides a visual stop and edge to the setting on its southern side.

7.12 Assessment Step 3:

Given the degree of physical and visual separation between Myrtle Cottage and the allocated sites, the latter do not form part of its close, intermediate or wider setting and the significance of the building will not therefore be affected by the allocation. It is considered therefore that steps 4 and 5 are not necessary.

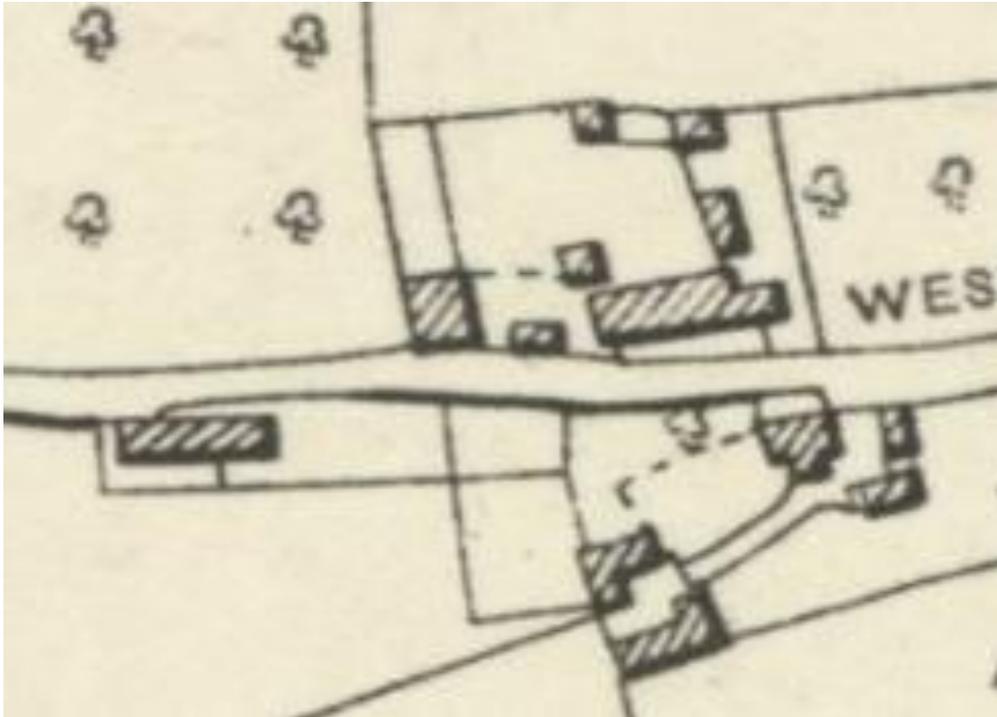
Blandfords Farm House

7.13 Assessment Step 2:

Dating from the 17th century this building and those former service buildings adjacent all make a significant contribution towards the street scene which in turn forms an important and contributory part to its setting and significance.

7.14 Part of this setting is also reliant upon its relationship with its former service buildings and those earlier buildings adjacent i.e. Myrtle Cottage. The extract from a late 19th century map below

shows this historic relationship and the existence of other serviced buildings accessed through the yard to the south. These have now been replaced with a late 20th century property Gundels. This later property combined with Shambani and a modern farm building also to the south create a physical edge to the historic setting of the listed building and separate it from the site allocations.



Above: Extract from late 19th century map of the village. The farm and farm buildings are located in the south east corner.



Above: Blandfords Farm's relationship with West Street.



Above: View directly towards Blandfords Farm House from the allocated site with Gundels just visible between the trees.

7.15 Assessment Step 3:

Given the degree of physical and visual separation between Blandfords Farm house and the allocated sites, the latter do not form part of its close, intermediate or wider setting and the significance of the building will not therefore be affected by the allocation. It is considered therefore that steps 4 and 5 are not necessary.

Nos. 56, 58 and 59

7.16 Assessment Step 2:

All of these buildings are all reportedly 19th century (56 later) dwellings located immediately adjacent to West Street on its southern side. They are all important contributors towards the street scene which in turn creates their frontage setting. The buildings directly opposite are mid to late 20th century dwellings with landscaped open-plan frontages which provide the listed buildings with a sensitive northern edge to their setting.



Above: 56, 58 and 59 looking west along West Street

7.17 The rear of the properties all benefit from long rear gardens with their southern boundaries lying alongside St. Andrew's Church of England Primary School. The school building, its immediate grounds and a playing field to the south-west of the curtilages of the listed buildings provide enclosure to individual and collective setting of these listed buildings. Given the proximity of the listed buildings, the school, open space and other buildings between them and the site allocations it is clear that there is no reliance upon those allocations for a contribution towards their setting.

7.18 Assessment Step 3:

Given the degree of physical and visual separation between these three listed buildings and the allocated sites, the latter do not form part of their close, intermediate or wider setting and the significance of the buildings will not therefore be affected by the allocation. It is considered therefore that steps 4 and 5 are not necessary.

Gable Cottage

7.19 Assessment Step 2:

This property is situated at the eastern end of West Street and is set back from the road frontage by a deep front garden. It faces the row of listed buildings 67, 68 and 69 West Street which create a physical barrier to its wider street setting. The combination of what is an important vernacular building and front garden provides an interesting and attractive frontage to the street scene. This streetscape setting is an important

contributor towards its significance although this is compromised when viewed from the west by the entrance and parking area into St. Andrew's Church of England Primary School. Its rear garden also backs onto the school so its setting at the rear is framed by the school building and its grounds. Its setting is therefore limited and this in turn reduces, when compared with other listed buildings within the locality, the contribution made by its setting towards its significance.



Above: gable Cottage

7.20 Assessment Step 3:

Given the degree of physical and visual separation between Gable Cottage and the allocated sites the latter do not form part of its close, intermediate or wider setting and the significance of the building will not therefore be affected by the allocations. It is considered therefore that steps 4 and 5 are not necessary.

Gossip Tree Cottage

7.21 Assessment Step 2:

This is an important 15th century cottage with subsequent alterations in the 17th, 18th and 20th centuries. The cottage has a relatively wide setting, formed by both private and public realm. To its south, the property benefits from a rear garden and wooded open space which combined with a boundary wall create a strong sense of landscaped enclosure on the junctions of West Street, Church Street, Crown Hill and The Knapp. Its public setting is created from its position on the road junctions which affords both

immediate and longer distance views to and from the property. These views and setting enable and appreciation of the building and therefore make a significant contribution towards its special interest.



Above: Gable Cottage

7.22 Assessment Step 3:

Given the degree of physical and visual separation between Gable Cottage and the allocated sites the latter do not form part of its close, intermediate or wider setting and the significance of the building will not therefore be affected by the allocations. It is considered therefore that steps 4 and 5 are not necessary.

Nos. 67, 68, 69 and pump, West Street

7.23 Assessment Step 2:

The three vernacular cottages of various 18th century build (and later additions) together with a detached, thatched pump on the road frontage, form an important group on the north side of West Street near to the junction with Church Street. The buildings are set back from the street by a green sandstone wall and hedge which presents an attractive group which in turn creates an important element of the village streetscape.



Above: The West Street frontage

- 7.24 In terms of setting their southern aspect is enclosed by Gossips Tree Cottage, Gable Cottage and numbers 54 and 55 West Street together with the access and parking area to the school. Their setting also extends along West Street with views to this group gained from the east and west.



Above: The thatched pump

- 7.25 To the rear of the properties, their gardens provide a wider setting which also has a strong visual connectivity with the Church as indicated below. The cumulative effect is that the setting forms an important contributor to their appreciation and significance, providing a connectivity with their rural village context and relationship with the Parish Church.



Above: view towards 67, 68 and 69 showing the visual relationship with the church and their wider setting.

7.26 Assessment Step 3:

Given the degree of physical and visual separation between Nos. 67, 68, 69 and the pump, the allocated sites do not form part of their close, intermediate or wider setting and the significance of the buildings will not therefore be affected by the allocation. It is considered therefore that steps 4 and 5 are not necessary.

The Church of St Andrew

7.27 Assessment Step 2:

This important grade II* listed parish church has a west tower of C15 origin with the remainder dating from 1862. It is located on a prominent location, on raised ground above Church Street and to the north of West Street. It has a visual connectivity with the village and its role and status within the village is apparent from numerous locations. The building has an immediate setting provided by its yard, but also an intermediate and wider setting due to its scale and in particular its tower and degree of resultant visibility. This setting in its broadest terms is highly significant and a major contributor to the significance of the asset.



7.28 Assessment Step 3:

Given the degree of prominence of the Church, and in particular its tower there is albeit slight, a visual connectivity between the allocated sites and the Parish Church. The impact of development on these sites will change the existing visual relationship the landscape has with the church and whilst the impact is not direct, a degree of loss of setting (in part) should be recorded although any harm would be less than substantial.

7.29 Assessment Step 4:

In light of the above, step 4 must be applied which seeks to maximise enhancement and minimise harm. As the guidance states, maximum advantage can be secured if any effects on the significance of the heritage assets arising from development liable to affect its setting are considered from the project's inception. Early assessment of the Church's setting would provide a basis for agreeing the scope and form of development within the allocated areas and therefore minimise any impacts upon the setting of the Church. Such mitigation could include securing a layout that at least maintains a series of open views through the site from its rural hinterland towards the tower thus maintaining its visual connectivity with the wider rural setting.

7.30 Assessment Step 5:

As stated previously, this step deals with making and documenting the decision and monitoring outcomes. Allocation of the sites and determination of any subsequent planning applications will be guided by reference to adopted national and local policies and adopted guidance including that produced by English Heritage and used in this assessment. When determining the impact of the

allocation and resultant proposed development on the significance of these designated heritage assets, the general presumption will be to safeguard the assets' conservation.

Church of Saint Bartholomew

7.31 Assessment Step 2:

This important grade II* listed parish church dates from 1847 and is situated at the southern end of Church Lane, Sutton Waldron to the south of Fontmell Magna. This has been included given the status of the church, its role within the community and its intervisibility with the allocated sites. In the same way as St. Andrew's Parish Church, St. Bartholomew's was designed to dominate the local landscape reinforcing the status of the church within the local community and its wider setting.



View across the allocated sites towards Sutton Waldron. The Church steeple is visible as part of the skyline.

7.32 Assessment Step 3:

Although the prominence of the church steeple is not significant, there is a slight visual connectivity between the allocated sites and the Church. The impact of development on these sites will in a very small way change the existing visual relationship the landscape has with the church and whilst the impact is not direct, a degree of loss of setting (very slight) should be recorded although any harm would be less than substantial.

7.33 Assessment Step 4:

In light of the above, step 4 should be applied which seeks to maximise enhancement and minimise harm. As stated previously, maximum advantage can be secured if any effects on the significance of the heritage assets arising from development liable to affect its setting are considered from the project's inception. Early assessment of the Church's wide setting would provide a basis for agreeing the scope and form of development within the allocated areas and therefore minimise any impacts upon the setting of the Church. Such mitigation could include securing a layout that at least maintains a series of open views through the site towards the steeple thus maintaining (albeit slight) a visual connectivity with the wider rural setting.

7.34 Assessment Step 5:

As stated previously, this step deals with making and documenting the decision and monitoring outcomes. Allocation of the sites and determination of any subsequent planning applications will be guided by reference to adopted national and local policies and adopted guidance including that produced by English Heritage and used in this assessment. When determining the impact of the allocation and resultant proposed development on the significance of these designated heritage assets, the general presumption will be to safeguard the assets' conservation.

Non-designated heritage assets

- 7.35 A review has been undertaken of buildings within West Street in particular that could be identified as non-designated heritage assets worthy of consideration as part of this review. There are two dwellings worthy of consideration although not forming part of any formal list of locally listed building held by the local planning authority. They are 66 West Street and 54,55 West Street.

66 West Street

7.36 Assessment step 2:

Situated on the north side of West Street, this un-listed building is set back from the road frontage with a narrow verge, boundary wall and railings with front garden. A side access is situated on its western side. It is a well-mannered double fronted house which, due to its design, form and appearance forms an important element of the streetscape. Its setting relates both to the street and with buildings adjacent although with the exception of Myrtle Cottage nearby and Barn Cottage

and 61 to its south, none are of heritage significance. Its rear garden sits to the rear of open space at the rear of St. Andrew's Church.



Above: Front elevation of Myrtle Cottage

7.37 Its setting generally is an important contributor to its significance as a rural polite, 19th early 20th century dwelling house. Its setting isn't however reliant upon the land allocated for housing, as the physical barrier of buildings between it and the allocated land provides a visual stop and edge to its setting on its southern side.

7.38 Assessment Step 3:

Given the degree of physical and visual separation between the property and the allocated sites, the latter do not form part of its close, intermediate or wider setting and the significance of the building will not therefore be affected by the allocation. It is considered therefore that steps 4 and 5 are not necessary.

Nos. 54 and 55

7.39 Assessment Step 2

This pair of 19th century buildings are located immediately adjacent to West Street on its southern side set behind a narrow verge and garden. Their banded brick and flint elevations, tiled roof with stack and gabled frontages provide an attractive frontage to the street and are important contributors towards the street scene which in turn creates their frontage setting. The buildings directly opposite comprise mid to late 20th century dwellings with landscaped open-plan frontages and the thatched pump and listed buildings at 67, 68

and 69 west Street which provide the buildings with a sensitive northern edge to their setting.



Above: 54 and 55 looking west along West Street

7.40 The rear of the properties all benefit from long rear gardens and in a similar fashion to their neighbouring listed properties 56, 58 and 59 West Street, their southern boundaries lying alongside St. Andrew's Church of England Primary School. The school building, its immediate grounds and a playing field to the south-west of the curtilages of the listed buildings provide enclosure to the individual and collective setting of these two non-designated heritage assets. Given the proximity of the listed buildings, the school, open space and other buildings between them and the site allocation it is clear that there is no reliance upon the site allocations for a contribution towards their setting.

7.41 Assessment Step 3:

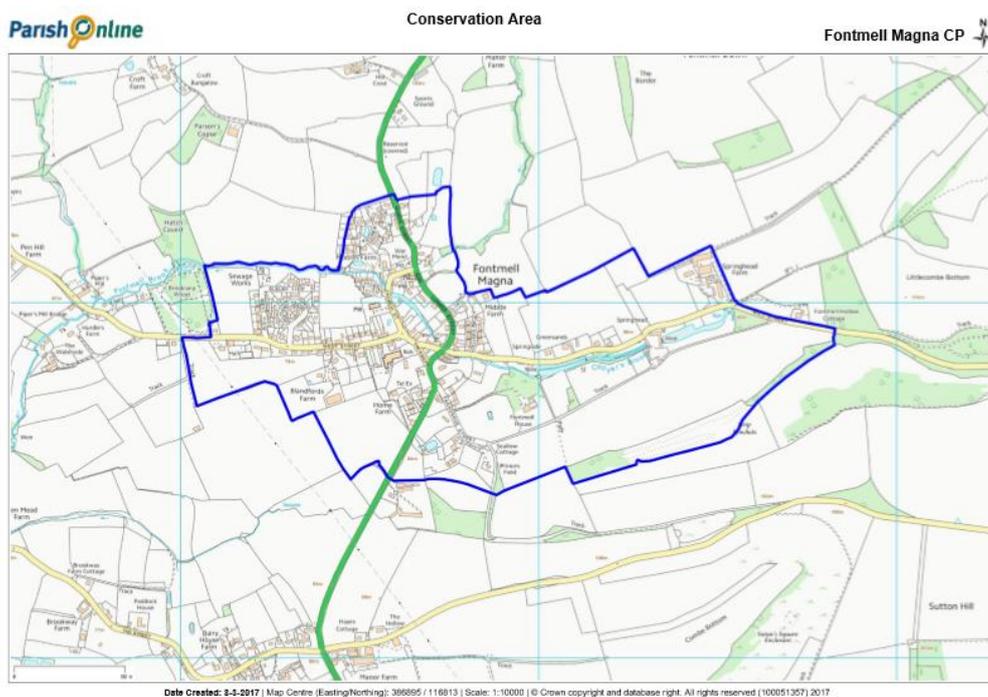
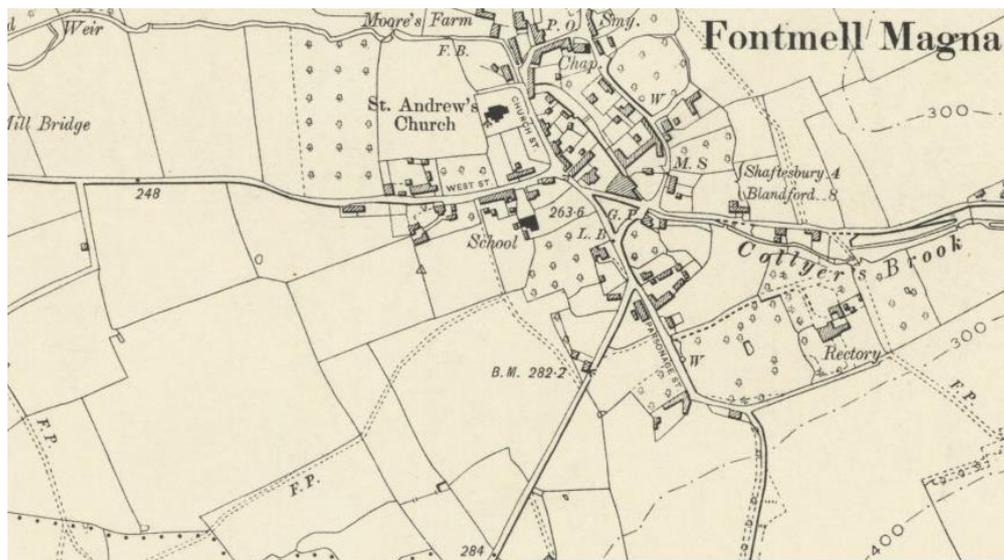
Given the degree of physical and visual separation between these two non-designated heritage assets and the allocated sites, the latter do not form part of their close, intermediate or wider setting and the significance of the buildings will not therefore be affected by the allocation. It is considered therefore that steps 4 and 5 are not necessary.

The Fontmell Magna Conservation Area

7.42 Assessment Step 2:

As made clear in the Neighbourhood Plan document, the historic pattern of development in Fontmell Magna has grown up around and along its water courses, Collyers Brook and Fontmell Brook with the resultant mills developing alongside resulting in an important

industrial as well as agricultural heritage. The buildings reflect this character with a significant proportion of buildings within the historic core of the village being statutory listed or considered non-designated heritage assets and containing a mix of vernacular buildings and later more polite buildings reflecting architectural fashion. A full list of the statutory listed buildings is provided elsewhere within the Neighbourhood Plan. The late 19th century plan below illustrates the distribution of buildings including a school, church, chapel and smithy. Sitting on the main route between Blandford Forum and Shaftesbury Fontmell Magna was an important village within both hinterlands.



Source: Fontmell Magna Neighbourhood Plan

- 7.43 The conservation area was designated in 1977 in recognition of its special architectural and historic interest and seeks to safeguard the historic layout of boundaries and routes, characteristic materials and forms, mix of uses and its landscaped setting. In order to protect this setting the designation included areas of agricultural land within the boundary to provide a setting to protect views and appreciation of the village settlement. The boundary not only includes the historic core but also later 20th century developments. As can be seen from the map of the conservation area, the A350 divides the village and conservation area with the site allocations being situated to the west of the main road and west and south-west of the village.
- 7.44 Given the historic relationship of the village with its rural hinterland, this wider setting is an important contributor to the significance of the designated heritage asset. It must however be stated that the visual connectivity between the historic core and its rural hinterland varies and particularly in the western half of the village, later 20th century development has created a visual and physical barrier between the historic core and its former agricultural surroundings. As is evident from the image below, whilst Fontmell down is visible, views to the historic core of the village are obscured by later 20th century development in West View and Orchard Close.



Above: View looking east from allocation site one towards the village.

- 7.45 Whilst the properties within these two areas are attractive and spacious in their own right they do not, because of their age, form and appearance have any special architectural or historic interest in the same way that earlier buildings within the village do. These developments it can be argued therefore form a visual barrier between the historic core and its rural surroundings.



Above: Properties in West View, looking south

7.46 A similar argument can be made for a significant proportion of Site 24. From parts of this allocated site, views towards the historic core are obscured by later developments which although attractive and pleasant and often providing important village facilities, do not in themselves form heritage assets or structures of heritage significance. Part of this allocation does however provide a setting for the listed buildings and thus part of the special interest of the conservation area as described previously (Barn Cottage and 61 West Street)



Above: View looking east towards the village from Site 24.



Above: view looking east with properties fronting West Street to the left of the image. Below: view from the southern side of Site 24 with the listed cottages of 61 and Barn Cottage visible with their thatched roofs. The tower of the Parish Church is also just visible to the rear. From this part of the site it is clear that there is a visual connection with part of the historic village although, due to later 20th century interventions and infilling this connectivity is limited.



7.47 Pursuant to the above, Site 22 and 20 have a similar relationship to the historic core in that they are buffered by later developments which reduces the historic visual and physical connectivity with the surrounding farm land. The series of images below provide evidence of this disconnect.



Above: Site 22 looking east towards the farm buildings of Blandfords Farm.
Below: The eastern boundary of Site 20 on the edge of the village settlement.



Above: Site 20 looking east towards the village.



Above: The eastern boundary of Site 20 looking north. The building in view is early 21st century

7.48 Assessment Step 3:

Given the above, in terms of assessing the effect of the proposed allocations and subsequent development on the significance of the asset it is clear that there will be a direct impact upon it resulting in a level of harm. The spatial and landscape characteristics of these parts of the conservation area will be lost (less so potentially within the possible recreation area) and will no longer provide a landscaped setting. However, none of the areas affected by the proposals have in themselves any special architectural or historic interest, they exist to provide a setting for built development. The degree to which the areas provide a setting for those parts of the conservation area which can be described as including built fabric of architectural or historic interest is limited however. It is suggested for example, that Site 1 does not have a direct connectivity with the historic core save a possible glimpse of the Church tower. Likewise Site 20 is not immediately adjacent to built development which can in itself be described as having any special architectural or historic interest. The same can also be said for Site 22. Only site 24 provides a setting and has a direct contact with the curtilage of a listed building as well as views of the church tower as evidenced above, but the majority of this allocation, where it does meet the rear of properties in West Street, has been identified for potential recreational use. It has been assumed therefore, that careful planning and positioning of any structures could safeguard the existing setting.

7.49 In light of the above it can be argued that whilst there is a direct impact upon a designated heritage asset as a result of the proposed allocations through loss of setting, the impact upon the historic core or outlying heritage assets can be said to be negligible. Only one

group of heritage assets, Barn Cottage and 61 West Street (together with the need to give consideration to the two parish churches), are harmed to any extent by the suggested allocation, all other important historic elements are buffered by later 20th century development which it has been argued, have little or no special architectural or historic interest.

7.50 Assessment Step 4:

In light of the above and the next step, which is maximising enhancement and minimising harm it will be important as stated previously to ensure that any effects on the significance of the conservation area arising from potential development is considered from the project's inception. Early assessment of the existing conservation area and its relationship with its context will provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process. Such examples could include provision of open spaces within the development which would not only provide and enable a more rural setting but also secure views through to the rural context and thus providing gaps to maintain connectivity with the existing village.

7.51 Assessment Step 5:

In terms of this stage, making, documenting the decision and monitoring any outcomes resulting from the allocations and subsequent developments will be guided by reference to adopted national and local policies and adopted guidance including that produced by English Heritage. When determining the impact of the proposed housing and recreational allocations on the significance of the conservation area, the general presumption will be to safeguard its special architectural and historic interest which includes its setting. It is evident that not all of the conservation area is equal in terms of its special interest, with the historic core and outlying heritage assets (designated and non-designated) being most important and later 20th century developments or infills having less or no special interest. This ability to identify different levels of special interest is recognised in national guidance. Equally not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset and it will be necessary to consider development within each of the sites to ensure that the particular characteristics of that site and their relationship with adjacent development is considered on a case by case basis.

8. Conclusion

8.1 This study has examined the likely potential of the site allocations within the Neighbourhood plan to impact upon the significance of

designated and non-designated heritage assets within the framework provided by national and local policies.

- 8.2 In terms of known archaeology it is unlikely that there would be any impact upon existing monuments although further investigative work should be undertaken to determine the likelihood of further archaeological evidence be revealed through development of the proposed areas.
- 8.3 With regard to statutory listed buildings it would appear that only Barn Cottage and 61 (*Rose Cottage*) could be affected to any significant effect by the allocations and resultant development. This harm would however be less than substantial and if the recreational allocation is pursued and care taken to position any associated structures, this could be slight. Further consideration should also be taken of the role of the two churches, their tower and steeple, in the wider landscaped context but the impacts upon these assets can be described as slight.
- 8.4 In terms of the conservation area, direct harm to the significance of the asset would occur as a result of allocation and subsequent development. However, the degree of harm it is argued is less than substantial based upon the separation between the fields in question and the historic core of the village conservation area.
- 8.5 In conclusion therefore, the proposals will not cause substantial harm to any designated or non-designated assets. The fields with the exception of Barn Cottage and 61, do not provide a setting for any listed buildings or non-designated heritage assets. Nor do they provide a setting for any known archaeological features. They are in the conservation area and their role is to provide a setting for the village. However, those areas to be developed provide a setting for later buildings with no particular heritage value or significance. Those buildings in turn provide a physical and visual barrier between the historic core of the village and its wider rural setting. As such it cannot be argued that development on those areas proposed will cause harm to the historic core. The only exceptions are the churches. Note should be taken of the wider impact on the two churches and this can be addressed through design and layout of development to secure any intervisibility between the tower in particular and its wider rural context. With regard to the green space proposed to the south of West Street it is a simple case of avoiding the provision of any significant structures close to their rear boundary e.g. a sports pavilion.
- 8.6 In short whilst the allocations will have a direct impact upon the conservation area it could be argued that the acknowledged level of harm can be offset against demonstrable public benefits of securing

well designed dwellings which contribute to local housing supply and support local services. They should, as a result of the Plan, be designed in a way that reinforces local character and identity, taking influence from the historic core rather than later housing which, whilst being often attractive and well mannered, dilutes the character of the historic core and features that make the village so special. The allocations therefore provide the opportunity to strengthen the underlying character and appearance of the village as suggested by the proposed policies through good design and limited materials palette and landscaping.

- 8.7 It is further recommended that given the results of the above analysis, the local authority is requested to undertake a review of the Fontmell Magna Conservation Area boundary in order to safeguard the significance of the designated heritage asset and to ensure that its significance is not diluted or devalued by the extent of later 20th century development which lacks special architectural or historic interest.

APPENDIX

Draft policies and objectives within the Neighbourhood plan that would contribute or mitigate the potential visual impact of the proposed sites:

2. To maintain the local character and historic environment of the parish

Objective 2(a) – Ensuring new development respects the quality of the historic built environment, and does not have a damaging effect on any assets of historic or architectural importance.

2.1. Giving priority for large sites (i.e. excepting individual plots) to sites located away from heritage assets, existing listed buildings and natural heritage sites and sensitive landscape areas.

Objective 2(b) – Ensuring development contributes to the quality and interest of the local character of the different areas within the parish.

2.2 Promoting a dark skies policy by avoiding street lighting in developments. Not allowing flood lighting (security or otherwise) and only allowing front-facing outside lighting which are timed PIR lights, down-lighters or 'wall washers'. *Note this would also relate to schedule monuments and their setting.*

2.3 Ensuring that all new developments enhance or improve the character and distinctiveness of the area by being designed with care and sensitivity towards the built and natural environment of the parish, particularly in the Conservation Area. New development must be in keeping with, or add to, the quality and interest of the local character of the Conservation Area and different parts of the Parish, for example, but not exclusively, by being more agricultural or cottage-style. Innovative modern design is not unacceptable, provided that the quality of design and build is exemplary and it is sensitively located with respect to existing buildings in scale and prominence.

Objective 2(c) – Preserving the character of the narrow local byways with their high banks, tall hedges and wildflowers.

2.4 Preserving the character of rural roads, such as Parsonage Street, West Street and Mill Street, by siting developments away from roads or lanes that will require pavements to be inserted into sensitive landscape areas, for safety reasons or otherwise, to connect the development to the village centre. This policy applies particularly to roads in proximity to the AONB.

Objective 2(d) – Encouraging the growth of the village in a way which maintains its pattern of open spaces between developments and protects the amenity of current and future residents in terms of

density and height of new housing, and proximity to existing developments.

2.5 Ensuring that new development maintains existing open views and adheres to the chequerboard pattern of built development interspersed with open fields, paddocks and garden land. This allows for the greater amenity and wellbeing of residents by providing views of open spaces and, in particular, agricultural land and activities, thereby stressing the importance of the foundation of agriculture and the farming community as custodians, conservators and experts of countryside and landscape management. This policy is not intended to preclude all future agricultural land near the village from development; rather to maintain agricultural land dispersed throughout the village as long as possible, at least until the end of the Plan period in 2031.

2.6 Not allowing new development to exceed the density per hectare of adjacent development sites or to have significantly higher density than the current (2016) density per hectare of dwellings within the Parish's existing settlement boundary (calculated to be 9.5 dwellings per hectare). In no cases will densities above 12dph be acceptable. It is to be noted that developments with densities such as at Collyer's Rise and Orchard Close would not comply with future Plan policy. They have limited outdoor space with no open space in the developments and as such similar proposals and densities must not be repeated in the future. It is also noted that whilst the density of Orchard Close is above the 12dph figure, that development, as built, was to provide 100% social housing, and had no allowance for off road parking. Developments providing only 40% affordable housing must therefore be built at lower densities. Access and development roads may be included within the spatial calculation.

2.7 Not allowing large developments to exceed two storeys in height (any roof dormers counting as a storey). This is to respect the overwhelming prevalence of two storey and single storey dwellings in the Conservation Area, and to maintain the rural character of the landscape by preventing urban style properties.

2.8 Not allowing in-filling in such close proximity to neighbouring developed land as to affect amenity and, if the land height of the new development is higher than the neighbouring property, requiring the distance between the properties to be increased substantially from the current standard of 13m.

2.9 Avoiding the creation of isolated pockets of development unrelated to historic patterns of housing growth. Where future needs require new housing to be located outside of the Conservation Area, it is hoped that this will be achieved by the conversion of existing buildings where possible, the change of use of

existing holiday lets (in existing buildings) to permanent dwellings, and the change of use of existing annexes to permanent dwellings.

2.10 Discouraging the grouping of houses in developments into several small cul-de-sacs. This can lead to pockets of no-go areas within developments. In the interests of maintaining social cohesion and preventing isolation, a continuous lane-side street scene is to be preferred.

3. To conserve the natural environment of the parish

Objective 3(a) – Ensuring that West Wiltshire Downs and Cranborne Chase AONB is protected from inappropriate development.

3.1 Not altering the settlement boundary in the proximity of the AONB or its setting (in order to maintain the landscape character of the area) nor in any location within the Parish unless there is a justifiable identified need for development to be located in that part of the Parish; any new development would then need to be in accordance with National Policy.

3.2 Minimising the landscape impact of new developments on the countryside by requiring new housing on the edge of the village envelope to be of equal or lower density to adjacent development, in order to provide a 'soft edge' to the entrances to the village.

3.3 Orientating back gardens to face towards the countryside and using sufficient soft landscaping of local North Dorset native species trees or hedges at the boundaries to blend developments in with the landscape.

Encouraging building designs sensitive to the vernacular and those adopting natural construction materials.

3.4 Building design should enhance the quality of the built environment by being 'uplifting'. The layout and design of any new proposals must be clearly identifiable as rural in character and not scaled-down versions of town schemes with houses that are identifiably urban, characterless, or 'executive' in style are not considered to be justifiable within the Conservation area.

3.5 New housing should reflect local design characteristics where appropriate and wherever possible incorporate local materials, in accordance with guidance on conservation from the Local Planning Authority and Natural England.

3.6 Natural building materials should be used for external walls and roofing visible from the road. Several existing houses in the village display Shaftesbury Greensand on the front elevation whilst the side elevations change to fair-faced brickwork. This is a satisfactory way

of keeping the cost of natural materials under control. Alternatively, Greensand may be limited to the ground floor of the front elevation with brick, brick and flint or unpainted hardwood ship-lap boarding above.

3.7 Pitched roofs should be steep, ideally at least 45 degrees, and the projection of eaves, especially over gable walls should be generous (at least 300mm). The same applies to dormer windows

3.8 Clay tiles, natural slate or even thatch are preferred roof coverings.

3.9 Proportions, especially of the windows and external doors, should be carefully considered in relation to the elevations in which they occur. Where windows are sub-divided with mullions, transoms and glazing bars, face dimensions of these components, and the proportions of the glass panes need to be sensitively considered. Flush casements would normally be preferred, being more appropriate to the village vernacular.

3.10 The use of PVC-u products for windows, external doors, cladding and eaves boards is unlikely to be either sensitive or appropriate within the Conservation Area.

3.11 Porch designs should provide adequate shelter, but not be ostentatious or out of scale or period with the elevation in which they occur.

North Dorset Local Plan

POLICY 5: THE HISTORIC ENVIRONMENT

Assessing Proposals That Would Harm a Heritage Asset

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.

Justifying Substantial Harm to or the Loss of a Designated Heritage Asset

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the harm or loss, or all of the following apply: a the nature of the heritage asset prevents all reasonable uses of the site; and b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c conservation by grant-funding or some form of charitable or public ownership is not possible; and d the harm or loss is outweighed by the benefit of bringing the site back into use.

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.

Justifying Less Than Substantial Harm to a Designated Heritage Asset

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.

POLICY 5 (CONT'D): THE HISTORIC ENVIRONMENT

Justifying Harm to a Non-Designated Heritage Asset

Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to: e the desirability of sustaining and enhancing the significance of the asset; and f the scale of any harm or loss; and g the significance of the heritage asset.

Hidden and Unidentified Heritage Assets

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

Enabling Development

In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long-term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if: h it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and i it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and j the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy.

List Descriptions of statutory listed buildings examined as part of this study:

Barn Cottage and No 61

Grade II

Pair of cottages, appears C19 though may contain an earlier core. Banded brick and flint, colour washed flint and weatherboarding. Thatched roof with stacks at left end and part way along the ridge. 1½ storeys, irregular fenestration. Casements, some with full and some with horizontal glazing bars. Barn Cottage has C20 thatched porch, adjoining cottage has plank door under open porch.

Listing NGR: ST8636116864

Myrtle Cottage

(formerly listed as 16-8-60 Cottage 20 yards approx. north west of No 69)

Grade II

Cottage, probably C17 origin though remodelled C19. Rubble with Flemish bond brick facade, whitewashed. Thatched roof with end brick stacks. Attached to the right is a weatherboarded outbuilding, probably originally a barn. House of 1½ storeys, 3-window range. C20 2-light casements with glazing-bars. Ground floor openings have returned labels. Central panelled door, the upper panels having pointed heads. Lattice porch.

Internal features (RCHM): large open fireplace; stop chamfered ceiling beam. (RCHM, Dorset, Vol IV, p 25, p 13)

Listing NGR: ST8644216888

Blandfords Farm House

(formerly listed as 16-8-60 No 60)

Grade II

House, C17. Coursed, squared rubble with chamfered plinth. Tiled roof with end brick stacks. Symmetrical north front. 2 storeys, 3 bays. C19 wooden casement windows of 2 and 3-lights with glazing-bars. Outer ground floor bays have C19 moulded, wooden returned labels over. Entrance to side.

Internal features (RCHM): west room has a 4-panel ceiling with deeply chamfered, intersecting beams. (RCHM, Dorset, Vol IV, p 24, no 12)

Listing NGR: ST8646716862

Nos 58 and 59

Grade II

Pair of cottages, early C19. Rubble walls with thatched roofs. Brick stacks to ends of cottages. 2 storeys, 5-window range. No 58 has 2 rectangular bays. Casements with horizontal glazing-bars. No 58 has a part-glazed flush panelled door and No 59 has a C20 plain door. (RCHM, Dorset, Vol IV, p 26)

Listing NGR: ST8651916872

No 56

Grade II

House, early to mid C19. Coursed rubble with tiled roof and end brick stacks. 2 storeys, 2 window-range. 9-pane sashes above. Ground floor has 4-light

casements, the glazing-bars of the central 2 lights forming a semi-circular arch. Central panelled door with transom light under a tiled porch.

Listing NGR: ST8654216879

Gable Cottage

Grade II

Cottage, C15 with alterations of C17, C18 and C20. Timber-frame and rubble with half-hipped thatched roof. Brick stack to right of centre. Single storey with attic, 4-window range. C20 2 and 3-light casements with glazing-bars. Glazed doors to end bay right and second bay left. Main front door in C20 outshut left. Single dormer window in roof.

Internal features (RCHM): House was originally of 3 bays and supported on 2 cruck trusses. These have cambered collars, that to the east retaining arch braces. East bay of the original house retains c 1600 floor resting on stop-chamfered beams. (RCHM, Dorset, Vol IV, p 24, no 11)

Listing NGR: ST8658516880

Gossips Tree Cottage

Grade II

Cottage, uncertain date, probably early C19. Coursed rubble, with hipped, thatched roof, brick stack to right. Tiled garage wing to right. Gable faces road. 2 storeys, single window range. C20 casements with glazing-bars. C20 porch with part-glazed door in re-entrant angle with the garage wing.

Listing NGR: ST8660816899

Nos 67, 68 and 69

Grade II

3 cottages of various C18 builds. Rubble walls with some rebuilding in brick, some ashlar dressings. Thatched roofs with brick stacks at various locations along ridge No 67 has symmetrical, 3 bay facade. 2 storeys, 8-window range in total. Mainly 3-light wrought iron casement windows with leaded-lights set in timber frames. No 67 has a panelled, part-glazed door, Nos 68 and 69 have C20 plank doors. C20 extension left.

Internal features (RCHM): stop-chamfered beams; plank and muntin partitions. (RCHM, Dorset, Vol IV, p 25, no 22)

Listing NGR: ST8657616909

Church of St Andrew

Grade II*

Parish Church, west tower of C15 origin, remainder 1862 and later possibly incorporating some original fabric. 1862 work by G Evans of Wimborne for Sir Richard Glyn. Coursed rubble and ashlar with lead roofs. Plan: nave; chancel; north and south aisles; west tower, north vestry, south porch. C15 and C19 work in the Perpendicular style. Tower: 4 stages separated by weathered strings: top stage entirely C19; diagonal buttresses; embattled parapet with string bearing gargoyles and surmounted by crocheted pinnacles; moulded 4-centred west door; 3-light west window with pointed head and label with carved stops; rectangular loops to second stage; third stage has C15 pointed 2-light windows with original labels with carved stops; fourth stage has paired rectangular lights with labels with head stops. Remainder of church has a parapet of solid quatrefoils with openwork panelling above. A section of this over the north aisle is C16 (said to be dated 1530), rest is C19. Some panels bear carved decoration. Below is a string course with gargoyles. North aisle has 4 reset, pointed C15 2-light windows. Vestry has a single-light window with traceried head and returned label. The chancel has a 5-light east window with 4-centred head and returned label with carved stops. The south wall of the chancel has 2 segmental-headed, 2-light windows with labels having head stops. These flank a pointed, moulded door with ogee label terminating in a carved finial. The south aisle has pointed east and west wall windows of 3 lights with stopped labels. South wall has 3-light square headed window with 4-centred tracery arch and stopped label. Other windows are square-headed of 2 and 3 lights with stopped label. South porch has moulded, pointed arch with respond shafts and carved capitals.

4 bay, pointed, moulded arcades on piers with 4 applied shafts and elaborately carved C19 capitals by Boulton. Pointed, moulded chancel arch. Pointed, moulded tower arch. Nave and chancel have C19 hammer-beam roofs springing from carved corbels. Beamed aisle roofs. C19 carved stone pulpit by Blentham with carved figures of the 4 Evangelists. C19 encaustic tiles. C12 font with cauldron shaped bowl with scrolls and birds carved in high relief. C20 pews with traceried ends. C16 tower screen with mixture of gothic and early renaissance detail. C17 and C18 reset wall monuments. (RCHM, Dorset, Vol IV, p 22/3, no 1. Newman, J and Pevsner, N, The Buildings of England, Dorset 1972, p 207/8. Brocklebank, Joan, Victorian Stone Carvers in Dorset Churches 1856-1880, 1979)

Listing NGR: ST8654016985

Church of Saint Bartholomew

Grade II*

Parish church, 1847 by George Alexander. Internal decoration by Owen Jones. Flint with random, squared rubble blocks. Ashlar tower and dressings. Tiled roofs with end stone copings. Plan: Nave, chancel, west tower, south aisle and north vestry. In the Deocrated style, all windows having mainly curvilinear

tracery. West tower: 3 stages with recessed octagonal spire; diagonal buttresses terminating in crocketed pinnacles; flying buttresses from pinnacles to spire; 2 levels of octagonal loops in spire; weathered string courses; pointed west window of 4 lights with 'star of David' tracery; cill string with head stop terminals; trefoiled loop above west window; pointed belfrey openings of 2 lights with labels with carved stops. East and west aisle windows of 3 lights under pointed heads with labels terminating in head stops. South chancel window of 2 lights under pointed head with label terminating in head stops. 5-light east chancel window under pointed head with label terminating in head stops. Single light north chancel window with label terminating in head stops. Vestry has 2 and 3 light, square-headed windows with labels terminating in headstops. Pointed west vestry door reached by flight of steps with stone rails supported by trefoil pierced panels. 2-light nave windows with pointed heads and labels terminating in head stops. Gabled south porch with moulded, pointed archway and trefoiled lights to the east Open traceried wooden door. Nave doorway is pointed with label terminating in carved stops.

Interior. Pointed, moulded chancel arch with continuous jambs. 4 bay pointed arcade on octagonal piers with moulded caps and bases. Pointed, moulded tower arch. Windows have shafted rere-arches. Arch braced collar beam nave roof with windbracing, the principals springing from corbels. Similar chancel and aisle roof but without windbracing. Cinquifoiled sedilia. Ogee headed, trefoiled piscina. Stone communion rail pierced by trefoils. Decorated pulpit with cinquifoiled niche to rear. Stone lectern on corbel. Octagonal stone font on octagonal shaft. Encaustic tiles by Augustus Welby Northmore Pugin in chancel. Interior decoration by Owen Jones in abstract patterns in red, dark blue and gold against pastel blue background. This is said to be the most important surviving example of his work. Belfry contains reset medieval carving, thought to be a monument to a heart burial recut to represent grotesque face (RCHM). (RCHM, Dorset, vol. IV, p. 84/5, no. 1. Newman, J and Pevsner, N. The Buildings of England: Dorset, 1972, p.409 and p. 553/4.)

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