

# CONSERVATION AREAS IN EAST DORSET

# HAMPRESTON



East Dorset District Council Policy Planning Division  
Supplementary Planning Guidance No.5 April 2006



# Foreword

This document is based upon work carried out in 1994 to define the special qualities of the Conservation Area that was subsequently published as Supplementary Planning Guidance to the East Dorset Local Plan (see paragraphs 6.118 to 6.131 and accompanying policies BUCON 1 to 4 of the East Dorset Local Plan adopted 11 January 2002).

The text and illustrations of the original publication have been revised and updated to reflect any significant changes that have taken place in that time since the original survey and appraisal of the area were undertaken.

The appraisal provides guidance to those elements and characteristics that should be taken into account when considering proposed developments and other works requiring consent. The information contained in the appraisal will be treated as a material consideration by the Local Planning Authority when considering planning applications.

The revision does not extend to reviewing the boundaries of the designated area. This work will be undertaken between 2006 and 2010 in parallel with the Local Development Framework process, as currently programmed.

The maps used in the document are based upon the Ordnance Survey mapping currently available to the Council.

*East Dorset District Council,  
Furzehill, Wimborne, Dorset BH21 4HN.  
Tel: 01202 886201  
e-mail: [planning@eastdorset.gov.uk](mailto:planning@eastdorset.gov.uk)  
web: [www.dorsetforyou.com](http://www.dorsetforyou.com)*

## Introduction

Hampreston village has remained a quiet backwater for centuries, unaffected by successive waves of development that has occurred elsewhere in the Parish since the 19th century. The Conservation Area has a very peaceful atmosphere on account of the lack of traffic. The peace is only disturbed by localised school activity and the occasional delivery wagon to the farm.

The village was first recorded as Hame in the Domesday book of 1086 and subsequently Hamme Preston 1244 and Hamepreston in 1299. The name is derived from the Old English hamm, 'the enclosure or river meadow' and the later addition of Preston, 'priest farm' from the Old English preost and tun.

## Setting

The village is situated on a flat river terrace on the north bank of the Stour, amidst a landscape of large, fertile farmland. The open character of the landscape extends into the Conservation Area and visually connects with the large village green. Views from the village tend to be to the east and west, reinforcing its valley character.

Views of the village from the surrounding countryside are limited. Mature yews in the churchyard and other trees nearby restrict views of the village focal point, All Saints Church.



## Form

The nucleus of the Conservation Area comprises just five dwellings surrounding a fenced village 'green' immediately to the west of the Church. A single village street forms the

western edge to the 'green' and extends straight for its length to Ham Lane. A larger group of buildings surrounds the village school midway down the village street. The lane stops at a substantial working farm known as Manor Farm that stands alone at the southern end of the village.

*Hampreston CE VA School a 19th C building with recent extension of contemporary design*



The Church is approached by means of a gravelled driveway which forms the northern edge of the 'green'.

## Buildings

The village green provides an attractive setting for the hamlet's historic buildings. All Saints Church is a Grade II\* listed building dating from the 14th century. The North Aisle and front porch were added in 1896. The walls are of coursed Heathstone rubble with ashlar dressings, under a tiled roof with stone slate eaves courses. The castellated square tower forms an important focal point to the village.



Adjacent to the Churchyard to the west stands a two storeys-with-attics house, now divided into two cottages. Church Cottages, dating from the

late 17th century, are built of brick with stone dressings and feature parapet walls at each gable. The cottages, with the Church behind, form an attractive group connected by one metre high boundary walling.

*Church Cottages, Grade II listed building*



On the west side of the 'green' facing the village street, is Manor Farm House, built in the 18th century in red brick under a slate roof. A later addition at the southern end features a stepped up roof. Attached to the house at the rear is a single storey range of stables and storehouses. The simple but elegant front façade overlooks the green and is visible from near the Church. The building closes the view of the village street and forms a focal point.

*Manor Farmhouse, a Grade II Listed Building*



The Farm House is surrounded by brick walling that encloses a small front garden and connects the house with the farm buildings to the south.

Two rows of inter-war cottages face onto each other, at right-angles to the village street. The buildings are of white-painted brickwork, under tiled roofs. Their form contrasts with the general pattern of the development in the village.

Opposite the cottages is a brick and slate Victorian cottage standing adjacent to the road.

Its light green walls and dark green painted garden wall in front form a noticeable 'two-tone' colour scheme in the village street. This traditional 19th century house has lost its original well proportioned windows but still retains its distinctive chimneystacks.



Adjacent to the cottage to the north stand two modern detached houses, set back from the road. These do not relate to the form, proportions, style or materials of the established dwellings in the village. However, their impact on the Conservation area is lessened by a high brick wall and planting in their front gardens, some of which spills over the tops of the walls.

The screen wall continues along the frontage and connects with a single storey-with-attics barn-like building that stands adjacent to the road. This single aspect building, known as Lodge Cottage, features good quality brickwork and a tall chimneystack.

Manor Cottage and Charlton, situated to the west and north of Rose Cottage respectively, are simple, modest village dwellings that make little visual impact on the character of the Conservation Area.

*Inter-war housing set at right angles to the village street*



## Walls

Brick boundary walls form an important feature of the Conservation Area, providing a visual unifying element in linking buildings and frontages along the village street.



Boundary walls around Church Cottages and the Churchyard are also important in reinforcing their architectural grouping and in defining the edges of the churchyard.

Most walls along the village street are a metre or so in height, forming a regular recurring theme. This is broken by a number of higher walls. The walls enclosing the garden of Lodge Cottage and Old Wall House to the south are two metres in height.

A wall of similar height provides the northern boundary to Rose Cottage. In front of Manor Farm, the low boundary wall connects with a two-metre wall to enclose its south garden. The wall, in part brick and part render, returns along the southern boundary some three-metres in height.



## Trees and hedges

An avenue of limes follows the driveway to the Church. The trees form an edge to the village 'green'; the rough understorey vegetation of nettles contrast with the lush, close-cropped grass of the adjacent paddock.



Within the churchyard are two groups of English and Irish yews, one in front of the Church; the other at the rear. As the trees have developed with age they have tended to obscure views of the Church. Their dark foliage contrast strongly with the light stone of the building. In the graveyard at the rear is a mix of big deciduous and evergreen trees, which reinforce the architectural group. Clipped yews mark the entrance to the Churchyard.



To the west of the Church, standing on the northern boundary of Church Cottages, is a solitary specimen chestnut.

On Ham Lane to the east of the village street junction, pine, ash and understorey holly form a well-defined edge to the northern boundary

of the Conservation Area, in contrast to the western side which is entirely open.

Within the garden of Hampreston Lodge, the former Rectory immediately to the south, are large specimens of oak and ash, with regenerating sycamore beneath. A number of conifers and holly within the group adds solidity and winter colour.

There are some important beech and yew hedges in the vicinity of Manor Farm House. Planted in 1949, these well-maintained hedges form impressive 'living walls' around the building.



Behind the village school is an important linear stand of six mature pines. Although these are not entirely in context with the surrounding riverine landscape they provide a degree of enclosure and verticality to an otherwise flat setting.

## Open Spaces

Part of the special character of Hampreston stems from its air of spaciousness on account of the wide open spaces within the settlement and their visual relationship with the surrounding valley landscape.

The most important open space is the village 'green', an enclosed level grassy meadow between Church Cottages and Manor Farm House. The southwest corner of the meadow was a gravel pit, which was filled in in 1939, but which today supports a small pond. Field maples have been planted on the western edge of the green, replacing dead elms.

To the south of the green is another grassy meadow that connects with open country and

thus providing long distance views beyond the village.



At the northern end of the green, beyond the driveway to the Church, is a triangular area of land partly enclosed by trees. A car-park has recently been constructed to serve the school and Church. Although this is sunken a little below the driveway, parked cars are clearly visible on account of the lack of understorey screening. Both the parking and overhead entrance gantry detract from the character of the Conservation Area.

The historic churchyard is enclosed by brick walling, about a metre in height, with a simple pedestrian timber gate on its northern boundary. A particular feature of the churchyard, on both sides of the Church, are its Victorian yews.

To the east of the Church is the cemetery extension, enclosed on its eastern side by tall beech hedging. The density of burials is much greater in the new churchyard and there are far fewer trees. A section of the Stour Valley Walk passes along its eastern boundary.



Paddocks to the north of the Church define the linear form of development along the village

street and form a buffer from the more expansive flat open fields to the east. The paddock to the north of Hampreston Lodge contains some important trees that screen the village from Ham Lane.

On the western side of the village street are several open paddocks that articulate the form of the village and afford views of the flat fields beyond. These open spaces contribute to the relaxed, agrarian character of the Conservation Area.

The relatively large flat field adjacent to Ham Lane is devoid of trees or other significant vegetation, exposing several horse shelters on its southern boundary. Native tree planting around the field should be encouraged.

At the south-east corner of the field, a 'vehicular drop-off bay' has been constructed for pupils attending the school. It is important that this too should be softened with appropriate planting.



## Streetscape

The rural character of the village is disrupted by the engineered footpath and suburban kerbs on the west side of the road from Ham Lane to just beyond the School. Further down, where pedestrian traffic is light, the lane reverts to soft verges, hedges and walls which have a more informal appearance.

Overhead wires and associated poles cause 'accepted' clutter along the village street.

A 'GR' post box is set in a brick pillar at the entrance to Hampreston Lodge.

# Boundary of Hampreston Conservation Area

Scale 1:5000 approximately



© Crown Copyright  
All rights reserved  
100024319

EODC disclaims any responsibility for the accuracy or completeness of the data displayed on this map. Definitive printed maps are available to view at the EODC Council Offices or can be purchased from the Council

INSET  
MAP

So much to offer

Hampreston

East Dorset  
District Council

So much to offer

This map is produced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Dorset District Council. Licence 000066. 2005.



# Inset map

Scale 1:2500 approximately

EDDC disclaims any responsibility for the accuracy or completeness of the data displayed on this map. Definitive printed maps are available to view at the EDDC Council Offices or can be purchased from the Council



© Crown Copyright  
All rights reserved  
100024319



This map is produced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Dorset District Council. Licence 999096. 2005.

# Planning Policy in Conservation Areas

East Dorset has many attractive villages of special architectural or historic interest.

In order to protect their character and appearance, the best of these, including the historic centre of Wimborne Minster, have been designated as Conservation Areas by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990.

Under this legislation additional planning controls are exercised by the Council within designated Conservation Areas in order to preserve and enhance those aspects of character and appearance that define an area's special character.

These include controls over the demolition of most unlisted buildings. An application for Conservation Area Consent is needed for the demolition of an unlisted building in a Conservation Area.

The Council encourage the retention of buildings that make a positive contribution to the character or appearance of a Conservation Area. Any proposals which involve demolition of existing buildings will be carefully assessed for their impact upon the character of the area. The local planning authority will also need full details about what is proposed for the site after demolition.

**Certain types of development, which elsewhere are normally classified as permitted development (such as the insertion of dormer windows in roof slopes, the erection of satellite dishes on walls, roofs or chimneys fronting a highway) will require planning permission.**

Guidance and application forms can be obtained from the Planning and Building Control Division.

## Trees

Trees are an invaluable visual asset to the character and setting of many Conservation Areas.

Trees in Conservation Areas may already be protected by a Tree Preservation Order and the Courts can impose heavy fines for unauthorised felling or lopping.

In addition to these controls, and in recognition of the contribution that trees can make to the character and appearance of a Conservation Area special provisions apply to the lopping or felling of other trees which are not otherwise protected. Anyone wishing to fell or lop such trees needs to notify the Council in writing six weeks before carrying out any work.

Householders are also encouraged to seek advice from the Department on the management of their trees. By taking the correct action now mature trees can be made safer and their lives extended.

## New Development

When contemplating alterations to existing buildings or the construction of new buildings within a Conservation Area it is advisable to obtain the views of your local Planning Officer at an early stage. The Department is glad to help and the advice is totally impartial and free of charge.

When considering applications for new development, the Council as Local Planning Authority takes particular care to ensure that it fits in satisfactorily with the established character and appearance of the Conservation Area.

Positioning, massing, design and choice of materials are of particular importance, as well as the visual impact of 'building over' an area of hitherto open land.

The special character of these areas stem not only from the age, disposition and architectural interest of the buildings, but also from the treatment of the spaces in between.

The presence of gardens, paddocks, soft verges, hedges and old boundary walls contribute greatly to the individual sense of place.

Applications for new development must demonstrate that the proposal will harmonise with the Conservation Area i.e. that it will preserve or enhance its character. Potential applicants are strongly advised to seek proper professional advice.

Therefore when considering such applications the local planning authority will pay particular attention to the following elements of the design:

1. the positioning of the building and its relationship with adjoining buildings, existing trees or other features;

2. the proposed building materials, particularly the walls and roof, and their suitability to the area and in relation to neighbouring buildings;
3. the proportions, mass and scale of the proposal and their relationship with the area in general and adjoining buildings in particular.
4. whether the proposed development might adversely affect existing trees, hedges or other natural features of the site.

In some cases it may be necessary to reproduce an historic style of architecture in order to match existing buildings. Generally, however, the Council encourages new construction to be designed in a modern idiom provided the criteria listed above are applied. Poor copies or imitations of architectural styles detract from the genuine older buildings and are normally discouraged.

Full details of any proposed development must be submitted, showing existing site conditions with the proposals clearly marked. Details of the elevational treatment, including windows and doors, will normally be required. In many instances the planning authority will expect details of hard and soft landscaping including a specification of all the proposed materials.

## Conservation Area analysis

The District Council has carried out and published detailed studies of the Conservation Areas to identify those elements which contribute towards the unique character of each area. Any proposal which has an adverse effect on these features will not be permitted. Proposals that can be seen to enhance the Conservation Area will be encouraged.

## Grants

Grants may be available from the District Council towards the alleviation of eyesores, or measures that improve the street scene, such as tree-planting, hedging or other boundary treatments. Grants or loans may also be available towards the repair of Listed Buildings, particularly where such repairs make an impact on the Conservation Area.

# Design and Conservation Services in East Dorset

Conserving the best features of our environment, our historic towns, villages and countryside, is one of the most important of our planning functions.

## Historic Buildings

Our buildings are a record of our architectural and social history. As a society, we hold them in trust for future generations to cherish and enjoy. Investment in our architectural heritage assists local and regional social and economic development

The supply of buildings of the eighteenth century and earlier is finite; once demolished they are lost forever. Others suffer almost the same fate from alterations made without regard to their original design and character.

Historic buildings require special care if their character, which relies upon traditional building materials and practices peculiar to each region, is not to be spoilt by insensitive alterations or inappropriate methods of repair.

Owners of Listed Buildings contemplating altering or extending their building are advised to obtain Guidance Notes obtainable free from the Department.

An important function of the Design and Conservation Section is to advise owners of historic buildings and assist in achieving solutions which preserves their intrinsic interest.

The Section can help seek out the right materials for the job and advise on the correct method of repair.

It can also provide advice on both the law relating to listed buildings and sources of financial assistance.

## Conservation Areas

Conservation Areas are groups of buildings, villages or areas of towns having special architectural and townscape interest, the character of which should be preserved and enhanced.

East Dorset has 17 Conservation Areas, which range in size and nature from small villages such as Almer to the historic town centre of Wimborne Minster.

The siting, design and materials of new development, or alterations to existing buildings, are scrutinised by the Department to ensure that the character of such areas are protected.

Since 1980 the Council has invested in a programme of environmental improvements within the centre of Wimborne Minster. The effect of these measures has been to create an attractive place for residents and visitors to shop and to enjoy.

## Designated Conservation Areas in East Dorset



Crown Copyright. East Dorset District Council, Furzehill, Wimborne, Dorset. Licence No.LA086096

## Advice

For advice on any aspect of the Council's building conservation work, the availability of financial assistance or to discuss your individual building, please contact our Design and Conservation Leader Ray Bird, or his assistant Alan Turner on 01202 886201 or e-mail: [planning@eastdorset.gov.uk](mailto:planning@eastdorset.gov.uk).