

CONSERVATION AREAS IN EAST DORSET

HINTON MARTELL



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.

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Introduction

At the time of the Norman Conquest, Hinton Martell was known as Hinetone, the village of the monks. A Frenchman called Eudo Martel held it at the time of Magna Carta, who was possibly connected to Charles Martel (the Hammer), conqueror of the Saracens in 732. No visible traces of the medieval village remain other than reset stones in the Parish Church of St John the Evangelist, rebuilt in 1869 and its 13th century font.

Church of St. John the Evangelist (Grade II Listed Building)



Scope

The boundaries of the Conservation Area, which was designated in November 1978, are tightly drawn around the oldest part of the village. The boundaries generally follow field boundaries where they meet the village, but extend a little further to the east to include small well-treed paddocks at the bottom of Piper's Hill.

The village street to the west of 'Longlands' was not included on account of its more open character, with fewer buildings of architectural or historic interest. The boundary was drawn on the south side of the village street in front of Hinton Cottage before turning into Emley Lane, but excluding the group of modern houses screened by high hedging.

The Conservation Area includes the large garden to New Manor Farm House and its adjacent paddock as this well treed area encloses the village and screens the large portal frame barn and slurry pit to the south.

To the north of St John's Church, 'Church Mead' was included on account of its visual

relationship with the historic Church. Other modern dwellings to the northeast, which are screened by boundary trees and a small copse, were excluded.

Setting

The spring-line village stands where the Chalk meets the clay/ sandy-gravel mixture of the Reading Beds. It nestles at the feet of Piper's Hill and Clay Hill, two of a line of hills that fringe the eastern side of the Allen valley. Wiltshire Wood and the sloping farmland to the north act as a backdrop to the buildings and create enclosure. From the public footpath above the village the tower of the Church forms a focal point.

The village is introspective in character, with few views of the Allen valley to the south and west.

Approaches

The village centre is one kilometre to the east of the Cranborne road, approached by a narrow hedge-lined lane. From the lane are views across open farmland to the backs of houses at the western end of the village.

Village street south of St. John's Church



The lane continues through the village, past the Church and out at the eastern end and thence up Piper's Hill. From the farmland to the east, characterised by small fields enclosed by hedges, the descent from Piper's Hill forms a dramatic approach to the village. The narrow, winding lane cuts deeply through the wooded slopes as a hedge-lined leafy tunnel.

Form

Buildings follow the village street from one end of the village to the other, facing the public highway behind mostly short gardens. The Conservation Area comprises the eastern end of the settlement where the oldest buildings are concentrated.

A field track from the south makes a rather grand entrance to the village street creating a wide paved area with a raised circular pool and fountain in the middle. The size and formality of the water feature appears somewhat out of place with the modest village character, for around the space is a loose grouping of detached houses and cottages and garden spaces.



Buildings

The Church of St John the Evangelist stands to the northeast of the village, somewhat detached from where the oldest dwellings are sited.

The Church has ancient origins, but the tower, nave and chancel were reconstructed in 1869. Thomas Hardy, whilst working as an architect, helped in the design and supervision of the re-building, including the incorporation of several early windows dating from the 14th, 15th and 16th centuries. The building is constructed of flint and rubble, with ashlar dressings under a tiled roof. The crenellated tower has a small hexagonal turret on top, capped with an ogee roof and weather vane.

The traditional buildings in the conservation area feature a variety of materials. Walls are of cob or brick under roofs of thatch, plain clay tiles or occasionally slate. Hinton Cottage,

formerly St John's, still retains much of its original timber frame.

Hinton Cottage formerly St Johns (Grade II Listed Building)



This 17th century thatched cottage is a particularly good example of its type and was featured in Pamela Cunningham's influential 'How Old is Your House' published in 1982. The building has a distinctive thatched cat-slide at the rear enclosing an outshot that extends the length of the building. The building stands in a small front garden enclosed by high hedges.

Old Timbers, which dates from the 17th century, has cob walls and a thatched roof that hangs low over the eaves and even lower over the outshot on its western side. The combed wheat thatch has been laid in the traditional East Dorset style with gentle curves, wide eaves and flush ridge.

Old Timbers (Grade II Listed Building)



To the east, standing a little further back from the road behind a hedge is Old Manor Farmhouse, a symmetrical two-storey brick and tiled house dating from around 1800. The front range, which was re-built in the second half of the 19th century, retained the old tiles and stone eaves courses, but rendered the front façade

in hard pebble-dash. Though not listed, the building still has much character, having distinctive tall stacks and small first-floor casement windows over a matching pair of bay windows having much larger sliding sashes. Centrally placed between the bays is an open timber porch.

Enclosing the village street at this point, on the south side, is Old Manor Farm. The former farm buildings were substantially reconstructed in 1984, but much of their basic form has been retained and the buildings now accommodate eight dwellings, all of which are well integrated into the village. The varied range of buildings, which are clad in traditional materials, surround a simple, gravelled courtyard. The contrasting building forms create an interesting incident in the street scene.

Old Manor Farm



To the south of the fountain, set well back from the highway within a large garden, stands St Mary Magdalene cottage. The listed cottage, having rendered walls of cob and concrete block under a thatched roof, has 18th century origins but has been much altered.

St. Mary Magdalene (Grade II Listed Building)



Three buildings, the former schoolhouse, shop and post office were grouped between the fountain and the Church. None of these uses remain.

The late 19th century former schoolhouse is historically important as one of the few remaining rural Shaftesbury schools. Half of the listed building is used as the village hall and half is residential. Both halves of the building stand behind a rather bleak tarmac forecourt, not helped by utilitarian interwoven fencing.

Old School House & Village Hall (Grade II Listed Building)



Fountain Cottage to the southwest was once the village shop and bakery as well as the Post Office. In the rear garden is a brick building which was the village bakery. Of similar date to the school, this distinctive brick and tile house retains much of its original character, including tall chimneystacks, finials and gables, porch and Tudor style window arches. However, its garden setting has largely disappeared as a result of a plot severance, together with the loss of much vegetation. Fountain Cottage is currently being extended and the adjacent plot is awaiting development.

Fountain Cottage



Opposite is Vine Cottage, once the village shop. This two-storey house has a long, narrow-spanned form and is built of brick under a slate roof. It is sited close to the road, set behind a shallow frontage enclosed by low walling and iron railing. The house has chimneystacks, small casement windows facing the road and a decorative enclosed porch.

Vine Cottage, formerly the village shop



To the southeast of the fountain the entrance to the Old Rectory is marked by two simple pillars. A gravelled driveway leads to the elegant Georgian house, mostly concealed by yews and bay trees. The two-storey house has a complex double pile form with projecting wings. It is constructed of brick under plain clay tiled roofs, some gabled; others half-hipped and features several chimneys. Of early 18th origin, it has 19th century additions and alterations but retains its elegant proportions and character. It is not listed.

To the west of the house is a two-storey coach-house that has been converted to form residential accommodation. The simple brick building, under a hipped slate roof, stands alongside the track leading to Clay Hill.

Other significant buildings that contribute to the character of the conservation area are Green Pastures and Dewlands, a pair of semi-detached cottages to the west of Hinton Cottage, and Meadow View to the east.

Dewlands & Green Pastures (Grade II Listed Building)



These former cottages, dating from around the late 18th century, have chalk cob walls over a painted brick and stone plinth. They have hipped slate roofs and feature very tall chimneys. The cottages, which were listed in 1995, are partially screened from the road by high hedges. This is fortunate as the front garden of 'Green Pastures' has been hard surfaced for car parking.

Meadow View, facing the village street opposite the entrance to Emley Lane, is a simple two-storey village house having Flemish bond brickwork with burnt headers under a tiled roof. The symmetrical front façade has small casement windows and chimneystacks at the ridge ends. The cottage has a small front garden bounded by a high evergreen hedge.

Meadow View



Loosely grouped around the Church are a number of recent detached dwellings, set in spacious grounds. Church Mead, to the north of the Church, is a pseudo-Georgian house prominently sited on elevated land surrounded by lawns.

Open Spaces

Spacious gardens are an important feature of the conservation area. The spaces between buildings result in a relaxed character in which trees, hedges and other garden vegetation proliferate. The generous garden spaces on the eastern side of the area allow natural vegetation to be retained and thus provide a physical connection with the surrounding landscape. These make a significant contribution to the setting of the conservation area.

The sub-division of plots, as has recently occurred at Fountain Cottage, pose a threat to this character as the characteristic linear form of the village and the spacing between buildings become disrupted. Moreover, vegetation is removed to make way for new driveways and hard-standings.

Walls

Brick walls, some 1.2m in height extend along the street frontage outside the Church. The wall features shaped stone capping. A simple iron archway marks the entrance to the churchyard, although the lamp is missing. Half-round brick capping occurs on walls of similar height in front of the Old Schoolhouse.

Historically, the most significant wall coincides with part of the northern boundary of the present Rectory. A section of this high wall is constructed in chalk cob with a tiled coping.

Trees and Hedges

Trees feature prominently within the conservation area creating shelter and visually linking the settlement with the surrounding landscape. There are important linear copses within the grounds of Piper's Paddock, Vine Cottage, The Rectory and the Old Rectory to the east of the conservation area; and in the grounds of New Manor Farmhouse to the south.

Old sycamores on the frontage of the Rectory and a pair of old specimens in front of St Mary Magdalene Cottage help to enclose the space around the fountain, and the latter frame the view of the thatched cottage behind. Good specimens of Yews occur in the grounds of the Old Rectory and around Vine Cottage.

Rural hedges, a mixture of blackthorn, hawthorn, holly, hazel, and other native species line the three farm tracks as they enter the

village. That in Emley Lane returns along the village street, screening the row of modern detached houses behind. Another important high rural hedge forms the western boundaries of Fountain Cottage and Church Mead respectively.

Clipped hedges are an important characteristic of the conservation area, contributing to the sense of cosy enclosure and informality in the village. Front boundary hedges extend throughout the settlement on one side of the road or the other and sometimes on both sides, providing a common unifying element in the street.



Streetscape features

The absence of footpaths reinforces the informality of the village. Grass verges in the vicinity of the Church add an element of softness to the highway. Overhead telephone wires and associated poles extend throughout, with a particularly ill-sited distribution pole located outside the Church.

The circular pond and central sculptural fountain provides a prominent and unique focal point, although its formality is a little at odds with the character of the village. The structure, which was designed by students from Weymouth College in 1965, replaced two earlier fountains, the first of which was installed in 1875 by a Mr Burt, the owner of the Witchampton Paper Mill.

It is said that when Mr Burt moved into the village from Newtown, he missed the luxury of piped water in his house which he had experienced in his previous house by the river. So he arranged for the springs on Piper's Hill above the village to be piped to his house (and other village houses). However, as the supply was

gravity fed directly from the running springs, there would be a problem if everyone turned off their taps at once. So an overflow was needed and the fountain was built to supply this. The fountain continued to be gravity fed until its post-war restoration.



Boundary of Hinton Martell Conservation Area

Scale 1:2500 approximately



Hinton Martell



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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 interest.

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 encourages 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



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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 .