

CONSERVATION AREAS IN EAST DORSET

WIMBORNE MINSTER



East Dorset District Council Policy Planning Division
Supplementary Planning Guidance No.15 April 2006



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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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1. Introduction



Wimborne Minster was designated a Conservation Area in 1970, soon after the introduction of the Civic Amenities Act which first established the concept of protecting and enhancing areas of towns and villages. Shortly afterwards it was elevated to 'Outstanding Conservation Area' status, reflecting its importance in the national context. The principle of 'Outstanding Conservation Areas' has since been superseded in later legislation, but the former designation remains indicative of Wimborne's historic and architectural importance.

The area was extended in 1981 beyond the close confines of the historic core to include The Leaze; land to the west of Poole Road; part of Lewens Lane and Rowlands Hill; the Cricket Ground; and land bounded by Blind Lane, Knobcrook Road and West Borough.

In 1992 further additions were made comprising the north side of Julians Road; a small site off Redcotts Lane; land at East Brook (more commonly known today as Rodway's Corner but also including Park Lane and part of Leigh Road); and land at Chapel Lane and East Borough.

For a ten-year period, from 1982 to 1992, many town centre buildings were repaired under the Wimborne Minster Town Scheme, jointly funded by the District and County Councils and English Heritage.

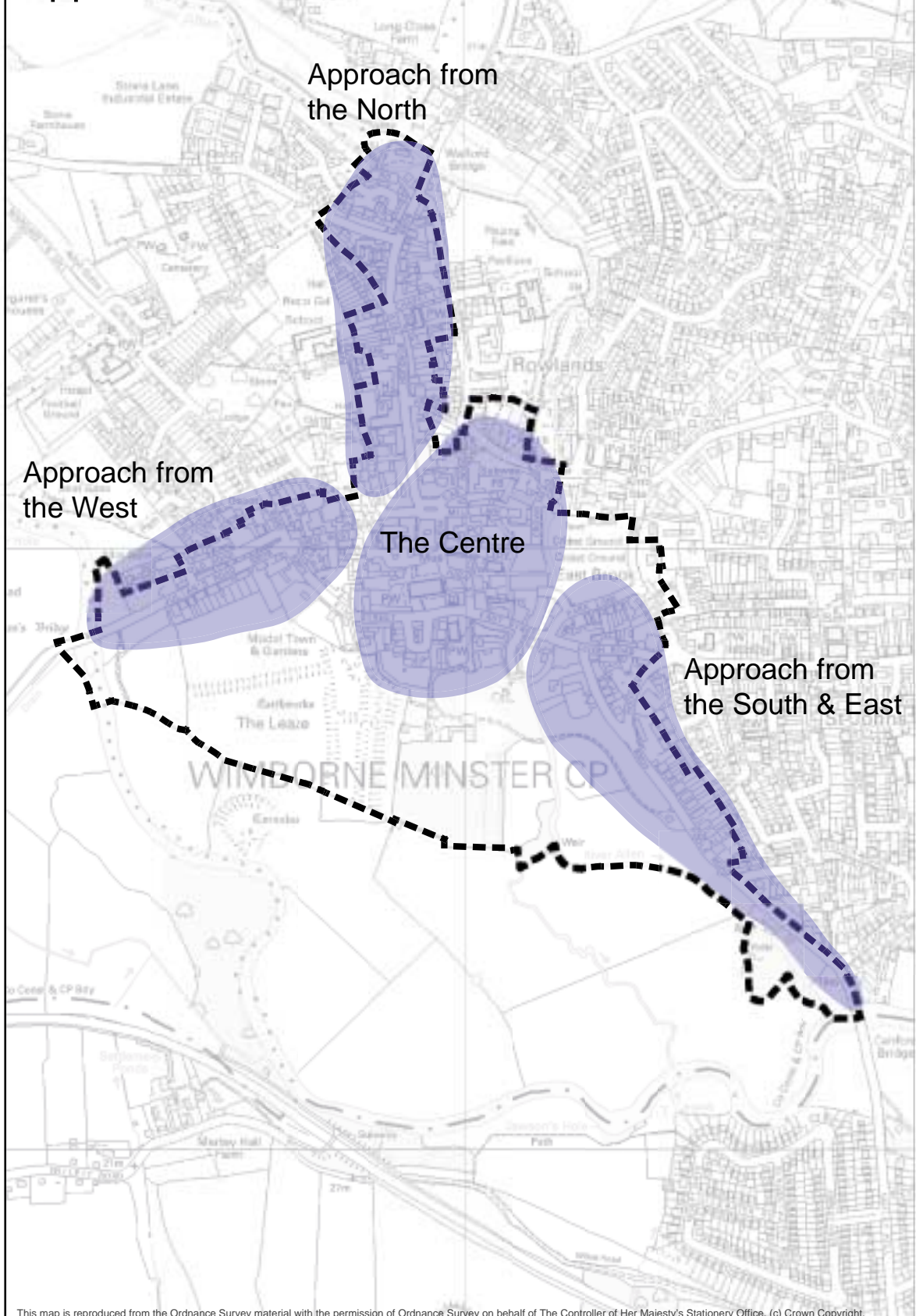
This townscape character appraisal describes the many qualities and visual delights of this historic country town. It aims to stimulate awareness of the town's character and quality, and encourage a better understanding of how its various visual components are structured.

It is anticipated that this in turn will foster greater sensitivity in the design of new development as and when opportunities arise.

To facilitate the appraisal, the Conservation Area has been sub-divided into four areas, representing the three main approaches to the town and the central area itself. A further area comprising Deans Court and its garden and parkland is important to the setting of Wimborne, but contains very few buildings.

The description of each area follows a similar format: the type of street (whether residential or shopping, for example), its spatial characteristics, the degree of enclosure, and a general description of the buildings: their scale, form, materials and distinctive architectural details and other significant townscape features.

Wimborne Minster Conservation Area Appraisal sub-divisions



2. Evolution of the Town



Wimborne derives its name from the Old English *winn* and *burna*, which together mean 'meadow stream'.

In Saxon times the town was confined to a small area close to what is now the Cornmarket. Around 705, Cuthburga, sister of Anglo-Saxon King Ine, founded an abbey, a double foundation for men and women, which lasted some three centuries until eventually being destroyed by the Danes.

During the 13th century the town extended southwards onto fields known as the Leaze and also northwards along two parallel streets, East Borough and West Borough.

The Black Death in 1348 had a devastating effect on Wimborne and is probably the reason why the Leaze was abandoned. It remains undeveloped to this day.

Throughout the medieval period the town remained small, dependent on its farming hinterland, without attaining formal borough status. There was much rivalry between the various markets run by the Dean and by the lords of Kingston Lacy in West Borough.

It has been suggested that the area between Cook Row, Church Street and High Street was once an open market place where temporary stalls turned first into permanent stalls then to shops, thus "encroaching" onto the open space. This may account for the pattern of narrow streets and dog-legs in this part of town.

In the 18th century a number of elegant town houses were built in West Borough by merchants involved in the Newfoundland trade in fish and fur, but generally the rate of growth remained slow. The control of the surrounding land by the Hanham and Kingston Lacy estates could have been a significant influence.

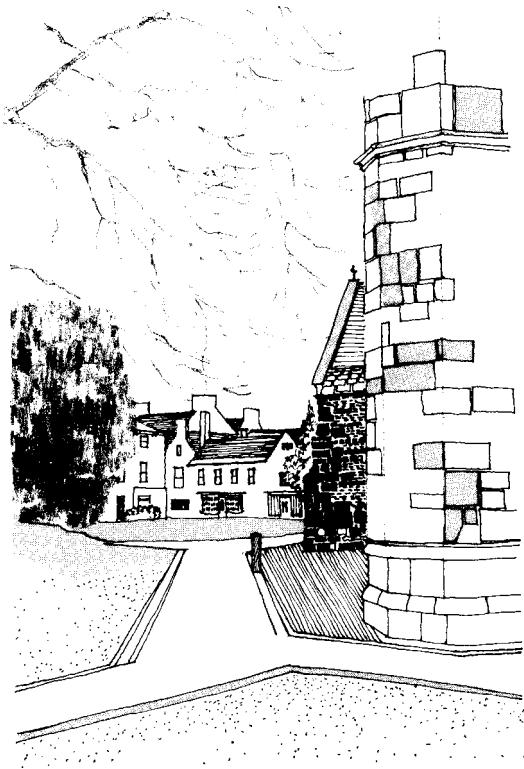
When economic activity took off in the 19th century, it was the area around the railway which became the centre of expansion. The "Railway Town" around New Borough rapidly established itself as a separate community. By 1921, the population within the old town had risen only to 3,683.

Archaeological significance

12th and 13th century settlement remains lie beneath 'The Leaze', some 200m southwest of the Minster. They comprise a series of linear hollows extending mostly on a north-south axis, representing former streets and closes, and raised house platforms. The site is a Scheduled Ancient Monument.

The Square contains the site of St Peter's Chapel. By 1543 the Chapel was in secular use and converted to 'Church House' in 1566. In 1634 some 400 plague victims were buried in the churchyard, which accounts for the not infrequent unearthing of human bones during highway excavations.

3. Setting



The Conservation Area comprises the whole of the central area of Wimborne and extends northwards along West Borough as far as Walford Bridge. The Area also includes the grounds of Deans Court and adjacent watermeadows to the south, from Canford Bridge to Julians Bridge.

In geographical terms, Wimborne is a gap-town, between Pamphill and Colehill and forms a bridging point across the Stour and Allen. Entering the town from the north, south, east or west requires passage over one of its principal bridges. Most of the town is on flat land. Only one small area, between West Street and King Street, is there any variation in ground level and this only by a metre or two.

The Wimborne Minster Conservation Area has a strong, small country-town character due to its physical separation from other settlements and its proximity to open countryside. In one or two places open countryside edges close to the centre of the town. This important feature can be attributed to the Deans Court Estate, whose House and Garden still exerts a major influence on the character and identity of the town.

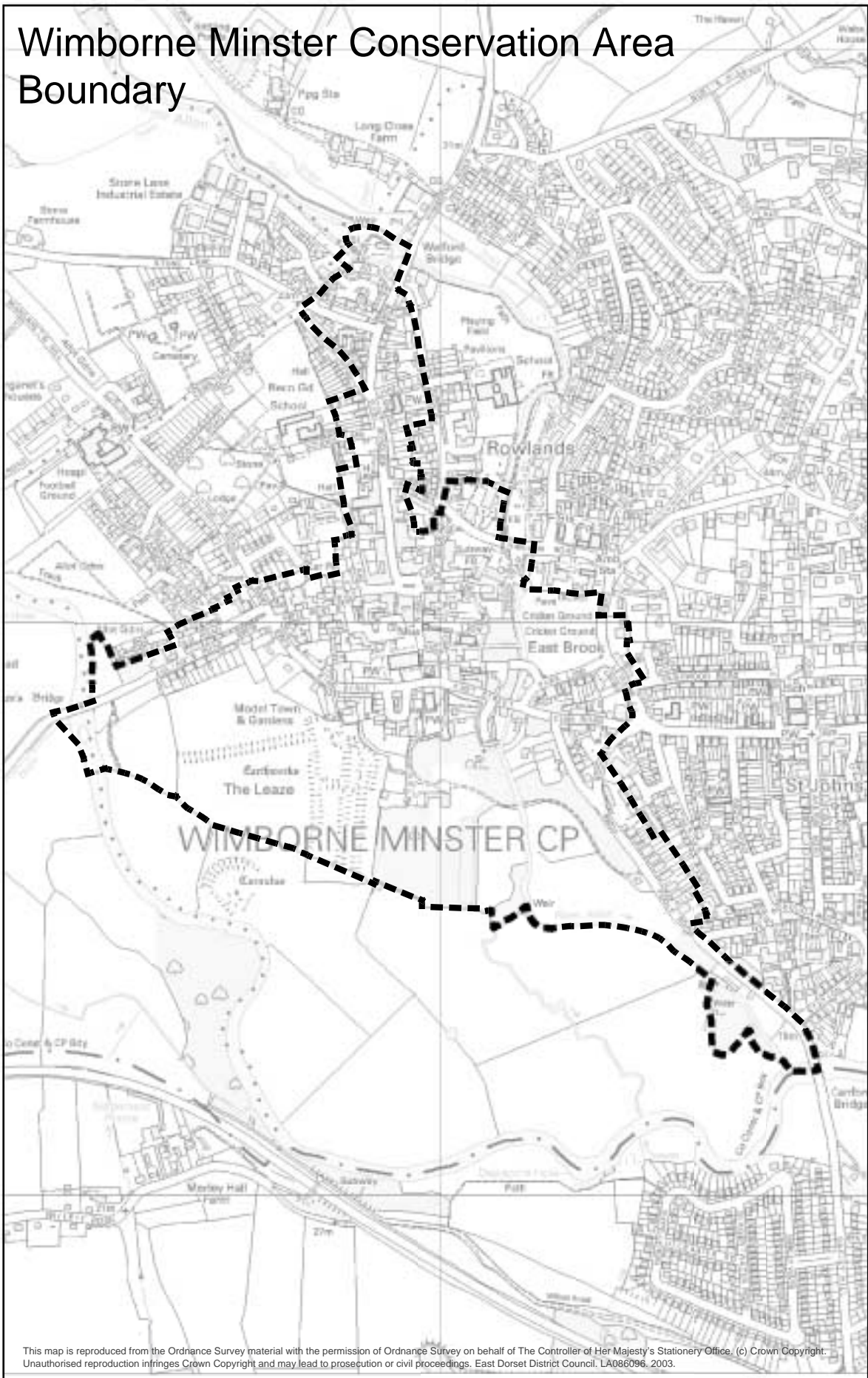
The woods of Canford Park and Merley Park on the south side of the Stour Valley also form an important part of the town's setting. When approached from the Cranborne Road the view across the town is dominated by this wooded backdrop, with the towers of the Minster silhouetted against it.

The Minster plays a dominant role when viewing the town from almost any direction, but none more so than from the Wimborne bypass. There are also some long distance views of this building from Pamphill and from the A31 west of Lake Gates. Most buildings in the town are subservient in scale to it, the effect of which is to reinforce the historic settlement pattern as well as to clearly identify the centre of the town.



The wooded slopes of Rowlands Hill enclose the Town to the east

Wimborne Minster Conservation Area Boundary



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4. Identity



The Minster also acts as the principal focal point from within the town and is a valuable aid to orientation. It is the most important building, both intrinsically and in terms of townscape interest.



The Georgian buildings in streets and squares, with the occasional older vernacular building in between, give Wimborne a strong sense of place. Well-maintained brick and colour-washed buildings and the generally tidy streets give the town a comfortable, genteel appearance. West Borough is a particularly wide and elegant street with continuous building lines and with a memorable view of the Minster.



The River Allen and its millstream create strong images in a number of places, such as at Walford Mill; Eastbrook Bridge in East Street; and on the north side of Town Mill, off Mill Lane.

The town is essentially inward-looking. Only in Poole Road is there a clear view over open countryside along the Stour valley. The recent development of the Model Town to the west of King Street considerably limits the view from King Street car-park.

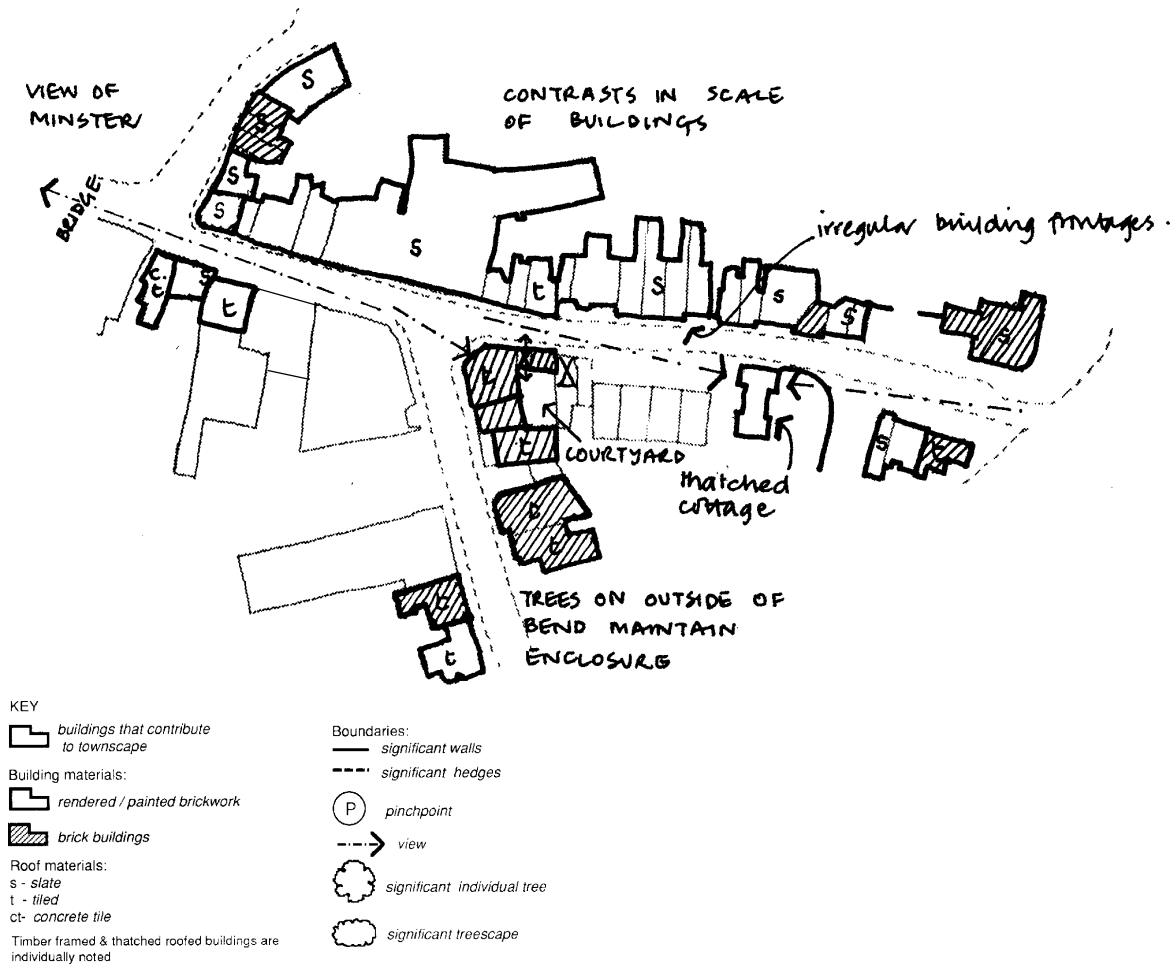


View from Canford Bridge north-westwards along the Stour Valley across the water meadows.

The topographical setting of Wimborne and its abundant treescape, together with the configuration of streets and buildings, that close views out of the town, give the town an introspective quality that reinforces its 'cosy' character.

5. Approach from the South & East

(East Street/Leigh Road/Poole Road Area)



Leigh Road.

This section of Leigh Road is a lively mixture of shops, restaurants, offices and residential uses. A streetscape improvement scheme in the mid 1990's has rejuvenated the economy of this street. It comprises a mix of two and three-storey buildings, together with the single storey Turnpike Cottage; those on the north side form a continuous street frontage.

Throughout the street, the roofscape is irregular with varied roof pitches predominantly of slate and featuring conspicuous chimney stacks and pots. The thatched roof of Turnpike Cottage is a reminder of the days when thatch was commonly used in the town. Today, the cottage forms an attractive, if unusual incident in the urban street. Its low, sweeping shape is echoed in the Quarterjack Surgery roof.



The curved building line on the north side is interrupted by recesses and projections, which exposes a series of side gables. Buildings are small, narrow-fronted and all except the furniture store have a domestic scale. Most are colour-

washed, which enliven the street scene and reflect sunlight into the street. The curvature of the street creates closure.

The juxtaposition of relatively large or tall buildings and small buildings occurs frequently in the town. It is a feature that is particularly evident in Leigh Road. For example, the doctors' surgery at Rodway's Corner appears bigger adjacent to the diminutive terraced house, No. 27; the three-storey building, No.14/18 opposite, contrasts with Turnpike Cottage.



On the south side, seen above and between the buildings are the high trees of Deans Court, which form a backdrop to the buildings and act as a strong green edge to the town.

Poole Road.



A predominantly residential road that forms an attractive approach to the town. It features an attractive row of Victorian villas on the east side and views of the Stour water-meadows on the west side. Separated only by traditional iron railings and trees, the edge between town and country is clearly defined. Those trees on the outside of the gentle bend in Poole Road, 100m from its junction with East Street, close the view to the south of the junction and provides a green foil to the urban townscape.

The trees extend around Poole Road Car Park and create an attractive enclosed space. There is a good oak near the eastern edge of the car park and a notable Monterey pine in the adjacent garden near the car-park's north-west corner. Two London plane trees planted by the Council in the centre of the car-park are now developing into big trees.



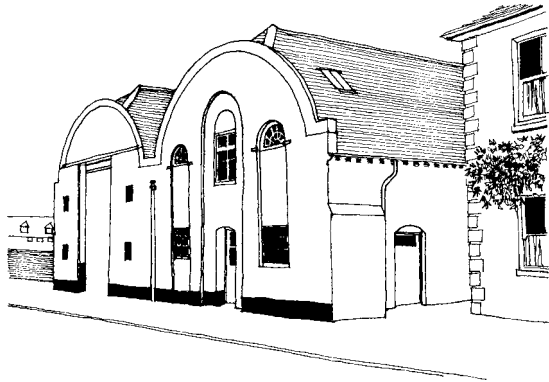
New townscape has been created by the construction of Rodway, the link road to Rodway's Corner. Roadside planting frames the view of the rear elevation of 10-18 Leigh Road.

In Poole Road, a number of buildings form incidents in the street because of their siting close to the road. The coach-house to Beechleas facing the street is an example; the Coach and Horses public house that is sited end-on to the carriageway is another. Its location on the inside of the bend gives greater emphasis to its thatched roof and its colour-washed walls.



Prior to its redevelopment in 1998, 'Poole Road Works' formed another incident in the street on account of its distinctive semi-circular gables. The replacement housing forms a good link between the Coppercourt development to the north and the older semi-detached houses. The new housing on the inside of the bend, together

with trees on the other side, frame the view of the street and elevates the visual importance of Beechleas.



The former industrial building known as Poole Road Works, demolished in 1998 for redevelopment for housing.



The domestic character of the street is reinforced by an important row of mostly two-storey Victorian semi-detached villas. Each pair of houses display architectural diversity but retain their overall unity on account of their regular siting behind a common building line and their scale, proportions and materials. Most have projecting bays and buff brick dressings and share a similar chimney stack motif. No. 49/51 is of particular interest with its half-hexagonal bays and attractive roof. The houses are set back from the road behind gardens bounded by walls. Some of these, however, have been removed to provide off-street parking.



To the north of this row are two pairs of Edwardian semi-detached houses with flat roofs. These largely unspoilt, well-proportioned houses feature 'key-hole' recessed porches with period doors and zip pattern brickwork around the windows and bays (see above photo).

To the south, there are attractive turn of the century villas having buff dressings and projecting bays at the corner of Poole Road and Station Road. The all-buff brickwork of Lynwood House contrasts against the dark foliage of a huge copper beech and horse chestnut that stand on the property's roadside boundary.



Near Canford Bridge on the west side of the street stands No. 18, which is also sited end-on adjacent to the road, exposing its decorative bargeboards. Its rendered walls contrast from the brick buildings in the street, less pronounced now than before Saville Court opposite was developed. The building has undergone major repairs and its riverside garden restored.



Canford Bridge is an attractive, triple-arched, early 19th century bridge that forms an important point of entry into the town. Unfortunately, its west side has been spoilt by a steel walkway. The view from the bridge of the valley meadows downstream is enclosed by trees and copses. The view upstream is much more open and rural with extensive views towards Sturminster Marshall and beyond.



East Street

East Street is a secondary shopping street of mostly small, narrow-fronted shops grouped along an almost continuous building line. Brick buildings predominate on the south side; colour-washed buildings opposite reflect light into the narrow street. Pinch-points and incidents are created by stepping forward or back from the building line, coinciding with changes in roofline.

Despite this diversity the street scene is harmonious on account of the consistency in scale and materials. The number of attractive shop fronts has increased in recent years.

The massive, pinnacled towers of the Minster, appearing above buildings that line the street, form a unique focal point. At Clock Corner, the little buildings each side of the High Street/East Street junction are dwarfed by the Minster some distance behind.



East Street features other examples of juxtaposition of building scales, such as between No.20 East Street (Sturtons & Tappers) and No.1 next door.

The buildings on the south side of East Street extend without interruption over the millstream of the River Allen. On the north side there is a narrow gap in the building frontage, allowing a view of the watercourse. It can be a rather gloomy prospect, on account of the flank walls of buildings that enclose it. Engineering works have reduced water levels and diminished the stream's vitality. Self-seeded greenery helps to relieve this dullness and masks the bulk and blandness of the Crown Mead shopping development behind. New vitality is introduced by the café/restaurant which extends outside as a ground floor balcony overlooking the watercourse.



Eastbrook (Uparrow) Bridge marks the eastern end of the street, from which point is a fine wooded view downstream towards Deans Court. Colour-washed buildings on either side reflect light onto the water. On the west bank, the outdoor sitting area behind the Rising Sun public house takes advantage of this amenity.

The prospect from the bridge upstream is dominated by the Crown Mead shopping development, a dull and uninspired late 1970's development. A covered pedestrian walkway adjacent to the river is dark and alien to the prevailing character of the town. Some visual relief is given by the self seeded willow in the river-bed and by riverside vegetation on the east bank.

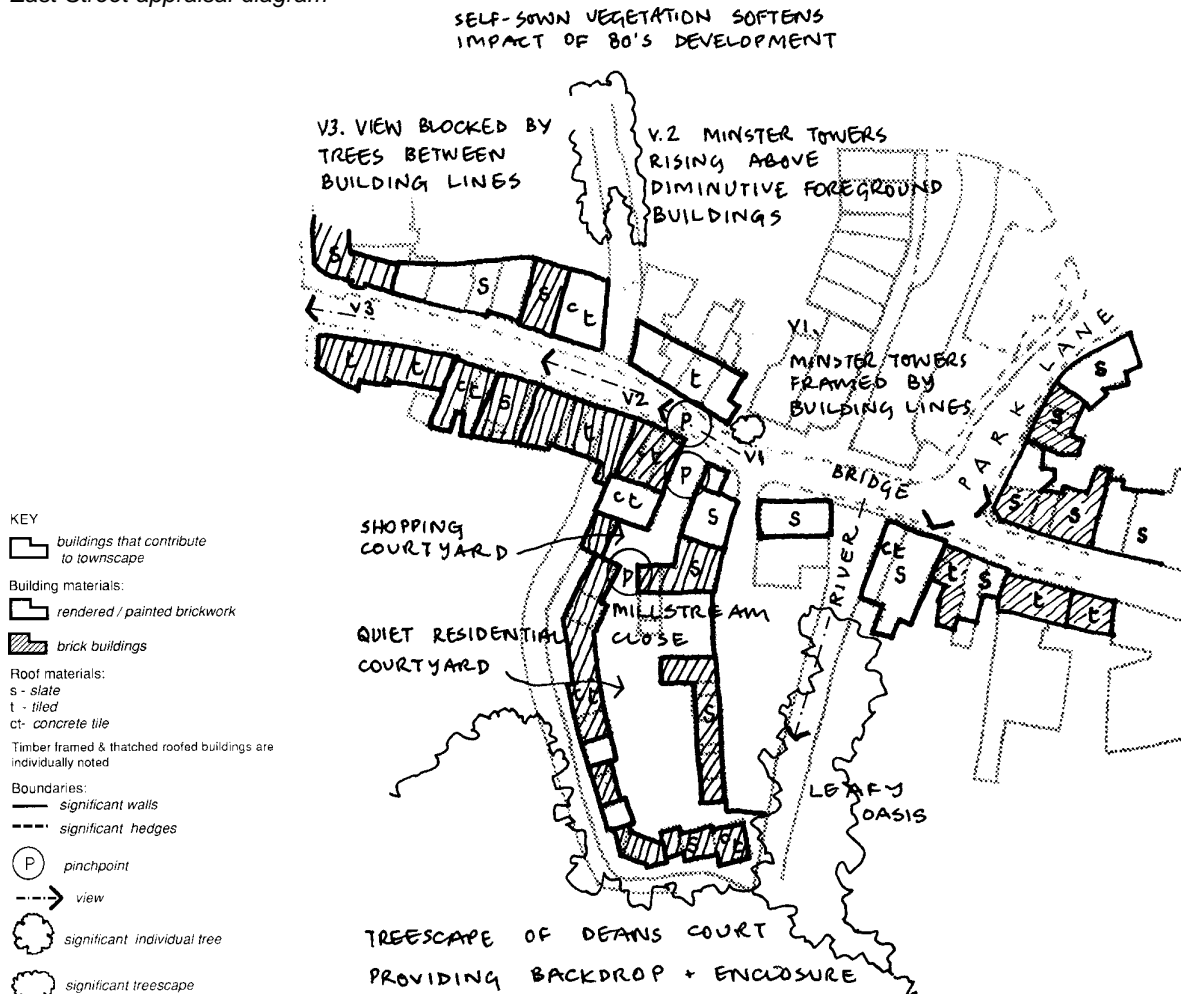


The river interrupts the enclosure of the street, allowing open space to extend right up to the bridge. It provides a pause or 'breathing space' before rejoining the built-up street on the eastern side. The space is contained by dense riverside vegetation that introduces greenery into the street. The architectural continuity of the street is maintained by the building frontage on the south side.

Between the two bridges, the buildings on both sides of the street are set back from the building line to give a semblance of a square, fronted by The Rising Sun on the south side. The single-storey flat-roofed extension of the butchers (No.39) projects into this space and provides an interesting change in scale. Traditional awnings provide additional colour and vitality. The three-storey building known as The Cloisters re-establishes the building-line close to the carriageway and creates a pinch-point with the building opposite.

East Street appraisal diagram

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A Norway maple on the north side of the street is developing in size and influence. It is particularly significant when observed from the west. The tree emphasizes the kink in the street alignment at this point, frames views of the bridge and introduces a leafy foil to the urban street.

Millstream Close



A courtyard housing development, constructed in 1987 on the site of broken down garages, with shop units near East Street. There is a sense of anticipation when entering this well enclosed space, reinforced by the backdrop of tall trees in the grounds of Deans Court. There are a number of similar quiet backwaters in the town that are often only glimpsed from the public street. Increasingly, such spaces are being gated for security reasons.

The entrance to Millstream Close is squeezed by brick buildings at its neck to create a tight pinch-point; the view out of the space is blocked by the colour-washed elevation of the rear of Cloisters.

Quarterjack Mews is another paved courtyard on the north side of the street accessed from an entry

through No.11 East Street. The courtyard is flanked by modern two-storey buildings containing boutique shops and a café/restaurant. A second covered entry accesses the mill stream where a timber footbridge connects with the former glassblower's premises at the rear of High Street. These have been converted to residential use. The footbridge is currently padlocked, pending the completion of the link to Crown Mead.



Deans Court Lane

Deans Court Lane is a quiet residential backwater dominated by the treescape of Deans Court. The view northwards, by contrast, focuses on the tight urban streetscape of the High Street, framed by buildings each side of the road junction.

The street terminates at a pedestrian gate set in the boundary wall at the southern end, framed by pillars with griffins on top. Adjacent stands North Lodge, a recently-restored Georgian house with gothic window and fanlight features. The doorcase is of special interest; the door and reveals together form half an eclipse in plan. A York stone pavement directly in front of the building enhances its appearance.



At the north end, brick walls help to screen two private car-parks. A row of six cottages, known as Courtenay's Almshouses, and a timber-framed thatched cottage that once stood in the lane have long gone, leaving the street somewhat lacking in cohesion and identity. A high hedge on the west side helps to join both ends of the street together.

Deans Court Lane forms the main entrance to Deans Court, an elegant small Georgian mansion in the ownership of the Hanham family. Standing in 13 acres of gardens and valley pastures beyond, Deans Court has been described as a 'peaceful haven near the centre of a bustling market town'.



The two-storey house, with attics and basement, has classical elevations built of brick with stone dressings. The north and east ranges were built in 1725. It is thought that these enclosed the medieval Deanery Hall within the angle. The Hall and south side of the house were rebuilt in 1868, leaving no trace of the earlier structure. The house overlooks lawns and woods on all sides.

North-west of the house is a walled vegetable garden that features a high serpentine (or crinkle-crankle) brick wall with moulded stone coping. To the south east is a long rectangular pool, known as the monastery fish pond.

Park Lane

Park Lane is a short, residential street that flanks the southern side of the Cricket Ground. Since the mid 1980's it has formed an important link in the town centre traffic circulation system.

There is little of townscape interest in the street other than the 19th century terrace of two-storey cottages and The Cricketer's public house at the western end. These brick and colour-washed buildings hug the inside of the bend in a uniform manner, reinforced by their slate roofs and consistent ridge line.



The colour-washed pub, which is attached to the eastern end of the row, forms a good visual stop and focal point to the Crown Mead service road opposite. Estate agent offices occupy two buildings at the western end at its junction with East Street where the two storey row returns. The corner itself is rounded, beneath wide roof soffits.



A small public car-park is shoe-horned into the space between Park Lane and the river. Although softened and partially screened by generous planting, the space is of little amenity value other than screening the Comprehensive Development Scheme on the west side of the river. This vegetation merges visually with a fine Lucombe Oak in the south-west corner of the cricket ground.

The recent installation of traffic signals at this junction has introduced significant new street clutter.

At the eastern end of Park Lane are two pairs of identical Inter-War semis, containing many of their original features. They follow a common building line behind front gardens enclosed by low fences. The street lacks cohesion between these buildings and the public house on account

of the disparate buildings and unscreened private car-park.



Lewens Lane

Lewens Lane extends from the Park Lane junction to Rodway. It is notable on account of the row of fine colour-washed period houses on the east side. They are visible from the other side of the cricket ground and stand out against a dark backdrop of trees. Three of these buildings are located tight against the road on the inside of the bend. No. 1 forms a focal point and visual stop to Park Lane. Lewens, at the corner with Parkwood Road, is of particular architectural importance, dating from the 17th century and having a fine classical portico. This detached house, having a tiled roof with stone eaves courses, stands back from the road behind a low brick wall with iron railings and gate.



To the south of Lewens on the west side, stand a streetside sycamore and Atlantic Blue Cedar that are significant in framing the street.

Cricket ground

'Hanham's' Cricket Club was established in 1793. The cricket ground appears on the 1929 Ordnance Survey plan of Wimborne, with its pavilion on the same site as that which currently

exists. It forms the town's most visible substantial open space, but is not accessible to the general public. Its value as a 'green lung' has increased further since the construction of the comprehensive development area (CDA) on the water meadows between the river and millstream.



The ground slopes gently from the river towards Rowlands Hill. The playing field provides a foreground for the wooded slopes of the hill, which has the effect of bringing the treescape closer to the town.

The playing field also forms part of the setting for No 2, Rowlands Hill, a fine 19th century rendered house directly overlooking the green, and No.1 Lewens Lane to the south. These buildings are equally important in giving some degree of identity to the space.



In this respect, the cricket ground is lacking, for the north side comprises a linear group of shed-like structures of little architectural merit, with the new Street Meadow development under construction on the adjacent site to the rear. The Park Lane frontage is weak and of little interest other than the two pairs of semi-detached houses at its eastern end. On the west side of the cricket ground is the monolithic CDA, its dark, blank

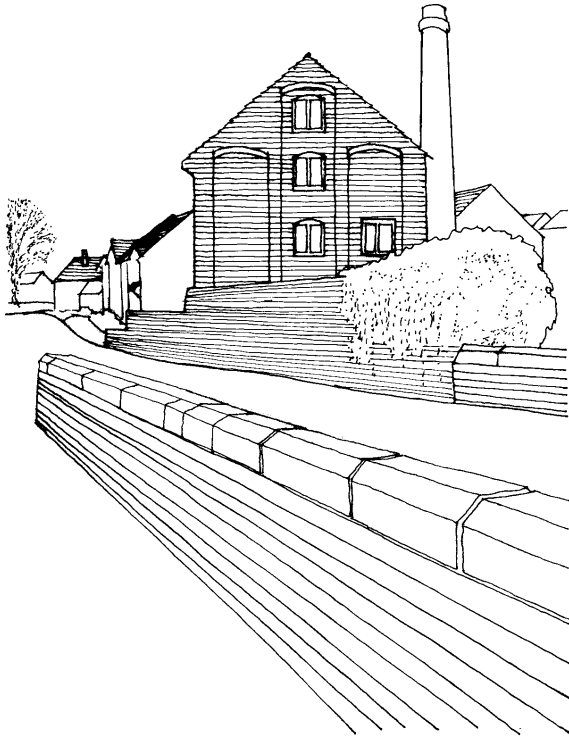
walls appearing devoid of life or interest. Along this frontage stands a row of recently-planted trees which help to screen the development. They also merge visually with a copse in the former Pippins site to afford a more significant treed edge to the green.

There is a mixture of trees, of varied condition, forming part of the hedgerow on the northern boundary of the cricket field. On the west side of the main road and to the south of the ambulance station stands a single large and visually prominent horse chestnut.

Views of the cricket ground from the main road are restricted by brick walling. Iron railings on top have replaced earlier chain-link fencing. A similar boundary treatment extends along Park Lane, which also limits views but not to the same degree. The west side of the ground, adjacent to the river, is defined by picket fencing.

The best views of the ground are from the east end of Crown Mead mall and from the service road river bridge, near the Cricketers public house.

6. Approach from the North (West Borough)



The Cranborne Road gently descends towards the town in a series of sweeping bends. Not until the town is almost reached is there any evidence of a settlement, on account of the hedgebanks that extend each side of the road. The first view of the town comprises a row of Edwardian houses seen against the towers of the Minster, with a belt of trees in the background. The petrol filling stations, one on each side of Walford Bridge, are a distraction but are accepted as a basic necessity, like electricity pylons in the countryside.

The historic Walford Bridge acts a pinch-point and symbolic entrance to the town.

Immediately to the south stands a three-storey mill-like building. The scale and form of this simple brick and tiled building contrast from the predominantly residential character of the Conservation Area and features a round, tall industrial brick chimney behind.

The building, which is located close to the road behind a high brick wall, reinforces the entrance to the old town. Together with high trees on the

opposite side of the bridge, it first blocks and then frames the street when leaving the town. The listed building also forms an attractive group with Mill House in Knobcrook.

Knobcrook

Most of this former country lane has been widened, leaving just a remnant of informality between Walford Mill and West Borough. The short section of narrow lane is bordered by hedges and trees, including a fine chestnut near Mill House. Overhanging branches narrow the part-pedestrianised lane even further, masking views of Walford Mill. The much-restored listed mill dates from 1800 on the site of earlier mills. It features another industrial brick chimney, this being square in plan. Immediately in front of the mill, adjacent to the mill leat stands a tiny brick and tile toll house.



Mill House is the only house facing onto the lane, an attractive 19th century period brick house with a hipped roof clad in slate with delicate white iron railings in front.

A housing development built in the mid 1980's on the south side of the lane extends close to the lane-side hedge. The continuity and robustness of the hedge helps to minimize its impact on the lane.

The east end of Knobcrook is cluttered with parked vehicles, which detracts from the setting of the listed mill. The street clutter is made worse by the proximity of the petrol filling station and associated car displays.

From Walford Bridge, the view upstream is enclosed by low-branched trees overhanging the river, almost concealing Walford Mill until after leaf-fall. Eastwards there is a longer view but this also is enclosed. There is rough

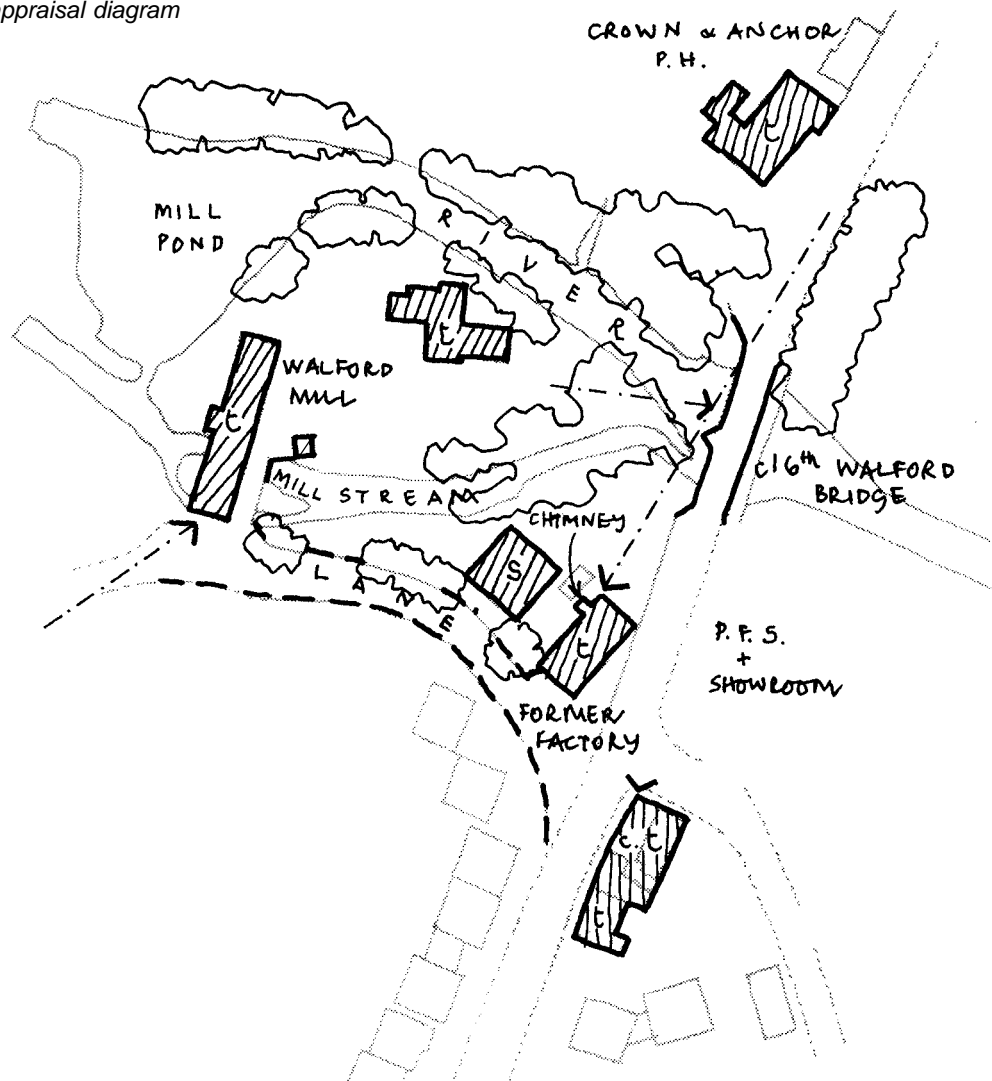
meadowland on the north bank and a tree-line along the riverside walk on the south bank. The impact of the suburban housing on the hillside directly ahead is softened by treescape on the top of the ridge and by more recent tree planting.

Blind Lane.

Prior to the construction of the new link road to West Borough in the early 1980's, this narrow lane took most of the traffic from Stone Lane, itself at that time a relative backwater.

This quiet street, which is now closed to traffic at its northern end, is used for access purposes and as a pedestrian thoroughfare, particularly by schoolchildren. It is most notable for its wooded appearance. Two towering lime trees at the northern end of the lane have been supplemented with more recent tree-planting that is now beginning to mature. The trees help to screen recent housing and garages and provide a leafy foil to the West Borough streetscape.

Knobcrook appraisal diagram



KEY

- buildings that contribute to townscape
- Building materials:**
- rendered / painted brickwork
- brick buildings

- Roof materials:**
- s - slate
- t - tiled
- ct - concrete tile
- Timber framed & thatched roofed buildings are individually noted

- Boundaries:**
- significant walls
- - - significant hedges
- (P) pinchpoint
- view
- significant individual tree
- significant treescape

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At the rear of the Old House there is valuable brick walling at the edge of the roadway which acts as a pinch-point and frames an oblique view of colour-washed houses in West Borough.

Stone Lane.

The 1980's housing developments on either side of Stone Lane stand behind wide landscaped verges. The housing developments are appropriate in scale and proportion to the town and offer an attractive frontage to the new road. The developments are becoming increasingly hidden as the young trees develop in size. They form a green and leafy approach to the town centre.



The backdrop of mature trees behind two 1920's houses in West Borough opposite Stone Lane reinforces the visual stop when approaching the West Borough junction.



West Borough (northern part, Knobcrook to Priors Walk).

This is a predominantly residential street and a busy thoroughfare. The street is relatively wide and except for the short length near Old House features wide pavements that add to the sense of space. It is overlooked by a continuous row of townhouses at the back of the pavement on the east side and by a more varied street frontage on the west side.

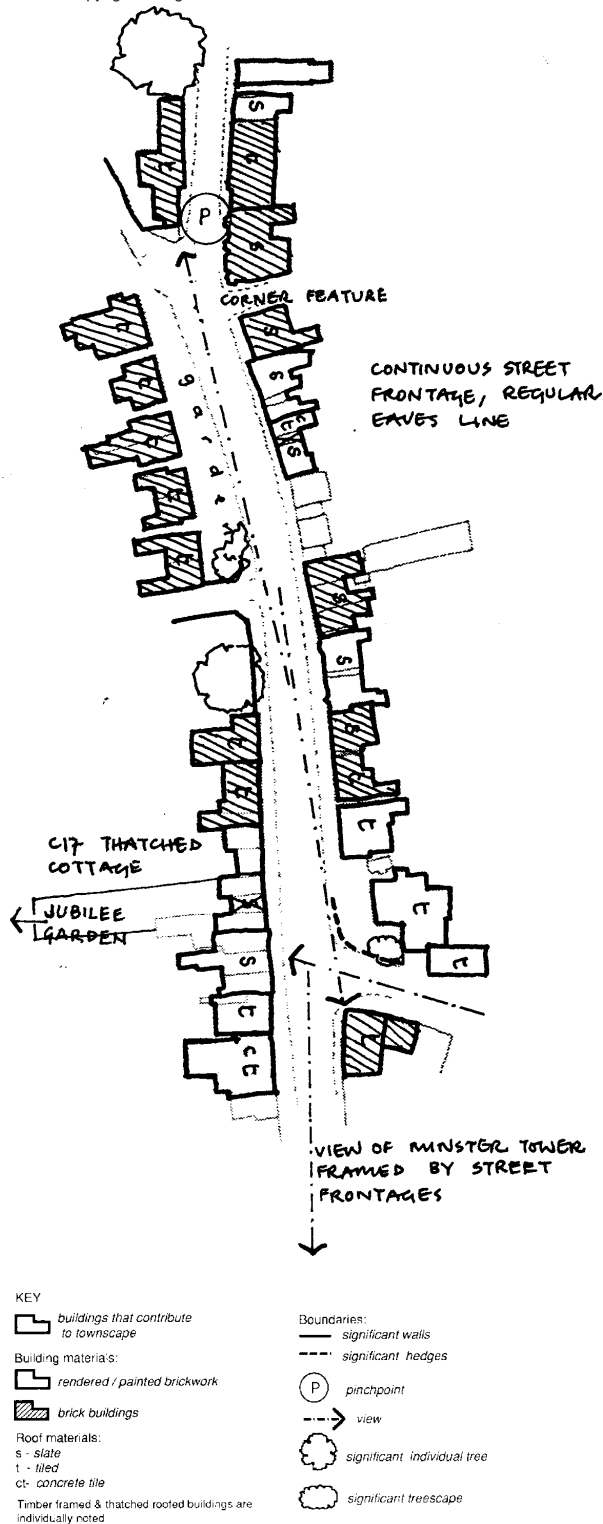
The Old House, on the west side of the street north of the Blind Lane junction, comprises a row of two-storey brick and tile cottages. The building is articulated into four units, each having its own fenestration pattern. It faces directly onto the carriageway, with just a narrow paved margin protected by metal railings. The building forms a focal point when viewed from the south and, together with an adjacent group of big limes trees, close views from the street.



In this upper part of West Borough are a number of well preserved domestic Edwardian buildings. One such building at the corner with Chapel Lane has been converted into apartments and features an attractive hexagonal bay. Its decorated string courses, stone window heads and bracketed eaves make a positive statement at the corner.

On the south side of the Chapel Lane junction stands another two-storey Edwardian building, having projecting bays in buff bricks and tall central chimneystack. The building retains its decorative window heads and barge-boards.

On the west side of West Borough, from Blind Lane to School Lane, stands a row of late Victorian/Edwardian 2-storey villas. Each is built of brick under either a slate or plain tiled roof.



West Borough (north) appraisal diagram

One building is constructed entirely in buff bricks. Two are detached, the others are semi-detached. They are set back from the road behind small gardens enclosed by low walls and hedges. Unusually for West Borough, the houses feature prominent gables fronting onto the road, each retains its tall, distinctive chimney

stacks. The period buildings form a cohesive group quite different in form and character from the older terraces in the street.



The continuous row of town houses on the east side of West Borough, from Chapel Lane to Priors Walk, follows a gentle curve in the street alignment, which reinforces architectural cohesion and closes the view at its northern end. These comprise a cheerful mix of brick faced and colour-washed rendered houses, mostly under slate roofs. In common with all the older properties in West Borough, all are sited at the rear of the pavement without 'defensible space' in front. The buildings have a common domestic scale, being predominantly two storeys in height, and feature formal, symmetrical fronts with a straight eaves line. Those towards the southern part are Georgian, with typical classical proportions and detailing.



An increasingly large acacia tree in the lovely walled garden adjacent to Gulliver's House makes a significant impact in the street. Its prominence is made greater because it lies on the inside of the curve. The tree provides a foil to the architecture and articulates views of the street. The garden is enclosed by a high brick wall, which also adds townscape interest.

Gulliver's House is the first of a long and continuous row of mostly Georgian two-storey townhouses that form the western side of West Borough. Several have rooms in roofs lit by small dormers.

The frontage is interrupted by the contrasting height, form and materials of Nos. 39 and 41, a highly distinctive pair of 17th century thatched cottages. Their diminutive scale is emphasized by their altogether grander neighbours immediately to the south.

This group comprises a terrace of three early 19th century three-storey Regency style houses together with a two-storey building, curiously, despite the difference in the number of storeys the buildings share the same ridge and eaves lines. The group has rendered walls under low-pitched slate roofs and form a good visual stop to the views from Priors Walk opposite.

The two-storey building now houses Wimborne Town Council offices, accessed by a high central archway. This passes through the building and opens onto a recently-paved courtyard. This in turn accesses the Jubilee Garden, a new public open space opened in 2002. The walled garden includes part of the former curtilage and the former gazebo to Borough House. This little building, with its distinctive external curved stairway, forms a focal point when approached from West Borough, framed by the garden pergola.

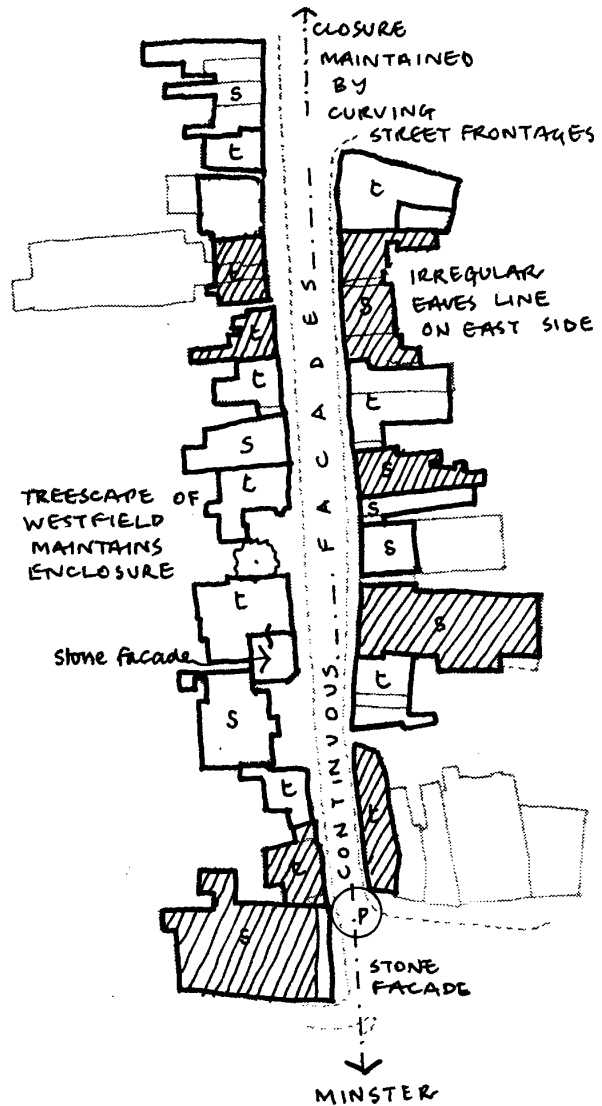
West Borough (southern part)

From the Priors Walk junction, the Minster towers form an impressive focal point, framed by building frontages on each side of West Borough.



West Borough is characterized by elegant Georgian buildings. The wide, gently-curving street enhances their cohesion. Although joined together each house is individually expressed. Added cohesion is brought about by the regular rhythm of the Georgian-proportioned windows and extensive use of slate for the roofs; and variety is introduced by door-cases, facing materials and colours, and irregular ridge and eaves lines.

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- | | | |
|--|-----------------------------|-----------------------|
| KEY | | Boundaries: |
| buildings that contribute to townscape | significant walls | significant hedges |
| Building materials: | pinchpoint | view |
| rendered / painted brickwork | significant individual tree | significant treescape |
| brick buildings | | |
| Roof materials: | | |
| s - slate | | |
| t - tiled | | |
| ct - concrete tile | | |
| Timber framed & thatched roofed buildings are individually noted | | |

West Borough (south) appraisal diagram

Georgian elegance at its best can be found in this lower section of West Borough: fine elevations, with well-proportioned windows, classical doorcases with fanlights and stone steps, rubbed brick voussoirs and other fine brickwork; buildings having their own individual identities that sit comfortably together with their neighbours.

The gentle curve in the street creates closure and a stronger urban feel, and this is emphasised by a narrowing of the street at its southern end near the Square.

Contrasts in scale between modest artisan dwellings and the grander buildings represent a characteristic feature of West Borough. The larger buildings serve as accents and often occur in opposite pairs in the street. Numbers 30-32 comprise two three-storey, red-brick houses with parapets and distinctive round-headed windows on the ground floor. This building appears even more important on account of its juxtaposition with the adjacent low-roofed corner building.

Opposite stands the imposing Borough House, which houses the Tivoli Theatre, still awaiting restoration.



Lower down the street is another pair of accent buildings: on the west side stands the free-standing Purbeck House, No. 5, a two-storey rendered building with an impressive stone porch, and standing opposite on the east side, the three-storey red-brick facade of the Conservative Club (No. 10 -12).



The stone-clad, neo-classical single-storey NatWest Bank, with Venetian windows and stone urns over its imposing entrance, demonstrates large scale proportions to an essentially small building.



Chapel Lane.

A short street that links West Borough and East Borough featuring ten small Victorian terraced houses and a United Reformed Church. The houses, of warm brick under slate roofs, are positioned hard against the carriageway. The rather austere United Reformed Church building, with its plain rendered walls and distinctive twin pinnacles, is set back from the road behind a low wall with iron railings on top. The wall is set adjacent to the carriageway which gives extra prominence to the attractive iron arch and gates.



In summer Chapel Lane is enlivened by flowers in tubs and hanging baskets.

School Lane.

Another narrow residential lane without footways that links West Borough with Redcotts Park. The lane also provides access to the First School and is consequently well used by pedestrians.

The narrow neck at its junction with West Borough forms a pinch-point. There are some good brick walls at this end of the lane and the hipped roof of the recently restored old stable building is an attractive feature. A further 'coach-house' development has been constructed a few metres beyond. This too is attached to the boundary wall and adds further interest and enclosure to the street. A gap in the wall exposes the leafy rear gardens and back-land. The high brick wall extends around the School Lane/West Borough corner enclosing a valuable garden space at the side of Gulliver's House.

Opposite the Church stands a modern (1980's) development of flats with a rear courtyard accessed by an archway through the building. The layout, scale and form of this development are in character with the street.

Brick and painted block walls at the East Borough end of the street reinforce the sense of enclosure. Trees overhang the garden wall at the rear of 'Hartlands' and soften the street's otherwise hard, urban character.

The street is enclosed at its western end by an Edwardian villa in West Borough which provides a good visual stop to the street. This building forms a small group of similar Edwardian buildings that surround the Chapel Lane junction, giving it a strong identity and sense of place.



East Borough-Hanham Road-Lower East Borough

Until the construction of Hanham Road, East Borough extended as a continuous street from the Square to Walford Bridge. Together with West Borough, it formed 'The Manor of the Borough' in the early 12th century, the result of the decision by the lords of Kingston Lacy to set up a market in opposition to the Dean. It was at sometime referred to as 'Crooked Borough' in contrast to 'Straight Borough' (West Borough).

The busy main road, which incorporates Priors Walk (formerly Luke's Lane) now separates it into two quite different streets.

The character of this residential street is varied; possessing an element of the elegance and urbanity of West Borough at the southern end and having a distinctly rural feel towards the north, reinforced by thatched cottages and informal hedges.

Most of East Borough has been much affected by 20th century redevelopment and this is reflected in the alignment of the Conservation Area boundary. Since the 1980s the local planning authority has encouraged frontage development in order to re-establish an urban street. The introduction of windows having a strong vertical emphasis has reinforced architectural unity in the street.



these contrast in scale, form and materials from the elegant classical building nearby.



The view towards the northern end of the street is closed by a group of very large oaks, chestnut and other deciduous trees on the edge of the playing field. Display vehicles on the garage forecourt detract from the rural character of the street.

Today, architectural and townscape interest centres on a row of three 19th century town-houses at the southern end of the street; on a single late Georgian house, known as 'Hartland's' near Chapel Lane and a pair of 17th century thatched cottages nearby.

The town-houses form a short terrace of two and three storey houses, with a single storey link that also provides access to a small courtyard and modern flat development at the rear. The houses have varied ridge and eaves lines which articulate the row. The gentle curve in the street alignment closes the view to the south.



To the north of Hartlands, stands a semi-detached pair of 17th century thatched cottages. Juxtaposed,

Hanham Road was built during the 1960's, a period when redevelopment rather than conservation was the norm. Thankfully, the new road was not continued west of the West Borough junction for this would have destroyed many historic buildings and broken up West Borough – in similar fashion as has occurred in East Borough.

Hanham Road forms the main traffic artery of the town. A number of large, disparate 1960's and 70's developments adjacent to the road bear little relation to the grain or scale of the town and have resulted in a loose urban form that is out of place with the town centre as a whole. However, the spaces around these buildings allow trees and under-story planting to develop. Especially in recent years, the harshness of the new road has been softened by tree planting and today this forms a green corridor that encircles the northern part of the centre.

Formerly connected to East Borough, Allendale House is now accessed from Hanham Road. Allendale House is a three storey rendered mansion built in the classical style by James Wyattville in 1823 for the Castleman family. The attractive west facade of Allendale House is framed by trees; to its left is a short wall with pillars and ornate iron gates that lead to a small enclosed car-park at the rear. This space, surfaced in tarmac, is overlooked by the elegant north façade of the house.



Connected to the building on the south side is a remnant of the former single-storey service wing, extended at the time of the new road to accommodate the fire station prior to its present purpose-built building to the east of Allenvue Road. This in turn has since been converted to offices.

The amenity space on the east front of the house is shared by the Allendale Community Centre, built in the early 1970's, a low, recessive design that occupies what was once the pleasure grounds of the house extending down to the river. The style and materials of the community centre ensure that it remains subservient to the adjacent historic building. Its most remarkable feature is its location, sited between the listed building and the river. Unfortunately, its design does not fully exploit its riverside location. The public garden in front of the centre is partly grassed with perimeter planting (though the western shrubberies have been recently removed) and partly surfaced in tarmac. The space generally lacks cohesion, not helped by disparate new tree-planting. The quality of the space could be considerably improved.

East Borough (south)

This street is a short 'offcut' of East Borough between Hanham Road and the Square. On the 1869 map, the street was known as Black Lane. It is surprisingly quiet for its central location. It contains housing, shops, offices and the 'Olive Branch' public house/restaurant, formerly the Dormers. The street is of high townscape value.




The northern part of East Borough, from its junction with Hanham Road, forms a leafy setting to the more built-up street lower down. On the east side, screening the car-park to the public house, is a high brick crinkle-krinkle wall at the back of the pavement. Added enclosure is provided by a large fig tree that surmounts the wall. At the foot of the wall is a remnant of the original stone pavement that followed the original street alignment. Framing the street on the west side is Number 9, a two-storey 18th century house with white rendered walls under a slate roof, surrounded by well-planted gardens bordered on the street side by hedging.


The tarmac expanse of the Conservative Club car-park to the south is only partly screened by brick walling. It should ideally be raised in height. The rear elevations of buildings in West Borough, seen across the car park, form an interesting group. Several facades have been improved in recent years.

Southwards, the street has a strong urban character with buildings sited hard against the narrow street. Enclosure is reinforced by a dog-leg in the street. Both Percy House and the 'Olive Branch' next door exert a strong influence on the identity and character of East Borough. Their classical proportions are enhanced by attractive central doorways; the porch of the Olive Branch is of particular interest. Decorative iron railings, a fine magnolia and climbing wisteria in front of Percy House add quality and interest to the building and to the Conservation Area. A low brick wall with stone capping defines the frontage of the Olive Branch, within which is formal planting in terra cotta pots.

KEY

 buildings that contribute to townscape

Building materials:

 rendered / painted brickwork

 brick buildings

Roof materials:


s - slate

t - tiled


ct- concrete tile

Timber framed & thatched roofed buildings are individually noted


Boundaries:


 significant walls

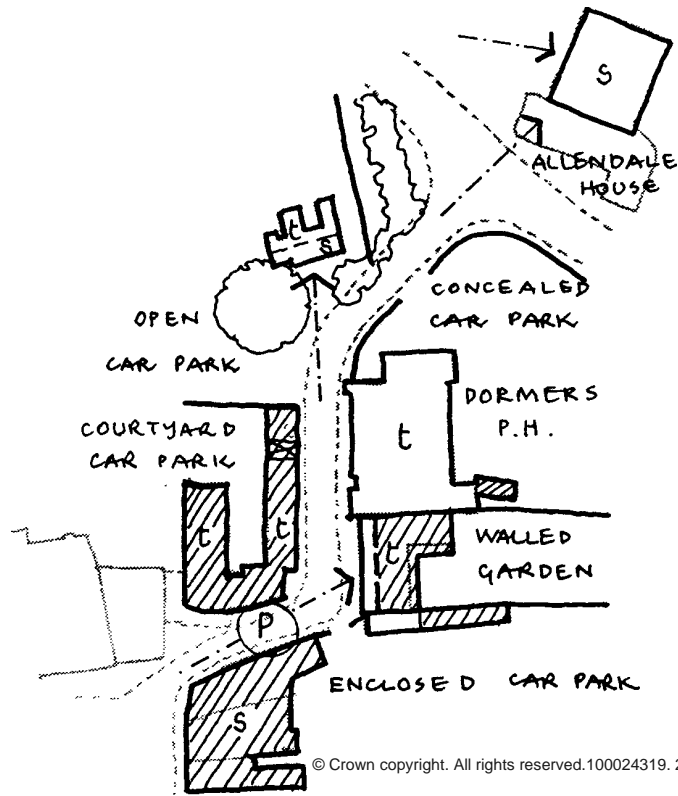
 significant hedges

 pinchpoint

 view

 significant individual tree

 significant treescape



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East Borough (south) appraisal diagram

The white-rendered facade of Percy House, contrasts with the predominance of brick buildings in the street. The building closes the view from the Square; Number 2 East Borough, part of a row of three storey Georgian town houses, together with an adjacent large bay tree, closes the view from the north.



Between this building and Percy House is a small private car-park screened from East Borough by high brick walls. It is designed as an urban courtyard, surrounded by buildings, the diminutive garage to Percy House being particularly quaint. The utilitarian galvanized metal gates at its entrance, on the other hand, are out of keeping with the quality of the street. A small but well designed two-storey office building at the eastern end faces onto the space and acts as a focal point.

A row of small trees softens the southern boundary and introduces greenery. Simple but effective ground surface treatment reinforces the sense of intimacy and quality in this well-maintained courtyard.

The Crown Court development on the opposite side occupies the site of the former Crown Hotel, the last of Wimborne's coaching inns. Comprising town houses, shops and offices, the 1970's development integrates well with the historic fabric of the town; its scale reflecting that of the adjacent buildings, yet clearly a building 'of its time'. The design adopts several of the architectural references of its neighbours: parapet walls, arches, and windows that decrease in size on the upper floors.



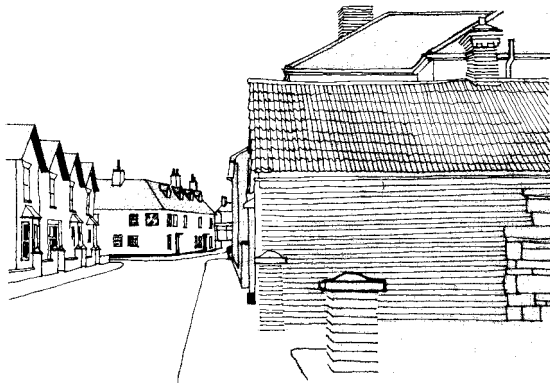
The buildings are positioned close to the road and the two-storey element is jettied, thus strengthening enclosure. Tucked within the corner of the building is a birch tree, which adds greenery to the street.

At the rear of the development is a small courtyard surrounded on two sides by shops and accessed through an archway. The courtyard, however, is uninviting and once inside, lacks vitality on account of the back elevation of the bank on the south side and private car park on the west side. Consequently, despite its central location, Crown Court remains a backwater. There is much scope for improvement.

A separate archway leads to a small car-park at the rear of the development, a well-enclosed urban space softened by a well-placed tree.

Towards the Square the stepped building line on the north side introduces a pinch-point at the entrance to the street.

7. Approach from the West



The towers and pinnacles of the Minster, set against the wooded backdrop of Rowlands Hill, can be seen from the A31 Lake Gates roundabout. But from the roundabout towards Julians Bridge the view is obscured by continuous hedgerows. The straight road channels the view between roadside trees, but affords glimpses of unspoilt landscape over the Stour Valley towards Cowgrove and Pamphill. The white rendered elevation of Farr's House is prominent amongst treescape on the hillside. To the east, the twin cupolas of the Old Grammar School, framed by high treescape to their right, come into view across the open, flat meadows adjacent to the Stour.

Towards the bridge the rural landscape is spoilt by a block of concrete-panel flats at Cuthbury on the east side of the river. This unfortunate three-storey building, which was constructed in the 1950's, appears face-on to the river, seen over the parapet of the Grade 1 Listed bridge.



The 15th century, eight-arched bridge forms the western gateway to the town. From the exposure

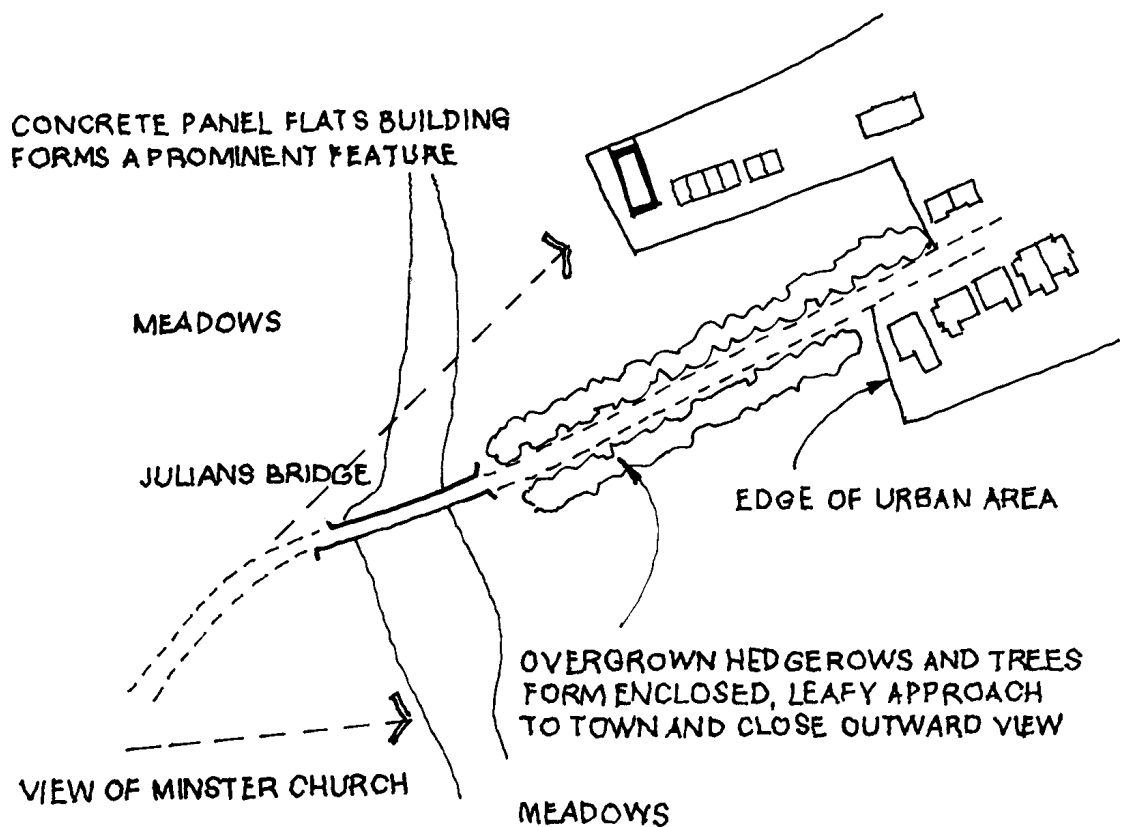
of the bridge, high hedging on one side and large ash trees overhanging the carriageway on the other, form a green tunnel at the entrance to Julians Road. This directs the view down the street to focus on the public house at Pye Corner.

Forming the south side of Julians Road is an attractive row of Victorian detached and semi-detached villas. The two-storey brick houses display a variety of architectural features but retain a strong sense of unity on account of their common building line behind short front gardens enclosed by low walls, and by their common scale, proportions and materials. The villas are characterized by their elegant window proportions, prominent chimney stacks, stone dressings and gables, some of which are hipped. Most retain their original slate roofs. Numbers 31-38 retain their original decorative bargeboards.



'Julians Villas' comprise two pairs of stuccoed semi-detached villas, featuring classical window motifs and massive chimney-stacks. The two-storey buildings have low pitched hipped roofs clad in slate. Both pairs are enclosed by low brick walling with stone copings and slender horizontal bar metal fencing on top.





Julians Road appraisal diagram

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Some of the Victorian architectural references have been applied to a 1990's development on the north side, which helps to harmonize the new with the old and reinforce the inner suburb character of this residential street.

The eastern end of Julians Road is more urban in character on account of the buildings which are sited closer together and closer to the road. Stour Lodge is a large detached Victorian house built in grey bricks under a hipped slate roof, but without the finesse of the villas lower down the street.



Standing adjacent to the road to the west of the house is a small garage building with a distinctive roman tiled roof. The roof provides a valuable contrast in scale to the large Victorian properties and contrasts in colour and texture to their smooth slate roofs. Built into the rear wall is some interesting old stonework.

Opposite, the former Julians Press industrial building has been replaced with a row of three modern town-houses.

Numbers 2-8 Julians Road comprises a row of identical 19th century detached cottages. The single-gabled two-storey brick houses are sited close together on a common building line close to the road. Low brick walling with railings provide 'defensible space' and unify the group further.

Pye Corner

Recent housing developments in West Street, King Street and Victoria Road have re-established street frontages. Their scale, form and materials generally conform with the older buildings in the vicinity and in consequence fit in well. At the south-east corner of the junction stands a two-storey pair of townhouses that turns tightly round the corner. Completed in 1997, they fill an awkward gap and strengthen the sense of place. Together with the 'Pudding and Pye' public house, the houses form a strong physical edge to the town centre, which is perpetuated by other recent street-side developments in West Street and the southern end of Victoria Road.



The 'Green Man' public house faces Pye Corner, but is set back 40 metres behind a parking area. Part of the car park is used for summer outdoor seating, with tables and parasols. A small area of planting adjacent to the highway provides a little greenery and shelter from the heavy traffic of Julians Road. The east gable of the public house, and that of a two-storey store at the rear, abuts Victoria Road. Combined with a group of high trees opposite, these old buildings form a pinch-point in the street.



Flanking the pub car park is a simple single-storey industrial building with a pitched roof. Although the building is architecturally unremarkable, it is one of the few industrial buildings remaining in the town centre. It also provides townscape interest on account of its contrasting form.

On the south-west corner, between the road junction and the side gable of 19 King Street, is a gap of some 10 metres. The corner is planted with a shrubbery and newly-planted trees, which tie in with the planting in front of the 'Lost Keys'.

The view westwards is closed by the tall trees at the end of the street, just before the bridge. The view down King Street to the south is framed by houses on either side of street and is closed by a group of trees as the road bends to the left.

Old Road.

Old Road is a narrow, quiet residential urban lane without pavements. The road is flanked on the south side by a variety of outbuildings, walls, fences and hedges that enclose short rear gardens of properties facing Julians Road.



Interest in the street is concentrated on rows of terraces on the north side of the street. From Pye Corner there is a 'dead patch' of some 40 metres coinciding with the public car park.

A terrace of seven new town-houses sit comfortably into the street on account of their common building line sited close to the street, and their height and scale. Their slate roofs and low front walling help unify the development and

link it with two Victorian rows further down the street.



The two-storey Victorian terraces feature fire parapets over the slopes of the slate roofs; chimney-stacks; brick walls with buff dressings around the open arched entrances, window heads and string courses; and low front walls having rounded cappings. Many of the windows comprise the original double-hung sliding sashes, which reinforce the strong vertical emphasis of the fenestration pattern.

8. The Centre



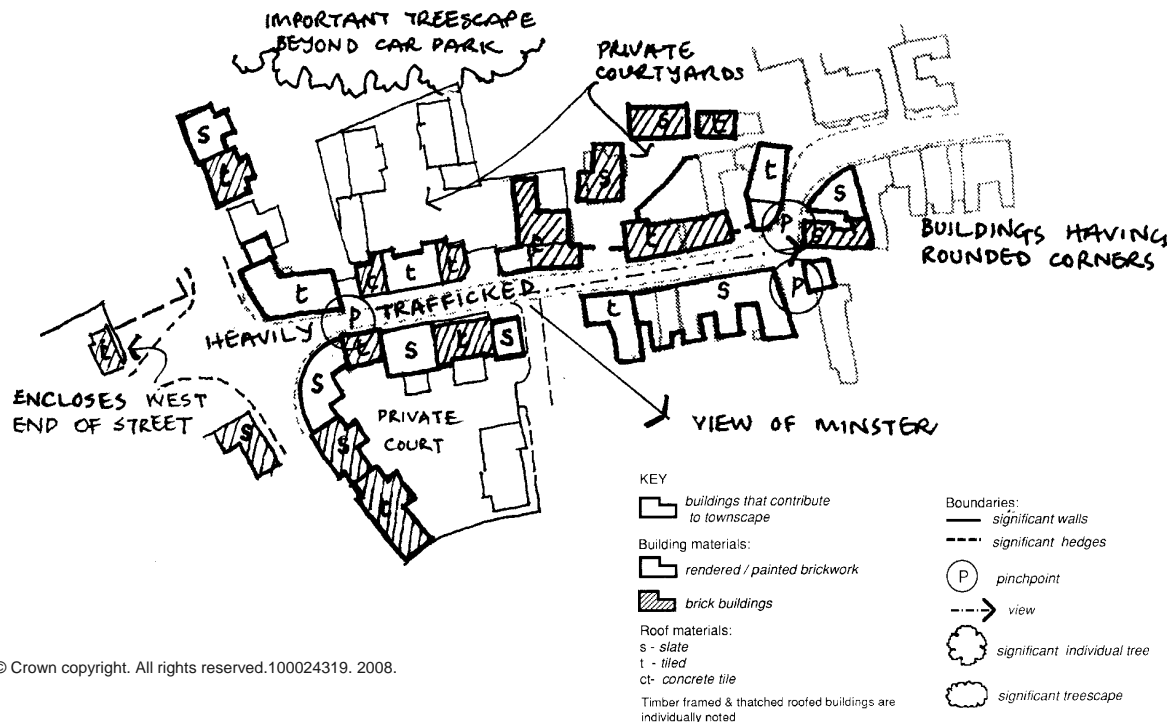
West Street

West Street connects Pye Corner with the Square. The western part of the street is mostly residential with some small shops; the eastern part contains more offices and is strongly influenced by the flank wall of the Kings Head Hotel. The street as a whole is adversely affected by heavy traffic.

The Pye Corner entrance to the street is well-defined by the public house on the north side and by the recent corner development opposite. The buildings are sited close to the road behind narrow pavements, which reinforces the urban character of the street. The scale of buildings and the relatively low ridge heights strengthens its country town identity.



West Street (west) appraisal diagram



Number 20 West Street, which is a listed building, was derelict before commencement of the surrounding housing development. It is now restored and forms part of a continuous row of town houses on the south side. Similarly, the western half of Number 24 on the north side, which formed part of the petrol filling station offices, has been redesigned on the front and incorporated into the new development.

The recent housing developments on each side of the street have a beneficial effect in creating townscape, but otherwise contribute little to the Conservation Area on account of their gated courtyards, creating small exclusion zones in an otherwise highly permeable urban fabric.



Along the street frontage are small-scale domestic buildings, often colour-washed, with slate roofs. In common with other streets in the Conservation Area there is a short straight section of street followed by an abrupt dog-leg. The view is stopped by a row of diminutive buildings, including Number 7 West Street, which continues smoothly around the next corner to the next straight section of street. Number 8, on the West Street/West Row junction features a rounded corner, one of several such features that occur in town centre streets.



The dog-leg at the midpoint of the street has a tightening effect on the urban form, creating short views and a strong sense of enclosure, as well as drawing further attention to the buildings. The dark brown colour-washed two-storey Minster Boutique (No. 28), with its picturesque irregular ridge line and massive central stack, stands on the inside of the bend and is an important feature building, particularly when the impressive wisteria is in flower.

No.30 West Street is unusual on account of its siting set back some distance behind the street frontage. It is a detached colour-washed Victorian house with hipped slate roof and distinctive iron verandah. The garden space, which is enclosed by a low boundary wall with decorative iron railings, pillars and gates, offers a pause from the confines of the street, enhanced by the foliage of the garden.

Iron railings continue in front of No.31, a two-storey and attics 18th century town-house having burnt-header brickwork. Header brickwork also forms an important feature of No. 26 (Gunshop), a two-star listed building nearby.



Colour-washed buildings have the effect of enlivening the narrow street. The smooth rendered facades contrast with those of brick, they introduce other colours into the street and reflect light. Numbers 8 – 14 comprise a matching row of colour-washed Regency buildings that front onto the south side of the street. These two-storey buildings have wide, bracketed eaves and big chimneystacks.

West Street contains good traditional shop fronts which are in keeping with the historic character of the street. 'Spill the Beans' includes innovative use of advertising artwork applied directly onto the render.

Pye Lane is a new 'street' that connects West Street with the public car park. New two-storey town-houses, forming part of the King Street/West Street development, front onto the road. The east side remains open, allowing a glimpse of the Minster towers.



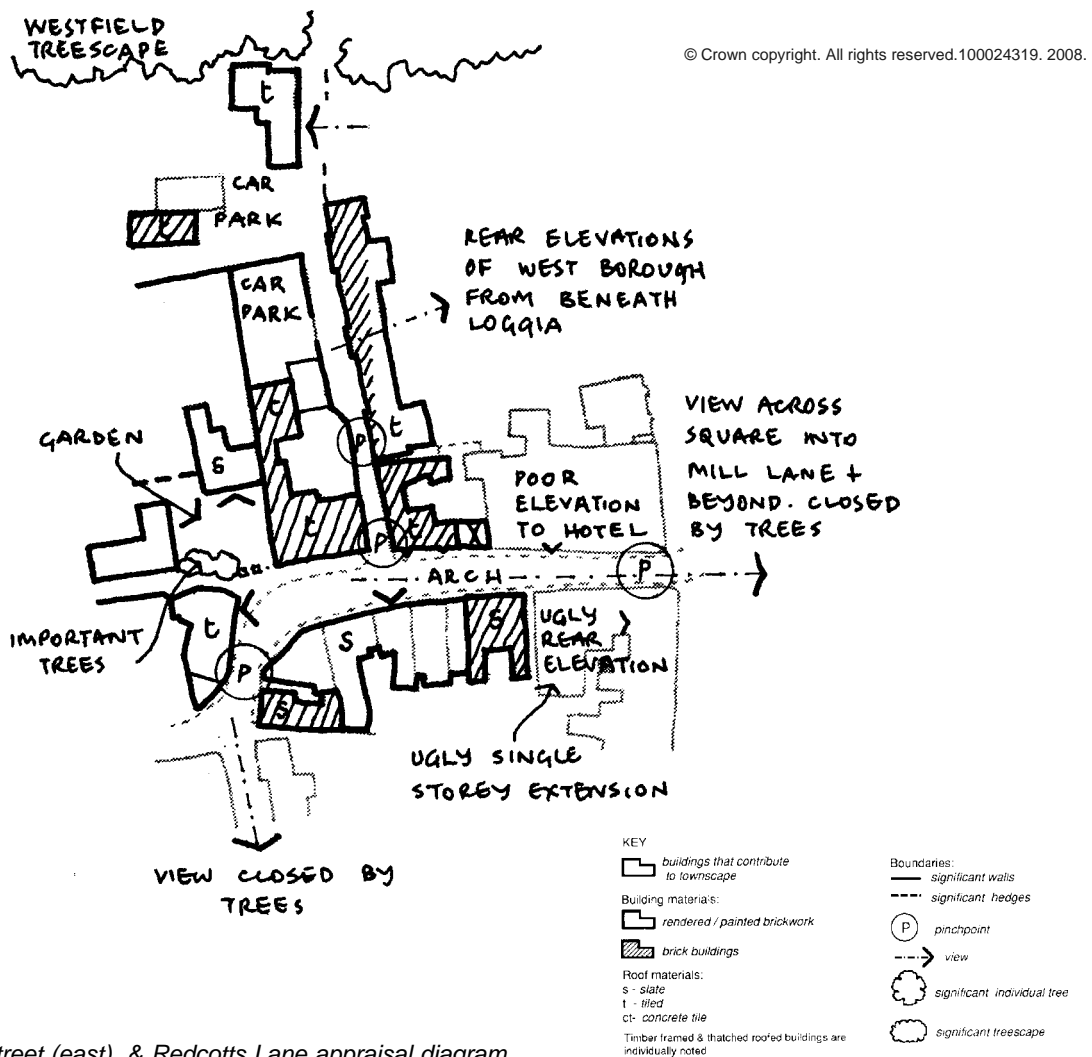
Opposite is the entrance to Trumpeter's Court, an intimate modern housing scheme around a paved courtyard. The entrance is of special townscape value, comprising tall gate pillars supporting fine iron gates.

Main road lamp standards are out of scale with the street.

Redcotts Lane.

A quiet, mostly residential backwater of contrasting character: green and leafy towards the north end; hard and urban towards the south end. This narrow lane ends at the Tivoli car-park, from which point are two public footpaths that connect with School Lane and Redcotts Park respectively.

No.3 Redcotts Lane is a two-storey rendered Georgian house sited adjacent to the carriageway and an important focal point when viewed across the bank car-park from West Borough.



West Street (east) & Redcotts Lane appraisal diagram

6-8 Redcotts Lane is a whitewashed pair of cottages at the northern end that stand out from the heavy shade cast by some huge chestnuts in Moray Court.

High walls in the street, especially around the rear garden of 31 West Street, help to maintain a sense of enclosure and cohesion.

On the east side stands a modern housing development that dominates the street on account of its scale and form.

Gaps in the building line reveal the varied building forms, narrow roof spans and a mixture of slate and tile roofs and chimneys of buildings in West Borough. The even narrower entrance to Redcotts Lane creates a pinch-point; these buildings form a good frame to No. 6 West Street, which close the view southwards.

Significant Views

The Square.

This is the central hub of Wimborne, a rectangular space having a north/south, east/west orientation, containing banks, offices, shops with flats over, a bus terminus and taxi rank. It is the traditional venue for outdoor public celebrations. It is a busy thoroughfare for traffic, but acute congestion is an infrequent occurrence.

For 400 years from the 14th century St Peter's Chapel was sited within the Square, surrounded by elms. For many years the space was the only graveyard in the town. No trace of the building is evident today although bones are occasionally found during road works.

Six streets radiate from the Square but, apart from High Street, there is little loss of enclosure. The northern part of High Street, on account of its unusual width, seems to form an appendage to the Square. The buildings that surround the space form a harmonious and unified composition, yet display much intrinsic variety and interest.

It is a relatively small square for a market town, but is in keeping with –and reinforces– the town's cosy character. The scale of buildings is commensurate with their town centre location; their height is nicely in balance with the width of the space. The three-storey buildings all have consistent heights. Those on the south side are

lower in height, giving views of the Minster towers and allowing more sun to penetrate. The scale of the distinctive HSBC (Midland) Bank compensates for its overall size.



The principal facade of The Square is on the north side, comprising three-storey 19th Century neo-classical buildings, made grander by the addition of parapets. No. 4/5 The Square (Lloyds Bank) built in 1872, has an Italianate facade of stone. No.2/3 next door, is built of grey brick, which is unusual for Wimborne. These grey buildings form a group with other grey buildings in the Square, notably the HSBC bank and The Kings Head.



At the West Borough junction stands a much smaller 18th Century building with a distinctive Venetian window at first-floor level. This listed Grade II* building relates more closely to the 18th century Georgian character of West Borough.



Street seems to squeeze between The Kings Head and Woolworths building (No. 17). Even narrower, Mill Lane is similarly confined between buildings.

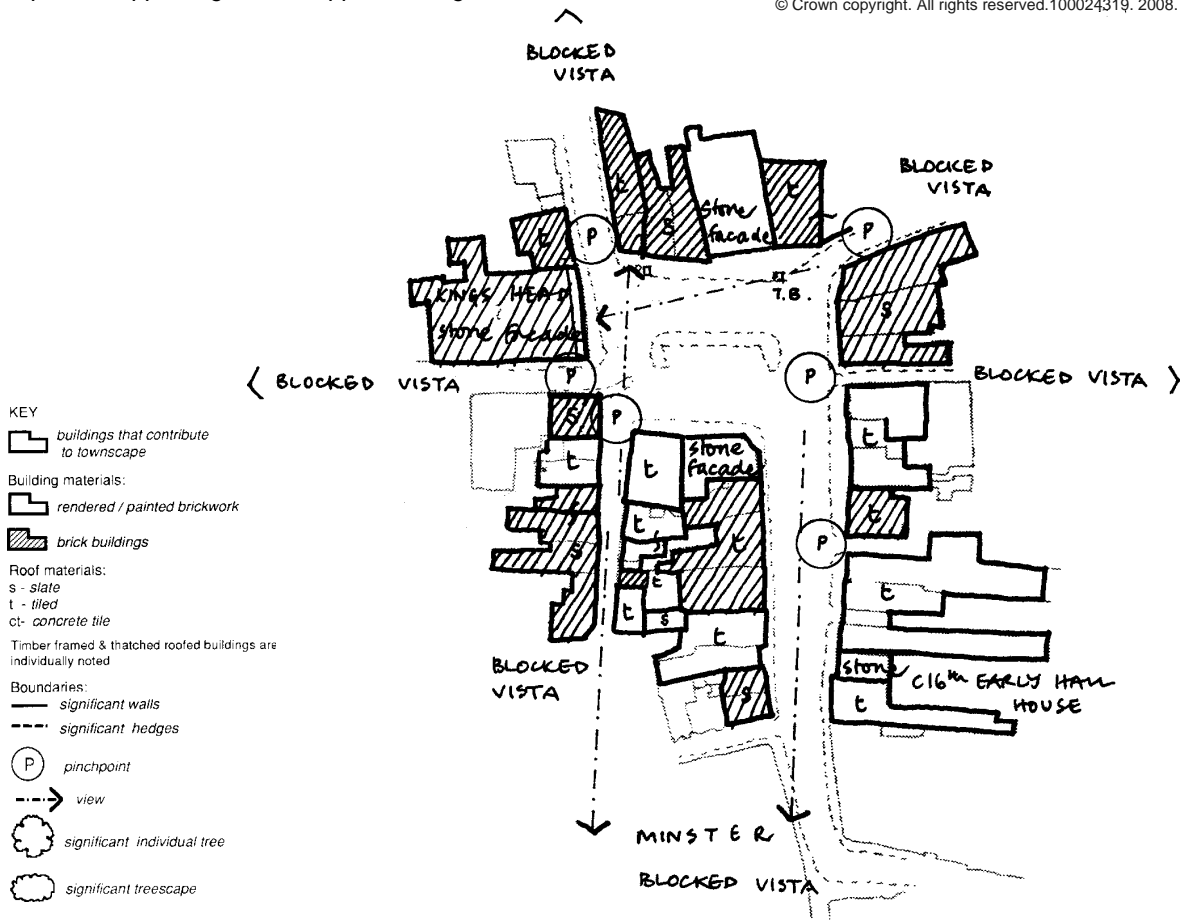


The entrances to East Borough and Church Street are squeezed between buildings too, all of which tend to emphasize the spatial contrast between the openness of the Square and the confinement of the connecting streets.

Three-storey 19th Century buildings on the east and west sides respectively maintain enclosure between the street-openings. West

Square & Upper High Street appraisal diagram

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Trees or buildings block outward views from the Square, which results in a generally enclosed introspective town.

Within the Square itself, a single London Plane, planted in 1997, is developing in height and stature, providing a good foil to the surrounding buildings and providing seasonal interest.

Positioned on the north side are two, bright red Gilbert Scott designed "K6" telephone kiosks.

High Street.

A busy, but seldom congested, principal shopping street, aligned due south (apart from the dog-leg) to link with King Street. It appears on the 1869 map as Market Street.

The street is at its widest towards the Square, but funnels down in width as it approaches the dog-leg. Continuous building frontages on each side maintain a strong sense of enclosure. The buildings are domestic in scale, and seldom more than two and a half stories in height, which makes the wide street appear even wider.

The building frontages are not straight, but each side follows subtle curves and reverse curves that add further vitality to the street.

From the Square the view is closed by the Chancel of the Minster, together with two yews in front and dense treescape of Deans Court behind.

The north end of the street is visually closed by the row of buildings on the north side of the Square, with the elegant façade of the Lloyds Bank building forming a focal point.



The relatively narrow width of High Street to the north of the dog-leg is counter-balanced by the adjacent open space of the Minster Green (see below).

The influence of the Minster affects the street visually and audibly. Number 8, Cook Row, on the High Street corner, frames the first full view of the Minster when moving southwards down the street. This is one of a number of similar elegant 19th century brick buildings in the town centre (others in East Borough, West Borough, Church Street) which appears rather grander than its neighbouring buildings, made even grander by its wide bracketed eaves.



The buildings that line High Street are generally older than in the Square; and those on the east side are generally older than those on the west side.



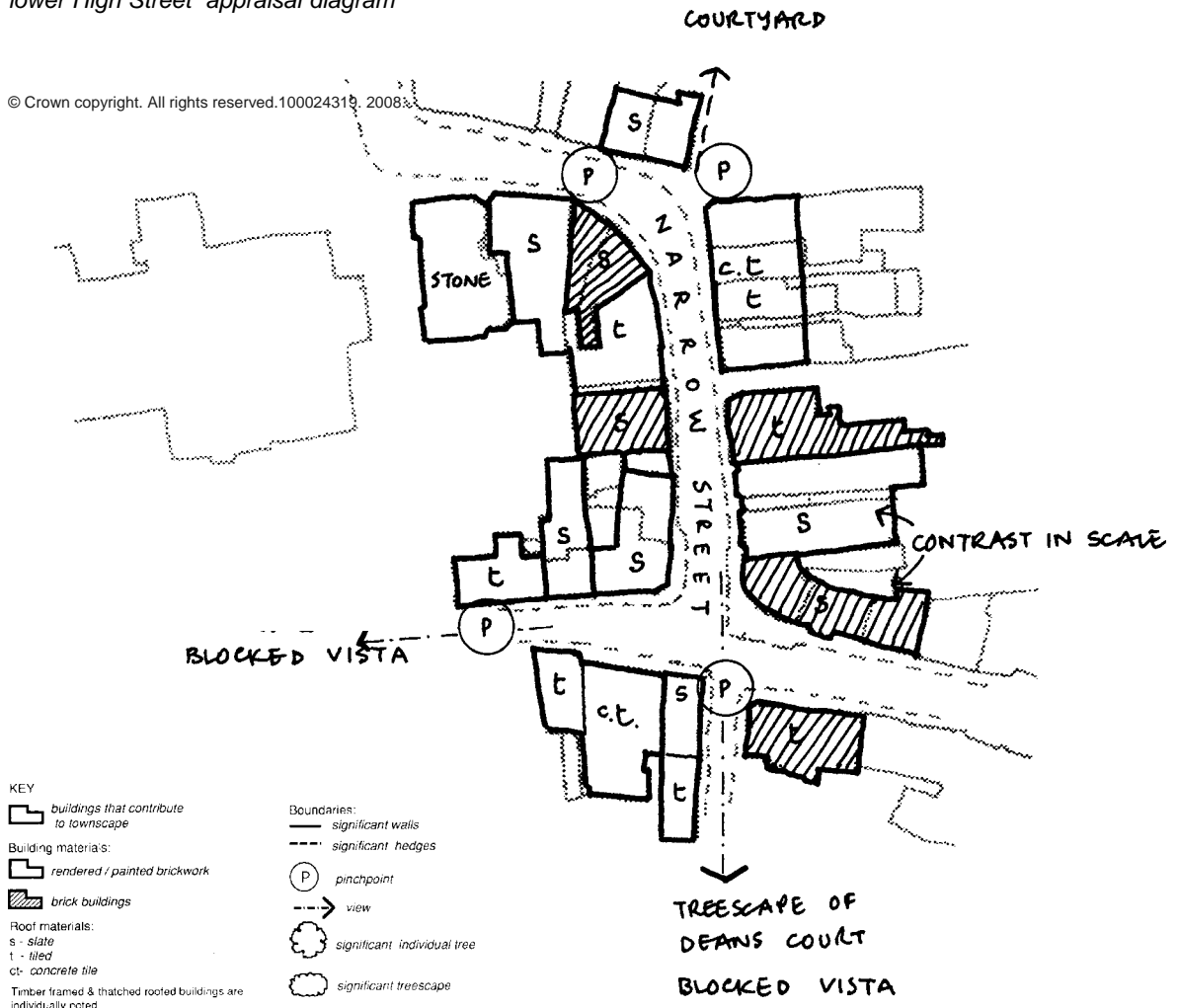
On the east side of High Street, the majority of buildings are colour-washed but on the other side most are in brick. There is good roofscape, especially on the east side, which features several

peg-tile roofs and is dominated by the massive chimneystacks over the Albion public house. The Albion was formerly the New Inn, a 16th coaching inn. An archway through the building leads to a beer garden at the rear. Small trees effectively block out views of the modern Crown Mead shopping development.

Both sides of the street feature a variety of eaves details: some plain, others denticulated; some wide, some having a stone slate course, others have parapets. Gables and small dormers provide added interest. Small shop fronts, fascias and signs add further vitality, especially those of a traditional design. The street, however, has a strongly cohesive character on account of the common building scale, consistency in building heights and continuous building lines.

The dog-leg at the southern end contains some larger-scale buildings all built at the turn of the century, including the 'spiritless' (Pevsner) Church House, built in 1905 and designed to harmonize with the Minster. It too is built of ironstone and limestone with stone mullioned windows.

lower High Street appraisal diagram





diminutive neighbour on the corner. The large three-storey Edwardian building has a rendered front façade with pilasters and parapets. A narrow entry in the middle leads to a small housing development shoehorned at the back, attached to the former glass-making studio which was converted in 1996. Numbers 57-69 comprise another rendered, but lower, Edwardian building that features urn finials attached to the parapets.

Lower High Street

Once known in medieval times as Cheapside reflecting its former market connections, today this narrow street is lined with a rich variety of private shops often with flats above. Domestic scale buildings form continuous frontages on both sides that combine to create a strong sense of closure, reinforced by the dog-leg in the street. The trees of Deans Court close views to the south; numbers 49-55 close the street to the north).



Many of the shop fronts have attractive traditional designs, adding vitality to the street. A side entry to the Bell public house leads to a small car-park and beer garden at the rear.

Kings Court

This tiny, single accessed courtyard to the east of the dog-leg is popular on account of the first-floor Italian restaurant and the variety of shops. Good quality stone paving contrasts with the brickwork. Some colourwash to the masonry would enliven the courtyard further.

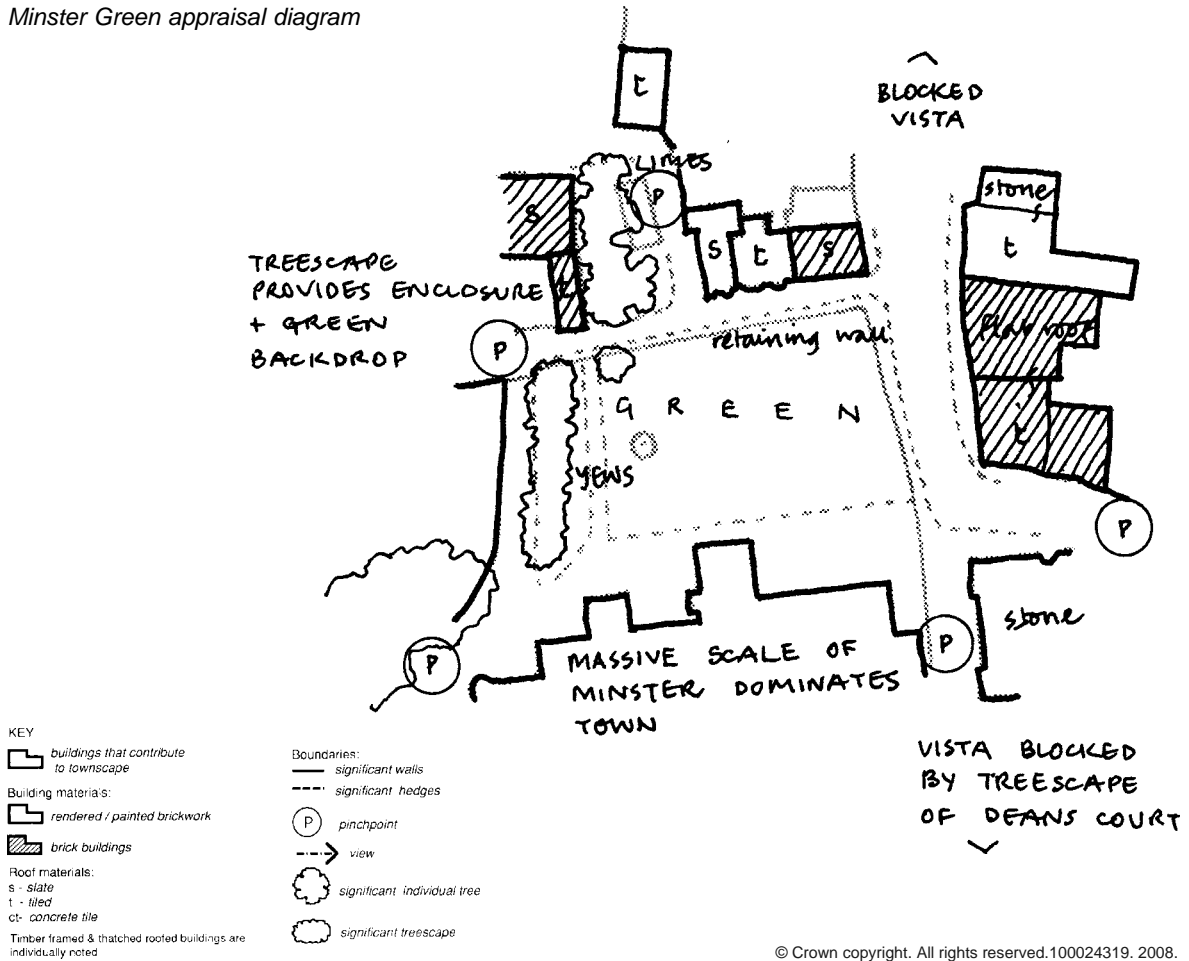
Footpaths within the dog-leg are very narrow, causing pedestrians to walk in the carriageway during busy times. The pavement on the west side leading down to King Street is even narrower.

The street contains buildings of varied forms, scales and ages, resulting in well articulated street facades. Many of the buildings on the west side are of painted brick; those on the east side tend to be painted render. There are also several buildings in facing brick.

The large brick gable of No.24 (Corals) that fronts onto the street forms a prominent feature, made even more prominent by the diminutive form of the adjacent building. A similar contrast in scale and form occurs at the southern end, between the relatively imposing 73-81 High Street and its



Minster Green appraisal diagram



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Minster Green – Cook Row

The Minster Green, on the north side of the former Collegiate Church of St Cuthberga, forms the most important public space in the town, its character and function complementing the busy Square. It is of similar size and shape to the Square, but is largely traffic-free other than along its eastern side. It is surrounded by buildings but their scale is much smaller and domestic, allowing the massive form of the Minster to dominate even further. The space is also much softer in character, bordered by a line of yews on the west side that merge visually with yews and limes in Cook Row that screen the buildings behind and creating a green backcloth to the space. The flat, slightly elevated expanse of the Green itself is a serene meeting place and forms an attractive setting to the ancient Church.



The 'spotty' stonework is the result of a mixture of local heathstone (ironstone) and limestone, including remnants of rubblestone of Saxon origin.

The space is dominated by the Minster and its two massive towers, which together form the principal focal point of the town. Pevsner considered the building imposing but not beautiful, on account of the 'spotty' brown and grey stonework and the visual competition of the crossing (central) tower and west tower, which are of similar height.

The main fabric of the building is now of 12th century and late medieval and is cruciform in plan. A full description may be found in the Royal Commission for Historic Monuments Dorset Volume V (East).

The main entrance uses the north porch, which dates from the 13th century. This is connected to the surrounding streets by formal pathways, which were paved in the early 1980's by the District Council using reclaimed York flagstones, edged with limestone setts. Setts were also laid in the spaces between the paths and the building itself.

A low brick boundary wall, with moulded stone cappings encloses the green adjacent to High Street and Cook Row, its iron railings have long since disappeared, but the iron gates remain. Above the wall in Cook Row is a mixed hedge which adds to the 'English country churchyard' character.

Some of the strongest and most distinctive images of the town may be found in this locality, with the green forming an important part of their setting. Two groups of buildings are particularly picturesque: those in Cook Row and the group in High Street that includes Priests House Museum. The stone gable of the 16th Century Priests House Museum comprises part of the original 'H' plan of this early hall house.



The green is enclosed by two and three-storey buildings, some colour-washed, others built in soft orange brick, with slate or clay tile roofs. There are good textures in this area: flagstones, setts, walls of rubble and ashlar, and smooth render and brick, gravel, grass, and stone and clay tiles, lead sheet and slate.

The view eastwards down High Street is closed by Number 57 High Street ('Salamander') set against a backdrop of tall trees sited adjacent to the millstream.

Standing on the east side of the pathway that leads from Cook Row to the North Porch is the War Memorial. The limestone structure standing

on octagonal steps with a medieval decorated finial on top contrasts from the dark foliage of the yews behind.



Cook (Cooks) Row

Le Cookerewe is first mentioned in 1364 (Popper). At that time the street was lined on both sides with a variety of shops and cook-shops, including a 'Pybaker's house' (James). The removal of the south side of Cook Row and the west side of High Street (dates unknown) resulted in the formation of the present space.



This short, narrow semi-pedestrianized street links High Street to the Cornmarket. Even without buildings on its south side, its narrow character remains on account of the retaining wall and hedge around the Minster Green. There is a single very narrow footway on the south side. The white-painted front elevation of the White Hart public house in the Cornmarket closes the view to the west, framed by yews on the left-hand side and lime trees on the right.

Facing the Minster is a picturesque group of buildings of contrasting form and age. Number 2 Cook Row is a 19th century brick, single-bay three-storey house, nicely framed by the yews

to the left and lime trees to the right. Beneath these limes the view is extended into Church Street, past the single-storey public conveniences. This building, and the surrounding space, were upgraded in the mid 1990's and the sunniest part is now used as an outdoor café.

The paved area, deep in shade cast by the lime trees during summer months, is now developing its own identity and is surrounded by an interesting variety of buildings, notably the distinctive Salvation Army building.



Cornmarket – West Row – Church Street

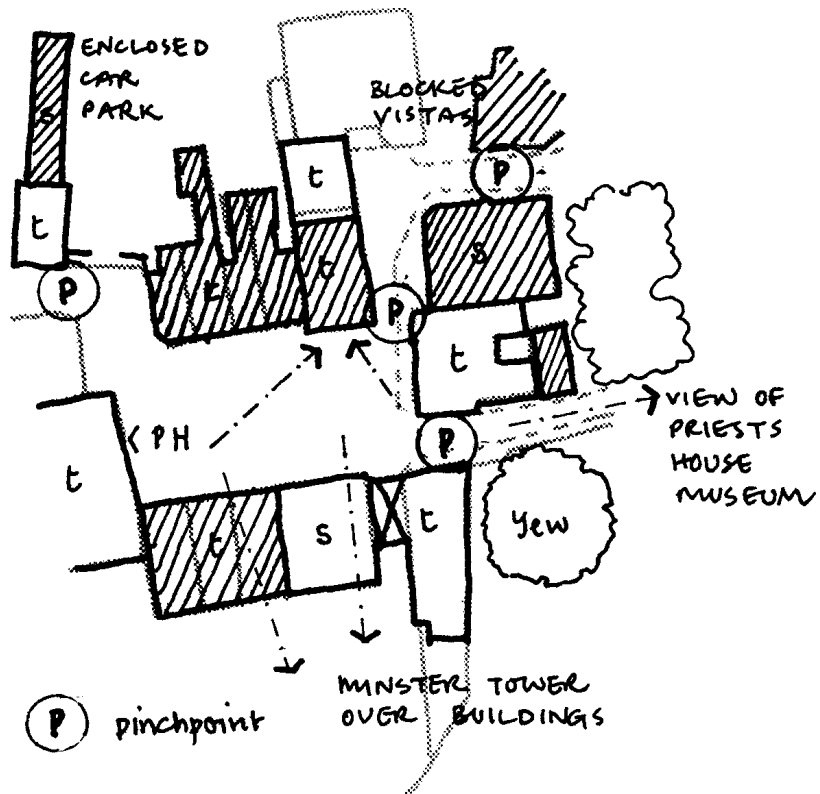
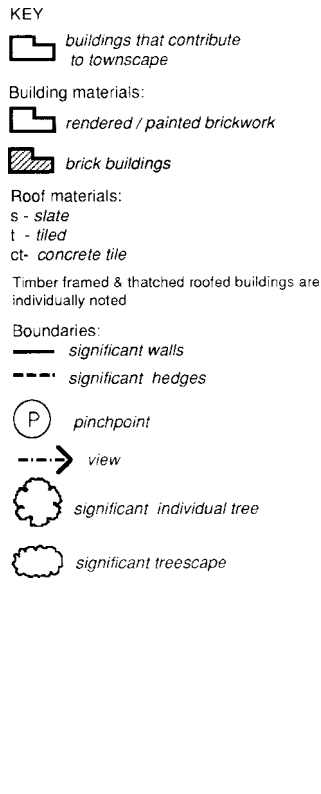
Cornmarket is a small, regular-shaped square of predominantly 2-storey, domestic buildings having a quiet residential character. Three narrow streets converge on the square. Two of these, West Row and the Cornmarket (a continuation of Church Street) have doglegs, thus blocking views out, whilst the view down Cook Row, framed by trees, is closed by the Priests House Museum.

The space was used as a car-park until it was paved by the District Council in 1980 and forms the centre of the 'Pedestrian Zone' which has been successfully applied to the present day. The concrete block paving that covers the space however appears tired and passé, and does little to enhance the surrounding buildings. However on the north and western edges of the Cornmarket are the original Purbeck stone pavements that were preserved as part of the scheme.

On the east side of the space is another 19th century single bay, three-storey building known as the 'Quarterjack', having rendered walls with parapets on the front. Sandwiched between this building and the neo-classical 19th building on the High Street corner stands the sole remaining 17th century timber framed former shop, now known as The Yew Tree. This diminutive building was faced in brick in the 18th century and features a fine peg-tile roof.



An ash tree (*Fraxinus* 'Raywood'), planted in 1993, is beginning to develop some stature. It is surrounded by a six-sided timber seat.



Cornmarket appraisal diagram

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The Cornmarket possesses a strong sense of enclosure and intimacy and forms the nucleus of the medieval quarter of the town. As late as 1840 pigs were sold here and there were butchers stalls under the Meeting House of the Oddfellows Society. This distinctive 18th century building, with its fine Venetian window set beneath a Dutch gable and row of semi-circular archways, makes a significant contribution to the character of the Cornmarket. Now referred to as Market House the building was formerly occupied by East Dorset Heritage Trust before being sold as an architect's studio.



Opposite Market House is the Old George, a very fine two-storey, rendered and colourwashed Georgian building with a similar Venetian window over a vehicular entry with well-crafted modern iron gates.

Through the entry is a private enclosed courtyard garden bounded by high walls and overshadowed by the massive West tower of the Minster.



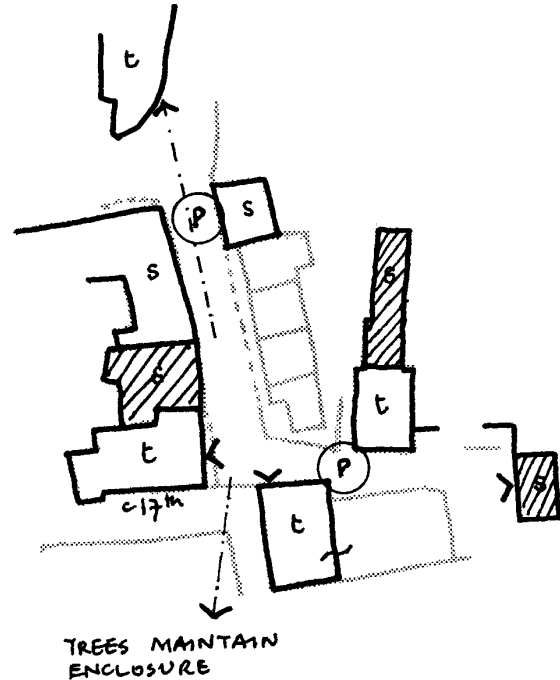
The White Hart public house on the west side of the square, is one of the oldest buildings in the Cornmarket dating from the 17th century. It is spoilt by tacky signs and fixtures. Adjacent is the Masonic Hall, comprising two parts; the original former Wesleyan Chapel built in 1820 is sited away from the Cornmarket behind an unsympathetic extension building constructed in Broadmayne brick.

A Sun Fire Insurance plaque dated around 1770 is fixed to the front of Peel House on the east side of the square.

West Row.

This is a short, narrow residential urban lane connecting West Street with the Cornmarket. The absence of kerbs and pavements mean that the buildings effectively form the edge of the highway. As part of the 'pedestrian zone, traffic levels are very low and on-street parking prohibited.

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KEY	
buildings that contribute to townscape	Boundaries: — significant walls - - - significant hedges
Building materials: □ rendered / painted brickwork	○ P pinchpoint
brick buildings	→ view
Roof materials: s - slate t - tiled ct - concrete tile	○ significant individual tree
Timber framed & thatched roofed buildings are individually noted	○ significant treescape

West Row appraisal diagram

The tight urban form is reinforced by a dog-leg from which point a private lane extends past the former site of the Model Town. This site has been developed as two adjoining rows of well-proportioned two-storey townhouses, built simply of brick under slate roofs. The ramshackle of structures on the north side of the lane remains, including the WW2 tank turret. The former pedestrian link to King Street car park has been closed by the owner.



West Row has been damaged by the loss of some old buildings and the construction of some unsympathetic post war development, but several good buildings remain, notably on the west side. The most notable is Number 11, a 17th century part timber framed house that closes the view from within the dogleg. Adjacent is the three-storey, narrow fronted Old Malt House, now occupied as flats.



The former old part of the Masonic Hall has well-proportioned elevations and some attractive windows.

The view from West Row to the north is blocked by the gable and front elevation of 28 West Street (Minster Boutique) with the trees of Westfield forming a backdrop behind.



Church Street.

Church Street is a straight, narrow mixed commercial street that links the Square with the Cornmarket.

The narrow street becomes even narrower towards its southern end where it forms a dogleg around the Salvation Army Hall. A small tree square connects Church Street with Cook Row. The greenery forms a valuable foil to the hard urban townscape of the street, but the space is spoilt by the centrally placed public toilets.

Church Street forms part of the 'pedestrian zone,' which deters all but essential servicing traffic from the area. It is paved in block paviors, with a single flagged footpath on its western side. Like Cook Row and the Cornmarket the street is quiet, in contrast to the busy Square and High Street adjacent.

The street is lined by two- and three- storey buildings, most with eaves fronting the road. There is also a single-storey building in the middle of the street, which articulates the roof line. Most of this building is fairly recent, but is attached to –and follows the form of– a much older single storey outbuilding that features a single small shuttered loft window.



Trees provide a green foil within the street but block a view of The Minster

Those buildings on the west side tend to be in facing brick, whilst those on the east side are mostly colourwashed. The flank wall of No. 16 The Square (adjacent to the Oddfellows Arms) is faced with mathematical tiles, an unusual feature for the town.



A row of elegant, well-proportioned three-storey brick and slate 19th century buildings on the west side continues around the corner to create a pinch-point with the Salvation Hall. This hall contains diaper brickwork in contrasting blue headers and a robustly proportioned classical doorway in painted stone.

Views out of the street are blocked by buildings and trees, creating a strong sense of enclosure and intimacy. However, northwards from the Cornmarket some enclosure is lost by the single-storey flat-roofed shop (Dacombes) which exposes a jumble of roofscape at the rear, before the high roof of the Kings Head in West Street.



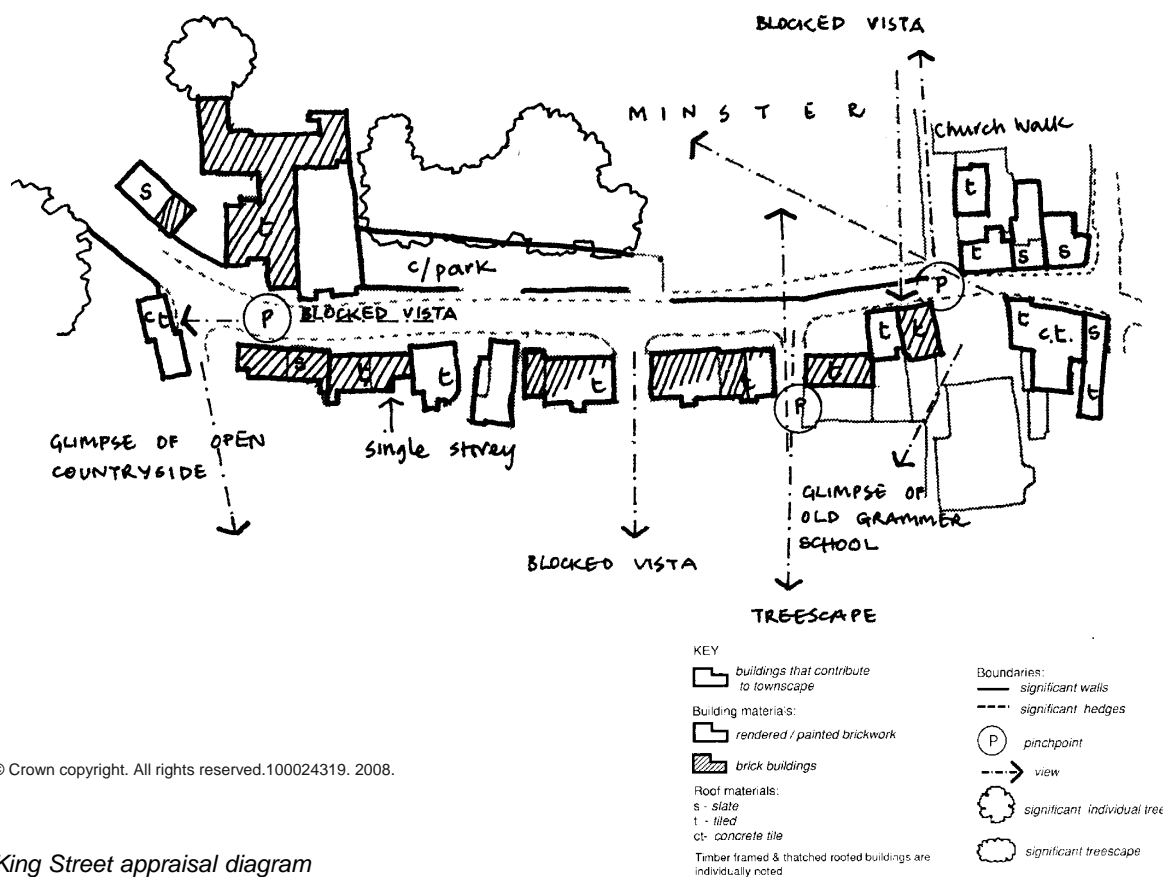
The street is enlivened by a wide variety of ground floor frontages. Of particular note is the Old Town House restaurant and the Oddfellows public house. These are supplemented by a number of hanging signs and by summer floral displays.

To the south the street is closed by lime trees near the Salvation Hall. As the viewpoint moves northwards the West tower of the Minster comes into view.

Looking towards the Square, the view focuses on the Venetian window on the first floor of No.1 The Square before being drawn down the length of West Borough, eventually resting on the trees near the Old House.

King Street.

Together with Leigh Road and East Street, King Street formed the main arterial route through the town, taking all traffic on the A31 until the construction of the bypass in the early 1980's. Today, it is still a busy road used by local traffic.



King Street appraisal diagram

Except for a small element of commercial activity at its eastern end near High Street most of the road is residential in character. For much of its length the street is dominated by the south front of the Minster, set back within its churchyard. A further small open space on its western side, known as God's Acre, frames the building with trees.

Pollarded limes that once lined the southern and eastern edges of the churchyard were removed in 2004. This has improved the appearance of the churchyard and opened up views of the Minster. Their removal has also opened up views of Wimborne's oldest house, St Joseph's.



Adjacent to St. Joseph's stands the Methodist Church also set back from the street but paved and used as a church car-park. The present building, that features a concertina roof, was constructed in 1967, replacing a lofty Victorian chapel. The paved square is flanked by the side elevation of St Joseph's on the west side and by the gable end of 3-4 King Street, Holmans. Unfortunately it functions more as a car-park than an urban square.





The eastern end of King Street has a tight urban character similar to East Street. Holman's building on the south side and the tall gabled three-storey 51-57 King Street (Old Pine) on the north side form a pinch-point in the street. This is further emphasized by the carriageway as it reduces in width at this point and by the narrow pavements.

The enclosure of this space immediately opens up beyond Church Walk, the imposing form and scale of the Minster adding further dramatic effect. The removal of the limes has contributed to this.

The north side remains open until the former Victorian National School, recently extended and used as a Community Learning Centre, at which point the road turns to the right closing the view.

The enclosed churchyard, raised over time and edged by brick, stone-capped retaining walls, contains a single large yew in the middle. It is overlooked by a recent pair of two-storey houses in Church Walk designed by Robert Adam and by a mixture of old and recent townhouses on the south side of King Street. The domestic character of these buildings emphasize the scale of the Church and enclose the space.



The redevelopment of the former 1950's Queen Elizabeth's Grammar School building in 1982 re-established the building line along the King Street frontage. Two and three-storey colour-washed houses are linked together to create a continuous row, with a single gable forming a street feature. These buildings are clearly contemporary but fit harmoniously into the town on account of their scale, form, design and materials. The associated flats at the rear, however, lacks the finesse of the frontage development.



The Victorian grammar school, built of red brick and Bath stone in 1849, was converted into town houses at the same time. This imposing building is designed in the style of Henry VII, chosen because the school was founded in his reign (Pevsner). It features two distinctive ogee-domed turrets on each side of the central gable, and walls of diaper brickwork.



There are few opportunities to view the building on account of the misplaced garage block sited immediately in front. From Grammar School Lane a view of the Minster is framed by the modern colourwashed buildings.



The modern development connects with well-preserved 18th century two-storey townhouses sited at the back of the pavement. The group includes a converted single storey forge which articulates the ridge line, and which is further punctuated by well-proportioned chimneystacks. The gentle curve in the street reinforces the cohesion of this south side.



Opposite the row of listed buildings are two car-parks adjacent to the road; one for the visitors to the Minster; the other in connection with the Community Learning Centre. They occupy the sites of former cottages long since disappeared.

The car-parks, roughly surfaced in gravel, are partially screened from the road by a low brick wall, but the northern side of the street at this point suffers from a lack of cohesion.

The former National school building, at a tangent to the road on the north side, forms a small group with other buildings sited on the bend including No.16, a rendered cottage that forms a visual stop to the road.



The western part of King Street, from the former National School to Pye Corner is of little townscape interest, except at Pye Corner itself. The road is strongly influenced by the King Street public car-park, which has the appearance of a left-over site covered in tarmac. The 1929 Ordnance Survey shows a continuous frontage of cottages that overlooked the meadows on the east side of the street. Until the relocation of the Model Town to its current site the juxtaposition of

town centre and open country represented one of the town's strongest images. As noted by Pevsner 'the town has a satisfyingly abrupt edge where the water meadows begin to the south and west.'

New housing developments partially improve the spatial quality of the car-park, but insufficient to exert any identity. The West Row Mews back timidly onto the east side of the car-park and the terrace ends of the HJP scheme flanks part of the north side.

The car-park extension, closer to the Minster, is a more satisfying space being surrounded by brick walling and enclosed by trees, including a huge chestnut at the entrance.

A pedestrian gateway leads from the car-park to the Minster grounds, from which point is a fine view of the West tower. The clutter of bright and over-large car-park signs is particularly unfortunate in this sensitive area.



Mill Lane.

Mill Lane is a short cul-de-sac entered from the Square. It has a long association with Town Mill, one of three mills that once existed in the town. 'Mill Street' goes back to at least 1483. The current 18th century mill was severely damaged by fire in 1952 causing the

top two floors to be demolished. The remains of the mill form part of a small complex of industrial buildings, one of the few remaining in the town centre.










Mill Lane forms an important link in the town centre footpath network, connecting the Square with the main public car parks and the Crown Mead shopping development. There is very little vehicular traffic.



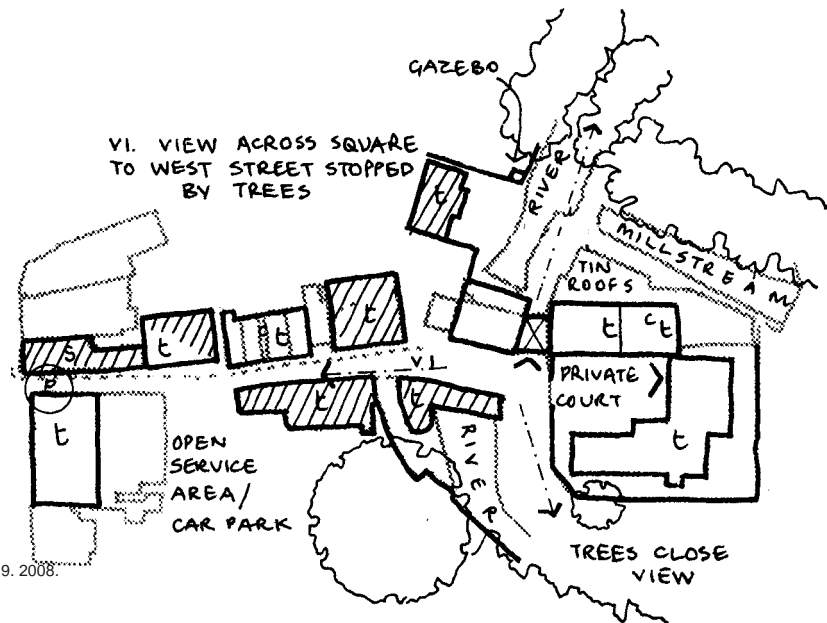
The street frontage is lined with a mixture of shops, offices and houses. The only old buildings remaining in the street are located at the eastern end associated with the former Town Mill. A row of 1950's former council houses and two commercial developments in the 1980's have transformed the appearance of the street. Importantly, the recent developments have followed the original building lines thus retaining its narrow character, further emphasized by their jettied first floors.

The modern buildings tend to be subservient, in visual terms, to the complex of old buildings at the end of the street, which collectively act as a focal point against a treed backdrop. They provide a strong visual stop to the street. The former Town Brewery was sensitively converted to flats in 1986. At around the same time Mill House, offices to Minster Press, were restored. Town Mill itself and the adjacent much larger industrial building to the east have been converted over the years into a number of shops, workshops and cafes. The former single-storey Malt-house opposite has been in industrial use for many years.

This organic group of buildings provide much townscape interest on account of their proximity to the river Allen and its millstream, their informal building pattern and their diverse character in terms of variety of scale, form and materials.

- KEY
-  buildings that contribute to townscape
 - Building materials:
 -  rendered / painted brickwork
 -  brick buildings
 - Roof materials:
 - s - slate
 - t - tiled
 - ct - concrete tile
 - Timber framed & thatched roofed buildings are individually noted
 - Boundaries:
 -  significant walls
 -  significant hedges
 -  pinchpoint
 -  view
 -  significant individual tree
 -  significant treescape

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Mill Lane appraisal diagram

The river diverges immediately to the north of the group; the course of the Allen is canalized as it passes along the rear of the building complex, with bridges at each end. At the west end is a pedestrian bridge that provides access to the public car park; at the eastern end, at a much higher level, is the recent Crown Mead road access bridge. Along the south side of the river is a pathway that serves a café and other small enterprises housed in a single-storey mono-pitched extension to the mill. Currently, there is no connection with the footpath on the bridge.



Trees on the rear boundary of Percy House (East Borough) and on the southern boundary of the public car-park add to the sense of intimacy and enclosure. There is just a glimpse back to the pinnacles of the Central Tower.

Other businesses occupy buildings facing onto the waterfront, accessed from Mill Lane by an archway through the three-storey colour-washed industrial building. The amenities of the riverside to the north are compromised by a handful of parked vehicles. Immediately to the right is an iron fire escape that leads to a first floor balcony. The mill-stream passes under the former Town Mill before passing under the lane and the former malt-house.

The single-storey brick-built workshop is of townscape interest, having an irregular ridgeline and peg-tile roof, and a curious brick 'apse' on its south-western corner.

Between this structure and 1-5 Mill Lane (Jessop House) is a ramp, just wide enough for a cart, which was once used to water horses and to tip snow and ice into the river. Today, the passage is overgrown and neglected, but there is scope to turn this corner into an attractive and usable feature. On the other side of a meandering brick wall, in the grounds of Jessop House, stands a fine massive chestnut.

South of the workshop the millstream has an informal character with trees and other vegetation along its banks. These reinforce the soft and green character of most of the open space at the rear of High Street.

The current Town Mill group comprises a core of 18th century buildings, with 19th and 20th century additions resulting in a highly informal complex. The buildings feature a wide variety of materials: brick, painted brick, render, painted concrete block, corrugated metal sheeting, and timber boarding on the walls; slate, plain tile, double Roman tile, corrugated asbestos, profiled steel sheet on the roofs.



Compared with the rough-hewn condition of the Town Mill group, the converted Millbank House appears somewhat sanitized and physically separated by means of a high boundary wall. This three-storey colour-washed building, however, forms an important part of the overall group that closes the eastern end of the street and gives identity to the supermarket car-park to the south.

The area has a vitality that appears to be lacking in other parts of Mill Lane, despite the poor ground finishes, cheap signs and utilitarian detailing. Less acceptable are the ugly galvanized barriers that have been recently erected by the landowner to control pedestrian use of the pathways.

The supermarket car-park is surrounded by a Somerfield store to the south and by Mill Bank House to the north. The remains of the burgage plots to the west provide a green and leafy aspect, beyond which the twin towers of the Minster can be seen; this forms the most prominent building in this direction.

On the eastern side, the cricket ground affords a valuable open, green prospect between the riverside trees.

Within the car-park, the young plane trees are now making an impact on the space, softening and filling the area with greenery. The character of this space contrasts sharply with the enclosed urban character of Mill Lane. A timber pedestrian bridge over the Millstream provides a more direct route to the High Street. However, this undefined route passes through a rough and unkempt private car-park.

Town Centre Comprehensive Development Area

Phases I and II of this scheme were completed in 1979; phase III to the west was not commenced on account of the development company's liquidation. Phase I comprised the supermarket; Phase II comprised Eastbrook Walk. The scheme also involved the formation of a service yard, two car-parks and associated vehicular accesses and bridge, but the construction of a second bridge and further car-parks on some of the burgage plots were not implemented.

The form and style of this scheme were of its day and, although the materials used were of good quality, age has not improved its character. The block form of development and bland elevation treatment result in a visually dull part of the town compared with the townscape interest of the older parts.

The scheme is sited between the river and the millstream, together with an interconnecting culvert constructed beneath the Crown Mead mall, but the relationship between buildings and the watercourses is harsh and uncompromising. In Eastbrook Walk, self-seeded trees and other vegetation in the river bed soften the highly-engineered edges and help to screen the impact of the development from the cricket ground.

The scheme included waterside pathways which today allow good views away from the development. On the west side of the supermarket the path overlooks the green and leafy burgage plots at the rear of High Street; the grain of these plots is evident here and there is a good view of the Minster towers. Eastbrook Walk, on the east side of the development, overlooks the Cricket Ground.

Crown Mead mall is a red brick-paved pedestrian 'street' linking the shopping development with the High Street. It is partially sheltered by canopies on each side, but for the most part shop fronts occur only on the south side. The mall passes over the millstream but there is no variation in width, levels or finishes to indicate the bridging point.

The central Tower of the Minster can be seen from the eastern end of the mall, but the view becomes obscured by vegetation at the rear of Salamander. Eastwards, the regular lines of the shopping development funnel the view to the green sward of the cricket ground. The well-

proportioned rendered façade of No.24 Rowlands Hill on the opposite side of the ground contrasts from the dark surfaces of the mall and forms a focal point.



Between the comprehensive shopping development and the High Street and standing detached from the surrounding urban fabric is Wimborne public library. Built in 1978 this architecturally quirky building with its reverse-pitch dormers appears to have little in common with local building traditions. The building contributes little, either intrinsically or to the urban scene.



The open space opposite the library, at the rear of Salamander, is managed as a small public garden. It contains riverside sycamores that screen the west elevation of the shopping development together with a number of old apple trees that provide dense greenery to the adjacent mall. As an amenity space it is of limited value on account of the dense shade.

This open space, together with the library site opposite, forms a physical separation between the Crown Mead development and the High Street.

9. Significant changes that have occurred in the town since 1995.

1. Redevelopment of petrol filling station, garage and showroom in West Street for housing.



2. Redevelopment of petrol filling station and workshops in Victoria Road for housing.

3. Redevelopment of the former caravan sales area for housing.



4. Redevelopment of petrol filling station in Poole Road by McCarthy & Stone (affecting the setting of the Conservation Area).



5. Redevelopment of 'Poole Road Works' in Poole Road for housing.

6. Conversion of glassblower's premises to residential use. Construction of timber foot-bridge.

7. Demolition of former photographic studio, rear of East Street.

8. Creation of Jubilee Garden in 2002.

9. Redevelopment of Julians Press industrial building in Julians Road for housing.

10. Re-location and development of the Model Town. Views of open countryside obscured.



11. Redevelopment of the former Model Town site for housing: West Row Mews.

12. New pavements and introduction of cycle lane in King Street and East Street.



13. New pavement and carriageway surfaces in Mill Lane.

14. Removal of pollarded limes in the Minster churchyard.



15. Appearance of dish aerials, many unauthorized.



16. Introduction of CCTV cameras in the town.



Appendix A

Significant Views

Views out of the town.

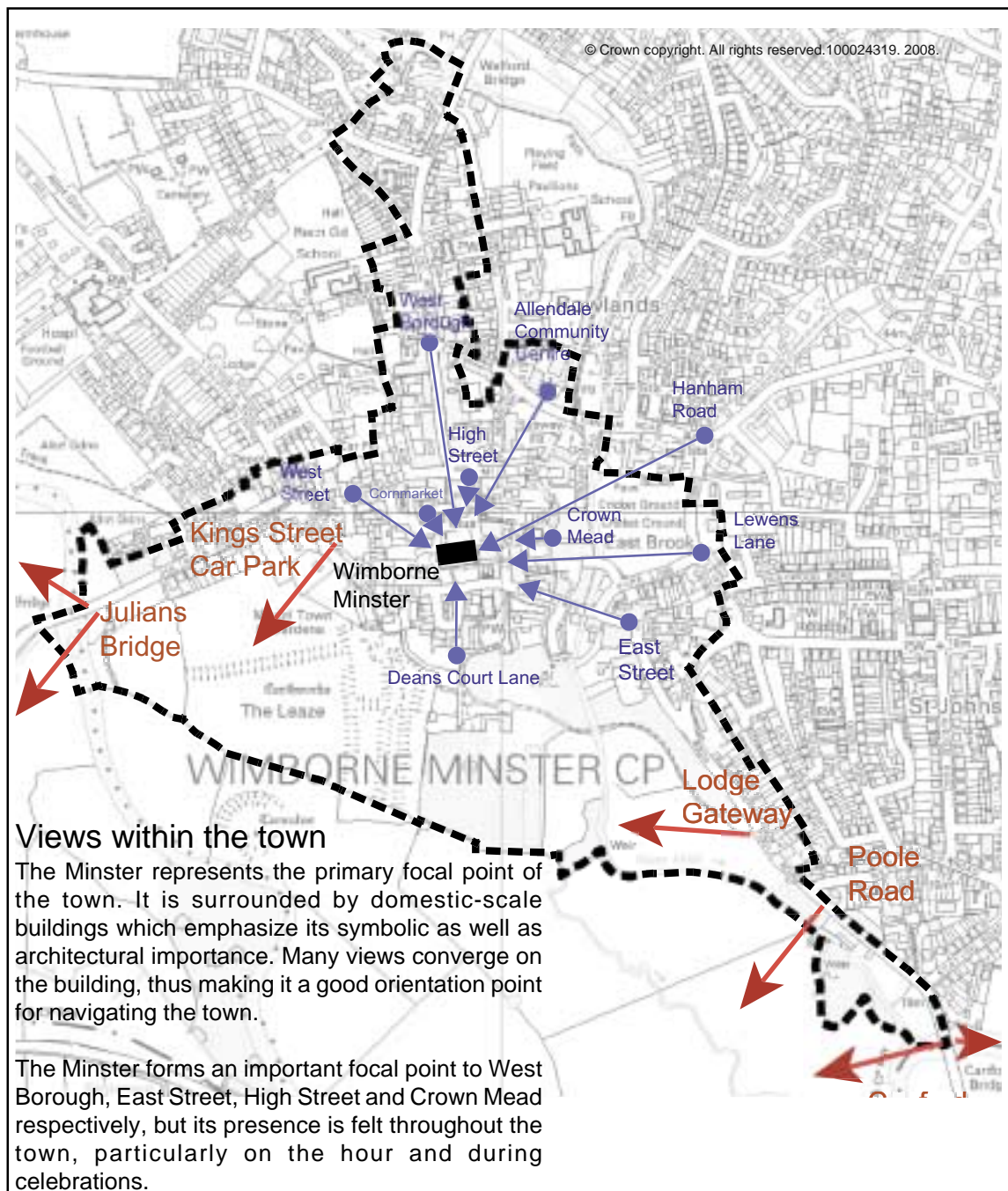
There are few views that extend from the Conservation Area to the surrounding countryside. This is because of the topography, treescape and form of the town, collectively giving rise to its introspective character.

The views that do exist, most notably from Poole Road and south of the Model Town in King Street, are dramatic, on account of the proximity of town and country. Iron railings alongside Poole Road allow uninterrupted views across the valley to the west.

Until the development of the new Model Town, the town-country contrast was particularly dramatic from the King Street car-park.

From Canford Bridge there are good views along the river and across the valley, both eastwards and to the west. The treescape shielding the Flight Refuelling factories is particularly important in preserving the soft edge to the town and retaining its country town character.

In Julians Road the enclosure of the street ends abruptly at Julians Bridge, from which point there is an open, rural prospect to the west.



Spatial Analysis

The Square is the recognizable centre of the town - a well-defined, urban, commercial space.

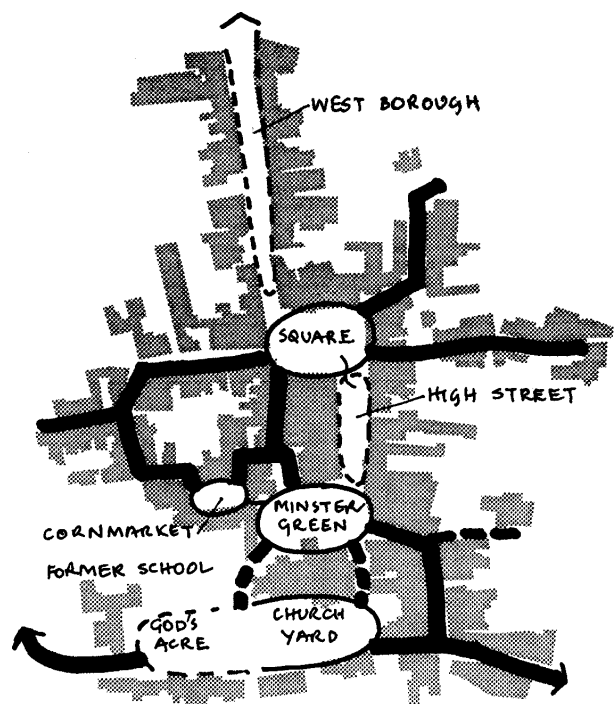
The space is enclosed despite being approached by six separate streets. Upper High Street, uncharacteristically wide for Wimborne, forms an adjunct to the Square and is the principal shopping street. This in turn links with Minster Green, dominated by the Minster Church. The trees, lawns and petite buildings that overlook the Green act as a foil to the surrounding commercial area - a passive space that complements the hustle and bustle of High Street.



Buildings draw close to **The Minster** at its eastern and western ends respectively. This separates the Green on the north side from the churchyard on the southern side. The churchyard, flanked by buildings in King Street, is part of a larger space extending to the Victorian school. Despite being on the sunny side of the Minster this area is much less used than the Green.

The Cornmarket is a small, quiet and intimate square surrounded by domestic buildings with three short and narrow streets leading off.

Elsewhere in the town there are numerous small courtyards off the main streets. Some are residential courts, some are surrounded by shops and others are used as small car-parks. Some of the more recent courtyards are regrettably gated off. Jubilee Garden, off West Borough, is a new public open space formed from wasteland at the rear of the Town Hall.



Georgian **West Borough** is the 'showpiece' street of the town extending as far as School Lane. Elegant buildings line both sides of this wide street. The southern end features a number of interspersed larger-scale buildings of the same period that add to the street's civic importance.

Elsewhere, apart from 'upper' High Street, streets in this compact town are characteristically narrow. Dog-legs in High Street, West Street, West Row and East Borough make the streets even more enclosed and intimate. In East Street and Leigh Road the enclosure is maintained by a series of gentle reverse curves in the street-line, giving a sinuous effect. This pattern is also evident in Mill Lane.



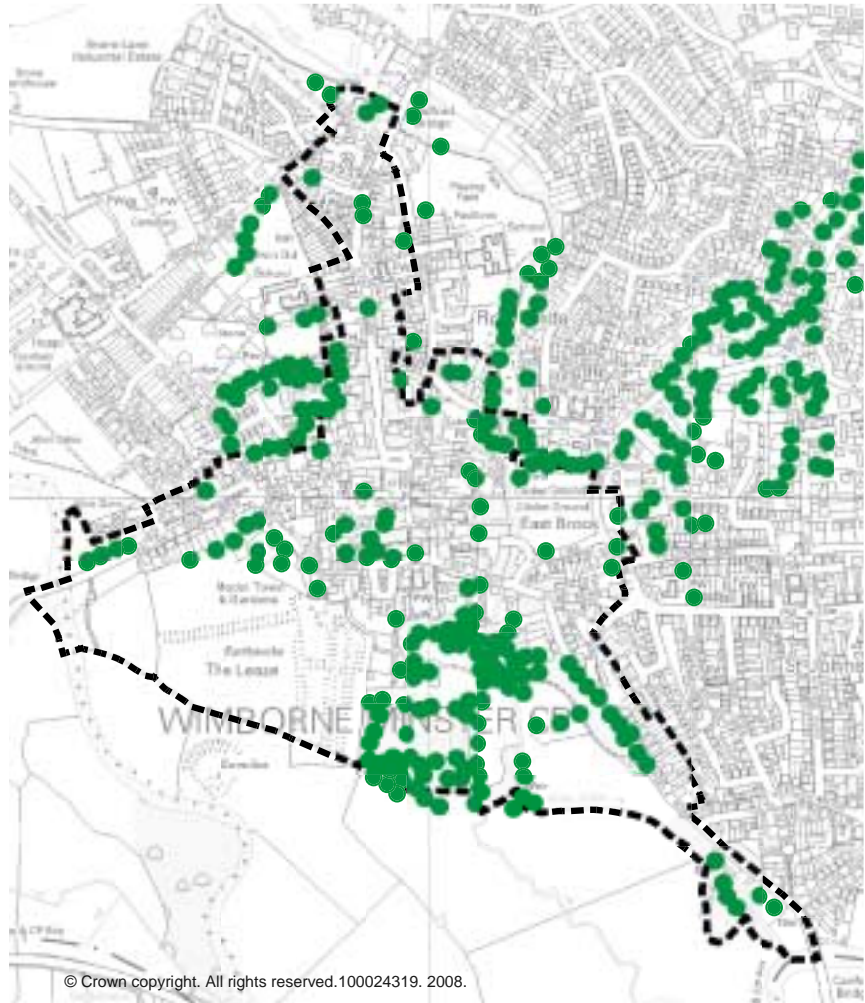
Pedestrian paths follow the River and part of the mill stream and connect, via Mill Lane, the Square with the main public car park north of Hanham Road.

Treescape

The valley setting of Wimborne has a strong influence on the town centre. On the south side of the Stour valley, forming a backdrop to the town is a continuous belt of coalescing woods. Equally significant is the treescape over Colehill to the east, which extends down Rowlands Hill to the edge of the town centre.

The valley landscapes of the Allen and Stour permeate the town from the west and south. Riverside trees extend along the Allen to Walford Mill and beyond to Allendale Car Park and Mill Lane, supplemented with more recent plantings. The verdant character of the Stour is reinforced by mature treescape at Deans Court.

The trees around Deans Court have a profound influence on the town centre. They contribute to the town's wooded setting when viewed from the A31; they help to define the edge of the town when approaching the centre from the south and west. The trees also form an important backdrop to town centre buildings as well as creating a secluded setting for the Grade I listed building itself.



These include a Lucombe oak in Park Lane; an English oak at the entrance to Westfield car park; horse chestnuts in King Street car-park; chestnuts to the east of Jessop House off Mill Lane; in Lewens Lane and at the rear of Savills in Priors Walk; a Wellingtonia in the garden of Lewens; limes near the Old House, West Borough and in Blind Lane; and specimens of purple beech, such as that in the garden of The Olive Branch.

Within the town there are two further wooded areas: one to the west of the Minster; the other surrounding Westfield. Both groups make a significant impact on the character of the Conservation Area.

There are numerous magnificent and celebrated trees within Deans Court, including a huge *Liriodendron tulipifera* ('Tulip Tree') noted by W. J. Bean.

Within the town there are a number of individual trees which, by virtue of their siting, size and character, are similarly important.

Recently planted trees opposite Eastbrook House in East Street; adjacent to the Crown Court development, East Borough; the garden to Gullivers House, West Borough; and in the Square and Commarket are becoming increasingly significant.

Major tree-planting has occurred in and around the town centre public car-parks.

Appendix B

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



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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.