

# CONSERVATION AREAS IN EAST DORSET

# WITCHAMPTON



# Foreword

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

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

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

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

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

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# Introduction

Witchampton is first recorded in the Domesday Book of 1086 as Wichemetune. Other early spellings include Wichamton in 1216, Wychampton in 1263 and Wichelamton in 1271. It is possible that the village had much earlier origins on account of the Roman villa near East Hemsforth and traces of a Roman vineyard in the field adjoining the Church. The Old English wic, haeme and tun have Romano-British associations. Traces of a possible Roman temple were excavated in the garden of Abbey House in 1923-4.

The existing 19th century corn mill, adjacent to Flour Mill House, stands on the site of an earlier mill and remained in use until the 1930's. Domesday records the existence of two mills in Witchampton, one on this site; the other in Newtown.



*Flour Mill House on the approach to the village from the east*

The flint and rubble ruins of the former Manor House lie close to the river and are the last tangible evidence of the medieval settlement. The decline of this building began in the 18th century when the house was abandoned and its materials used to construct farm buildings.



Until the mid 20th century every house in the village was in the ownership of the Crichel Estate. The distinctive architectural style of many Estate houses makes a significant contribution to the character of the village.



Witchampton is one of the best-preserved villages in East Dorset and contains the highest concentration of historically-important buildings outside Wimborne. Much is owed to the Estate today for helping to preserve its special character.

The conservation area was designated in 1970, one of the first in the District.

## Scope

The conservation area includes almost the entire village including areas of open space that lie between the built-up areas. The wider village environs are quite extensive in area, but can be conveniently sub-divided for the purposes of analysis. The core of the village is centred on the Church, Abbey House and the Witchampton Club. Other sub-areas comprise:

- i) A small linear group of buildings in Lower Street.
- ii) Riverside buildings, including the ruinous remains of the former Manor House.
- iii) Newtown Lane as far as the village edge.
- iv) Pound Hill and Crichel Lane.

The open spaces between these areas articulate the settlement form and provide the setting for each sub-area and for the village as a whole.

The former gardens to the ruined manor, which includes the site of the Roman temple, were excluded from the conservation area.

## Setting

Witchampton lies on the east facing slopes of the Allen Valley. Most of the village is situated between the edge of the water-meadows and the foot of a steep escarpment. Pound Hill connects the main 'lower' village with two groups of linear development in Crichel Lane near the top of the ridge.



*Pound Hill from Witchampton Lane*

The 'lower' village has a hillside backdrop, parts of which are wooded. Remnants of pine plantations supplement indigenous trees and copses, giving an essentially wooded appearance to the village when viewed from the valley. These include a group of riverside copses immediately to the east of the conservation area.



*Gap between Clematis Cottage and Swiss Cottage allows a view across the valley*

Between village buildings there are glimpses of the valley and its eastern slopes, including Chalbury Hill which features prominently. The

views become more extensive higher up the hillside. The view from The Drove public footpath near Abbey House features Flour Mill House set amongst riverside copses, with the backdrop of the eastern valley slopes in the distance. Houses located on the ridge-top in Crichel Lane have panoramic views of the valley and beyond.

## Approaches

The main route into the village is off the Cranborne Road, via Witchampton Lane. There are distant glimpses of the Church tower and other village buildings amongst trees within and around the village centre. The buildings on Crichel Lane at the top of the ridge are more prominent, especially those faced in white render.

The hump-back bridge crossing the Allen, surrounded by trees, defines the entrance to the village. Beyond the first small group of buildings close to the river are open spaces on each side of the road. These provide a pause before entering the main part of the village, defined by Brook Cottage at the road junction and the bend beyond. The open space to the left provides a foreground setting for buildings in Lower Street; that on the right hand side provides the setting for the 13th century manor house, a scheduled ancient monument and listed building.



Witchampton may also be approached by narrow lanes from the north and the west. Two lanes from the west connect with Crichel Lane before descending Pound Hill and Dark Lane respectively. These narrow lanes, enclosed by trees and deep hedge-banks make dramatic entrances to the village.



*Pound Hill*

The valley road from Newtown is more open and pastoral, and flat. The edge of the conservation area is defined by the boundary vegetation of Reedside -the roadside yews in particular form a strong contrast to the open character of the adjacent farmland.



*Approach to Village from Newtown*

## Form

The village has a linear settlement pattern following the direction of the valley in a narrow band just above the water-meadows and the bottom of the scarp. The village street winds through the centre, between Abbey House and the Church. A turning into Lower Street continues the linear pattern to the south, whilst Newtown Lane extends the village to the north.

There are also small detached groups of buildings on Pound Hill; two groups on Crichel Lane; and a small group around Flour Mill House respectively. The manor house ruins to the north of the mill stand isolated from the village amongst the meadows and riverside trees.



*Flour Mill House, a Grade II Listed building*

Most village buildings are sited adjacent to, or very near the road, which add to the enclosure and sense of intimacy. This is particularly strong in the village centre where the bends in the lane results in a series of short, blocked views. Added enclosure is afforded by the clipped yew and box hedges that border the lane.



Rural hedgerows are a feature of all the other village streets giving a more informal character, strengthened by their soft verges and absence of footpaths.

The vernacular cottages in Newtown Lane are sited end-on to the road, often adjacent to their plot boundaries. This grain is disrupted by two modern neo-Georgian houses set back from the road, which are sited at a tangent to the old buildings.

The only farm in the village, Abbey Farm, has long since ceased operation. A group of brick barns at the rear of the farmhouse were converted into dwellings in 1986.



*Abbey Farm, a Grade II Listed Building*

A public footpath connects the Methodist Church with the village hall. This path forms part of the 'Hardy Way'. Three paths cross the field south of Abbey Farmhouse, but have no effect on its physical form.

## Buildings

Brick features as the predominant building material in the village. Abbey House, dating from c1500, is considered to be the earliest example of the use of brickwork in the County.



Several early cottages are also built of brick, including the 16th century Old House and the 17th century Rose Lea, both of which contain brick nogging panels within their timber frames.

Timber framing features elsewhere in the village, most notably the Witchampton Club, formerly known as Ivy House. Part of the original 16th century timber frame still remains, behind a 19th century mock timber-frame. The front timber-framed elevation, with its tall chimneystacks, forms a strong feature at this

road junction. A number of modern additions at the rear are out of keeping with the historic building.



There are also traces of timber frame within the structure of Abbey House, but are not visible externally. Timber frame construction, both in its original form and 19th century reproduction, is a distinctive feature of the village.

The Old Post Office and 1-4 Corner Cottages adjacent form a group of 19th century brick Estate houses with distinctive architectural features. The Old Post Office has a tall double-flue chimney set diagonal on plan and three steeply pitched gables on the front elevation. 1-4 Corner Cottages, the single-storey row of cottages adjacent, were originally six Estate almshouses. This row features tall, massive stacks with arched recessed panels in each.



Witchampton First School, a small brick and tile building in the village centre, was first built in 1847 but re-constructed in 1963. The building is sited close to the road, as does Linden Lea on the opposite side. The two buildings form a pinch-point that frames the view of the Church.



Witchampton Methodist Church in Crichel Lane, built of brick, dates from 1890. The simple, Wesleyan Chapel architectural style features pointed arch windows, buttresses and buff brick dressings. The chapel is contemporary with Chapel Cottages and Downley Cottage, all built of brick with slate roofs.



Chapel Cottages forms a group with the Chapel, all sited adjacent to the highway and thus forming a hard edge to an otherwise soft-versed, hedge-lined lane. The unity of the row is spoilt by one cottage that is dominated by a large box dormer on each of its front and rear elevations.

A small minority of buildings are of colour-washed brick, such as Fernhill Cottage in Lower Street.

Witchampton House (formerly known as the Old Rectory) standing opposite the Church, is of brick with a rendered front elevation. The Regency style house, dating from 1820, has a low, hipped roof clad in slate. It was severely damaged by fire in 1983 but its external walls remained intact.



Fern Hill House, at the southern end of Lower Street, is of similar period and materials. Its elevated position, scale and form have a dominating influence over neighbouring cottages.



Render is a common facing material in the conservation area, often used to face chalk cob walls. The main concentration occurs in Newtown Lane comprising a succession of five thatched cottages sited at right angles to the road. Some of these feature traces of timber-frame, but these are mostly decorative. The colour-washed cottages provide a valuable foil to the brick buildings.

The former police house at the top of Pound Hill (known as Copperfields) has been extended, rendered and whitewashed, causing this modern building to stand out prominently in the landscape. Recent tree planting on land to the south by the Crichel Estate will in time soften the impact of this building.



*With white painted render Copperfields stands out in the landscape*

To the north of the Post Office is Mount Pleasant, a row of four part-rendered houses set back from the road on elevated land. The first floor has a mock timber frame with rendered panels over a brick ground floor. The building features a wide overhanging slate roof with bracketed eaves. The symmetry of the building is reinforced by the chimneys and by the distinctive matching porches, two of which are gabled; the other pair has single-sloping roofs. In common with several other unspoilt traditional buildings in the village, Mount Pleasant is not included on the Statutory List.



*Mount Pleasant*

Some buildings comprise part brick and part render. Brook Cottage has coursed render on its southern two-thirds; Pound Hill Cottage comprises a brick cottage with articulated rendered extensions each side.

The Church of St Mary, St Cuthberga and All Saints is the only building in the conservation area built in stone, emphasising its role as the village focal point. The 15th century tower is

constructed of ironstone and greensand banding. The rest of the Church was re-built in 1832-40 in ashlar and flint banding.



*Church of St. Mary, St. Cuthberga and All Saints, a Grade II\* Listed Building*

Flint and rubble, with ashlar dressings, formed the walls of the 13th century Manor House, the earliest building in the village. The ruins have a number of patch repairs in brick and two brick buttresses.

## Roofs.

Peg and plain tiles represent the most common roofing material in the conservation area, but thatch is also common. Several cottages feature many layers of thatch, giving a soft, billowy appearance with wide overhangs at the edges.

Welsh slate occurs on a small number of 19th century buildings, mostly commonly where the roof pitch is shallow, such as Witchampton House (the Old Rectory), Mount Pleasant and Fern Hill House. Rose Villas are a row of simple, well proportioned 19th century cottages with a steeper roof, also clad in slate. They feature decorative ridge tiles and a crop of chimneys.



*Rose Villas*

Stone slates occur on the verges of just one building, Abbey House.



Witchampton features a rich mix of architectural periods and styles, both polite and vernacular. The imposing Abbey House has a Tudor style, featuring tall elaborate chimneys, stone mullioned windows with leaded lights and hoodmoulds. The heraldic frets in the stonework and brickwork probably relate to the Fitzalans, Earls of Arundel, Lords of the Manor at the beginning of the 16th century.

Thatched cob cottages contrast with 19th century brick and tile Estate houses, some of which displaying splendid architectural finery. The Old Rectory and Fern Hill House have a Regency character. There is evidence of the Arts and Crafts Movement too, particularly the fine Lych Gate and Linden Lea nearby. This building, sited opposite the school, dates from the seventeenth-century, but was remodelled in the nineteenth.



The 20th century is represented by a REMA concrete panel and barrel vaulted roof used as the village hall, constructed in 1956. The former Council development at the northern end of Crichel Lane (Downley Cottages) was built in the late 1950's.



The suburban style Vicarage, discreetly sited on backland to the north of Witchampton House, was built in the early 1970's. Two neo-Georgian detached houses were constructed at the rear of Swiss Cottage in the 1980's; and Raglan Court, a two-storey courtyard sheltered housing scheme was opened in 1986.

## Boundary Walls

Many walls in the village are of great character and antiquity. Some are Statutorily Listed because of their historic interest. Most of the high walling on the south and west sides of Abbey House is contemporary with the house, dating from the early 16th century. They feature a burnt header brick pattern and rounded stone capping. The walls are a significant feature within the centre of the village, contrasting from the soft boundary hedging found elsewhere.

Another Listed wall, dating from the eighteenth-century, stands opposite Flour Mill House. This is a low wall of brick, part of which comprises the parapet of the segmental arched bridge of the same period.

A high cob wall partitions the garden of the Old House. At the time of survey the former lean-to potting shed was being re-built as a small extension to the house.

High walls, partly of cob and partly of brick, surround the rear garden of Dawes. The walls have a pitched tile capping.



Significant roadside brick walls occur in front of Brook Cottage and to the south of Abbey Farm. Brick walls enclose Fern Hill House. A very high brick wall turns the junction of Dark Lane and Crichel Lane.



## Open Space

The size and land-uses of the various open spaces within the conservation area vary greatly. A number of fields and paddocks, wooded areas and large gardens form an important part of the village setting and help define its character.

The flat enclosed paddock between Flour Mill House and Brook Cottage forms the setting to the ruins of the former manor. The site is presently in use as horse grazing and jumps.



The sloping agricultural land between Witchampton Lane and Lower Street is overlooked by Abbey Farm and cottages in Lower Street - of added importance as they form the southern edge to the village. Surrounded by rural hedging, the wheat-field forms an attractive foreground setting to the linear group. It is crossed by three public rights of way.

The slopes between Dark Lane, Lower Street and Crichel Lane are divided into geometric enclosures, surrounded by hedgerow trees. The trees merge to form a wooded backdrop to buildings in Lower Street.



The enclosures are managed in a variety of ways. The square field at the rear of Chapel Cottages has been planted with beech presently 4 metres in height. To the south, the land is mostly wooded, whilst to the east, lower down the slope, another square enclosure is used as a paddock, with horse jumps in the adjacent paddock further down.

Parcels of land on the west side of The Drove are used as garden extensions to Fern Hill House and other properties in Lower Street.

North of Hardy Way footpath is a single large agricultural field that separates the Methodist Chapel group of buildings from Downley Cottages and exerts an open, rural character on the adjacent All Saints Churchyard and school playing fields.

West of Newtown Lane, between the old Post Office and Mount Pleasant is another significant open space, the central part of which is wooded. Planning permission for two pairs of cottages has been granted on land fronting the lane, retaining the woodland spruce at the rear.

These woods screen the long rear gardens of Downley Cottages from the village.

In Newtown Lane, the garden spaces between cottages allow the valley landscape to filter into the village and provide outward views to the east.

In the centre of the village, the Churchyard forms another important open space, partly enclosed by yew trees, pollarded limes and by rural hedging. The school playing field at the bottom of Pound Hill is elevated from the buildings opposite. The lack of planting on the bank exposes the perimeter high chain-link fencing.



Large enclosed gardens provide beautiful settings for Abbey House, the Old Rectory (Witchampton House) and Fern Hill House respectively.



The Witchampton Club car-park, at the rear and side of the listed building, occupies a central location in the village. This large expanse of tarmac is enclosed by buildings to the north and south and trees to the east and west. Rows of garages at its south-east corner have an untidy appearance.

## Trees and hedges

### Trees

The treescape within the village is an extremely important element of the conservation area, both individually and when seen collectively. Of particular significance are the yew trees which give depth, form and solidity to the treescape and help define the distinctive character of the village. These yews, some of which stand over 30 feet in height, are scattered throughout the village, but with the concentration around Abbey House. The yews adjacent to Fernhill, form a feature and enclose the outside of the bend.



Other important yews occur in the Churchyard, particularly that to the north-east of the Church. A large yew in front of 1-4 Corner Cottages help enclose the lane. A number of yews along

Newtown Lane provide a strong unifying element, many of which spread over the highway. The yews on the frontage to Reedside form a strong entrance to the village.

A large yew at Downley Cottage, which extends across the road to form a tunnel at the top of Pound Hill, helps to define the northern edge to the village.

At the southern entrance to the conservation area a group of yews combine with the bridge to form a visual pinch-point.

In contrast to the solid, dark forms of the yews the water meadows are characterised by willow and alder. Their presence is felt wherever there are views of the valley beyond the conservation area boundary. The riverside vegetation extends into the conservation area itself near Flour Mill House.



Copses extend along the river north of the road bridge and form a wooded backdrop to the Manor ruins.

Other important wooded areas include the former allotments to the south of Mount Pleasant (remnant of a Norway spruce plantation); and on land west of The Drove. The former allotment gardens at the rear of Chapel Cottages in Crichel Lane has been planted with beech.

Roadside beech have been planted along Crichel Lane itself which define the summit of the ridge. The Estate has also planted oak and chestnut along Witchampton Lane opposite the old Manor House.



In addition to the yews, there are some notable groups of trees and individual specimens:

- i) Limes on Newtown Lane, north of the Witchampton Club car-park.
- ii) Pollarded roadside limes on the east side of the Church.
- iii) Lime tree on the triangle junction verge opposite Brook Cottage.
- iv) Limes on the west side of Witchampton Lane opposite Flour Mill House.
- v) Oaks in Dark Lane and at the Crichel Lane/ Dark Lane junction.
- vi) Two large Oaks in the rear garden of No. 8 Downley Cottages.
- vii) Beech adjacent to Fern Hill House.

The group of pine, Lawson cypress and laurel effectively screens the village hall from the village street, but is of unruly appearance and in need of management.

## Hedges

The hedges that extend throughout the village are of vital importance to the character of the conservation area. These comprise rural hedge species, except in the centre of the village where, in the vicinity of the Church and the Old House, the hedges on both sides of the road are of clipped yew or box. These matching hedges enclose the lane as it winds up the hill. Their continuity and regular height form green walls that contrast from the high brick walls lower down. These well-maintained hedges are very important village features. Their texture complements the adjacent thatched roofs.



Hedges in Newtown Lane reinforce its more relaxed, informal character. They enclose the lane, joining cottage frontages together.

Deep hedge-banks form a significant feature in the appropriately-named Dark Lane. Hedge-banks also feature on Pound Hill. Both lanes cut deeply into the landform and are enclosed by overhanging trees.

## Streetscape

The absence of pavements strengthens the informal rural character of the village. A short length of kerbing at the street corner opposite Abbey House uses traditional granite kerbstones, which are in keeping with the rural locality. The suburban concrete kerbing that has been used adjacent to Abbey Farmhouse and on the approach to the Village Hall is less appropriate.

Opposite Brook Cottage, in Lower Street, is a small fountain feature set in the bank. It is made of flint, with brick dressings, above a small rectangular stone trough. The fountain dates from the eighteenth-century and is Listed. Unfortunately, the spring that feeds it has dried up.



Set amongst trees opposite the Post Office stands the village bus shelter. Constructed of timber, the design of the shelter relates well to its rustic location. Less satisfactory are the utilitarian signs and hand rails at the approach to the Village Hall. The disused public notice cabinet on the bend opposite Abbey House is particularly unfortunate.

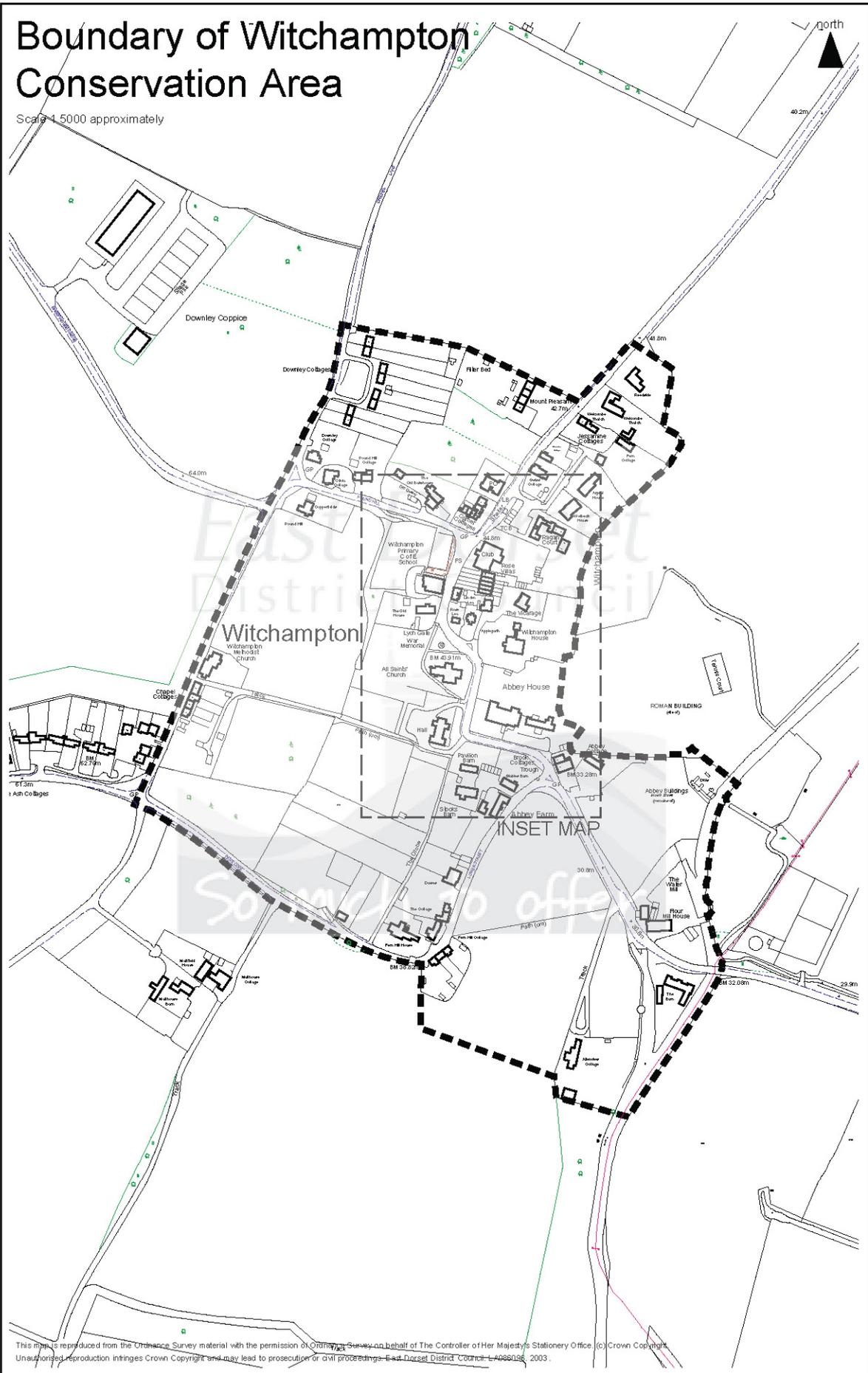


Traditional direction signs ('finger posts') occur at each end of Pound Hill and at the northern end of Lower Street. Each is surmounted with the distinctive Dorset county circular finial giving the junction place-name. These signs, which are well maintained by the Highway Authority, form an integral part of the Dorset countryside and enrich local character.

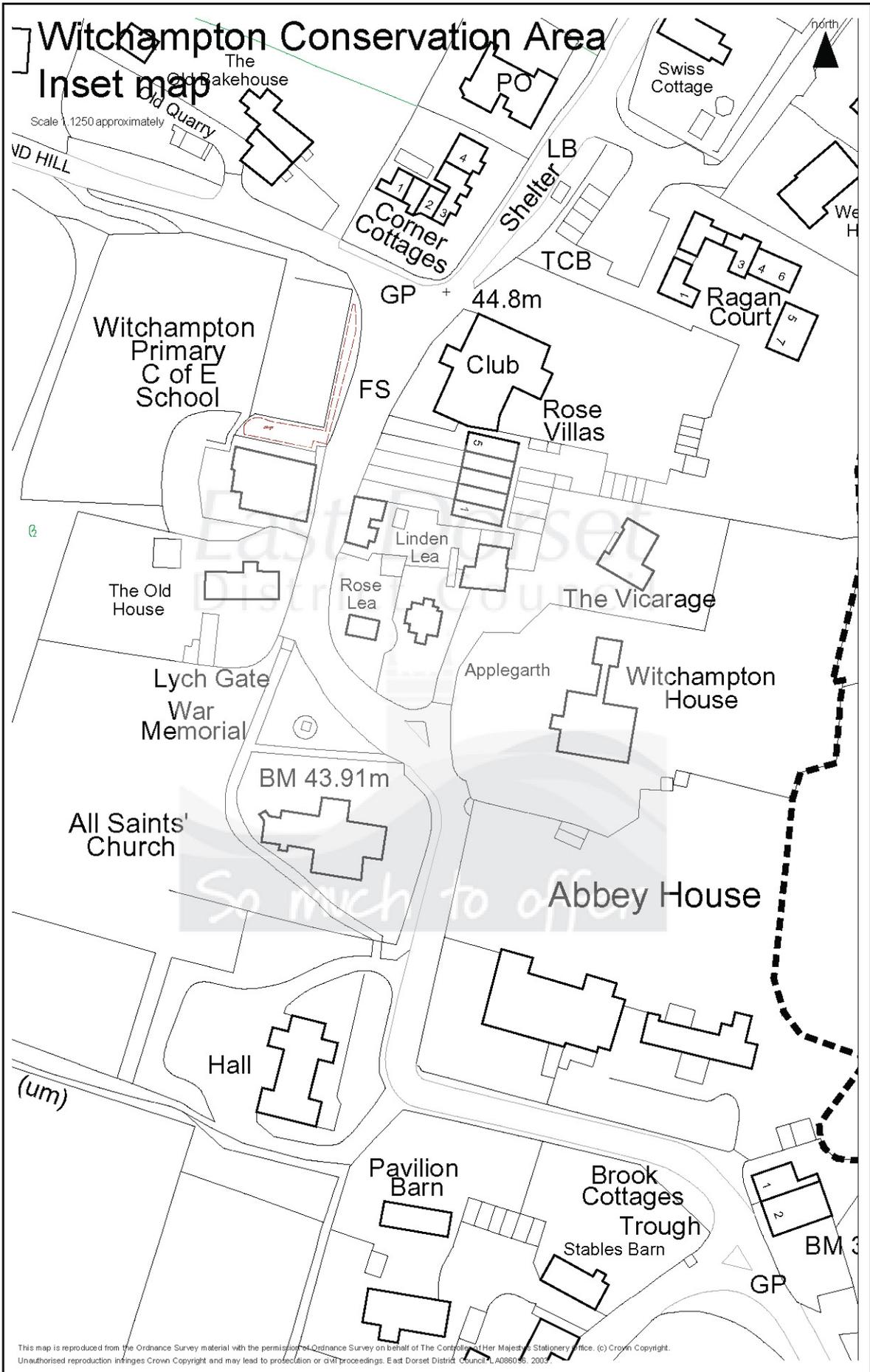


# Boundary of Witchampton Conservation Area

Scale 1:5000 approximately



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# Planning Policy in Conservation Areas

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

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

Under this legislation additional planning controls are exercised by the Council within designated Conservation Areas in order to preserve and enhance those aspects of character and appearance that define an area's special 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](mailto:planning@eastdorset.gov.uk).