

# CONSERVATION AREAS IN EAST DORSET

## BURTS HILL/MERRIFIELD, COLEHILL



# Foreword

This document is based upon work carried out in 2006 to define the special qualities of the Conservation Area and forms 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 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 maps used in the document are based upon the Ordnance Survey mapping currently available to the Council.

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## Introduction

The Policy and Resources Committee of East Dorset District Council, at its meeting on 6 September 2006, approved the designation of the Burts Hill/Merrifield Conservation Area under Section 71 of the Planning (Historic Buildings and Conservation Areas) Act 1990. The Committee approved those boundaries contained in the draft Conservation Area proposal which was the subject of a public consultation exercise from 26 May to 7 July 2006. As a result of the consultation, the southern boundary has been extended to include land between Cobb's Road and Wimborne Road, which was also approved at the same Committee.

A draft conservation area appraisal was prepared as a basis for the public consultation in order to help justify the designation and the alignment of the boundaries. This document was based on a verbal presentation given to the 19 April Committee. The 6 September Committee has approved this document as an SPG to the East Dorset Local Plan, including a number of minor amendments as set out in the Committee Report. These are incorporated in the current conservation area appraisal document.

The purpose of the conservation area appraisal is to define and analyse those qualities and features that contribute to its special interest. These factors can include its historic development, the contribution of individual or groups of buildings, the spaces that surround them and the relationship of the built environment with the natural landscape. They can also include less tangible senses and experiences such as noise or smells, which can nevertheless influence the area's character. The Local Planning Authority has a statutory duty to ensure that those elements that form its appearance and special character are preserved or enhanced, especially when considering planning applications.



*Chapel Cottage, Long Lane*

## Why designate a conservation area?

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities have a duty to determine which parts of their district are of 'special architectural or historic interest, the character of which it is desirable to preserve or enhance' and to designate them as conservation areas.



*Mountain Ash & garage to Thurlow cottage*

In East Dorset, there are currently 18 conservation areas that have been designated at various times since 1972. Appraisals in respect to each of these have been recently reviewed, following consultations with Town and Parish Councils and other organisations.

Designation as a conservation area will enable the Council to prevent the unauthorized demolition of buildings and help ensure that changes are designed in sympathy with the area's character and appearance.

Designation also provides protection over trees not currently the subject of Tree Preservation Orders.

As part of the preparation of the Local Development Framework (which replaces local plans) the conservation area will provide the basis for policies designed to preserve or enhance those elements that define its special character.

## Scope of the Conservation Area

The conservation area is located on the north-facing slopes of Colehill, bordered by the built-up area of Colehill on the top of the hill and flat, open farmland below to the north.

The boundary is drawn to include a small linear field on the north side of Burts Hill, which is visible from the public footpath on the south side of the Hill and forms the setting to the country lane and cottages sited on it. The boundary is drawn around the adjacent property known as 'The Haven' as this provides part of the setting to cottages on the opposite side, one of which is listed. The Haven is not remarkable in architectural terms, but forms a picturesque composition when viewed from the public footpath west of Wingreen. The property also contains good specimens of oak and other trees.



*The Haven, Burts Hill*

The boundary then follows Burts Hill and Deans Grove, including the hedgerow and hedgerow trees on their north sides. Drawing the boundary 5 metres in from each respective property boundary will help ensure the protection of canopies and root-spread. This area includes a farmstead and cottages on the north side of Long Lane, together with the playing fields of Dumpton School. The playing fields have been included on account of

the mature oaks that surround it and their influence over the setting of the conservation area.

At Smugglers Lane, the boundary follows a public right of way extending to the rear of Long Lane Farmhouse, an attractive 19th century brick and tile house. This sub area includes three modern houses on Smugglers Lane, which are included not for their intrinsic interest, but because they form the approach to the conservation area from the north.

The boundary follows the northern boundary of Number 431, which is listed, and around the curtilages of two further listed thatched cottages, Old Dairy House and Number 427 respectively.

An existing field boundary is used to connect Long Lane with Colehill Lane, enclosing a large open field adjacent to the hamlet of Merrifield.

The eastern hedgerow of Colehill Lane, as far as New Merrifield, is also included in the conservation area, including a well-preserved 19th century traditional cottage, known as Pear Tree Cottage. The boundary then follows the carriageway of New Merrifield to include the rural hedge and some large oaks. Number 414, Little Thatch, lies on the north side and is listed Grade II.



*Pear Tree Cottage, Colehill Lane*

The conservation area boundary follows Merrifield southwards to its junction with Smugglers Lane. Crossing Smugglers Lane, the boundary then follows a public footpath that forms the north and west boundaries of St Michael's School. The boundary encloses a steeply sloping area of copses, small fields and hedgerow oaks that form the setting to Chapel Cottage and Deans Grove Farm. A number of former brickyards and gravel pits are also located in this area. The path emerges at the eastern end of Cobbs Road.



*Deans Grove Farm*

The conservation area includes vernacular and 19<sup>th</sup> century cottages in Cobbs Road. The boundary follows the unmade road to Wimborne Road, turning west to enclose the small fields in between. The hedgerows in this area contain some massive oaks. At the junction of Wimborne Road and Greenhill Road the boundary is drawn to include the Gilbert Scott K6 telephone kiosk and 'GV' post box. The boundary coincides with the west side of Greenhill Road as far as Greenhill Close. It continues on the southern side of Greenhill Close to the field boundary at its western end.

The boundary encloses a copse that forms the setting to Numbers 442 and 444 Burts Hill, and former brickyard in the vicinity of Brickyard Cottage. It also includes a well-proportioned Victorian mansion, known as Wingreen, perhaps on account of its extensive views to the north and west framed by good curtilage trees.

The conservation area boundary follows the southern field boundary adjacent to properties in Giddylake enclosing the field that slopes steeply down to Burts Hill. The field forms the backdrop to Numbers 445 and 448 Burts Hill. The field also includes a line of mature oaks on its southern boundary that enclose the space.



*Higher Hanger, Giddylake*

## Historical development

Many historic areas comprise forms and patterns of development of different periods, each having its distinctive character and combining together to give the area its unique identity. The proposed conservation area is different insofar as its appearance and character are formed by buildings of similar form, materials and character, all sharing a distinctive and historic landscape setting.

Since medieval times the area formed part of the Kingston Lacy Estate. Burts Hill, Long Lane and Cobbs Road were probably drove roads linking the higher pastures to the Allen at Walford. It is believed that the small fields have always been used as grassland. Cobbs Road was a drove road that was used to move stock from Wimborne to access the upper pastures, including those around the site of St Michael's School.

The enclosure movement in the 18th century may have been responsible for the cottages that now characterise the area, as a result of displaced agricultural workers from the nearby flat land.

The Estate ownership also accounts for the high address numbers, as all properties on the estate, from Shapwick to Merrifield, were numbered sequentially irrespective of their location.

The steep slopes include a number of gravel pits and brickyards, which appear in the 1890 Ordnance Survey.

The estate is now owned and managed by the National Trust, but as these lands are termed 'alienable' by the Estate, several properties have been sold to individual owners – a trend that is likely to continue as tenancies expire.

# Conservation Area appraisal



*Mountain Ash*

## Overview

The essence of the conservation area is summarised in the East Dorset Countryside Design Summary, SPG document number 21 published in 1999.

'2.61 A few individual examples of indigenous buildings remain within the zone, mostly confined to rural areas and within the township of Verwood. However, the most complete and unspoilt grouping of cob and thatch buildings within this area occurs on the north slopes of Colehill. This intimate landscape of small fields, high hedges and great oaks is accessed by an irregular network of deeply-cut lanes, tracks and footpaths. The cottages too form important features, their siting, form and materials in harmony with the landscape.'

## Pattern of development

Most buildings date from the 18th century. These are humble cottages of cob and thatch that pepper the hilly landscape, singly or in groups of two. They also include two former farmsteads in Long Lane, each part enclosed by traditional brick barns.



*Rear of 431 Long Lane*

The dispersed pattern of development draws into sharper focus the importance of their landscape settings. The siting, form and materials of these vernacular cottages appear in harmony with the steep grassy slopes, ancient oaks and copses and thick hedges.



*Mountain Ash, viewed from Smugglers Lane*

It is a highly permeable landscape, with an intricate network of lanes, green lanes, gravel tracks and paths. Some paths form field boundaries and some are cut deep into the landform, enclosed by thick hedgerows.



*442 Burts Hill*

The siting of building relative to the highway is varied. Some buildings face onto the road behind gardens enclosed by rural hedges. Others are sited close to the highway, either parallel to or more commonly end-on.



431, Long Lane

## Buildings

The area is remarkable for the number of cob and thatch buildings, many of which remain substantially unaltered. Their common use of materials and their simple building forms exert a strong unifying influence that is an essential part of the area's identity and character. There are 17 such buildings, 5 of which are listed, Grade II. Most of the cottages are single storey with attics, but Number 414 in Merrifield is a rare example of a single storey cottage. This early 19th century cottage is listed, Grade II.



414 Merrifield

Some cottages are faced, or part-faced in brick; others have small extensions entirely in brick and roofed in tile or slate. There is also a scattering of modest 19th century cottages in brick, with slate roofs. 'Wingreen' in Greenhill Close is a more substantial late Victorian house.



Wingreen, Greenhill Close

The condition of buildings generally throughout the conservation area is good, with no evidence of buildings being at risk of demolition through neglect.

## Key individual buildings

Omission of any particular building should not be taken to imply that it is of no interest.

### Burts Hill

Mid-way up the hill on the south side are two pairs of 18th and 19th century cottages, the lower pair (445 and 448) sited parallel to the road; the higher pair (444 and 442) set at right-angles. Number 445 Burts Hill, known as Swallow Cottage, is a single storey with attics cottage having a distinctive thatched roof with very low eaves. It is part screened from the lane by hedges. Surrounding trees form an attractive backdrop.



445 Burts Hill

Number 448 (Appleby) by contrast has a shallow pitch slate roof and is sited closer to the road, its diminutive form and whitewashed walls forming an attractive feature on the hill.



*448 Burts Hill*

Higher up the hill, against a backdrop of woods, are Numbers 442 and 444. Number 442, a single storey with attics thatched cottage, is listed Grade II. The close grouping of these cottages, and the public footpath that passes between them, creates further visual interest.



*442 & 444 Burts Hill*

## Long Lane

Dean Grove Farm, to the east of the Horns Inn is one of two 18th century farmsteads in the area. Adjacent is another cob and thatched cottage, known as The Warren. Both thatched cottages are set back from the road, enclosed by rural hedging, and have a backdrop of big oaks.



*Chapel Cottage, Long Lane*

Opposite Dean Grove Farm, accessed from a track that continues as a footpath both to Smugglers Lane and Cobbs Road, is Chapel Cottage. The thatched building was used as a non-conformist chapel in the 19th century. Major repairs and a substantial but sensitive extension were carried out in 2002, saving the building from demolition. The cottage, which is surrounded by rural hedging, has a backdrop of oak coppice rising up the hillside.



*Chapel Cottage, Long Lane*

At the corner of Long Lane and Smugglers Lane is Number 434, sited against the road. This 18th century cob and thatch single storey with attics cottage is prominently sited at the road junction.



*434 Smugglers Lane*

In Long Lane, at its junction with Merrifield, are two single 18th century thatched cottages sited opposite each other. No 431, a single storey with attics cottage is listed, Grade II. It is enclosed on the front by a short front garden and rural hedge.





*431 Long Lane viewed from Merrifield*

Merry Hill Cottage opposite, a rendered cottage under a thatched roof, was a semi-detached pair until c1990. Its appearance is spoiled by the scalloped surface texture of the walls. Nevertheless, it forms an attractive group with the listed cottage opposite, enhanced by the grassy verges and enclosing trees.



*429 Merry Hill Cottage*

At the north-eastern corner of the conservation area, on the south side of Long Lane, stand a group of buildings, some thatched and some tiled. Old Dairy House, set back from the road, is in two parts, a 17th century thatched element with a 19th century brick and slate building attached. The building is listed, Grade II. At the rear and side are attractive traditional brick and tile barns.



*Old Dairy House, Long Lane*

Adjacent is Number 427, an 18th century cob and thatched cottage that is also listed. The informal hedge-lined character of the lane forms the settings for these buildings.



*427, Long Lane*

An important focal point in the area is the Horns Inn. The existing brick and tile chalet style building dates from around 1950, replacing an earlier thatched public house of the same name that was destroyed by fire. The pub has a south facing terrace and beer garden on the east side, shaded by a fine yew tree. Summer flowers in baskets and containers are a spectacular annual feature.



*The Horns Inn, Burts Hill*

Long Lane Farmhouse, to the south of Number 431, is a former late 19th century farmhouse. This well-proportioned building, which is now used as a guesthouse, features fine brickwork and Arts and Crafts joinery. The entrance is marked by original gate posts and a fine decorative painted timber and wrought iron gate.



*Long Lane Farmhouse*

### **Merrifield**

Mountain Ash is visible at a distance from Smugglers Lane to the northwest and from Long Lane to the west. This small, two storey cob cottage has a distinctive hipped thatched roof and small windows lined with brickwork.



*Mountain Ash*

Adjacent, on the opposite side of the track, is a small thatched barn/garage, which forms a distinctive companion building to Mountain Ash (though it belongs to Thurlow Cottage). Much of the charm of these buildings owes to their simple, vernacular forms and materials and their unaltered appearance. Their charm also stems from their rural, timeless setting – the hedge-lined track turns into a green lane before dropping steeply down as a narrow path to Long Lane.



*Mountain Ash and garage to Thurlow*

‘Jeshilt’ is another unaltered cob and thatched cottage enclosed by thick rural hedges. This too is sited end-on to the highway, which at this point cuts deep into the landscape as it descends towards Long Lane.



*Jeshilt*

418 Merrifield is sited end-on, close to the track behind a grassy verge. It has rendered walls under a slate roof, which drops as a cat-slide on its south side. An orchard in front of the cottage is grazed by sheep.



*418 Merrifield*

By contrast, the open fields and far sighted views to the north form the setting to 414 New Merrifield. This early 19th century, single-storey cob and thatch cottage, with brick quoins, was listed as late as 1997.

#### Cobbs Road

Numbers 4 & 5, a semi-detached pair of cob and thatch cottages, represents the oldest buildings in this informal lane. They are sited at the northern end of a large garden and overlook open landscape to the north. The cottages form an attractive feature when viewed from Long Lane.



*1 & 2 Cobbs Road*

Numbers 1 and 2 Cobbs Road are also visible from Long Lane. These buildings, together with Number 6 form an informal group of 19th century cottages having rendered walls under tiled roofs. They face onto an informal track with soft verges and are enclosed to the east and west respectively by woodland. To the west of this group the track narrows to a footpath that connects with Greenhill Road.



*Rear of 1 & 2 Cobbs Road*

Between this group and Numbers 4 & 5, stands a brick and tile house that is largely Edwardian in style. This, too, follows the rear boundary of its large garden, overlooking open country to the north.

#### Greenhill

Brickyard Cottage occupies the site of a former brickworks. This rendered cottage under a tiled roof was re-built in 1998 and is approached by a long driveway and enclosed by woods.

Wingreen, sited at the western end of Greenhill Close, is a well-proportioned late 19th century mansion having extensive views to the north and west. It features fine brickwork and joinery, and attractive original gate posts and decorative painted timber gate. The building remains largely unaltered apart from its roof covering, which now comprises concrete tiles. The house, framed by trees on each side, overlooks the adjacent open field.

On the east side of Greenhill Road, a new reception building for the Poole and Wimborne Burial Ground has been designed to harmonise with vernacular buildings in the locality. This small, simple structure features rendered walls under a thatched roof and acts as a focal point to the surrounding fields. Its thatched roof relates with other thatched roofs that appear in the surrounding landscape, notably Dean Grove Farm and Chapel Cottage.



*Burial Ground looking north to 4 & 5 Cobbs Road*

## Other features of historic interest

Brickyards occupied sites off Greenhill Road and Smugglers Lane, together with three gravel pits nearby, probably associated with the brick-making activity.

The former use of Chapel Cottage as a chapel is also of local interest.

## Building materials

The vernacular cottages are built of local clay cob under roofs of straw thatch. This accounts for the narrow building spans and simple building forms. Long straw has been replaced with combed wheat but it is still possible to trace

early layers of straw in some roofs. Pole rafter roof construction is also common. Increasingly, the traditional East Dorset thatching tradition of flush sheared down ridges is replacing block ridges.



*414 Merrifield*

Cob walls are rendered and whitewashed. Some cottages are part or fully faced in brickwork. In some cottages, former cob walls have been replaced or part replaced in brick. Chimneys are a common feature of all cottages, located a one or both gables, and are constructed in brick.

Simple timber windows, comprising double-opening flush-closing casements, remain in most of the cottages. These help preserve their special character and in turn impact on the historic character of the conservation area.

There are a small number of 18th century brick and tile barns, such as those around the Old Dairy House in Long Lane. Weather-boarding is commonly used on barns and on recent outbuildings.



*Old Dairy House, Long Lane*

Early 19th century buildings tend to be rendered, with slate or tiled roofs. Late 19th /early 20th century buildings are of brick under tiled roofs.

## Green Spaces

PPG15 advises that areas of landscape are only appropriate where they form an integral part of the historic environment. The conservation area is similar to Pamphill Conservation Area insofar as it includes areas of landscape between the buildings. The steep slopes, copses and small fields and paddocks enclosed by thick hedges and hedgerow trees, form a backdrop and setting for most of the buildings in this area. The enclosure created by these features creates an intimate, introspective landscape in which buildings—especially the early vernacular buildings- are connected.



445 Burts Hill

The landscape itself is historic, little changed since medieval times except for the establishment of cottages in the 18th century. It is crossed by a network of lanes, green lanes, tracks and paths, which themselves afford a rich variety of visual experiences, some open in character; others enclosed.



Merrifield

Oak is prevalent in the area, and many trees are ancient. These help define the character of the landscape setting. Oaks follow field boundaries, lanes and pathways and occur within fields, as single specimens and in groups. In Merrifield, between Jesuit and Long Lane, the massive scale of the oaks adds further drama to this narrow lane as it descends the hill.

The mixed species copses to the west of Smugglers Lane are the northern—most remains of extensive woods that once covered much of Colehill. They form a wooded backdrop to the conservation area in general as well as the setting to several cottages, such as Number 434 Long Lane and Chapel Cottage.



Wooded backdrop to Chapel Cottage

The mixed species copses near Greenhill Road also act as a backdrop to cottages and screen the conservation area from the adjacent built-up area. This coppice, having an under-storey of holly, occupies a deep hollow not apparent when viewed from the road.

The copses and extensive network of indigenous species hedges, together with open field drainage ditches, provide corridors for wildlife. The linear area of wooded scrubland on the south side of the path at the western end of Cobbs Road is of particular note. It is one of several green lanes that support an abundance of wildlife.

It is believed that the fields have always remained as pasture. Cattle ceased to be grazed on these slopes in the early 1980s. There is some horse grazing on the south side of Burts Hill and east of Smugglers Lane. Sheep are grazed in some of the smaller paddocks around Merrifield. The conservation area includes the cricket ground to Dumpton School. Small fields between Greenhill, Cobbs Road and Chapel Cottage now comprise

Poole and Wimborne Burial Ground, which over time will extend the existing woodland down the slopes towards Long Lane.

There remain traces of orchards that were once more widespread in the area, especially in the vicinity of Merrifield. A new orchard is being established in the paddock south of The Thurlow.

Private gardens are generally confined to the immediate environs of the dwellings, tucked behind thick rural hedges and sometimes with separate grassy paddocks. This helps to reinforce the rural feel of the area, with few suburban influences. Driveway entrances are mostly discreet and seldom interrupt the unifying influence of the boundary hedges.



*Pastoral foreground to 444 Burts Hill*

## Detracting elements

There are very few detracting elements in the conservation area. The volume and speed of traffic in Long Lane (west) and in Smugglers Lane are the most severe problems.

## Incidental features

Traditional finger-posts at the road junctions, one with the characteristic Dorset roundel, reinforce the rural feel of the area.

(Omission of any particular feature or space should not be taken to imply that it is of no interest.)

## Views

From the north, the wooded slopes of Colehill contrast from the flat, open farmland to the south of Furzehill. Occasional cottages appear on the hillside between the trees. Other inward views to the conservation area, from the north, east and west are less dramatic.



*Landscape setting to Mountain Ash*

The lower parts of the conservation area are introspective and intimate, but long distance outward views soon open up from the higher land. There are several viewpoints with spectacular panoramic views over the Cranborne Chase. From the western end of Greenhill Close and the public footpath that drops down to Burts Hill, the views extend both to the north and west. From New Merrifield long distance views extend to the north-east to the New Forest.

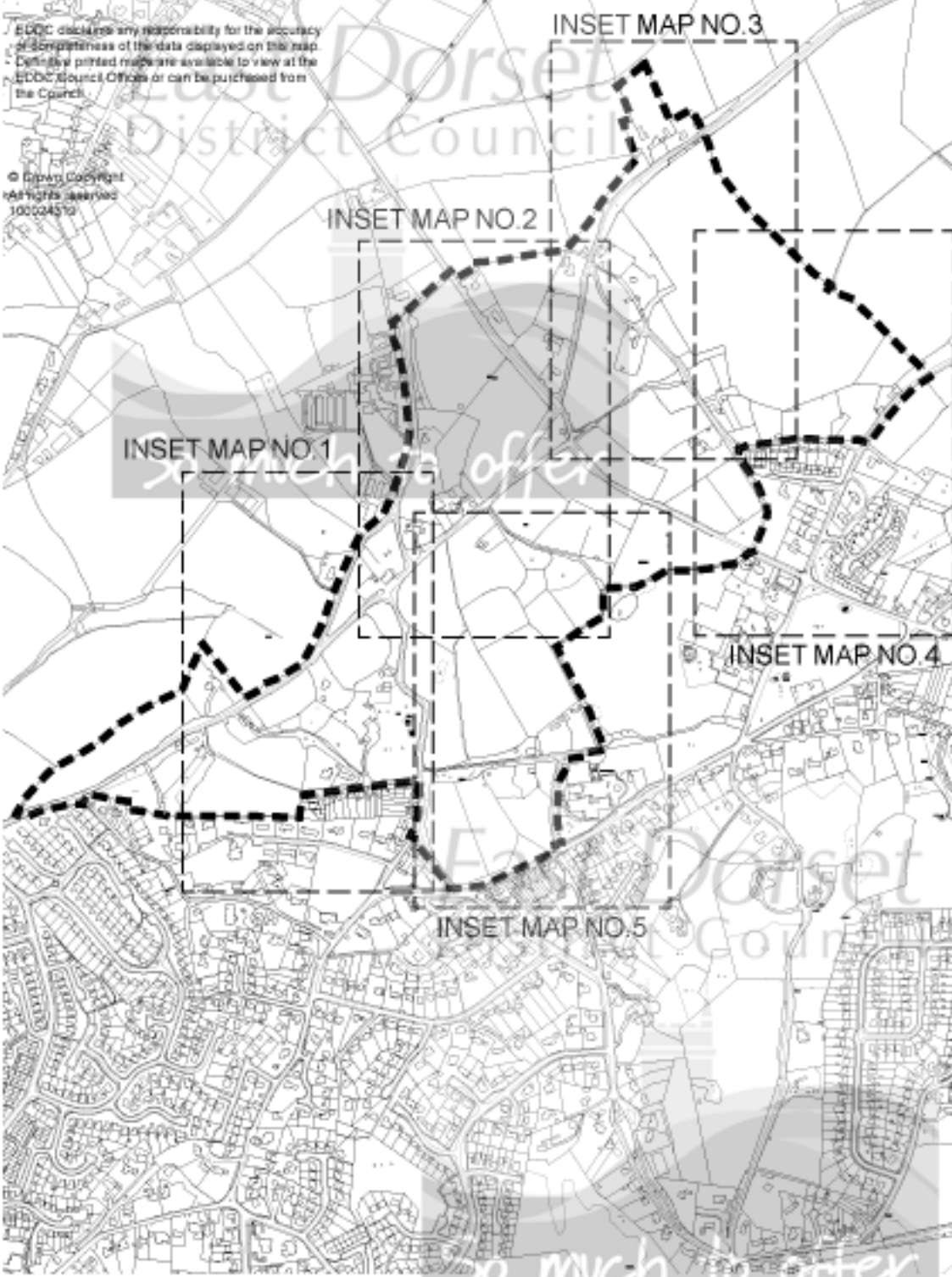
# Boundary of Burts Hill/Merrifield, Colehill Conservation Area

Not to scale

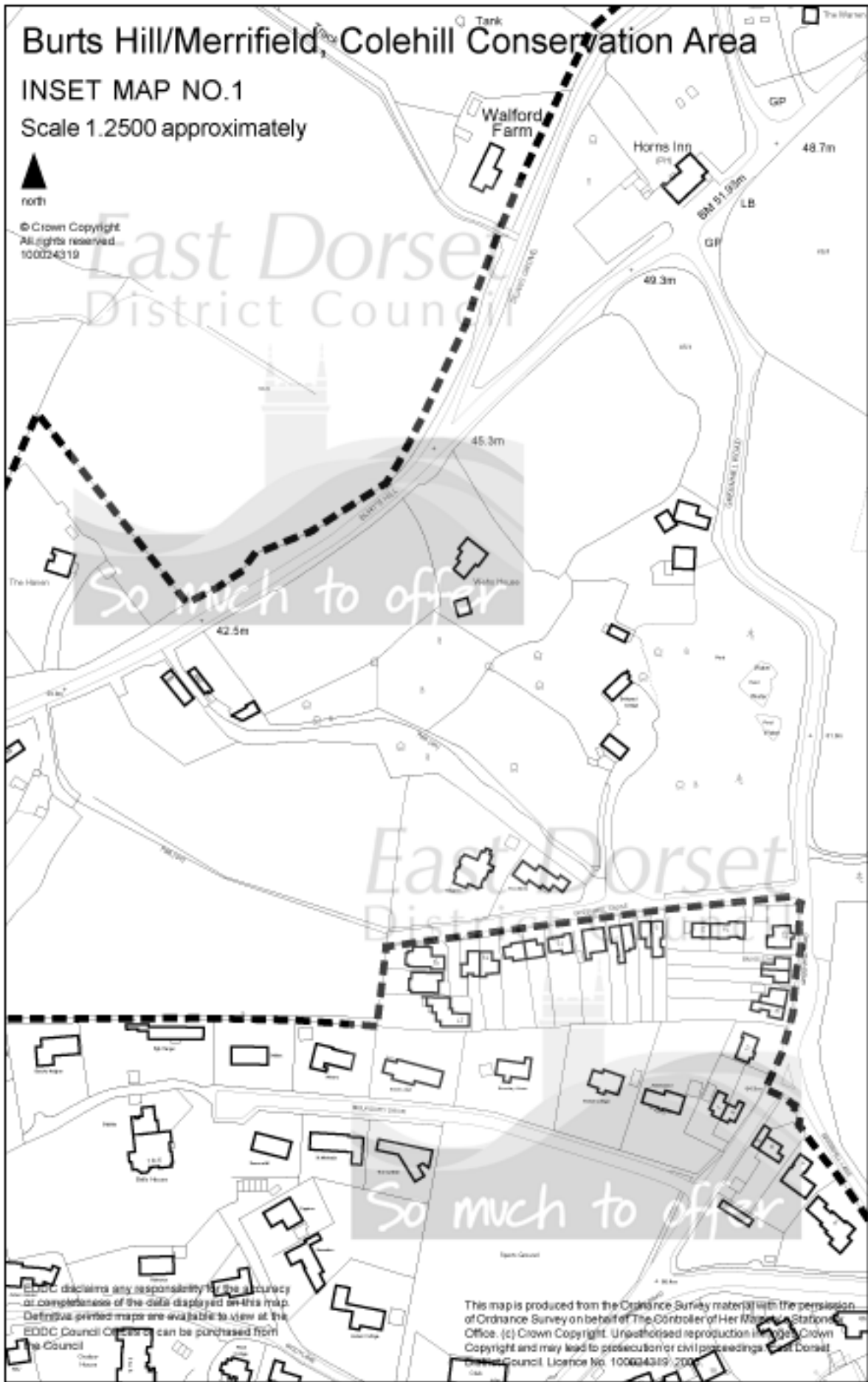


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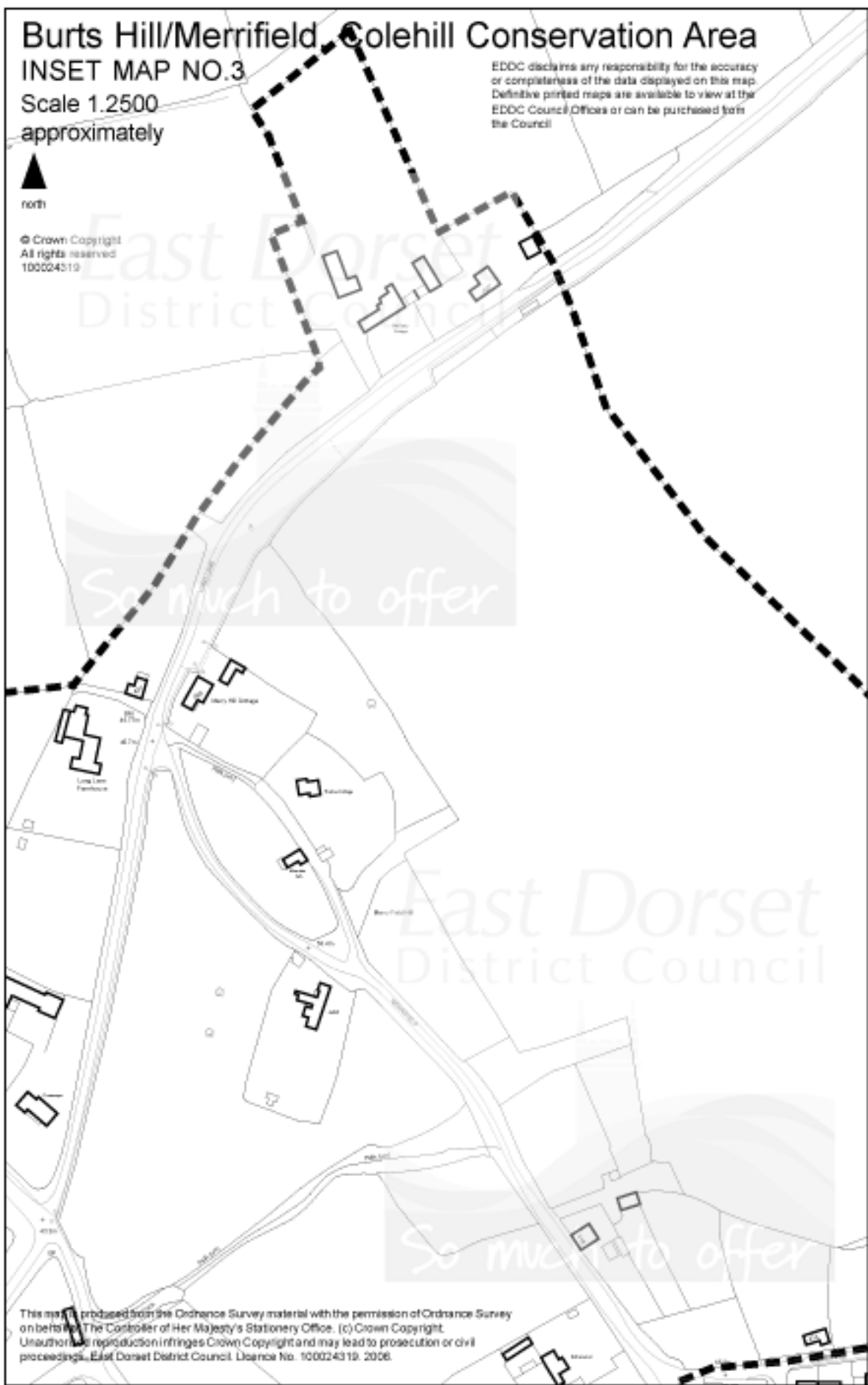


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# Burts Hill/Merrifield, Colehill Conservation Area

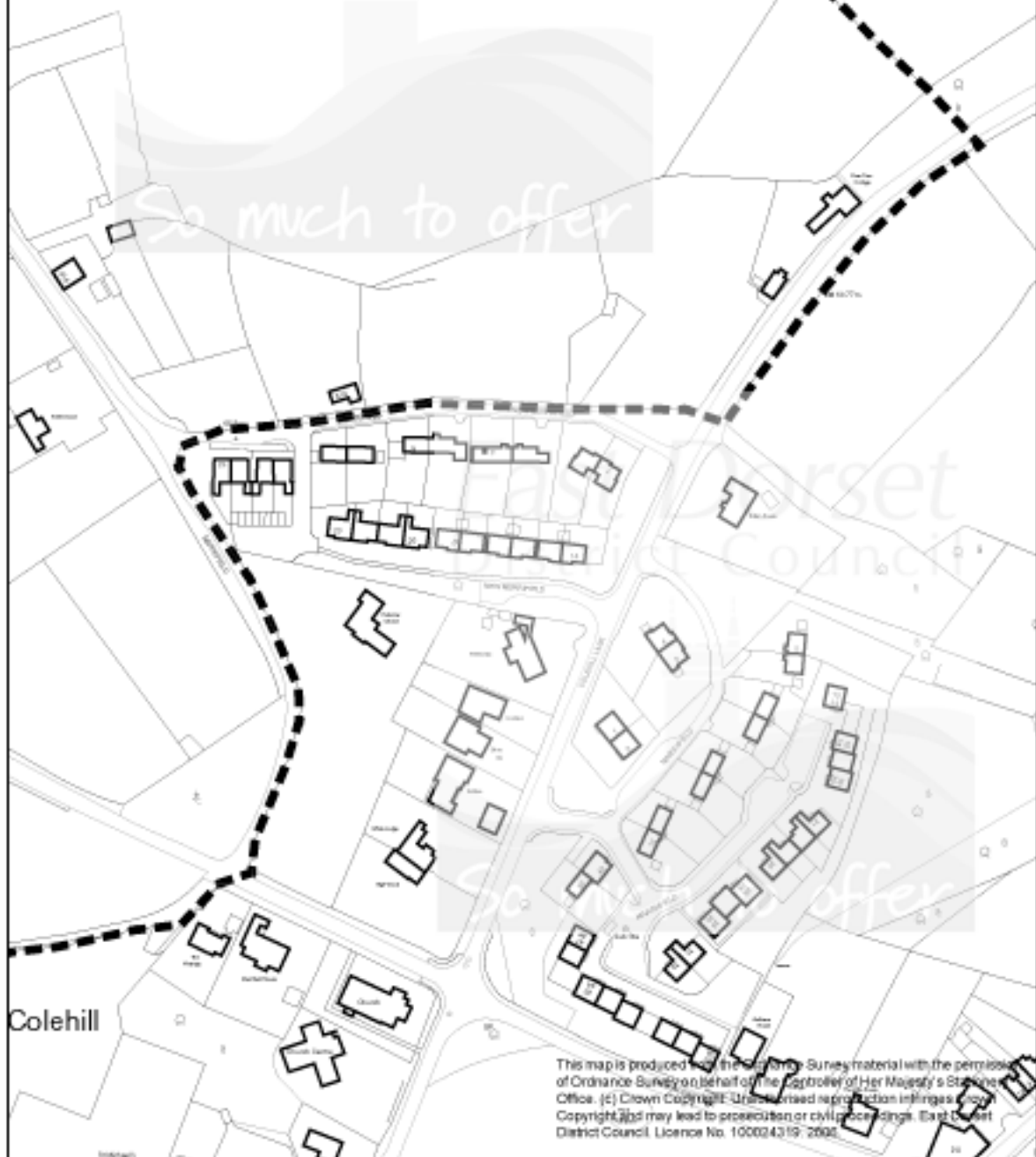
INSET MAP NO.4

Scale 1:2500 approximately

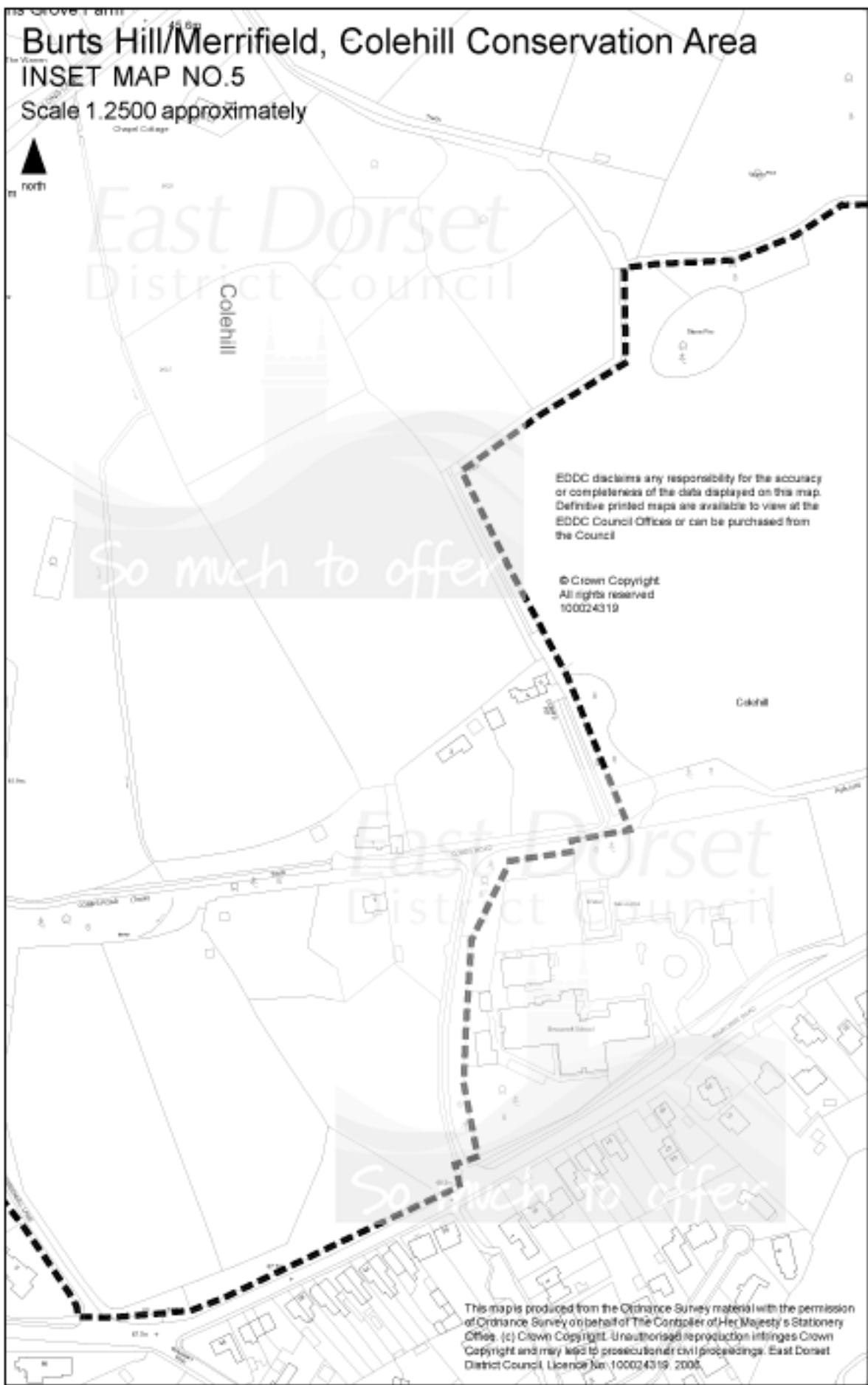
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# Planning Policy in Conservation Areas

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 18 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



## 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) .