



Bradford Abbas Conservation Area Appraisal - part 2

Character Analysis

(Also refer to the Assets Maps on pages 12 & 13, part 1)

Building uses

The village is an active community, and although residential is the main use, there are the community buildings of the Parish Church, village hall, primary school and Sports & Social Club and the businesses of the Rose and Crown and temporarily closed Post Office/shop.

A property that was once used as a vicarage (St Mary's House) and built as a vicarage (The Old Rectory) are now private residences, as is the latter's former coach house/parish room. Another example of how building use changes over time is Old Downs, which is now a private house but was once an inn, a farmhouse and then until the 1950s, a bakery. The Old School House remained just that until 1933. At the Old Mill House, a private residence, the mill is disused and the old forge in Westbury is now part residential conversion, part outbuilding. In the early C20, Mrs Higgins sold sweets from her home, Gardener's Cottage.

In the C19, there were once several carpenter shops and a saw pit in Higher Westbury.

At The Cross uses have been lost over time such as a market (there was a market cross), a bake house and poor house that stood on the SE corner (hence Bakehouse Lane), a shop on the SW corner and a livestock pond supplanted by a trough.

In 1839, there were about 12 small farms within the village. These farms closed in the mid C19 and whilst their farmhouses generally remained residential, the farm buildings and land were subject to great change.

Building Types

Religious buildings

The Parish Church of St Mary has a circa C12 chancel. As well as a south porch and chapel added, in the mid C15, the two east bays of the north aisle and arcade were continued westwards, the west tower built and the nave rebuilt and lengthened. The south vestry dates from the late C15. The chancel arch was inserted in 1858 and the roofs restored in 1890. The organ chamber was added in 1911. The former association with Sherborne Abbey is reflected in the church's quality of architecture.

Until 1971, in the location of Wesley Cottage, North St, was a corrugated iron clad Wesleyan Chapel.

Schools

Prior to 1856, the year St Mary's Primary School opened, schooling took place at the Old Schoolhouse in Churchwell St. The new school accommodated an increasing attendance that rose each year until in 1966 an adjacent school building was built, which again did not accommodate all the children, resulting in the continued use of the original school on the site. About a year later a swimming pool was built. In 2002, a pre-school was provided and later again, the staff room and lean-to conservatory building were extended.



Fig 11 Old Schoolhouse, Churchwell St



Fig 12 St Mary's Primary School
opened in 1856

Vernacular Cottages (buildings that reflect local materials and design)

A key characteristic of Bradford Abbas are terraced and detached vernacular cottages, for example: the C17 (originally an open hall house with byre claims the Bradford Abbas History Society), two storey, Cross, Wisteria and Glynn Cottages; the C17, two storeys, U shaped Tudor Cottage; the C18, two storeys Little Thatch Cottage; the C17 (possibly earlier core), 1½ storeys Chantry Cottage; Wild Thyme Cottage, Nos 3 & 4 The Cross, a row of 1½ storeys, C18 cottages; the C17 (earlier claims the History Society), 1½ storeys, row of Nos 1, 2 & 3 Yew Tree Cottages; and the C17 Nos 1 & 2 East Farm Cottages, originally a farmhouse. Overall, such cottages are an important legacy.

Vernacular Houses (buildings that reflect local materials and design)

Examples of vernacular houses are the C18, 2½ storeys St Mary's House and the C17, two storeys Old Downs.

Polite houses & cottages (expressing a fashionable architectural style rather than local vernacular)

Examples of polite houses and cottages are The Grange, 2½ storeys and built in the mid-late C19; the early C19 purpose built, two storeys Old Rectory; the 2½ storeys Coombe built around 1860; the two storey, the two storeys late C19-early C20 Greystones Cottage; and the mid C19 semi-detached estate cottages Nos 1, 2, 3 and 4 Westbury.

Separate ancillary buildings to polite houses

Ancillary buildings to polite houses, which complement the legacy of gentry life are the former outbuildings and stables/coach house to Coombe and the former coach house/parish room of the Old Rectory.

Businesses & local industry

The 1½ storey Post Office/shop was a purpose built redevelopment in 1889, whilst the two storeys Rose and Crown was an earlier farmhouse converted to an inn in the mid C19. Examples of local industry are the C17-C18, 2½ storeys Old Mill House; the lime kiln at Mill Farm; and the single storey workshop at The Forge.

C20 housing and community development

From 1931-1953 Sherborne Rural District Council built dwellings in North Street, Queen's Rd, Emler and Westbury for local families. In the 1960s, several private housing estates (Ambrose and Manor Closes, South View, Wessex Drive, Cross Roads, Grope Lane) were built and residential development continued to the present day. The village hall was rebuilt in 1982.

Key Listed Buildings

In the conservation area, there are 20 listed building entries, and of those, the key listed buildings are:

- The Parish Church of St Mary (Grade I), dating back to circa C12; rubble stone and ashlar walls with stone dressings; stone slate and lead roofs.
- Old Mill House (Grade II) C17 (upper part rebuilt in the C18) with rubble stone/brick walls and plain clay tile roof; and outbuilding (C19?) with rubble stone walls and double Roman clay tile roof.
- Tudor Cottage (Grade II), C17 with rubble stone walls and thatched roof.
- St Mary's House (Grade II), mid C18 with rendered rubble stone walls and plain clay tile roof.
- Smith's Bridge (Grade II*), C16 single track, arched stone bridge.

Fig 13 Greystones Cottage



Fig 14 Former lime kiln at Mill Farm

- War Memorial (Grade II), 1917 (Garrett, 1989, p168) with ashlar stone sides and stone slate roof.

Important Local Buildings

There are a number of Important Local Buildings (includes other features and structures) that contribute to the special interest of the conservation area or the setting of the conservation area:

- The two road and one pedestrian railway under bridges and the one vehicular railway over bridge (all opened 1860) generally comprise rock faced, stone arches with brick soffits; rock faced, stone abutments and retaining walls; and brick/stone parapets. The bridges are well constructed, stitch the northern and southern parts of the village together and are a significant part of the village's railway heritage.
- St Mary's Primary School and yards – the original school was commissioned by Mr Clayton, the Lord of the Manor, and opened in 1856; 1½ storeys; Gothic Revival design with rock faced, local limestone and Hamstone dressings (quoins, window/door openings, coped gables, inset boot scraper, chimney, bellcote) and slate roof, Windows have metal fixed/pivoted lights set in timber frames. The front (north) elevation has a lucarne, partly supported off corbels, whilst the projecting chimney on the west elevation is a feature along with the bell-cote and bell. The front entrance opens onto a raised pavement with stone steps at the west end. Stone boundary walls with cock and hen copings enclose the yards. The school has heritage significance and together with the complementary walls and raised pavement/steps, defines the SW corner of the Mill Lane, Church Rd and Westbury junction, constitutes a focal point and has group value.
- Milworth, Mill Lane – two storeys; mid-late C19; originally two cottages; local stone with Hamstone quoins and keyed and cambered stone lintels, timber casements, slate roof and brick chimney, forming an attractive symmetry. There is a water pump against the front (east) elevation. Together with its cock and hen stone boundary walls, the property defines an outside bend in Mill Lane and is a focal point when travelling from Church Rd.
- Old Mill Cottage, Mill Lane – two storeys; early C19; local stone, brick dressings, slate roof, timber casements and brick chimney. The cottage is end on to the lane and with its stone boundary wall is visually imposing. It has also has group value.
- Rose and Crown, garden walls and outbuilding – the policy associated with a Sun Insurance plaque (with a small carved head above and on the east gable end overlooking Churchwell St) dated 17th September 1770 refers to a “new dwelling house, brewhouse and cellar adjoining each other as aforesaid”; described in the 1839 Tithe Apportionment as a farmhouse; became an inn between 1851 and 1861 and subject to alterations; referred to as the “The Farmer's Rest” in J C Powys 1929 novel *Wolf Solent*; 1954 sales particulars were entrance passage, smoke room, public bar, private sitting room, scullery, kitchen, wash-house, closet and five bedrooms; two storey; L shaped with later, rear extensions; local stone with plain clay tile (oversailing, boarded eaves and verges) and slate roofs, mainly brick chimneys and cast iron rainwater goods. The main (south) elevation has a stepped middle doorway with Hamstone moulded jambs and four-centred head (replacement?), timber boarded door and label over; to the west, an inset timber panelled door with fanlight and Hamstone reveals and lintel, steps and a plain tiled canopy supported off corbelled timber brackets and to the east, a post 1905 semi glazed timber door with a brick segmental arch over and steps up; a tall projecting local stone/Hamstone brick chimney (from elsewhere?); first floor, pre-1905 multi-paned, two light, timber casement windows with brick cills; ground floor, pre-1905 multi-paned, three light, straight headed, timber casement windows with brick cills and brick segmental arches above; and old hitching rings. The



Fig 15 Milworth, Mill Lane



Fig 16 Rose and Crown

west gable end wall has a first floor window of the same design as the south elevation but the east gable end wall a window on each floor (first floor, post 1905 timber, mullioned, multi-paned, three light casement; ground floor, post 1905 (?) three light, mullioned timber casement) that reflect an earlier period in their timber lintels. The west elevation of the range that faces Churchwell St has mostly C20 timber windows but all have earlier cambered stone toggled arches above. At the back of the inn, there is an original doorway with a four-centred arch (RCHM). Inside is an old stone fireplace with a Tudor rose pattern from elsewhere (Clifton House?).

Complementing the inn are old stone boundary walls that enclose its garden, share a boundary with the churchyard and help define, as well as adjoin, the main entry into the churchyard. In the garden, there is an interesting stone/brick and clay tile outhouse that abuts the east garden wall.

The inn has considerable heritage significance, being the farm nearest the parish church up until its conversion to an inn, circa 1861, which raises the question of whether such change was prompted by the destruction by fire of the first Rose and Crown in Westbury and William Clayton (Lord of the Manor) transferring agriculture from farms within the village to three new farms in the parish. The inn is a major focal point which along with its boundary walls defines Church Rd and Churchwell St and the main churchyard entry. It has significant group value.

- Post Office and shop – shown on 1839 Tithe Map; the Post Office has been at these premises since 1851 if not before; originally a cottage, the current premises dates from 1889 (date stone); Tudor Revival; picturesque; well balanced appearance; L shaped with a projecting double bay facing Church Rd; the right hand bay has the shop entrance and projecting display window (C20?), protected by a tiled, hipped canopy; the left hand bay has the cottage entrance (original timber panelled door and ironmongery with bracketed clay plain tiled canopy) adjoining its internal corner; both bays ends in lucarnes with partial timber framing; and at the rear of the property is a full length cat-slide with a single dormer window. Constructed of local stone and clay plain tiles with decorative ridge tiles; overhanging eaves with barge boards; brick chimneys with dentilated top, the westerly one also stone where it projects at first floor level; brick banding; mainly multi-paned timber casement windows with Hamstone cills, brick reveals and segmental brick arches with tile weathering; and at the front a Hamstone, three light mullioned window with label and timber frames (from previous cottage?). By the shop entrance is a GR (type George V, c1934) post box. The former Post Office and shop have heritage significance and group value and represent social and historic continuity.
- The Laurels and Rose Cottage, Church Rd – once a terrace of early C19 cottages (two blocked front doorways with stone lintels) but now a pair of semi-detached cottages; and built of local stone and slate with coped gable walls and brick chimneys. The Laurels has new windows and front door with ground floor stone cambered arches, keyed for render. Rose Cottage has the same lintel over a timber boarded front door with its slate and timber canopy and over ground floor timber casements but the greater width of these windows necessitated the insertion of a timber lintel below the stone; whereas, the first floor timber windows are leaded and have a central, metal casement. In front of the cottages are coped stone walls with iron garden gates. The cottages and the front boundary benefit the conservation area and have group value.
- The Grange – built for Albert Clayton (son of William, Lord of the Manor) in the mid-late C19 on land that was described as a tenement of three dwellings plus garden in 1839. In a sense, The Grange was a late manor house, as Albert Clayton, who managed the estate, lived there for the rest of his life. The house is substantial and austere looking, the slate roof and greyish stucco adding to the austerity. Some contrast is provided by the use of Hamstone



Fig 17 Former Post Office and Shop with The Laurels and Rose Cottage beyond



Fig 18 The Grange

for cills, window dressings (carved and some with key stones), mullions and chimneys, oversailing eaves and verges that provide shadow lines, buff chimney pots and white painted soffits, windows, doors and barge boards. Chimneys (with cornices) are made a feature, as are splayed bay windows, gabled projecting bays and a lucarne. Timber window size and design varies, reflecting the importance of the room/space behind. Most prevalent is the sash window, (many multi-paned, some with mullions) but there are also multi-paned casements. Roof lights are an exception. The front entrance is announced by an open fronted, shallow Hamstone porch behind which is a recessed, semi glazed, timber panelled door with semi glazed side panels and an arched fanlight.

Complementing The Grange are the impressive stone boundary walls and main entrance (carved Hamstone pillars with cornices and decorative finials and timber boarded/latticed gate) and the former old store/garage (Bakers Cottage), which was converted to a self-contained annexe in 2006. The Grange together with its annexe, boundary walls and entrance gate has heritage significance and group value.

- Greystones – late C19-early C20 cottage with C20 extensions and stone details that raise the question of whether parts of the former farmhouse on the land plot (Tithe Apportionment 1839) have been reused; built of local stone and clay plain tiles; two windows at the front are mullioned with multi-paned timber casements, the ground floor having a stone label and set within an unusual projecting stone bay; most windows are replacements with original stone cills and double brick arches; other features are oversailing eaves and verges, barge boards, decorative ridge tiles, a projecting rendered chimney, a string course and a stone lintel over the front doorway. The cottage is complemented by a stone boundary wall with an iron garden gate that defines the edge of Church Rd. The cottage and its stone boundaries are an attractive point of interest in the conservation area.
- The Old Rectory, Grant's Hill – in 1828, Revd Grant was the first to occupy the former vicarage (with offices), which remained the official vicarage until 1923. It was built on glebe called Limekiln Ground, which may account for the disturbed ground alongside the hollow, and was the result of the ecclesiastical unification of the parishes of Bradford Abbas and Clifton Maybank (Act of Parliament of 1824). This unification required that the rectory at Clifton Maybank be taken down and materials used, if possible, in building the new one at Bradford Abbas.

The north side of the former vicarage uses local grey/buff ashlar with the same for dressings, whilst the south side has ashlar and dressings in an orange/brown coloured stone (Hamstone?). The west side appears to be a mixture of such ashlars. There are other differences such as the embattled parapet and square piers defining window bays on the north side, as opposed to a plain parapet and two octagonal buttress towers at the corners of a projecting double bay that is divided by a central pier on the south side. The windows reflect differences too with early C19 timber, mullioned and occasionally transomed sashes with multiple panes of different sizes on the north side and elsewhere predominantly late C19 timber sashes with single panes. Windows reflect hierarchy in their height and detail with taller windows on the ground floor having stone cills and lintels with labels over and shorter ones on the first floor the same, but without labels. A ground floor bay window on the east elevation has a roof covering similar to the stone slated canopy over the modest and stepped main entrance with its timber boarded door. Unifying elements are the use of slate for roofs, the consistently large stone/brick chimneys, and the parapet string course and coping that wrap round the main part of the vicarage. Stone boundary walls, piers and a gated entrance complement the setting of the former vicarage, which is of significant heritage interest and benefits the conservation area.

- The Old Coach House and yard, Grant's Hill – the former coach house served the Old Rectory. In 1886, Revd Wickham paid for the construction of a parish room over the coach house. The architect was C B Benson who was



Fig 19 The Old Rectory, Grant's Hill



Fig 20 The Old Coach House

also involved with work to the parish church. The parish room continued in some form of community use until the 1980s when it was converted to residential. Built of slate and local stone, the coach house has a strong visual presence in the lane. Its use as a parish room is indicated in the external stairs (modern replacement) that leads to a first floor, gable wall entrance, both of which are protected by a slated, open lean-to roof supported off corbelled brackets, three dormer windows on the southern side and a large window in the western gable wall. Openings vary with stone arches (1828) and double brick arches (1886), the latter used with brick cills and occasional brick reveals for windows. The former yard is denoted by stone boundary wall and entrance piers. The Old Coach House and its yard have heritage significance that benefits the conservation area.

- Gardeners Cottage – evident on 1839 Tithe Map; originally 1½ two storeys; new extension at the rear; local stone and brick with thatched roof; timber, multi-paned, casement windows with mainly pre 1905 brick arches and cills that are identical to ones at the Rose and Crown; south gable brickwork possibly later repair; entrance (timber boarded door with boarded side infill) is in the coped, stone wall of a narrow hall linking the main cottage to a single storey adjunct. The cottage represents the C19 in Churchwell St and its heritage significance benefits the conservation area.
- The Old Schoolhouse & The White Cottage, Churchwell St – prior to the construction of the village school in 1856, schooling took place at the Old Schoolhouse (burnt down and rebuilt 1834), which was a headmaster's house until 1933. The old schoolhouse is attached to The White Cottage (built at the same time) and both are constructed of local stone with plain clay tile roofs and are semi-detached.

The Old Schoolhouse has a central rear wing and an attractive, symmetrical frontage. Either side and above the front entrance (stone threshold and step, rubble stone reveals with segmental brick arch above, set back timber boarded door in a moulded timber frame with a two light semi circular fanlight) are multi paned timber casement windows, the ground floor with flat brick arches and the first floor with segmental brick arches. The south gable has a pattern of brickwork denoting chimney flues. White Cottage's frontage has an offset front entrance (open brick porch with double pitched slate roof and boarded timber door with a double brick arch over) and two windows on each floor with brick cills and double brick arches. A redundant ground floor brick arch suggests changes to the cottage.

The Old Schoolhouse and the White House represents the C19 in Churchwell St and the former denotes the earlier premises for the village school. Both cottages have heritage significance that benefits the conservation area and have group value.

- Little Orchard, Churchwell St – the older part (C18?) on the inner, right-hand corner where Grope Lane (prior local name) starts is constructed of local stone (random rubble) and thatch. The west front (original entrance with modern front door and porch) gable wall is coped with large kneelers and windows in the north wall have timber lintels. Later, C19 work is evident in the side range which has a slate roof (oversailing front verges) and local, coursed stone rubble walls, and in the double brick arches over front windows. Large brick chimneys are a feature. Modern extensions replaced earlier ones. The cottage has group value, heritage significance that benefits the conservation area and represents an early period of Churchwell St.
- Nos 1 & 2 The Cross – pair of semi-detached cottages that existed in 1839 if not before. No 1 is larger than No 2, which retains an original timber framed three light window with a central casement at first floor and has a side entrance. The cottages are built of local stone and slate with stone arches above ground floor, timber casement



Fig 21 Gardeners Cottage



Fig 22 Nos 1 & 2 The Cross

windows. In the early C19, these cottages had an adjoining shop (removed by early C20) and together defined the SW corner of The Cross and therefore the market place. This reference means that the cottages have heritage significance and also group value, all of which benefits the conservation area.

- Nos 5 & 6 North St – semi-detached cottages built by the Bradford Abbas Estate, replacing two cottages and a carpenter's shop in 1885. The variation in the local stone (coursed rubble, coursed squared rubble and jumpers) suggests that salvaged stone was used in the construction. The frontages are symmetrical with a central front entrance flanked by a ground floor and first floor window on either side. The symmetry is upheld by the uninterrupted slate roof and position of three chimneys. Windows have double brick arches over and No 5 retains a timber boarded door and an older bracketed canopy. A stone boundary wall encloses the front garden. The cottages and the boundary wall have group value, benefit the conservation area and are significant in terms of their association with the Bradford Abbas Estate.
- Orchard Close, North St – in 1839, there was a farmhouse, malthouse, outbuildings and yard, although in the mid C19, village farms were superseded by three new ones in the parish. The current property is at right angles to the road, possibly two cottages converted to one, and built of local stone with a clay plain tile hipped roof and an integral stone and tile outshut at the east end. On the main frontage, a former main entrance (once canopied) has become a tall, timber window flanked by two ground floor timber casements (three lights) with three casements (three lights and two lights). East of this is a semi glazed timber door flanked on one side by a ground floor and first floor (three lights) casement window and on the other side by the outshut that has a widened semi glazed entrance. Openings have brick reveals and double brick arches and windows brick cills. Rainwater goods are cast iron and one brick chimney remains. A C20 side porch is situated against the west gable wall. Together with its stone boundary wall and gate pillars, the dwelling complements the conservation area and has group value.
- Dove Cottage, 10 North St – C17 with later alterations and extensions. At right angles to North St and of local stone and thatch with a rear cat-slide. A single-storey side kitchen with a clay tiled roof has an adjoining modern conservatory. Timber casement windows have C19 details (brick reveals, cills and double arches), although a small ground floor window and first floor windows have an earlier detail (timber lintels). The timber boarded front door has a thatched porch supported on two posts. There is an ingle-nook fireplace with a timber bressummer and bread oven in the main living room. The cottage has historic significance, represents an early period of North Street and benefits the conservation area.
- Nos 1 & 2 Coombe Cottages, North St – late C19 semi-detached cottages with later additions and built of local stone and slate with oversailing eaves. The frontage suggests that either stone from earlier cottages was reused, former properties were adapted or both. The south gable end has been rendered. No 1 has a symmetrical front, whilst No 2 is asymmetrical. Front stone steps lead to timber boarded doors each with a fanlight, brick reveals and double arches. Timber casement windows have double brick arches and reveals and stone cills. There is possibly a hitching ring on the front wall. Besides heritage significance, the cottages have group value and benefit the conservation area.
- Heartsease Cottage, 11 North St and outbuildings – at right angles to the street and formerly two cottages. Late C18 - early C19 with a modern conservatory and built of local stone and slate with a rendered south elevation. Timber casement windows have timber lintels, as do the timber boarded doors on the north side. The outbuildings (local stone, clay pantiles and Roman tiles) of similar age to the cottage complement it. Of group value and has heritage significance that benefits the conservation area.



Fig 23 Orchard Close, North St



Fig 24 Dove Cottage, 10 North St

- Nos 1 & 2 East Farm Cottages – in 1839 these were described as a farmhouse. Above the front door of No1 is a plaque with the initials M W and the date 1669. Such a village farmhouse would have become obsolete in the mid C19 and by 1887 the outbuildings had been demolished. The current cottages have modern extensions and there are new, rear dormers and roof lights. Each is built of local stone and interlocking clay Roman tile.

No 1's street frontage shows alterations, possibly due to the farmhouse conversion to semi-detached cottages. At the front, two blocked windows (a timber lintel spanning over both) have the hall stairs rising on the inside. The timber boarded door has a moulded stone surround and stone threshold. At the rear, there are two sash windows with surrounds and timber casements. No 2's frontage has mid C20 alterations such as the Crittal window in the partially blocked former opening with a timber lintel. Both this and the front door, which also has a timber lintel, have render surrounds that try to emulate the stone surround of No 1's entrance. Other later changes are brick window cills and replacement windows.

Both cottages have heritage significance, group value, represent an earlier period of North St and the farming tradition prior to rationalisation by the Lord of the Manor.

- Westbury House – the house was originally two cottages, built at different times, which were converted to a single dwelling. In the late C20, the house was renovated and an extension added. In terms of the main frontage, the position of the windows and front door are the same as in the late C19 – early C20, although the porch is later. Built of local stone and thatch, the house has group value, represents the older properties in Westbury and is a focal point; all of which benefit the setting of the conservation area.
- Thistlede, Three Steps and Kenlea, Westbury – early C19 cottages of local stone and plain clay tiles with late C19 or C20 alterations and extensions, including the residential conversion of the carpenter's shop (Kenlea) that was owned by the Lang family who lived in Westbury House. The cottages represent the older properties in Westbury, have group value and Kenlea has an historic association with Westbury House.
- The Forge, Westbury together with boundary wall, gates and mounting block – formerly, two early C19 cottages that were converted to one dwelling mid – late C20. The blacksmith lived in the cottage nearest the forge, which is alongside Bishop's Lane. A photograph circa 1905 (Garrett, p 209) shows that originally there were two cottages of local stone with coped gable walls (the south coped gable remains) with a central chimney serving both cottages. The north cottage was then extended by two window bays in local stone with an additional chimney. Sometime later, when being converted to one cottage, the roof was re-slatted with diminishing stone slates (the coping of the north gable wall was removed and the gable wall roofed over), the new porch roofed in stone slates and the front door of the south cottage blocked up and replaced by a window. These changes are also evident in the detail around the windows – the original cottage windows have brick cills and brick double arches, whereas the two-bay extension has windows with brick reveals as well. The remaining front entrance has a timber boarded door. At the rear of the two-bay extension is a shallow cat-slide with a flat roofed dormer window.

At the west end of the C19 forge, there is a slightly lower former store (?) that has been converted. It is built of local stone and clay Roman tiles with brick window cills, reveals and double arches. The forge is similarly constructed but has retained its four timber windows with old glazing (south side, with brackets that held shutters) and a similar window above the entrance (double, timber boarded doors) in the east gable wall.



Fig 25 No 1 East Farm Cottages



Fig 26 Former forge, Westbury

The low, stone boundary wall retains two decorative iron entrance gates, surely made at the forge, and in front of the forge there is a worn, stone mounting block.

The cottage, forge, wall/gates and mounting block comprise a valuable group that have heritage significance, particularly regarding village craft industry and association with it, and as a whole, benefit the setting of the conservation area.

- Mill Farm, including outbuildings, lime kiln, boundary walls, mill site and immediate area – there was a water mill recorded in Domesday Book but it has yet to be confirmed whether it is the site (HER 1013027) at Mill Farm. On the 1839 Tithe Map, water to the “grist mill” was diverted along an artificial water course (leat) from the River Yeo. The mill buildings seem not to have survived beyond the mid – late C19 and the leat has been filled in. There are other structures and features that reflect the presence of water powered industry – mill pond and tailrace with veteran willows and a stone culvert and stone arched opening. There are other earthworks in the same field that relate to water management either regarding milling or possibly water meadow. The Hamstone and brick arched cart bridge may post date the mill buildings and incorporate material from them.

Along with the mill, a farmhouse, together with outbuildings, yard and garden, existed in 1839. On the 1887 OS map, the mill and outbuildings are absent but a farmhouse, together with two new outbuildings north of it, are shown on the 1903 OS map. By 1930, the arrangement of farmhouse and outbuildings is as today. Built mainly of local stone and slate, the farmhouse has a hipped roof and a symmetrical frontage. Front windows have brick cills and those on the ground floor, stone lintels with a carved keystone. The attractive front door (timber panelled with an unusual fanlight) has a stone lintel. There is a tall, brick chimney on the east side. The varied stonework, two blocked door openings (C19 hipped lean-to and south gable wall) and weathered shelf or batter (south gable) imply past and more recent modifications. At the rear are a contemporary, attached stone outbuilding and a C20 lean-to of corrugated sheet and render.

The lime kiln (HER 1013024) is shown on the 1887 OS map north of which was a quarry. The artificial mound remains as does a small stone building (converted to farm use?) set into it. From the late C19, the King family lived at the farm and were lime merchants, leaving the farm in 1914.

Old maps imply that the farm buildings were built separately between the late C19 – early C20 but may have been reroofed all together at some stage. Inside the farmyard are two buildings that possibly incorporate the yard’s boundary wall. One building (stables?), attached to the range that lies outside the yard, comprises stone with brick quoins and clay double Roman tiles with two ridge ventilators and an over sailing verge. The roof (hay loft?) is lit by a window in the east gable wall and there are two doorways (timber boarded door and boarded stable door, brick reveals, double brick arches) and two windows (stone cills, brick reveals and timber vents). The other stable building (stone/brick and clay double Roman tiles with ridge vents, two timber stable doors with strap hinges, vented timber window) appears to have been adapted and at the same time acquired a lean-to store or tack room (brick/stone and corrugated sheeting, timber stable door). The range outside the yard comprises another two buildings. The cart shed (stone with brick quoins, clay double Roman tiles) has three open bays with two chamfered timber posts resting on staddle-stones and a closed bay with boarded double doors. A timber boarded door provides rear access. The roof structure is exposed (timber trusses, purlins, rafters) and between the rafters is lath and plaster. Adjoining the cart shed is a symmetrically fronted building (stone and clay double Roman tiles with over sailing eaves) with a tall, wide



Fig 27 Mill Farm outbuildings



Fig 28 Remains of the mill and the tailrace plus a veteran willow tree with Mill Farm in the background

doorway (brick quoins, double brick arch, timber boarded stable door) flanked on either side by a window (brick cill, double brick arch, brick reveals) with glazed leaded (renewed?) windows. There is possibly a loft area.

A garden or yard boundary is shown on the 1839 Tithe Map. Since then the boundary has been extended and modified. The yard and garden boundary today is defined by a stone wall of varied height and style of capping. An iron gate provides access to the front garden.

Mill Farm, including outbuildings, lime kiln, boundary walls, mill site and immediate area comprise a valuable group that have considerable heritage significance, involving farming, lime burning and milling. As a whole, the group benefits the setting of the conservation area.

- Coombe, The Stables, outbuildings, boundary and garden walls and entrances – in 1839, the area of land occupied by Coombe comprised arable, pasture and orchard. This former farmhouse was therefore built circa 1860 by the Lord of the Manor, as part of his farm rationalisation plan. It is likely that the associated farm buildings were East Farm. The 1887 OS map shows the house and stables but it was circa 1903 to present day that the single storey outbuildings and greenhouse on the Yeovil/Sherborne Rd appear. In the 1990s, an indoor swimming pool was built in the grounds.

The Tudor Revival house was built of local stone and plain clay tiles. There are several tall and impressive brick chimneys that often rise off the numerous coped gable walls. Windows vary in style and size (coped lucarnes, stone mullioned with sashes or casements and sometimes a central transom, stone bay with and without French windows, flat roofed oriels and dormers). At attic level in the north gable wall is a wide doorway (semi glazed timber double doors) with a stone arch, reached by a metal stairs. Later to that of the original house, single storey, flat roofed stone extensions were inserted in-between gabled wings. One such extension provides external access and has a range of mullioned windows.

The Stables (stone and slate) have been converted to residential on the first floor, whilst underneath are the former stables and cart/carriage sheds. In the east elevation, ground and first floor window openings vary in height and have stone cills and stone arches. One pair of windows is separated by a stone pier and the same detail occurs under a single arch that spans two openings on the ground floor directly below. Other ground floor openings are either arched (double timber carriage doors) or have a flat lintel (double timber cart doors). The former has a curved corrugated sheeted canopy, extending from the stables' wall to the wall opposite. The north elevation has a tall arched window opening, whilst the west elevation has two original small slits, one original arched window with a stone cill and other inserted windows.

The outbuilding on the Yeovil/Sherborne Rd comprises local stone, plain clay tiles and three small, timber boarded delivery doors, whereas the greenhouse presents stone and a metal sheet roof. There are high boundary walls of local stone and two stone piers at the entrance to the former stable yard. Brick walling encloses the kitchen garden and near the main entrance on the Yeovil/Sherborne Rd, herringbone wall runs into one of two stone gate piers.

Coombe, The Stables, outbuildings, boundary and garden walls and entrances form a significant group representing a farming legacy and the manorial move away from small scale farms within the village to new large scale farms



Fig 29 Coombe behind its outbuildings and boundary wall



Fig 30 The Stables, Coombe

outside the village. The group benefits the setting of the conservation area and defines the junction of Coombe Ditch Lane and the Yeovil/Sherborne Rd and The Stables is a focal point.

- Horse Trough - after the infilling of the village pond in the 1850s, a horse trough was built alongside Cross Cottage, providing an alternative supply of water. This interesting feature has historic significance.
- Remnants of old properties in redeveloped land plots that are often used as outbuildings (e.g., Walnut House, Bishop's Lane; The Millstone, North St) or converted (e.g., Stable Cottage, North St). These remnants represent an earlier village layout and complement the conservation area or its setting.
- Boundary walls – the abundant supply of local stone has meant that stone walls are a key characteristic of the conservation area and its setting and are also found outside the conservation area. These walls (boundaries to the churchyard; around properties, former and existing fields; on the roadside; and amongst C20 and C21 development) have heritage significance, representing the old layout or structure of the village and providing visual and historic continuity.
- The Iron Bridge, Mill Lane – commissioned by Sherborne Rural District Council in 1894, replacing an earlier bridge. The kissing gates at either end were added afterwards. Elegant iron structure with timber boarded walkway. The bridge is an attractive feature in the conservation area and represents an old river crossing.
- K6 telephone kiosk by the Rose and Crown car park.

Important Building Groups

Important groups inside or within the setting of the conservation area are: St Mary's Primary School, St Mary's House, Parish Church, Rose and Crown; Old Mill House, Little Thatch, Old Mill Cottage; Post Office/shop, Tudor Cottage, The Grange, Bakers Cottage, The Laurels, Rose Cottage, War Memorial, Old Downs; Old School House, White House, Little Orchard; railway under bridge, Nos 1 & 2 The Cross, Nos 3 & 4 The Cross, Wild Thyme Cottage, Cross Cottage, Wisteria Cottage, Glynn Cottage, Nos 5 & 6 North St; The Chantry, Orchard Close; Heartsease Cottage, Kandala to Bumblebee Cottage inclusive, Nos 1 & 2 East Farm Cottages, North St; Westbury House, Kenlea, Three Steps, Thistlede; Nos 1, 2, 3 & 4 Westbury; Forge Cottage, forge, railway under bridge; Mill Farm and outbuildings, lime kiln, mill site; Combe, The Stables and outbuildings.

Traditional Buildings Materials and Architectural Details

Walls

From the humble to the grand building, the principle, traditional building stone is Inferior Oolite limestone. Its extensive use over the centuries reflects its abundance locally and is a key characteristic. Occasionally, there is Hamstone from Somerset (Parish Church, War Memorial, possibly The Old Rectory). Coursed rubble stonework is predominant, although squared stone is occasionally used, for example, Greystones and Coombe, and in some instances, where a building has been redeveloped or altered, there is a mixture of coursed rubble and squared stone, such as Nos 5 & 6. North St. Besides coursed rubble stonework, the Parish Church, War Memorial, The Old Rectory and Smith's Bridge use ashlar and equally less common in the village is the rock faced finish to the old school in Mill Lane and railway bridges. Dressed stonework at corners and around windows and doors is clearly evident, for example, Hamstone on prestigious buildings, such as the Parish Church, The Grange and the old school, and on more modest buildings such, as The Chantry, Greystones and Nos



Fig 32 Stone boundary wall, Church Rd



Fig 32 Kissing gate to the iron bridge over the River Yeo

1-4 Westbury. Stone arches and lintels are characteristic, for example, Cross Cottage, Milworth, Mill Farm, Rose Cottage and The Laurels.

The availability of local stone meant that brick is not common in older buildings. From the C19-early C20, brick is used more for chimneys, around window and door openings (arches, lintels and reveals) such as at the Old School House, The Forge, Nos 1 & 2 Coombe Cottages and for window cills (Nos 3 & 4 The Cross, Rose and Crown) and decorative features such as string courses (Post Office). In mid-late C20, brickwork is commonly used in new development.

Few older properties are rendered, either in part or as a whole (St Mary's House, The Grange, Little Thatch Cottage, Dove Cottage). There is a rare instance of timber framing, as in the apex of the Post Office's two front gables.

Freestanding or retaining walls of Inferior Oolite stone are another characteristic, either capped with mortar or upturned stones such as "cock and hen". Occasionally, there is variation in capping such as clay pantiles (Cherries), flat stones (churchyard) and moulded stone (St Mary's House, The Grange).

Roofs & Chimneys

Slate, plain tile and thatch are traditional roofing materials, along with instances of interlocking clay Roman tile, clay pantile and stone slate. Thatched cottages, which are particularly evident in North Street, have eyebrow dormers where 1½ storeys and often have a traditional flush ridge.

Chimneys are an important feature and mostly built of brick. Stone is used occasionally such as at The Grange and in conjunction with brick where chimneys project from an external wall, for example, the Rose and Crown, Squirrel Cottage (7 North St) and No 3 Yew Cottages.

Windows

Timber sashes are evident in the larger houses (The Grange, The Old Rectory, Coombe), some with mullioned windows. Otherwise, cottages and smaller houses tend to have multi paned, casements (timber, iron), often requiring an infill piece to the underside of a brick or stone window arch. Some fixed and casement windows have leaded lights (Old Downs, Rose Cottage, Tudor Cottage, farm building at Mill Farm) and occasionally stone or timber mullions (Old Downs, No 1 East Farm Cottages, Coombe, Chantry). Nos 1, 2, 3 & 4 Westbury have inwardly opening metal casements with two leaded lights set in a stone surround with a central mullion and semi-circular heads. In the absence of horizontal glazing bars, the old forge has panes of overlapping window glass.

Dormers are uncommon but an example is St Mary's House (two light cast iron casement with hipped tiled roofs). A modest number of exposed timber window lintels, as at the Rose and Crown, Old Downs, Little Orchard, could reflect an earlier period.

Doors and Porches

Generally, vernacular cottages, for example, The Old Schoolhouse, Heartsease Cottage, No 1 East Farm Cottages, Cross Cottage, Wisteria and Glynn Cottage, Wild Thyme Cottage and Nos 3 & 4 The Cross and Nos 1 & 2 Coombe Cottage, have timber boarded doors, a few with fanlights or timber lintels above. Vernacular houses vary, such as the timber front doors at



Fig 33 Nos 3 & 4 Westbury



Fig 34 Front entrance of The Old Schoolhouse

Old Downs (studded, plank and muntin door in an ovolo-moulded wooden frame with a depressed arch head and exposed timber lintel) and St Mary's House (door with six recessed panels set in a moulded timber frame).

Reflecting architectural style, the polite houses and cottages vary too, such as at The Old Rectory (timber boarded front door in a moulded stone surround), The Grange (recessed, semi glazed, timber panelled door with semi glazed side panels and an arched fanlight) and Nos 1, 2, 3 & 4 Westbury (deep stone lintel with four-centred arch and a boarded timber door with decorative strap hinges). At the Rose and Crown, two different entrance doors (one panelled with a fanlight and recessed in a stone surround, the other boarded in a moulded stone surround with a four-centred arch) reflect change over time.

Protecting the front entrances of cottages and houses are a number of thatched, tiled and slated canopies supported by either posts or brackets. Smaller canopies are evident at the Mill House (stone brackets supporting a flat stone) and St Mary's House (timber brackets supporting a timber board covered with metal sheet), whilst at The Grange, there is a grander, open fronted Hamstone porch.

Ironwork

There is a legacy of ironwork (gates at The Forge, War Memorial, St Mary's House, Greystones, Rose Cottage), particularly at the churchyard entrances (double gates with handrail either side, double gates with overthrow) and in the form of the kissing gates and the iron bridge in Mill Lane.

Paving

In North St, there is a significant amount of old cobbled pavement.

Gardens, Hedgerows, Trees and Open Spaces

As referred to under Spatial Analysis, one of the key characteristics in and around Church Rd and Westbury (south of the main railway line) is spaciousness, due to the generosity of land plots, continuity in ownership (estate and church) and uses, the construction of a C19 school and a reduction in population in the same century. Establishing and supporting this spaciousness is a number of significant spaces and gardens:

- The foremost public space is the parish churchyard. Raised above Church Rd and held by stone embankments, the relative openness of the churchyard allows splendid street views of the west and south elevations of the parish church and of the eastern entrance framed by yew trees. From within on the south side of the churchyard, there is a semi circular sweep of important views outwards (down Church Rd looking through the eastern entrance, towards St Mary's House, its garden and the field adjoining and the school with its playground).

Interrupted by steps, the stone retaining wall continues along Westbury to the north boundary, which comprises stone wall and hedgerow that runs into the east stone boundary, partly adjoining the Rose and Crown's beer garden. Yew trees partially surround the Churchyard Cross and then form a line denoting the former boundary that separated the original churchyard from its expansion northwards.



Fig 35 War Memorial



Fig 36 South side of the churchyard

The east churchyard entrance is approached by a ramp and steps. The ramp follows alongside the beer garden's stone wall, an arrangement evident in the C19 if not earlier. At the top of the ramp, yew trees herald the entrance and walking towards it, there is a succession of attractive, framed views.

- The Rose and Crown's beer garden offers a splendid view of the Parish Church and attractive views southwards over to the garden of St Mary's House, the small field opposite, together with several hedgerows. The garden adjoins the churchyard and the ramped approach to the churchyard's east entrance, complementing both public spaces and the setting of the parish church. The garden and its stone walled boundaries benefit the conservation area.
- Adjoining the north side of the churchyard is the village playing field. In 1839, it was a farm's orchard that by 1860 had been divided in half by the railway. The southern half remained open land until it became a playing field in 1970. This use preserves the historic openness of the area, which also complements the parish churchyard. From the playing field, the landmark parish church rises above stone boundary wall and hedgerow and the focal points of Nos 1, 2, 3 & 4 Westbury appear above hedgerow. The playing field benefits the conservation area and the setting of the parish church.
- With their trees and mature hedgerows, the garden of St Mary's House and the small field adjoining to the east are singularly and together significant in views from Church Rd, the churchyard, including the ramped entrance and the beer garden opposite and benefit the conservation area.
- From the village centre, right of way N6/3 passes through pasture, as well as near the school playing field, all of which was formerly glebe (land anciently set aside for the maintenance of the parish priest). The right of way is shown on the 1887 OS map and continues on to the hollow and Mill Farm. Along the way, in either direction, there is a succession of rural views incorporating hedgerows, river, trees, countryside and the tall, stone boundary walls and rear treed gardens of properties in Church Rd. Walking towards the village, the church tower is a clear landmark. The river, pasture, playing field and the varied boundaries contribute to the character and appearance of the conservation area and its setting.
- Prior to the early C19, the Old Rectory's garden was glebe land. The transformation from glebe to rectory garden was the result of the ecclesiastical unification of the parishes of Bradford Abbas and Clifton Maybank (Act of Parliament of 1824). The garden is defined by hedgerow and substantial lengths of stone boundary wall and is well treed. It has a beneficial effect on the Smith's Bridge/hollow/Grant's Hill gateway and enhances views from the right of way N6/3. The garden is of historic significance and contributes to the character and appearance of the conservation area and its setting.

Other gardens and spaces of significance are as follows:

- The Cross was the commercial heart of the village and had a market cross (indicated on Isaac Taylor's map of 1765) until its removal. Central and spacious in a N/S direction, this crossroads remains defined by properties and their boundaries. The opening of the railway in 1860, resulted in the market place having an underpass connection with Churchwell St (the section once called Grope Lane), which has been pedestrianised. From Churchwell St, the underpass frames the view into The Cross and from the market place there are attractive views up North St and back towards the underpass. The Cross is highly significant to the conservation area.
- The Old Mill House's garden with its openness, riverside, trees and boundary wall complements Mill Lane and adjoining and nearby rights of ways that comprise the west gateway into the conservation area.



Fig 37 Rose and Crown's beer garden



Fig 38 View of the parish church from right of way N6/3

- The treed, rectangular garden and grounds of Coombe are surrounded on all sides by roads. The roads comprise entrances or gateways into the conservation area and from these roads the positive effect of the garden/grounds with its hedgerows and stone boundary walls overtopped by trees, on such rural gateways, as well as the setting of the conservation area is vividly evident. With buildings constrained to the NW corner, the garden and grounds are able to reflect to some degree former farmland, thereby providing a link to the historic setting of the village and therefore the conservation area.
- The attractive stone steps, grass verges and stone mounting block outside The Forge are a legacy of local industry and a time when Westbury was a wider road. Both the verge and stone block benefit the conservation area.
- The treed, hedged and stone walled gardens of The Forge and Westbury House, Westbury and Orchard Close, North St maintain a sense of rural character, connecting with early history when properties had large land plots, often adjacent to farmland. Such character is significant and attractive, benefiting the conservation area and its setting.

Trees and their importance are already highlighted in regard to key views, gateways, open spaces and gardens. Trees substantially benefit the conservation area and its setting. Other examples of such trees are as follows:

- The focal Yew tree growing out of the front wall of The Millstone, North St;
- The single pollarded apple tree at the rear of Greystones;
- The focal Sycamore tree near the village hall which also forms a visual group with the churchyard's trees;
- The group of trees in the combined garden of properties to the east and NE of the Rose and Crown car park;
- The Ash tree at Ash Cottage, North St.

Hedgerows and banks are characteristic and a rural legacy evident in the conservation area, for example, in North St and Westbury, and forming part of its setting, for example, Back Lane, Bakehouse Lane, Cross Rd and Bishop's Lane.

Detrimental Features & General Condition

Detrimental features are the impact on the historic layout from the amalgamation and truncation of land plots and the loss of plot boundaries; unsympathetic replacement of traditional boundaries; and the loss of historic details and materials, including stone boundary wall.

The buildings and structures in the conservation area are generally in good condition.

Community Involvement

The appraisal was subject to public consultation (May-June 2013) during which an information event, manned by district council officers, was held in the village hall. Comments received helped finalise the appraisal.



Fig 39 Hedgerows in Cross Rd



Fig 40 Yew tree in North St with Kandala and Squirrel Cottage opposite

Review of the Conservation Area Boundary

Divided by the main line railway, the two halves of the conservation area incorporate all the listed buildings. The conservation area boundary has been extended to include four areas of heritage significance as follows:



Fig 40 Coombe conservation area extension

Coombe (fig 40)

As part of agricultural rationalisation, in the mid C19, the rectangle of farmland surrounded by four roads (Back Lane, Cross Rd, Coombe Ditch Lane, Yeovil/Sherborne Rd) became a farmhouse with stables, garden and grounds called Coombe. The land plot is identified as a significant open space, the buildings as Important Local Buildings and an Important Building Group and together, as a main component of the northern gateways. In recognition of the special historic and architectural interest of Coombe, the conservation area boundary has been extended to include it.

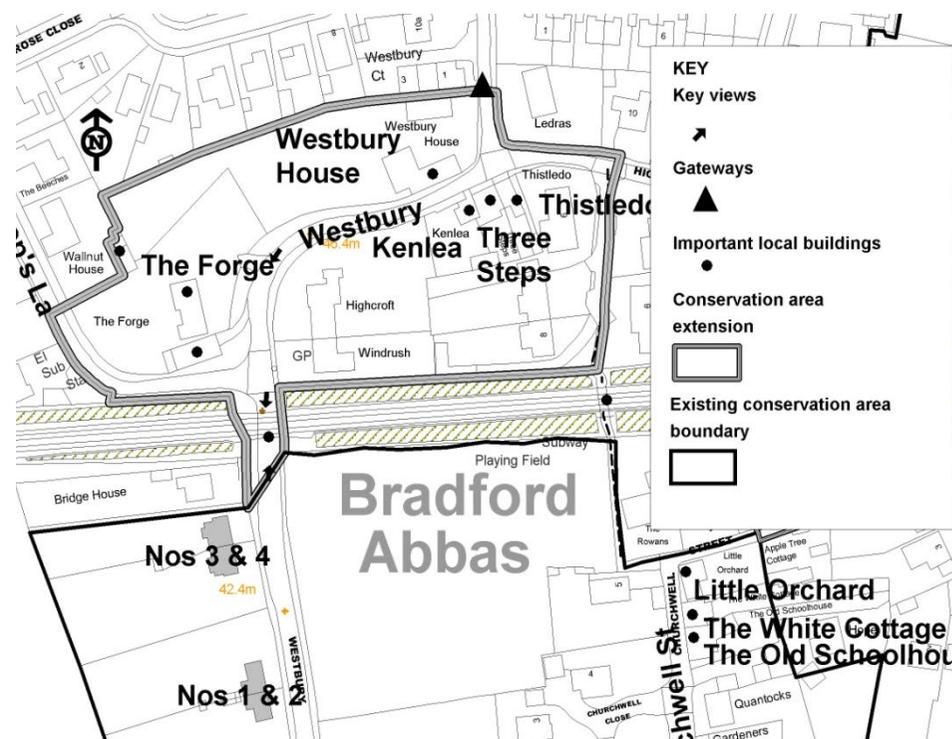


Fig 41 Westbury conservation area extension

Area of The Forge, Westbury (fig 41)

North of the railway line, and forming part of a gateway, there is a cluster of properties that represent an older layout of Westbury. These properties are Thistledo, Three Steps and Kenlea, Westbury House and The Forge, all of which are Important Local Buildings, together have group value, and include the all important village forge and open space in front of it. To recognise such significance, the conservation area boundary has been extended (following original plot boundaries) to include this earlier cluster.

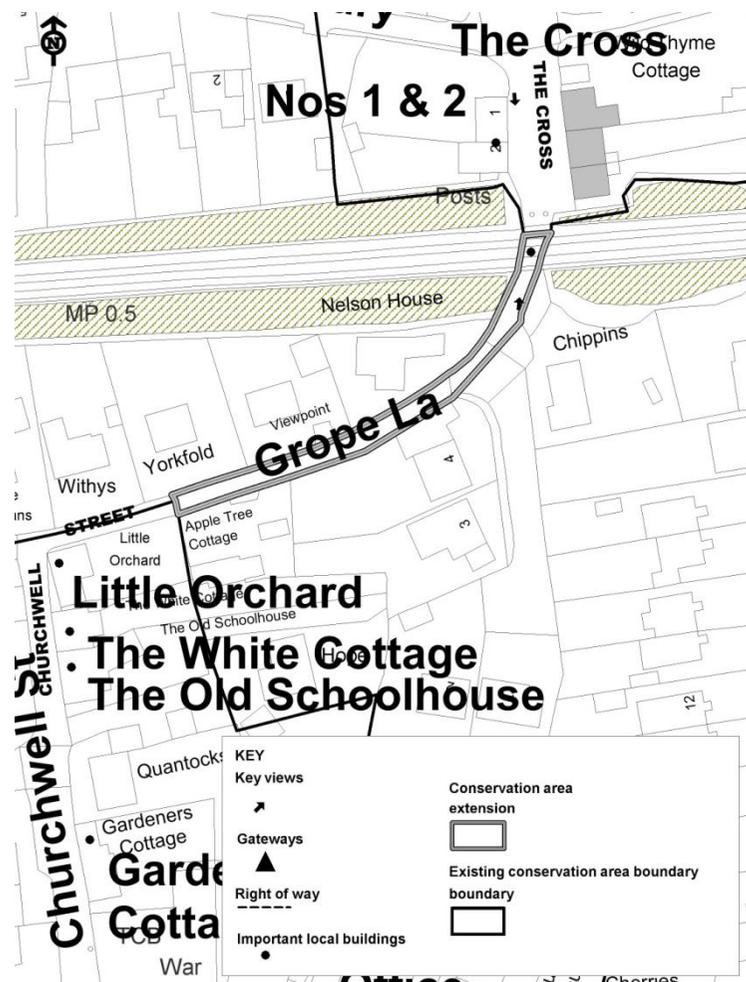


Fig 42(left)
Grope Lane
conservation
area extension

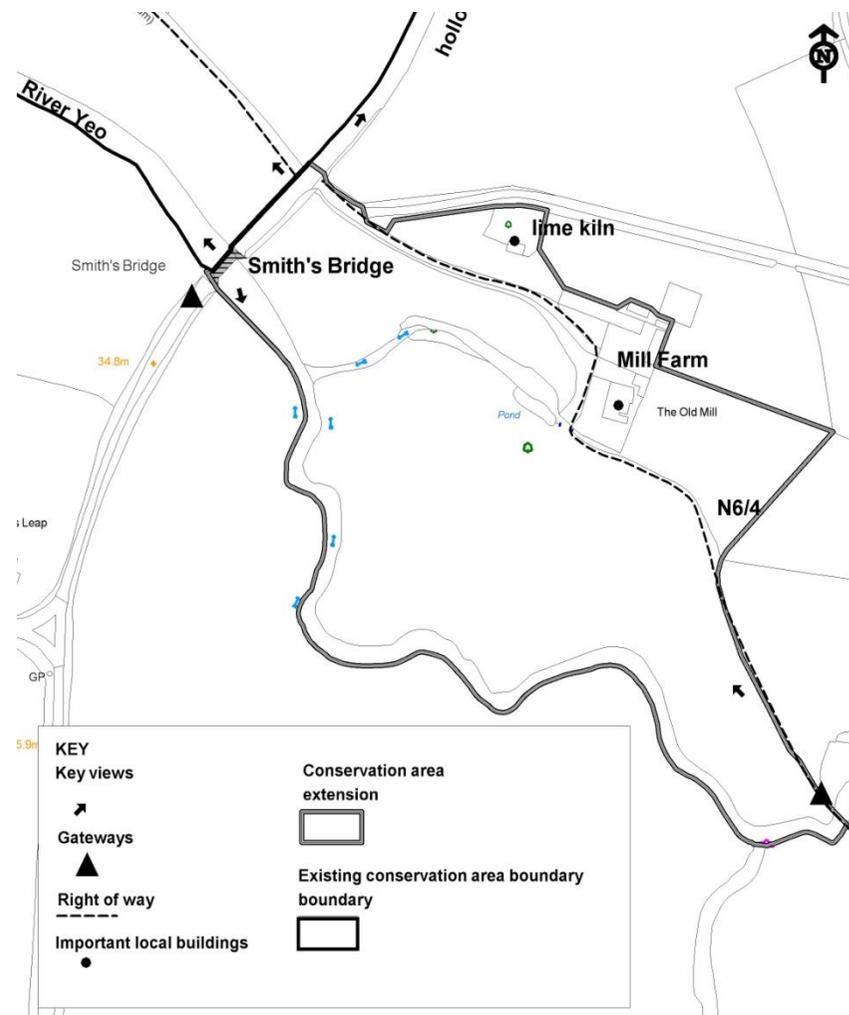


Fig 43 (right)
Mill Farm Area
conservation
area extension

Grope Lane -now part of Churchwell St (fig 42)

Grope Lane connected The Cross (former market place) with Churchwell St and Church Rd. Even after the opening of the railway in 1860, the narrow lane remained connected by an underpass. The underpass is identified as an Important Local Building and it frames the view from Grope Lane towards The Cross and North St. Several old properties in the lane were lost due to thatch fires caused by passing steam trains and land plots now have C20 development. The lane is partly defined by traditional and characteristic stone boundary wall. The conservation area boundary has been extended to include the underpass (part of the railway heritage) and the lane in recognition of its role in the historic layout of the village.

Mill Farm area (fig 43)

This area constitutes a gateway and encompasses several buildings, structures and features of heritage significance, for instance, a small farm, a former lime kiln, boundary walls, small bridges and in particular, a mill site with its associated features, including a leat, mill pond and adjoining or nearby fields with earthworks, all of which are identified as Important Local Buildings. For centuries, this area has been part of the industrial and/or farming life of Bradford Abbas and has been recognised as having heritage significance by its inclusion in the conservation area.

Summary of Issues and Proposed Actions

Conservation Area Issue	Proposed Action	Partners
Standards and methods or repair and maintenance of historic buildings and structures	Provide advice on request	WDDC
Sourcing local materials and continuation of building traditions	Provide advice on known sources and building traditions on request	WDDC
A number of unlisted buildings have historic and/or architectural interest	Consider additions to the Statutory List of Buildings of Special Architectural and Historic Interest	WDDC English Heritage
Design standards in the public realm (overhead cables, traffic signs, road space with amenity value and use)	Identify opportunities to enhance and consider traffic management	DCC (Highway Authority) WDDC Utility Companies
Review conservation area boundary	Consider possible amendments	WDDC Parish Council
The contribution of trees and hedgerows to the character and appearance and setting of the conservation area	Maintain and enhance where possible and support suitable schemes through countryside and conservation grants	WDDC Parish Council
Exchange of archaeological information	Consider how to assist the Dorset Historic Environment Record	WDDC DCC English Heritage

Developing Management Proposals

The following objectives might be set out as the basis of a long term management plan

- The significant contribution of the landscape setting and trees to the conservation area to be maintained however possible
- Consider additional buildings for listing
- Consider amendments to the conservation area boundary
- Provide the Dorset Historic Environment Record with relevant information as available

Advice

The District Council can advise on the need for Listed Building Consent or any developments that might require planning permission. Advice will also be given on matters such as methods of maintenance and repair, alterations and extensions to Listed Buildings and suitable materials.

Information and Contact Details

Criteria used for assessing the contribution made by important local buildings:

In line with English Heritage guidance, an “important local building” is one that makes a positive contribution to the special interest of a conservation area, and where this is the case, the building will be included in a local list within the conservation area appraisal. Two basic criteria were used; the actual design characteristics, such as mass, skyline, interesting details, materials and existing or former use; and position relative to the wider setting, individual or groups of Listed Buildings.

Contacts: West Dorset Design & Conservation Officer (01305 251010) or e-mail planning@westdorset-weymouth.gov.uk

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