

The area is now a mixture of land uses and character elements. Durngate and Church Streets and Icen Way retain a densely developed character, mainly residential and with a mixture of small cottages, the occasional terrace and grander detached house. There are several impressive 19th century warehouses on the north side of Durngate Street and offices on Acland Road (formerly Wollaston House). A Social Services day centre extends from Icen Way to Acland Road and a furniture repository occupies the former gas works in Icen Way. In the same street, a dinosaur museum, restaurant and YMCA occupy 19th century buildings.

Salisbury Street, Wollaston Road and Linden Avenue remain residential in character, but the largest physical changes have occurred in the Acland Road/ Charles Street quadrangle, where demolition and redevelopment have cleared housing and a Victorian maltings and created a large supermarket with decked car park and large areas of surface level car parking. This area has been the subject of several mixed-use redevelopment proposals, but it remains as less than a visual asset to the Conservation Area.

The **key buildings** are the urbane brick and render Georgian Wollaston (now Agricultural) House, which has a fine Ionic¹⁰ door case and internal features; and the unlisted, imposing late 19thC, detached Culliford House and The Old Rectory, both at the south end of Icen Way.

Other **significant buildings** include no. 7 Durngate Street (symmetrical, Georgian rendered frontage); nos. 1-7 Salisbury Terrace (brick and stucco 1850-ish Italianate); the Old Warehouse in Durngate Street (3/4 storey stone and brick, loading doors etc.); the Salvation Army's spiky gothic citadel at the corner of Durngate Street and Salisbury Street; the 1910 Arts and Crafts former Girls School on Durngate Street, with characteristic lettering and debased Baroque details. The unlisted former school buildings in Icen Way now the Dinosaur Museum (1898 date panel) and YMCA, are both embellished by attractive rubbed and moulded details and contribute to the character of the area. The remains of the former Town Gas Works of 1835 are of historical interest and some attractive brick buildings remain. A modern structure is a positive asset: the excellent Social Services Day Centre in Icen Way. The "Dorset Shepherd" sculpture (John Doubleday) in Durngate Street also adds to the quality and interest of the street.



Fig 46. The former girls school in Icen Way



Fig 45. Wollaston Road - a handsome unlisted terrace

There are a number of coherent **groups** in the Sub-Area:

- Durngate Street, from no. 20 and The Old Warehouse east to the junction with Church Street, and the CAB office and nos. 5-7 Church Street;
- Nos. 1-5 Icen Way, a good brick and stone late 18th century group, with one sub-standard business unit, the YMCA and Dinosaur Museum buildings on the west side;
- Nos. 46-49 Icen Way, the former Girls School, the remnants of the former town gasworks (with attractive brick boundary walls) and the modern Social Services Day Centre, up to the junctions with Wollaston Road and Linden Avenue (including nos. 37-41 Icen Way);
- Nos. 1-10 Allington Terrace and the Salvation Army Citadel;

¹⁰Ionic: a classical style, characterised by column tops (capitals) with scrolls

- Nos. 1-20 Wollaston Road, a fine, long terrace, with emphasis on the central and end blocks.

Materials include Broadmayne brick; local limestone in coursed rubble form; ashlar Bath Stone in details of 19th century buildings; stucco and smooth render; Stone with brick dressings (as in the Durngate Street warehouses); rubbed and moulded brick on several late 19th century buildings; the Dorchester-style two colour brick domestic elevations and boundary walls; modern bricks and concrete tile hanging; decorative glazed tiles (at Culliford House); slate, pantile and plain tile roofs and modern concrete tiles. There are several valuable stone sett thresholds to the former Durngate Street warehouses and a granite slab and sett roadway at the former Icen Way gas works. There are also a range of splendid moulded brick and arcaded 19th century brick chimney stacks (e.g. nos. 37-41 Icen Way and Culliford House). Victorian brick boundary walls show particularly attractive combinations of brick colours and have buttresses, pilasters and denticled¹¹ and moulded upper sections.



Fig 47. Stone setts in Icen Way Gas Works



Fig 48. Materials: Stone sett paving across an entrance in Durngate Street and stone with brick dressings on the warehouses

Significant spaces include the churchyard, stone walls and trees of All Saints; the green space around Agriculture House; and the landscaped grounds and car park of the Day Centre. The three large car parks have some trees and shrubs but are not, in their present state, an asset to the Conservation Area.

Trees and green elements relate closely to the spaces described above. All Saints churchyard has a superb Wellingtonia; there are several fine sycamores and beeches around Agriculture House, which also enhance the middle part of Durngate Street; there are mature trees in larger gardens like those of Culliford House and The Old Rectory. The magnificent avenues of South and Salisbury Walks are on the boundaries of the Sub-Area, but the former in particular, is visible from, and enhances, the southern end of Icen Way and Acland Road.

5.7 Sub-Area 'g': Fordington

(Please refer to the map at the back of the Appraisal)

This eastern Sub-Area is of great archaeological, historical and architectural significance, containing known Roman sites and remnants of the defences; a partly medieval parish church, with a high quality tower; an early plan form; a valuable green space and a large number of 18th/early 19th century listed buildings. There are also many pleasant unlisted Victorian terraces and three buildings of industrial archaeological interest.

Iron Age burials have been recorded in St George's churchyard and over 300 Roman burials have been recorded on and near the line of Fordington High Street. It is possible that there was

¹¹denticled: small rectangular projections supporting an overhanging upper portion of wall

a lesser east gate on or near the medieval Durngate and a Roman road to the Purbecks was associated with the cemeteries.

In the medieval period, the Manor of Fordington surrounded the borough of Dorchester with its large open field system and its constraints on the town survived well into the 19th century. The line of Fordington's High Street and the triangular Green, Fordington Cross and Mill Street all seem to be medieval features. St George's Church has a Norman tympanum¹² and a splendid 15th century tower. The church, court house, pound and public house, all stood close to The Green. The Mill has a long history, with a 1596 date stone, 18th/19th century improvements and rebuilding.



Fig 49. The Maltings



Fig 50. St Georges Tower



Fig 51. Dunloe House

The Duchy of Cornwall refused to sell land for development, in the Georgian and early Victorian periods, and the only freehold land was along Mill Street, which became divided and sub-divided until its population density exceeded that of many contemporary industrial cities. In 1849 and 1854, cholera broke out at Fordington and it was only after the 1874 enclosure and the determined efforts of 20th century slum clearance and rehousing that the problems were removed (and some of the older buildings in Mill Street and Holloway Road). Fordington expanded in the late 19th century, evidenced by dates from the 1880/90s on several terraces. The Old Mill has survived by conversion into flats and another key industrial building, Lott and Walne's, formerly Galpin's, iron foundry, has been refurbished as housing and a workshop.

The **key buildings** are St George's Church, with its long history, superb tower and Victorian and Edwardian enlargements; the 17th century Parsonage Farm (63 High Street) with remnants of a through passage; "polite" 18th/early 19th century detached houses such as Fordington House, Dunloe House, 16A High Street (Fordington Court) and 10 The Green; the Old Mill (with a 1590 date panel, possibly from the demolished Churchill house in the parish) and the former malthouse (with the adjacent sewage gas outlet pipe) and the nearby mid 19th century Lott and Walne complex, with loading doors, hoists etc. retained in the recent refurbishment and conversions. The Princes Bridge, by the Old Mill on King's Road is an attractive 18th century stone and brick structure complete with "transportation" plaque.

Other **significant buildings** include survivors of pre-enclosure remnants of Fordington Dairy and other agricultural barns adjacent to Fordington House and Little Britain (now converted to housing); Old Vicarage House, with its reset 15th century window from St George's Church; and the rendered 18th century 6 and 8 South Walks Road. The former "Swan" public house, adjacent to The Old Mill, has a characterful late 19th century rendered elevation, with an Eldridge Pope cartouche. Stone House Court is an imposing stone Victorian building.

There are a number of good **groups** in the Sub-Area:

- Victorian terraces at the bottom, western end, of High Street, from nos. 7-29, 31-47 and 8-23 Harvey's Terrace on the north; and nos. 16-58 on the south. No. 31 is a particularly effective junction building and the elevated pavement on the narrow part of High Street, climbing uphill, adds to the quality of the group;
- At the extreme western end of High Street and its junction with Salisbury Street, the former Baptist Chapel, The Old House at Home, the former malthouse and Lott and

¹²tympanum: the space within an arch and above the top of a doorway

Walne's premises form a tight group around a road junction that almost has the character of an enclosure;

- The Green is the largest, most complex group, with the Parish Church, the boundary wall, gate piers and trees of the church yard, Generally high quality Listed and unlisted buildings on all three sides (including the attractive rendered early 19thC 1-6 The Green) and the grassed central space with its large trees;
- The eastern end of High Street, from the entry to The Green to the junction with King's Road, with a mixture of 18th and 19th century houses and a public house on the south side and a gothic-inspired terrace (Hillside Cottages) and semi-detached group on the north; the sense of coherence continues into King's Road, with decent terraces and individual buildings at Little Britain;
- Fordington House, its high stone walls, former coach house, large trees and the extensive Fordington Dairy complex of barns and sheds (now housing), on King's Road;
- Two unlisted Victorian terraces: Duke's Avenue leading to The Green and Alfred Place;
- The eastern extremity of Mill Street and Holloway Road has a vestige of the old village character, related to The Old Mill. The former "Swan" public house is a handsome rendered corner building and the adjoining terrace on King's Road continues the quality.



Fig 52. Duke's Avenue looking towards The Green



Fig 53. St George's and The Green



Fig 54. The Old Mill and former Swan public house

There are prominent boundary walls around Fordington House on the Icen Way and King's Road frontages.

Materials are varied, with local limestone, Caen and Ham Hill ashlar and freestone on St George's; rubble walling on many of the 17th and 18th century houses; stucco and rough cast over stone; stone with brick dressings on agricultural buildings; good quality Broadmayne brickwork on well-proportioned 18th/19th century houses; rare examples of cob and mathematical tiling (Dunloe House); and polychromatic Victorian brick (contrasting courses, decorative chimneys and bold dates on gable ends). Roofs are of slate, pantiles and plain and modern concrete tiles.

The Green and St George's churchyard and cemetery and Salisbury Fields (see Sub-Area 'd') are the most **significant spaces**. There are extensive **views** of the water meadows to the north and east and of suburban Dorchester to the south from the high ground of the cemetery.

Trees and green elements are important elements in Fordington. The Mill Stream is a well used linear space, with occasional mature streamside Willows and Silver birch. St George's churchyard has a variety of trees and its elevated position, on a ridge, means that its trees show up well in views from Mill Street and King's Road. The Green is of great value as an amenity open space and a visual foil to a dense group of buildings.

5.8 Sub-Area 'h': Victorian & Edwardian areas adjoining the historic core

(Please refer to the map at the back of the Appraisal)

There are a number of areas of obvious character and environmental quality adjoining the historic settlements of central Dorchester and Fordington. They all date from the 1880s to the early decades of the 20th century. The only exception is the prehistoric Maumbury Rings off Weymouth Avenue. The majority of the late 19th century development followed the 1874 Fordington enclosure, which facilitated the creation of freehold building plots in areas like Prince of Wales Road, Cornwall Road and Queen's Avenue.

■ Weymouth Avenue, Fairfield and Queen's Avenue

From The Junction southwards to Maumbury Rings, this area contains a variety of assets: the Neolithic and Roman Scheduled Monument Maumbury Rings (which is also a valuable green amenity space for the town); a superb late Victorian industrial group in the former Eldridge Pope brewery; a handsome "County Constabulary" building; a Victorian cemetery, complete with twin gothic chapels and entrance lodge; and several large Arts and Crafts-influenced houses on Queen's Avenue and Weymouth Avenue. Queen's Avenue has fine trees and impressive entrance piers but its housing is a mixture of late 19th century mansions and smaller, more modern development. The 1847 railway station has been redeveloped, along with its unique layout, relating to the original concept of a terminus with a western extension line.



Fig 55. Gate piers of Queens Avenue



Fig 56. The Police Station, Weymouth Avenue



Fig 57. Kingscote in Queens Avenue

The **key buildings** are the older brewery buildings (from 1881, designed by G.R.Crickmay), consisting of brew house, maltings, offices and bonded warehouse; the Police Station (1860); the Cemetery chapels and entrance lodge; the gate piers and planned layout of Queen's Avenue and "Kingscote", a grand Victorian gothic mansion in Queen's Avenue.

Other **significant buildings** include the former butter market now Duke's the Auctioneers, with pilasters and round-headed windows; the remnants of the Dorchester South stationmaster's house (now a public house); four large Arts and Crafts Houses on Weymouth Avenue and on the north east end of Queen's Avenue; and two other late Victorian houses in no. 10 Queen's Avenue and the Queen's Avenue Surgery, both of which have an eclectic mixture of gothic and Italianate details. The two warehouses, on Maumbury Road, are pleasant examples of modest industrial buildings, with loading doors and a hoist.

Groups include the six detached and semi-detached large houses on the Prince of Wales Road end of Weymouth Avenue; and the complex of brewery buildings along the Weymouth Avenue frontage, including the main brew house and tapering chimney (125 feet high).

Materials range from oolitic limestone ashlar (Portland and Bath) on the cemetery chapels and "Kingscote"; the Dorchester brick combinations on Victorian houses; particularly polychromatic¹³ combinations of brick banding and panels, along with stone and terracotta¹⁴ on the Brewery;

¹³polychromatic: combinations of different colours

¹⁴decorative features of burnt clay

rough cast render and false half timbering on the Arts and Crafts houses; and tile hanging. Roofs are of slate or plain tile and the Market's single storey sheds have pantiles. There are good spear-topped iron railings around the main market site and simpler "park" railings around the southern car park. There are also entertaining details like Victorian glazed porches or conservatories on 3 Weymouth Avenue and the Queen's Avenue Surgery; armorial or name plaques on the Brewery and the Queen's Avenue entrance piers; and terracotta ridge tiles and finials on late 19th century buildings.



Fig 58. Decorative brick details of the Brewery



Fig 59. Cemetery, Weymouth Avenue

Significant spaces are the Fairfield (laid out in 1877) and its southern adjunct; Maumbury Rings, with its grassed banks and trees; and the Cemetery.

Trees and green elements are an important element of this Sub-Area. Queen's Avenue is a magnificent Lime avenue and there is a more sporadic planting along Weymouth Avenue. The railway line is well vegetated and the trees of Edward Road stand up well above the embankment, when viewed from the road bridge. Maumbury Rings is a particularly valuable green space, with a short avenue of trees on its northern edge.

■ **Victoria Park**

This late 19th century suburb lies to the west of the former Great Western railway line and to the east of the main shopping frontages of Maud Road. It consists of a triangle of residential streets, with terraces and larger detached and semi-detached houses, a large contemporary church and two turn-of-the-century public houses. The Duchy of Cornwall sold 63 acres of land for development in 1896 and the area was named Victoria Park in honour of the Diamond Jubilee of the Sovereign.



Fig 60. Former Union Workhouse



Fig 61. Cornwall Hotel

Key buildings are St Mary's Church, by C. E. Ponting, in an Arts and Crafts gothic, completed in 1912, but without its projected tower (Ponting's "magnum opus"¹⁵ according to Pevsner); the Victoria Hotel of 1899 and the Cornwall Hotel, with its combination of brick, tile, copper dome and decorative ironwork.

¹⁵magnum opus: greatest work

The other **significant building** is the main block, lodge and chapel of Damer's hospital, on Damer's Road, outside of the Conservation Area. Formerly the Poor Law Union Workhouse of 1837, the simple classical buildings and stone and brick Gothic Revival chapel are of architectural and social history interest.

Groups are restricted to simple terraces that have retained their character, although details may have been eroded. Olga, Dagmar and Alexandra Roads all have examples, as do the northern end of Maud Road (nos. 1-27) and Damer's Road.

Materials are rock-faced (hammer dressed) limestone and ashlar on St Mary's and Damer's Hospital; Broadmayne brown and buff bricks and warmer orange types, slate and plain tiles.

Apart from the small garden around St Mary's, there are no **significant spaces**. **Trees and green elements** are restricted to the churchyard and the avenue along Edward Road.

■ **Cornwall Road, Borough Gardens, Great Western Road and Bridport Road**

The Cornwall Estate, immediately to the west of the historic core, was developed from 1876 as detached villas and "artisan" terraces behind the grander main road frontages, in a quadrilateral of land between the historic town centre, the existing Bridport Road and the GWR line. The terrace fronting the Borough Gardens was not completed until 1911. The Borough Gardens, opened in 1896, are a fine example of a relatively unaltered late 19th century park, which merit their Grade 2 Register of Parks and Gardens of Special Historic Interest. Great Western Road is a mid-Victorian creation, linking the town centre to the West Station.



Fig 62. Bandstand and clocktower in Borough Gardens



Fig 63. The Gables, Albert Road

Key buildings and features are the Borough Gardens, with mature planting, the cast iron bandstand (1898 for the Queen's Diamond Jubilee) and clock tower (1905), memorial fountain and obelisk to the 1st Battalion Dorset Regiment. The former Great Western railway station is the original 1857 structure. A detached villa, The Gables has "Queen Anne" baroque details. Appian House is an attractive stuccoed villa, in a late Regency style.

Other **significant buildings** include the Cornwall Road frontage facing the Borough Gardens, which provide an urbane, dignified backdrop for the park, with variations in detail but an overall unity. The brick and stone Victorian villas, on the south side of Great Western Road have a pleasant assortment of bays, gables and decorative brickwork. The short terrace and 3 neighbouring dwellings on the north-eastern corner of Cornwall Road (with Bridport Road) have an intact and attractive appearance.



Fig 64. Cornwall Road



Fig 65. A view in Borough Gardens

Groups include the Cornwall Road villas and terraces and the terraces of Victoria Road, St Helens and Bridport Road, both on the south side and on the northern frontage, including The Sydney Arms public house. The villas on the southern side of Great Western Road are also of group value.

Materials are predominantly brown, buff, grey and red bricks, often in combination, with stone or plaster, terracotta or moulded brick details. Small ironwork balcony railings and splendid chimney stacks (with pilasters and bold cornices) embellish the larger houses. Roofs are predominantly of slate and plain tiles. There is a stone sett threshold on the northern side of Great Western Road, marking the former rear yard to the demolished Great Western public house.

The Borough Gardens is the **significant space** in the Sub-Area, with its 4 hectares of formal planting, paths, play area, bowling green and tennis courts.

The Borough Gardens is a major contributor of **trees and green elements** to the Sub-Area. The trees are visible from other parts of the Conservation Area, notably along Prince's Street, Top o' Town and Bowling Alley Walk. There are also a number of impressive mature trees in the partial avenue in Great Western Road and in private gardens, notably the Gables, at no. 6 Albert Road, and at the northern end of Victoria road.

■ The area around Culliford Road and Prince of Wales Road

This is an area of low density, late 19th/early 20th century residential development with some changes of use in the form of buildings converted for school and community uses and modern residential infill.

Culliford Road and Prince of Wales Road appear to follow the line of older paths and the latter was formally laid out in 1880 and by 1886, eight large houses had been constructed at its western end. The street pattern was gradually filled by development. The process has continued up to the present, with examples of 1970/80's residential infill at Lancaster Road, in the grounds of Fordington House; Robin's Garth; and flats and mixed housing types at "Maen" on Culliford Road and on the south side of South Walks Road. There is a small residential adjunct to the Conservation Area, south of the railway line, on Culliford Road South and the east end of Monmouth Road.

The **key building** is the South Court (see The Walks Sub-Area).

Other **significant buildings** include "Maen", on Culliford Road and the large, late 19th century villas on the south side of Prince of Wales Road. These have a lively variety of bold gables, bay windows and panelled chimney stacks. They also form the most obvious group, with their brick boundary walls, gate piers and details, such as the lamp overthrow to no. 30 ("Langdon"). The

pleasant brick and stone terraces along Culliford Road South and Monmouth Road, along with the Bakers Arms, form another coherent group of late-19thC development.

Materials are varied: decorative striped and patterned brick on Prince of Wales Road and Culliford Road South; Victorian tile hanging; modern brick and artificial stone on many of the modern infills; clay tile roofs, with decorative ridge tiles and finials on Victorian houses; and modern concrete tiles.



Fig 66. Prince of Wales Road



Fig 67. York Road (left) and Culliford Road right)

The **significant space** is the grounds of South Court and the neighbouring Holy Trinity Parish Centre, private land but with public use. This area has a number of superb specimen **trees**, with extensive Tree Preservation Order (TPO) groups around South Court and the Holy Trinity Parish Centre and along York Road. There is a group of large conifers on the corner of Prince of Wales and South Walks Roads and a Weeping Willow behind the adjacent Southfield House. There is also a rare Arbutus in Arbutus Close, on the north side of Prince of Wales Road.

5.9 General summary of assets

It is important to appreciate and respect the interrelationship between Sub-Areas and the assets that they often share and therefore, the map at the back of the Appraisal provides a general summary of the assets of each Sub-Area in the Conservation Area as a whole. For fuller detail on the assets of each Sub-Area, the associated text should be consulted.

6. Building materials and local building traditions

Dorchester's buildings are constructed of a wide range of materials, reflecting the complex geology of South Dorset and the local availability of good building stones and clays for brick making.

6.1 Walling

Oolitic limestone was used for the more important buildings up to about 1700. Portland Stone is seen in Roman structures and in the two medieval churches, usually in coursed rubble and with worked dressings. Caen Stone makes an appearance in the south porch tympanum of St George's Fordington and Ham Hill Stone is used in combination with the greyer limestones at the two churches, particularly in window reveals, battlements and details like gargoyles. Portland Stone often appears with Lower Purbeck limestones from small quarries in locations south of the Ridgeway, such as Portesham, Upwey and Bincombe. The Portesham limestones weather into thin laminations. Features, such as quoins¹⁶ and mullions¹⁷, are of the better quality and more durable Portland ashlar. This combination appears at Napper's Mite almshouses and at Colliton house. Portland stone was used after the early 18th century up to the mid-20th century on public buildings like the Shire Hall and Assize Court (1797), with superb first-rate squared ashlar; the

¹⁶quoin: a projecting block of stone or brick around a door or window or on a corner angle of a wall

¹⁷mullion: a vertical stone or wood bar in a window

Marabout Barracks; the County Hospital; the original gateway to the Prison; the Town Pump and the two rebuilt High Street churches of All Saints and Holy Trinity. Rock-faced ashlar appears on several buildings, such as the former R. C. church of Our Lady Queen of Martyrs¹⁸, now the Tutankhamun Museum, in High Street. Bath stone was used in the 19th century in church restoration work and at No 50 South Street, as well as Unity Chambers in High East Street. Hamstone again makes a prominent appearance at No 49 South Street (Nat West Bank). Doulling Stone, from Somerset, is used at Napper's Mite, and on some Victorian buildings.

Flint is rare in Dorchester, with crudely knapped¹⁹ material in the walling of the Roman Town House and superior, squared work in combination with stone, in a wall adjacent to 23 South Street. Stone is more often used in combination with other materials: with a rare survivor of timber-framing at 6 & 7 High West Street (Judge Jeffrey's Lodgings and its neighbour); with brick, where the stone is used as architectural details such as quoins and window aprons; and with brick where brick quoins and window arches appear with rubble walling.



Fig 68. Stonework and brickwork in High West Street



Fig 69. Timber framing and render in High East Street

Dorchester has a range of attractive bricks, from local Oxford Clays around Weymouth that produce warm reds and oranges, and from Reading Beds at Broadmayne, producing brown bricks speckled with black or purple. Reds and oranges are characteristic of 18th century brickwork, with subtle contrasts between walling and the oranges of rubbed and gauged work on quoins and window voussoirs²⁰. Sometimes, a pattern of blue, vitrified headers, either as pure header bond over the whole elevation or appearing with non-vitrified stretchers in Flemish bond, enlivens Georgian buildings. Barclays Bank, in South Street (the "Mayor of Casterbridge's House"), a row on the east side of Cornhill and "the Horse with the Red Umbrella" group on High Street are all good examples of this use. A creamy, grey or buff brick became fashionable in the early 19th century, possibly originating from the Bagshot Beds at Moreton. Twentieth century buildings have employed a wider range of exotic, non-local bricks, including deep red semi-engineering types. Polychromatic brickwork is a particular local characteristic, notably on Victorian buildings and boundary walls, with splendid combinations of oranges and reds or browns and buffs.

Some brickwork is painted but much more is covered in a smooth render or stucco. False ashlar lining²¹ and deeper rustication enlivens facades and stucco also appears in cornices, window surrounds and door cases. There are a few examples of roughcast render, probably modern refurbishments.

Other walling materials include weatherboarding, on former dairy or stable buildings, tile hanging, half-timber and decorative majolica tiles²². The 20th century saw the introduction of exotic imports in building materials, particularly in shop fronts and thresholds: Aberdeen Granite (Lloyds Bank), Cornish Granite, Quartzite, various igneous rocks and Italian Marble.

¹⁸ the church was originally from Wareham and rebuilt in Dorchester

¹⁹ knapped: shaped or squared

²⁰voussoir: head or lintel of door or window

²¹false ashlar lining: smooth render or stucco patterned with false joints to give the appearance of fine quality stonework

²²majolica tiles: highly glazed and coloured (usually late Victorian/Edwardian) tiles

Boundary walls are built of a variety of materials: stone to courses, rubble, Broadmayne brick and striped brickwork of contrasting colours.



Fig 70. Barclays Bank in South Street with a splendid combination of vitrified and rubbed and gauged brickwork



Fig 71. Smooth stucco wall finish at West Walks

6.2 Roofs

Roofs are predominantly of plain tiles or tiles with stone tile courses at the verge. Clay pantiles of a fairly flat section appear in humbler buildings, including former farm structures. Slate is the predominant material for 19th century buildings and for modern repairs. Concrete tiles of varying textures and colours are the main 20th century contribution. Tin or corrugated iron also makes an infrequent appearance.

6.3 Flooring

Floor surfaces appear, at first sight, to be modern concrete paving slabs and tarmac, but Antelope Walk has a Purbeck Stone paving; and the District Council's former stable yard in Colliton Street has stable blocks²³. There are a number of granite sett entrances to former industrial or commercial premises, in Durngate Street, Great Western Road and Icen Way.

6.4 Chimneys

Chimneys are predominantly of brick, sometimes with stone coursing or architectural details but older buildings employ stone. The banded terracotta pots are also characteristic features. Decorative clay tile ridges are a Victorian introduction and pottery finials and, occasionally, iron adornments add to the richness of skylines.



Fig 72. Chimney of Colliton House in Glyde Path Road



Fig 73. Cast iron street plaques are attractive embellishments

6.5 Ironwork

Dorchester has a wealth of 18th century and early 19th century ironwork, in the form of boundary railings, balconies and smaller window embellishments. The cast iron street name plaques are a particularly attractive feature throughout the Conservation Area.

6.6 Distinctive local building traditions

There are a number of distinctive local building traditions: -

- Timber vertical-hung sashes; timber or stone door cases with a variety of fanlights; timber or plaster cornices, decorative ironwork; segmental bow windows set on ground floor projecting porches, all on buildings from 1730-1850 (notably in High West and East Streets, Cornhill and Fordington High Street);
- Header bond brickwork, sometimes enlivened with vitrification, with contrasting rubbed and gauged bricks above door and window openings, from 1750-1830 (seen in High Street, Cornhill and South Street);
- Polychromatic brickwork on 19th century buildings and boundary walls, in the form of contrasting courses of brick colours, panels, moulded brick string courses²⁴ and wall capping (mainly in the late Victorian suburbs around the core, such as Prince of Wales Road, Weymouth Avenue, Victoria Park and the Cornwall Road area);
- Impressive arcaded and corniced chimney stacks, some with sunk panelling, strapwork²⁵ and two brickwork colours (mainly in the 19th century areas but with good examples in the historic core, such as Colliton House).

7. Problems and detriments

There are a number of problems and detriments within the Dorchester Conservation Area that have an effect on its character and environmental quality: -

7.1 Impact of traffic

In spite of the provision of the bypass in 1989, High Street suffers from excessive traffic in daylight hours throughout the year, generated by local uses, movement to car parks and cross-town journeys. The County Council is undertaking a comprehensive traffic and transportation study and future management measures may result in some improvements in parts of the Conservation Area. High Street, at present, is assailed by noise and pollution and traffic is visually intrusive in this architecturally rich linear progression. There are also other areas where traffic causes environmental and safety problems: notably on Great Western Road and Maumbury Road. Calming measures have been implemented but the problem of "rat running" across residential areas remains. The visual impact of parked cars is detrimental in some areas, notably the central area car parks (although the long stay facility to the east of Acland Road is well screened by brick walls and tree planting). The large Fairfield car parks off Weymouth Avenue are very open but market use limits internal landscaping.

7.2 Eyesores

There are ugly lampposts in Trinity Street and Alexandra Terrace and sub-standard lamp brackets at the southern end of South Street. There are sporadic outbreaks of poles and wires, particularly in Prince's Street and around Fordington High Street and The Green. Several areas have larger, visually poor elements, notably the north east side of Friary Lane; the garages opposite Alington Terrace; the bleak car park at The Barracks; the garages and view of the Prison married quarters on the west side of Friary Hill; the garages at the east end of Durngate Street;

²⁴ string course: projecting, decorative horizontal band on a wall

²⁵ strapwork: slightly projecting ribbons of brick

and the gap sites in Trinity and Prince's Street. The setting of Maumbury Rings, particularly the roadside fencing and the south-east boundary, has potential for improvement.



Fig 74. Left to right: Gap site in Prince's Street, garages in Friary Lane and the bleak car park outside the Barracks

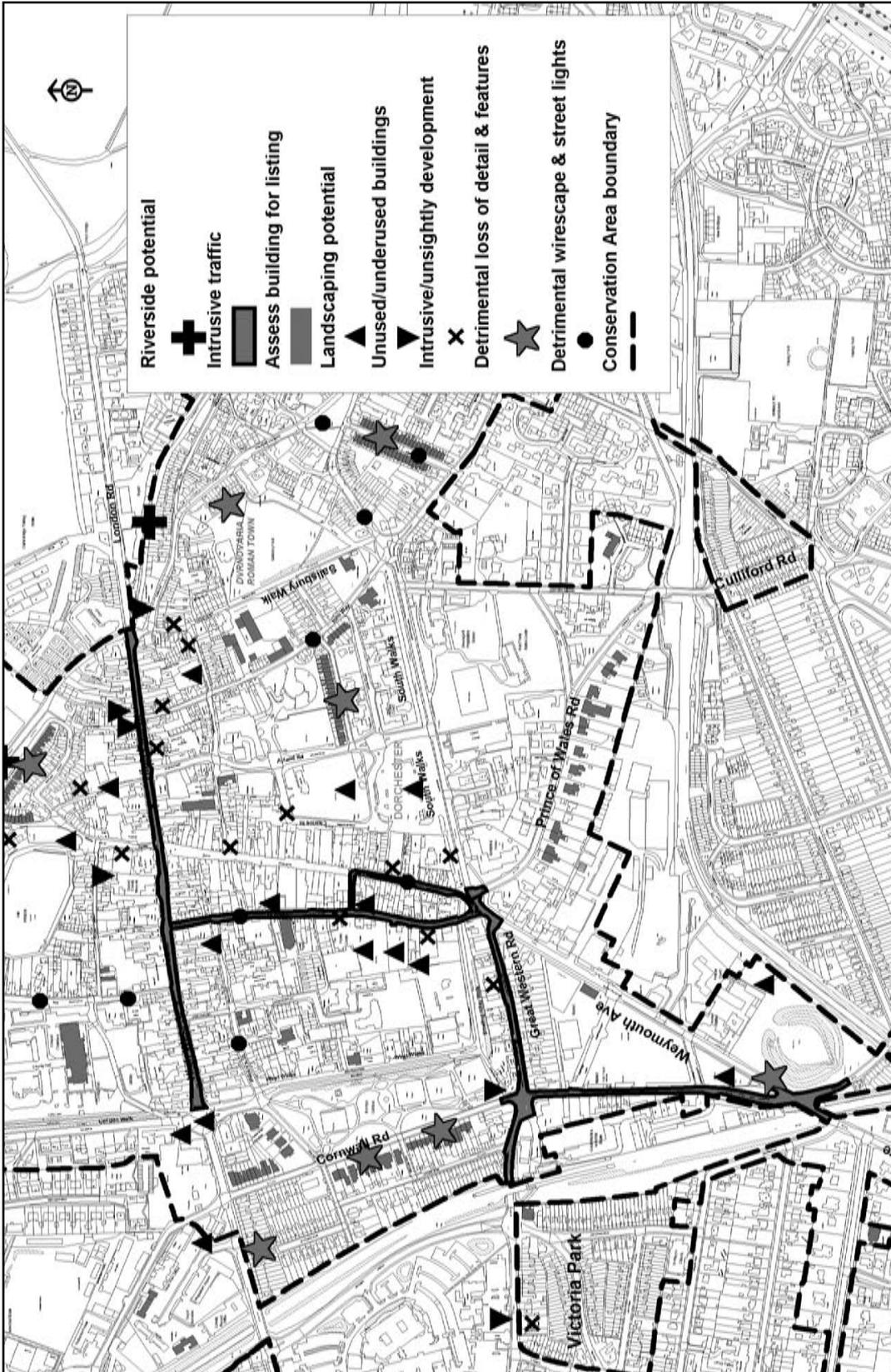


Fig 75. Map of Problems & Detriments - not to scale

7.3 Green space and tree maintenance

Dorchester's avenues, park and garden trees are important elements of the Conservation Area. Conservation Area designation and a number of TPOs provide protection against felling and inappropriate lopping but old age, weather and underground services all pose problems to long term survival. The local authorities have put resources into maintenance but these may not be sufficient to meet all the practical needs. Park trees, in the Borough Gardens and Salisbury Fields and trees on private land need to be part of the same long-term management strategy. The Borough Gardens are currently the subject of a Heritage Lottery bid for the restoration of 19th century features and, if this should be unsuccessful, there will remain a need for major investment in this important green space. Salisbury Fields also needs a long-term maintenance programme and adequate resources to ensure its implementation.

The riverside Walks are faced with erosion and engineering problems and resource issues and the responsibility of a number of elected bodies and environmental agencies seems to be unclear.

7.4 Building maintenance

There are obvious signs of under-maintenance and under-use in listed and unlisted buildings, such as poor decorative order, defective rainwater goods, decaying timber work, damp, missing roof tiles and empty properties. Many upper floors are at best used for storage and under-use may contribute to maintenance problems. These problems are most obvious in parts of High East Street; in several prominent properties in High West Street and South Street; on the south side of Colliton Street; in Greenings Court and Noah's Ark; and at the lower end of Fordington High Street. There is, at least, one example of unauthorised replacement windows in a listed building and most or all of the unlisted Victorian terraces in the Conservation Area have had their unity eroded by replacement windows and doors and painting of brick and stonework.

7.5 Archaeology

All recent archaeological activity in the core has been as a result of the requirements of Government Planning Policy Guidance (PPG) 16 and is therefore reactive in nature. There is a need for a long-term strategy for planned research, excavation, publication and display. Heritage tourism is a desirable part of Dorchester's economy, exemplified by recent interest in re-excavation of the Roman baths site and a public demand that more should be made of Dorchester's heritage assets. The resource problems of the excellent Dorset County Museum relate to these issues.

7.6 Planning issues

There remains uncertainty over the prospects for the development of the Charles Street/Acland Road town centre site and the actual form of the development. This is a great opportunity for the town centre and to enhance the Conservation Area. Uses, layout, materials, design vocabulary and archaeological impacts are all important issues. There is also potential to recast the Hardy Arcade, which is not an asset to the town centre at present. The brewery complex is another major challenge and potential area of opportunity. The intelligent reuse of large, distinctive buildings and the addition of worthy new structures will be of paramount importance. Any future developments on the Fairfield and Trinity Street sites will also have significant design and archaeological implications.

There are a number of other issues that affect the character of the Conservation Area: shop front design, projecting signs, the control of alterations to unlisted buildings and the response to development in large existing gardens.

7.7 Buildings and features worthy of Listing

Until the buildings or features below have been evaluated and been listed, they should be considered as buildings of local importance and of benefit to the appearance and character of the Conservation Area. There are a number of currently unlisted buildings that would appear to be worthy of Listed Building Status: -

- The original 1930's entrance, Council Chamber and offices of County Hall (good "Moderne" details to the entrance façade and plasterwork, railings etc. internally);
- "Kingscote", on Queen's Avenue; The Old Rectory and Culliford House, at the Icen Way/South Walks junction, three impressive late 19th century houses, with architectural presence, interesting combinations of materials and attractive details;
- Parts of The Barracks, between The Keep and The Little Keep;
- The brick Duke's auctioneers building, on Weymouth Avenue, with pilasters and round-headed windows, echoing contemporary 19th century railway or industrial buildings;
- The Citizens Advice Bureau, 1 Acland Road, a mid-19th century stucco corner block, with sliding sashes and a rectangular decorative fanlight over the entrance door;
- Two former warehouses in the western portion of Durngate Street;
- The extensive remains of the former (1835) gas works, on Icen Way, attractive buildings and details, of industrial archaeological interest;
- Examples of some of the 19th century terraces that are particularly attractive or unspoiled: Frome Terrace, the lower, eastern end of Friary Hill, Wollaston Road, 37-41 Icen Way and Cornwall Road;
- Individual, larger houses on Prince of Wales Road (south side) and on Albert Road (West Grange and The Gables);
- The Frink "Dorset Martyrs" sculpture, as a major example of the work of this internationally acclaimed artist;
- The "Cornwall" public house, as an example of an ornate turn-of-the-century landmark building.



Fig 76. 37-41 Icen Way



Fig 77. Wollaston Road

8. Summary of the Character Appraisal

The following table summarises the character appraisal in terms of preserving or enhancing the Conservation Area, improving its nature or appearance and our understanding of it, sets objectives and outlines priorities for action. Reference should also be made to relevant policies in the Adopted West Dorset District Local Plan (WDDL P) and the emerging new local plan.

| Aspect of Character | Objectives | Priorities for Action |
|--------------------------------|--|--|
| Setting | The landscape and urban features that form the setting for the conservation area of Dorchester should be maintained and enhanced. | <ul style="list-style-type: none"> ■ The tree lined avenues, river walks and water meadows - coordinated action, enhancement and maintenance, land management and interpretation ■ Integrated management strategy for Poundbury to the NW of Dorchester as it rises up into the chalk upland AONB <p>The urban approaches or 'gateways' to the Conservation Area, for example, London Road, should be subject to environmental enhancement whenever opportunities arise.</p> |
| History and Archaeology | When any development takes place, ensure that any important archaeological finds are recorded and/or preserved.(Refer to Planning Policy Guidance Note 16). | There is a need for a review and urgent action on the improvement of the archaeological database, including the publishing of key excavation reports. Agree priorities for archaeological research and investigate resources. |
| Evolution | <ul style="list-style-type: none"> ■ Maintain or enhance the understanding and enjoyment of archaeological and historical assets of the town ■ Retain and respect the separate cultural and physical identities of Fordington and Dorchester | <ul style="list-style-type: none"> ■ Improved display and interpretation of visible remains and securing opportunities for archaeological display in future development schemes ■ New development should respect plot boundaries, edge features and spatial qualities |

| | | |
|----------------------------|---|--|
| Activities and Uses | Maintain and enhance the vitality and viability of Dorchester as a county town shopping centre and safeguard against the loss of ground floor retail premises, other small shops and venues for community use. | Ensure that the Dorchester Brewery complex is re-used for a range of imaginative uses that respect the historic buildings and create new structures and green space on the southern and eastern boundaries of the site. |
| The Built Form | Ensure that any new development respects the characteristics of the built form in terms of position in the street scene, scale, materials and fenestration patterns. Seek to ensure consistency in the use of paving materials and street furnishing and ensuring that the streetscape is maintained in an attractive and sympathetic manner. | <ul style="list-style-type: none"> ■ Obtain a high quality mixed-use scheme for the Charles Street/Acland Road area that reflects local materials and details (but not necessarily building styles) and which repairs the current boundary problems to the rear of South Street properties and the effect of the Charles Street car park on South Walks ■ Monitor possibilities for development and improvement schemes for The Barracks (underused buildings and spaces between buildings) and the east side of Friary Lane ■ Through the Local Plan, encourage the repair of the urban fabric of Trinity Street through sensitive infill and the screening of car parks |
| | Development and enhancement schemes should respect the character of Dorchester in terms of design and the use of appropriate quality building materials and detailing. | <ul style="list-style-type: none"> ■ Consider use of Article 4 Direction to control alterations to unlisted buildings (particularly doors and windows) ■ Tackle overhead wires around The Green at Fordington and Princes Street; replace lamp posts and brackets in Trinity Street, Alexandra Terrace and the lower end of South Street ■ Seek to improve or replace existing intrusive or unsightly development |

| | | |
|---|--|---|
| Built Heritage | Maintain and enhance the built heritage of Dorchester's Conservation Area. | <p>Investigate currently unlisted buildings that may be worthy of Listed status; review buildings at risk and other poorly maintained or empty buildings; encourage repair and if appropriate suitable new uses.</p> <p>Discourage the painting of natural materials such as stone and brick on unlisted buildings.</p> <p>Repair or restore details such as boundary walls and railings.</p> |
| Landmarks and Views | Maintain principal long-range and localised views. Opportunities for enhancing extensive and localised views should be sought. | Consider sensitive lighting to key buildings but avoiding potential light pollution. |
| Traffic and Accessibility | Development should ensure that priority is given to providing ease of access and a safe and pleasant environment for pedestrians, cyclists and the less mobile or visually impaired. | Paving of the southern end of South Street and Durngate Street with good quality and sympathetic materials. |
| | Support measures to reduce traffic congestion particularly in High East and High West Streets, Cornwall Road and The Grove. | Agree a traffic management plan for the central area that removes the extraneous through traffic and improves environmental quality in key areas notably High Street, where there may be the opportunity to create a paved "civic space" in front of the HolyTrinity/County Museum/St Peter's/Corn Exchange area. |
| Natural Features and Open Spaces | Retain and enhance areas of amenity open space and seek to enhance their ecological value. | The Garden of Remembrance in South Walks Water meadows and riverside walks. |
| | Retain and seek to improve important natural features and trees of amenity value and encourage the retention of hedges and garden vegetation. | Enhance the Mill Stream channel edging and the Mill Stream section to Prince's Bridge.Consider options for the management of trees on private land. |

| | | |
|----------------------------|---|---|
| | Maintain the contribution of open space and vegetation towards the setting of the built form and towards providing opportunities for views and links to areas within and around the built area. | Pursue a phased programme of improvement works for The Walks, the tree-lined avenues and the important London road and Bridport Road approaches. |
| | Pursue opportunities to improve access to and amenity value of public open space. | Promote and action a long term management plan for the Borough Gardens, Salisbury Fields, Maumbury Rings and street trees. |
| Policy and Projects | To guide suitable development that respects the character of the conservation area. | <ul style="list-style-type: none"> ■ Produce as Supplementary Planning Guidance, design guides on key character elements such as shop fronts, house improvements and boundary treatments. ■ Maximise opportunities for 'heritage tourism' through improved marketing and promotion, education, events, trails, literature and the improvement of sites and facilities, such as the Roman Town House, Maumbury Rings, County Museum and All Saints Church. ■ Consider improvements to the brown tourist signs to advertise facilities available in the town to the passing motorist - as done in other towns such as Taunton. |

9. Review of Conservation Area boundary

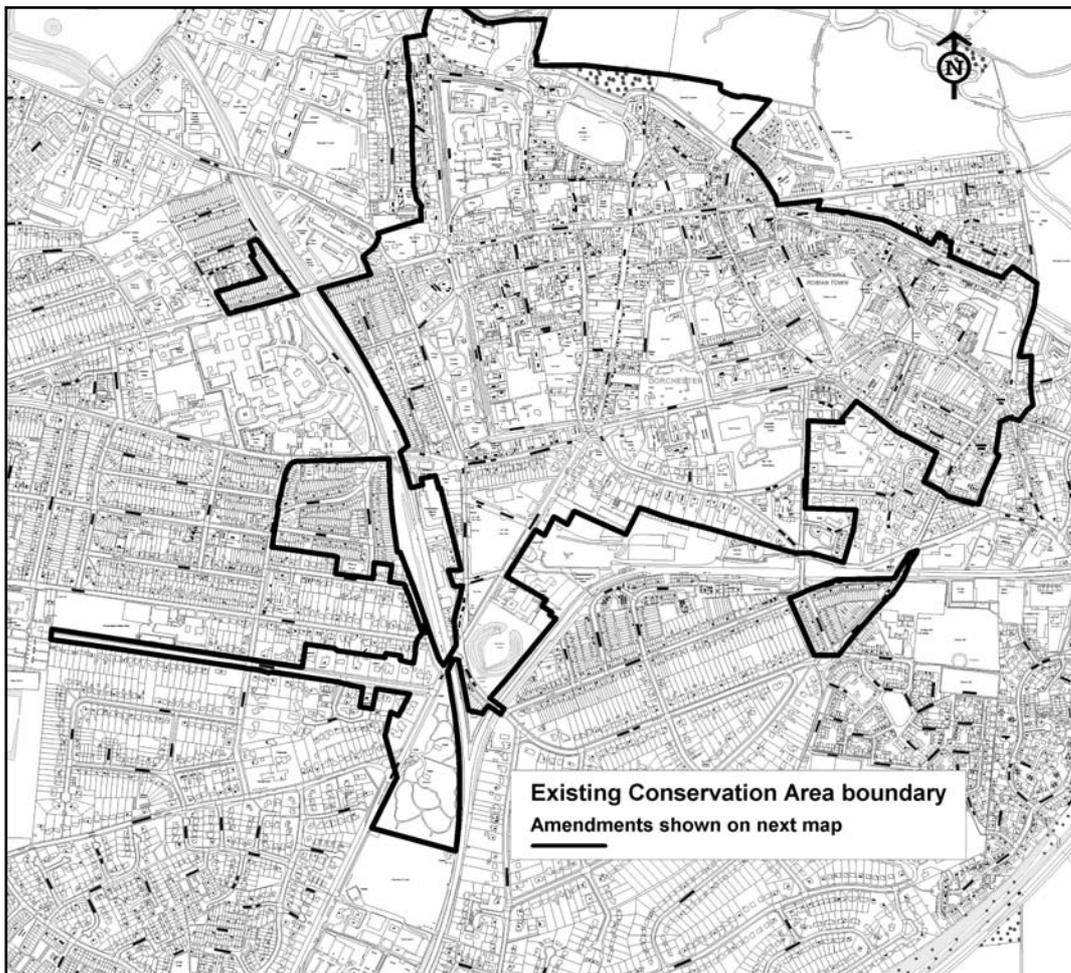


Fig 78. Map of the Dorchester Conservation Area - not to scale.

The Conservation Area boundary embraces a large area, including the historic core and the most coherent, least altered late Victorian suburbs. The boundary includes the River Frome millstream, with its adjacent northern pastures; the riverside as far east as King's Road; both sides of the King's Road frontage south of the Fordington Cross; the north side of Icen Way, including Fordington House; the junction of Icen Way, South Walks Road and Culliford Road North: the latter as far south as the rear of Prince of Wales Road properties, including "Maen"; the brewery, Fairfield and Maumbury Rings: the cemetery on Weymouth Avenue and the older houses of Queens Avenue and the eastern side of Maumbury Road; St Mary's church and surrounding streets as far west as Maud Road; the railway line as far north as Bridport Road; a section of Bridport Road frontage west of the railway and the St Thomas Road return frontage; Top o' Town including The Barracks Keep; and the western side of The Grove to the B3147/Sherborne Road junction.

Overall, the boundary includes the main historical and architectural components of Dorchester and Fordington and the northern boundary relates to obvious topographical features. On all the other edges of the boundary, there is a definite break in character and the age of buildings outside the boundary tends to be modern. There are individual listed buildings or buildings of character outside the boundary, but no obvious groups that can be included within large boundary extensions. There is no need for a major boundary extension to the north, over the

Frome's water meadows, as this important adjunct to the Conservation Area is protected by its Land of Local Landscape Importance (LLLI) designation.

There were a number of potential small extensions to the current boundary and following public consultation, it was decided that the Conservation Area should not only be extended to include the Arts Centre in School Lane, the entire Barracks precinct and Damer's Hospital and the adjacent Victorian chapel in Damer's Road, but also 6-10 Herringston Road and 11-23 and adjacent former hall and antiques centre in London Road. The District Council's Executive Committee approved the new extensions to the boundary on 29 July 2003. The boundary extensions are shown on the following map.

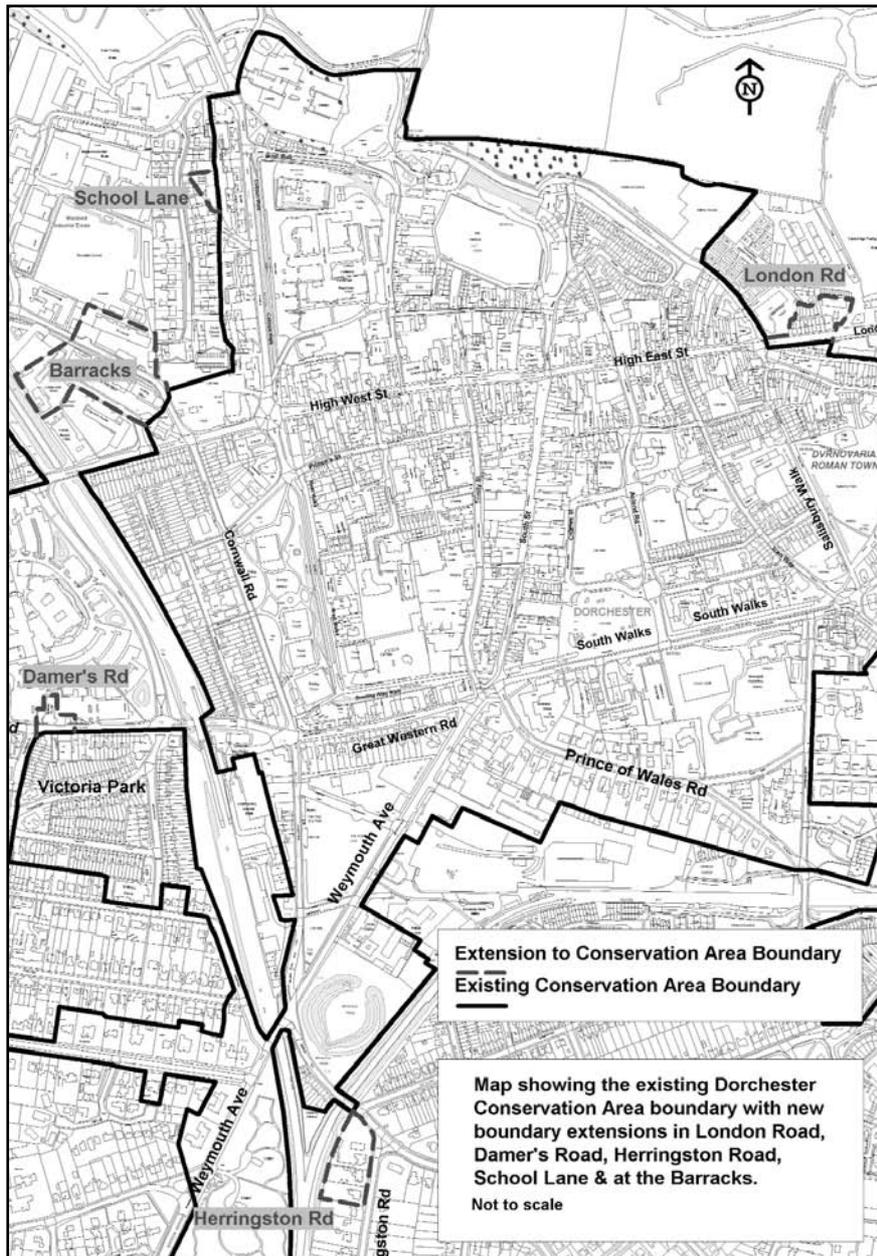


Fig 79. New boundary extensions to the Conservation Area - not to scale.

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Appendix

An indicative list²⁶ of the locations & buildings associated with the poems & novels of Thomas Hardy in & immediately around Dorchester Conservation Area: -

- The avenues of trees on the east, west and south approaches to Dorchester.
- The tree-lined Walks of North Walk, Colliton Walk, West Walks, Bowling Alley Walk, South Walks and Salisbury Walk.
- The riverside walk that runs along the northern bank of the Mill Stream between Swan Bridge and Northernhay, and the adjoining flood meadow of the River Frome.
- King's Arms, High East Street.
- White Hart, High East Street.
- 16, 16b & 16c (Phoenix Inn), High East Street.
- 21 High East Street.
- 41 (former Three Mariners) and stone archway with 'Pale Ale Brewery', High East Street.
- Swan Bridge (former) immediately at the end of High East Street.
- 7 High West Street.
- 41 High West Street.
- 58 High West Street.
- 63 High West Street, Grey School Passage and Holy Trinity churchyard.
- The Old Ship Inn (former), High West Street.
- Holy Trinity Church.
- Town Hall and Corn Exchange.
- Shire Hall.
- All Saints Church.
- St Peter's Church.
- The County Museum.
- The Bow (former) outside St Peter's.
- Friary Mill (site of) at the end of Friary Lane.
- North Square.
- HM Prison's earlier entrance arch and gallows site.
- Gallows site in Gallows Hill.
- The Marabout Barracks.
- Barclays Bank, South Street.
- The clock of Napper's Mite, South Street.
- Antelope Hotel (former use), Cornhill.
- The Town Pump, Cornhill.
- Damer's Hospital, Damer's Road.
- Hangman's Cottage, Glyde Path Road.
- Colliton House, Glyde Path Road.
- 3 Trinity Street (former County Museum).
- Cemetery, Weymouth Road.
- Police Station, Weymouth Avenue.
- St George's Church, Fordington.
- Baptist Chapel (former use) opposite 1 High Street, Fordington.
- Fordington Mill and nearby Prince's Bridge.
- Fordington Green.
- Salisbury Field.
- Maumbury Rings.

²⁶References:- Kay-Robinson, D., *The Landscape of Thomas Hardy* (Webb & Bower, 1984).

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