



## Puncknowle, Burton Bradstock, Litton Cheney, Winterbourne Abbas & Shipton Gorge Conservation Area Appraisal

## **Distribution list:**

In addition to public consultation, this appraisal will be distributed for comment to the following:

Puncknowle & Swyre Group Parish Council  
Burton Bradstock Parish Council  
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Winterbourne Abbas & Winterbourne Steepleton Group Parish Council  
Shipton Gorge Parish Council  
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## Introduction & Executive Summary

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The District Council is required by Section 71 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of Conservation Areas. This can be achieved through Conservation Area Appraisals.

West Dorset has 79 Conservation Areas and the Council has agreed on a programme of character appraisals. Puncknowle, Burton Bradstock, Litton Cheney, Winterbourne Abbas and Shipton Gorge Conservation Areas form part of this appraisal work, grouped together because of their geographical proximity.

The five Conservation Areas were designated as follows:

- Puncknowle, February 1971;
- Burton Bradstock, June 1970, amended January 1994;
- Litton Cheney, April 1972;
- Winterbourne Abbas, November 1990;
- Shipton Gorge, February 1994.

In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the Conservation Areas' character. Appraisals are therefore essential tools for the planning process. They are also of prime importance for any enhancement works and may provide a longer-term basis for effective management of Conservation Areas.

The appraisal document is prepared following advice from English Heritage. There are **common core elements** (planning policy context, landscape setting, historic development and archaeology, introduction to the spatial analysis section, community involvement, general condition, local generic guidance, recommendations for management action and developing management proposals) that either relate to all the settlements or are linked by the need to provide a reasoned overview of the whole area, highlighting the broader characteristics. There are also more detailed **place specific descriptions** (character analysis and definition of the special interest of the Conservation Area), which concentrate on each Conservation Area, and will only be found within each individual chapter.

The appraisal, including initial ideas on management needs and priorities, was the subject of a public consultation (July-August 2007), during which, an information event was held in the villages, manned by district council officers. Following consultation, officers recommended a number of amendments to the appraisal and in December 2007, the district council adopted the appraisal as a technical document supporting policies in the West Dorset District Local Plan (Adopted 2006).

The **Executive Summary** sets out the key characteristics of each village and any issues associated with them:

### **Puncknowle**

The key points of quality analysis are:

- A pleasant landscape setting, adjacent to a World Heritage coastline and within the Dorset AONB, with trees and hedges and a fall to the river valley and a contrasting escarpment edge beyond, to the north;
- Mature trees and tree groups within the village, particularly on Church Street and Rectory Lane, that enhance the setting of historic buildings, integrate modern development and add to the quality of views in and out of the village;
- Fine private gardens that add to the quality of the adjacent public realm;
- 21 Listed Building entries, including a Grade I Church and Grade II\* early C17 small Manor House, several other gentry houses and large farmhouses and C18-C19 cottages;
- About 18 unlisted buildings of quality and character, complementing Listed buildings and forming parts of several coherent groups of particular interest;
- Distinctive local building materials, notably local Forest Marble and Cornbrash, stone tiles and thatch that, combined with building traditions, give a strong sense of place;
- Interesting details such as cast iron railings, gates, gate piers, boundary walls and signs and plaques.

There are a number of detrimental features including poles and wires; the loss of traditional details on a number of buildings of character; some utilitarian farm buildings and a stone shed in poor repair.

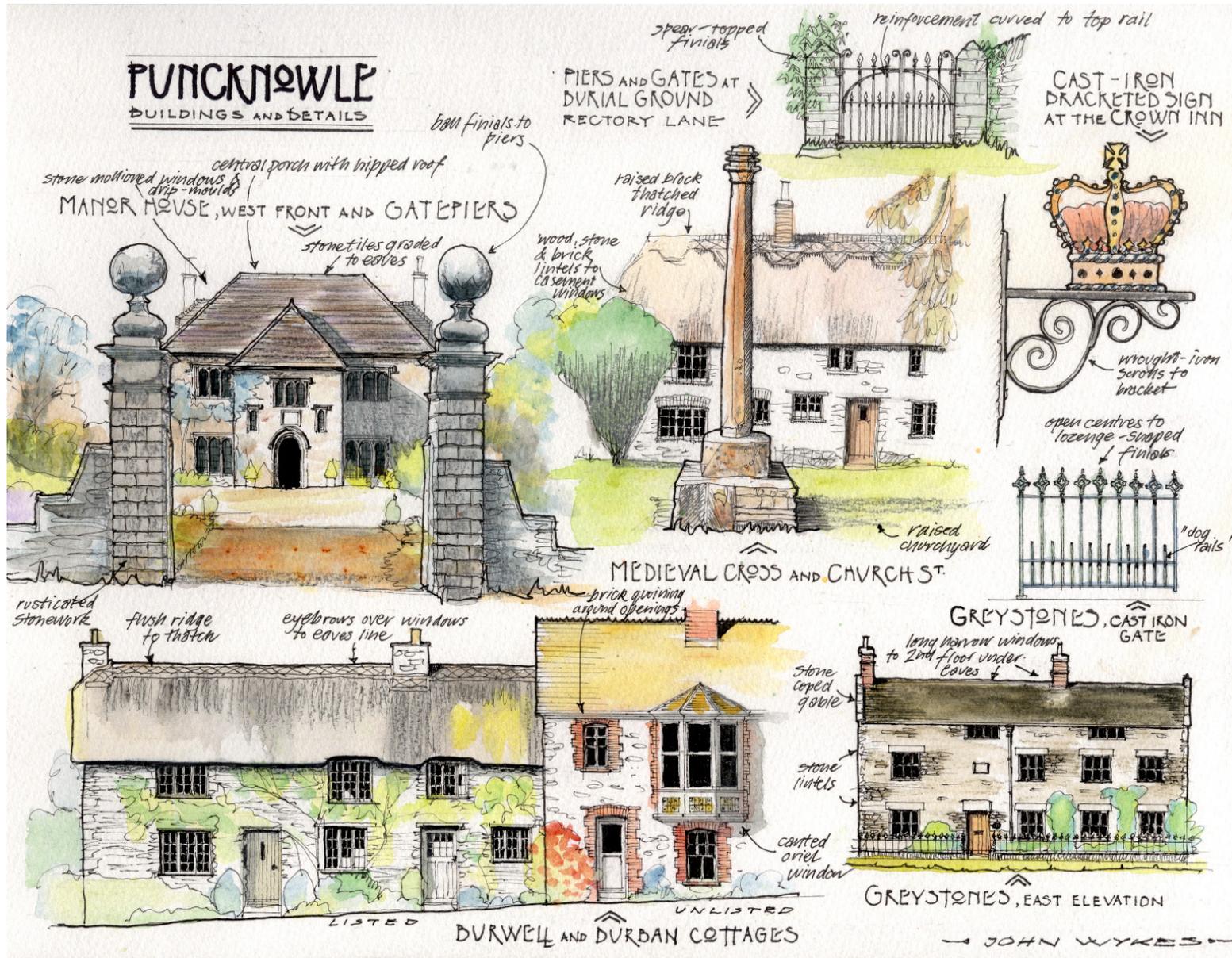


Fig 1. Buildings & details of Puncknowle

## **Burton Bradstock**

The particular qualities of the whole Conservation Area are:

- An attractive wider setting, within the Dorset AONB and adjacent to the Jurassic Coast World Heritage Site, with a landscape framework of high cliffs, high inland hills, trees and hedges;
- Important individual trees and tree groups within and on the fringe of the village, particularly along the course of the River Bride, up the lower slopes of Shipton and Gages Lanes, on The Green, on the eastern ends of Church Street and Grove Road and in the grounds of The Rectory, The Rookery and Norburton;
- An intact historic plan, with a particularly unspoilt core and the only noticeable impact from modern development on the western and northern fringes;
- 64 Listed Building entries, including a Grade I medieval Parish Church, a former Methodist Chapel, a number of C17-C19 large gentry and farm houses, former farm buildings, smaller thatched cottages, two public houses and an important industrial archaeological resource related to the flax processing industries;
- About 36 unlisted buildings of character that are of group or townscape value, including the Victorian School, former mill buildings, a large Victorian gentry house at Norburton, a particularly good group of cottages in Grove Road, other C19 cottages, former farm buildings at Manor Farm and two K6 telephone boxes;
- Several large coherent groups of good quality buildings, linked by stone walls and trees;
- Attractive details, such as distinctive local building materials (Forest Marble, Inferior Oolite and brick clays), stone walls, paving, cast iron railings and gates, signs and plaques and thatched roofs.

Detrimental features include the severe impacts of through traffic, wires, a large, intrusive modern garage and ribbon development, unlisted buildings of interest in poor condition and loss of detail on unlisted buildings of quality and group value.



Fig 2. Buildings & details of Burton Bradstock

**Litton Cheney**

- A high quality landscape setting, within the Dorset AONB, positioned on the slopes of a chalk escarpment and the valley of the River Bride;
- Set in a well-treed local landscape, with hedgerows on the main approaches, small woods and areas of ornamental planting in the village core;
- A fairly intact plan and some well defined boundaries on the eastern and southern sides of the village and an important undeveloped green heart in the centre;
- 28 Listed Building entries, including a Grade I Parish Church, several important larger houses, vernacular smaller cottages, the shell of a C19 watermill and a C18 core of Thorner's School;
- About 20 buildings or groups of unlisted buildings of value, notably the former Chapel, Victorian School block, a K6 telephone box, former sheds and barns and C19 cottages;
- Several coherent groups of Listed and unlisted buildings, boundary walls and trees, particularly at the eastern end of the village and on Main Street;
- Local building materials, notably Forest Marble and Corallian limestones, chalk block and cob and thatch, together with many other details, such as ironwork, gate piers, commemorative stones and structures, paving and sign posts that add to the quality of the Conservation Area and the local distinctiveness of the village.

Detrimental features include poles and wires; the loss of details on unlisted buildings of interest; a large, currently unused modern industrial building; a listed Building At Risk (due to its structural condition); and some weak boundaries to modern development.

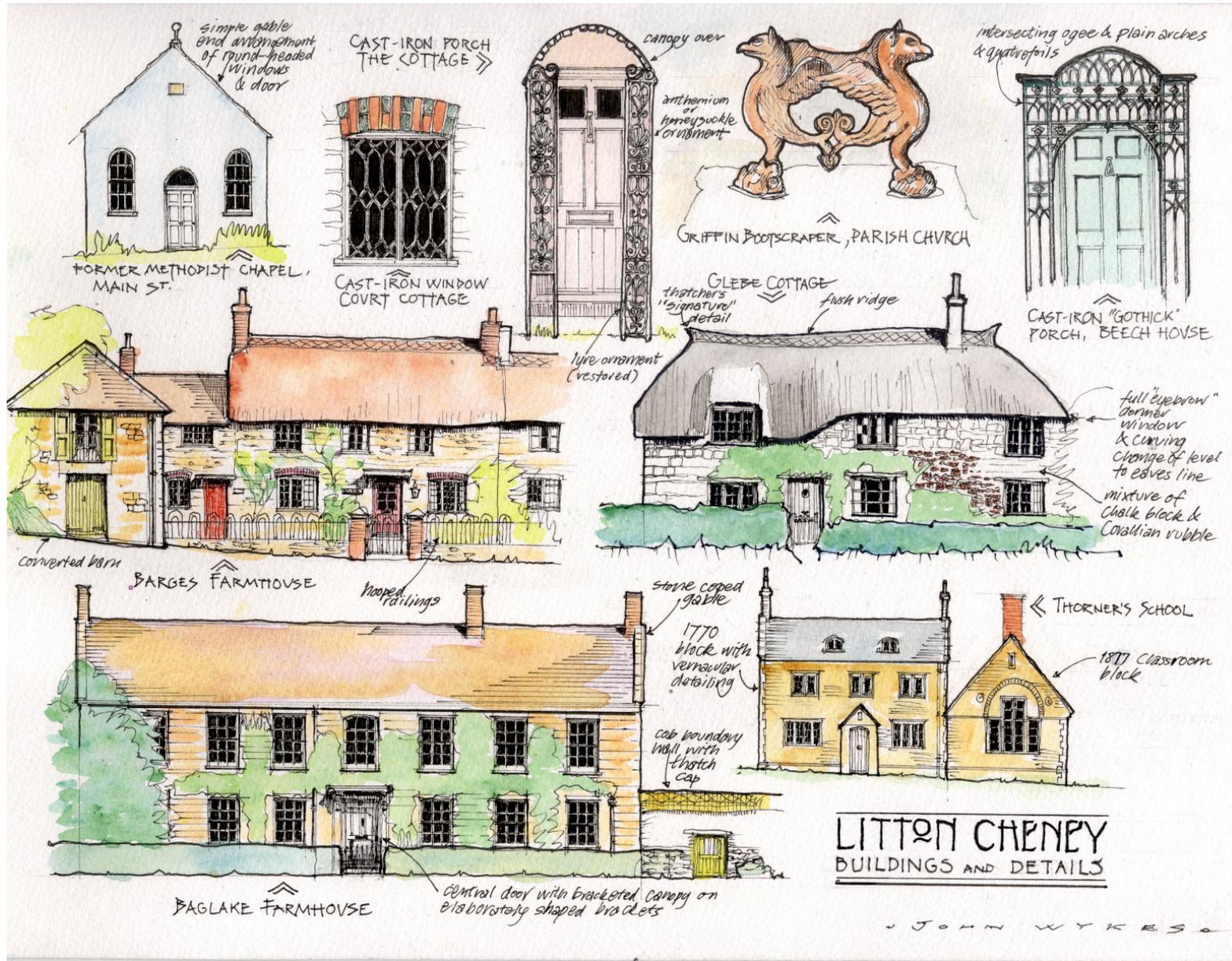


Fig 3. Buildings & details of Litton Cheney

**Winterbourne Abbas**

- A setting in a gentle chalk landscape, with valley slopes, a watercourse, meadows and woodland, within the Dorset AONB;
- A rich archaeological landscape setting, with particular concentrations of Prehistoric earthworks, a stone circle and Roman road alignment;
- Mature trees in the centre of the village, by the Church and further west, overhanging the main road, framing views and enhancing the setting of buildings;
- A small green space at the foot of Copyhold Lane that has the potential to be re-established as a proper village green and an important existing green space in the churchyard;
- Four Listed Buildings, including the Grade I Parish Church;
- About 20 other unlisted buildings of character and interest, including the Manor Farm group, a fairly unspoilt group of cottages in Manor Farm Lane, a major late Victorian house in Whitefriars, a mid C19 public house and several estate and farm cottages of merit;
- Coherent groups of buildings in the central part of the village, linked by stone and flint walls and enhanced by mature trees;
- A distinctive range of materials, including flint, Portland/Purbeck limestone (sometimes banded with spilt or knapped flints), brick, thatch, clay tiles and slate;
- Some modern infill development that complements historic character and building traditions.

Detrimental features include the visual and environmental effects of heavy trunk road traffic and highway engineering; the use of non-traditional materials in boundary walls and some new development; the loss of much detail and interest through injudicious replacement of windows and doors and the building of porches, garages and other small extensions; and the current unattractive condition of surfaces around the green at the foot of Copyhold Lane.

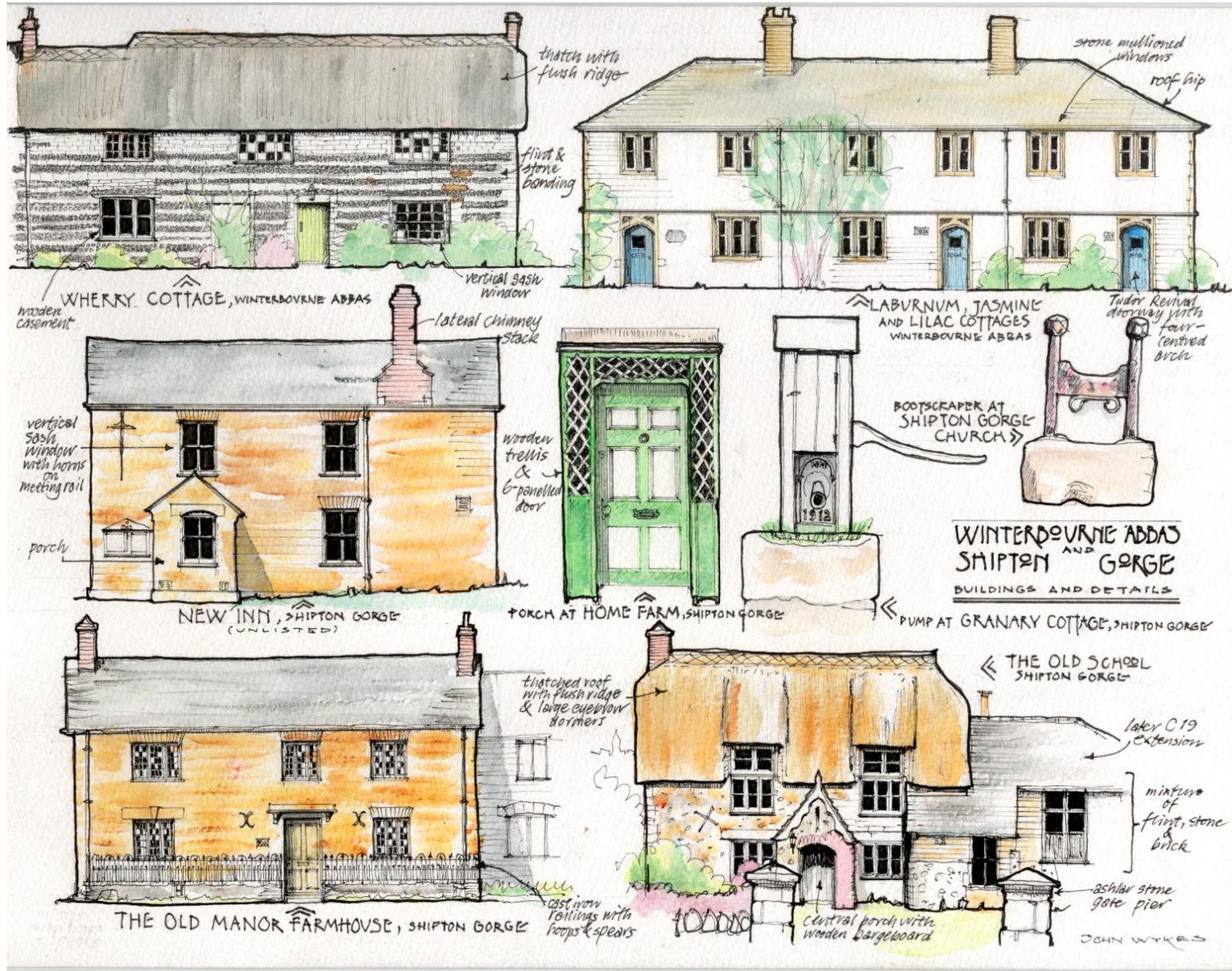


Fig 4. Buildings & details of Winterbourne Abbas & Shipton Gorge

### **Shipton Gorge**

- A good quality setting within the Dorset AONB, with the village core set in a deep defile, overlooked by the Parish Church on a low hill;
- Good approaches from the south, west and east, with deep lanes, hedges and trees;
- Important trees within the village, particularly on the northern and eastern boundaries of the Conservation Area;
- Seven Listed Building entries, including the Grade II\* Parish Church, several large farm houses, smaller thatched cottages and the former school;
- Over twenty unlisted buildings of visual, group or townscape value, including farm buildings, smaller cottages, a former Methodist Chapel, the New Inn and a K6 telephone box;
- Coherent groups of Listed and unlisted buildings in Fleet and Middle Streets;
- A use of local building stones, allied to building traditions and some interesting small details that add to the sense of place.

Detrimental features include intrusive poles and wires and some unsympathetic repairs and extensions to older buildings.

### **Common Issues**

- The pressures for infill housing development in Burton Bradstock and Winterbourne Abbas, with potential loss of green wedges, views, gardens and boundaries;
- The importance of details in repairing or maintaining structures: respecting local thatching traditions, choosing replacement windows and doors that copy or are mindful of local details, taking care in the detailing of porches, side additions and boundary alterations, avoiding gentrification, using lime mortar for pointing repairs and avoiding strap pointing or other projecting types; and not painting brick or stonework;
- The problems of sourcing materials where local quarries have closed and the care needed in matching colours and textures of available sources;
- The number (over 120) of important local buildings in the villages, most of which have group value and some of which have definite visual qualities and may be potential additions to the Statutory List of Buildings of Special Architectural or Historical Interest;
- The importance of trees, green wedges and gaps and the wider landscape setting of the conservation areas;
- The gaps in archaeological knowledge, particularly vernacular houses and industrial archaeology;
- The potential for improving design standards in the public realm (road improvements, signs, paving materials, wires and poles and the potential for reducing the visual and environmental effects of through traffic and the impact of parked vehicles).

## The Planning Policy Context

Contained within the **West Dorset District Local Plan (Adopted 2006)**, there are a number of planning policies relevant to one or more of the settlements:

- *Safeguarding Assets*, Policy SA1 seeks to protect the natural beauty of the Dorset Area of outstanding Natural Beauty (AONB); development must be in keeping with the landscape character of the area (SA3); Policies SA9, SA10 and SA13 seek to protect natural environment assets, particularly Sites of Special Scientific Importance, Sites of Nature Conservation Interest and Regionally Important Geological/Geomorphological Sites; SA16 seeks to protect Historic Parks & Gardens of International and National Importance; SA18, 19 and 20 cover the demolition, alterations to, and the settings of Listed Buildings; SA21 seeks to protect the character or appearance of Conservation Areas; SA22 is concerned with demolition within a Conservation Area; and SA23 relates to the protection of sites of national archaeological significance.
- *Avoiding Hazards*: Policies AH1 and AH9 relate to restrictions on development in Flood Risk Zones and Development Consultation Zones due to unpleasant emissions from existing sewage handling facilities respectively;
- *Settlement Policy*: Policy SS1 relates to development within Defined Development Boundaries (DDB); SS3 relates to development outside the DDBs;
- *Housing, Employment and Tourism, Community Issues, and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features.

**West Dorset 2000, a Survey of the Built and Natural Environment of West Dorset**, provides a description of archaeological and built environment assets and it includes bullet points on broad generic characteristics (related to 22 Landscape Character Areas). The District Council adopted it as Supplementary Planning Guidance in February 2002. It is a useful reference for this current document.

The **Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan 2004-2009** contains a number of relevant policies relating to the **Historic Environment** (historic landscapes, archaeology, historic parks and gardens) in Policy Objectives H1-9; the **Built Environment** (historic buildings, Conservation Areas and other developed areas) in Policy Objectives BE1-9; and **Landscape** in Policy Objectives L1-14.

Two parishes have produced local studies of value: **Litton Cheney Parish Plan** (2005) and **Burton Bradstock Parish Plan** (2006). The parish plans are available on [www.dorsetforyou.com](http://www.dorsetforyou.com) website.

The West Dorset District Local Plan and West Dorset 2000 are available at district council offices, whilst the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan is available from Dorset County Council. The documents can be viewed on [www.dorsetforyou.com](http://www.dorsetforyou.com) and main libraries will hold relevant printed copies. Information on Listed Buildings and Conservation Areas is also available on [www.dorsetforyou.com](http://www.dorsetforyou.com) website.

## Assessment of Special Interest

This includes two common core elements: location and setting; and historic development and archaeology; and a series of individual settlement descriptions of spatial and character analysis, providing detail on topics such as spaces within the developed areas, important edges, key views and vistas and a whole range of character components, such as land uses, building plan forms and types, the architectural and historic qualities of the buildings and structures, local details and building materials, the contribution made by greenery and the extent of loss, intrusion or damage.

### A. Location and Setting

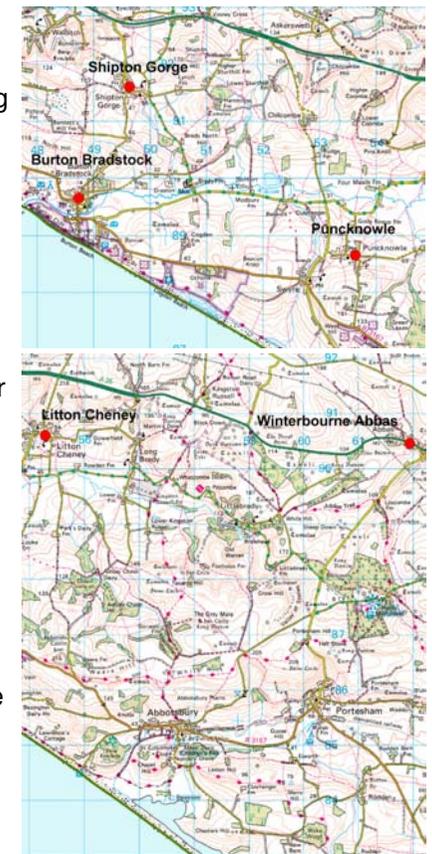
The five settlements are located almost due west of Dorchester, in the triangle of land between the A 35 (T) road to Bridport and the B3157 coastal route from Weymouth to Burton Bradstock and Bridport. They are all within the Dorset Area of Outstanding Natural Beauty. Winterbourne Abbas is about eight kilometres from the County Town, astride the A 35, on the South Winterbourne, set on the floor of a chalk valley. There are gentle slopes to the north and south, rising to over 160m AOD and cut into by a series of deep dry valleys. Litton Cheney and Shipton Gorge are seven and thirteen kilometres further west, to the south of the trunk road. Litton Cheney is positioned at the foot of a steep chalk escarpment, at about 84m AOD, with the main road running about 120m higher along the top of the slope. The village is actually set on the shallower lower slopes, on the north side of the Bride valley, facing a broad area of undulating terrain backed by the higher coastal slopes to the south. Shipton Gorge also has a fine setting, in an undulating landscape, again between the main road and the River Bride. It is only three kilometres from Bridport but seems remote from a town.

Puncknowle is just SSW of Litton Cheney and about six kms east of Burton Bradstock and the same distance NW of Abbotsbury, inland of the B3157 coast road, set on shallow slopes down from the coast to the broad valley of the Bride. Burton Bradstock is much more of a coastal settlement, positioned, mainly, on the northern side of the Bride, slightly to the east of its entry to the sea. The main part of the historic core is set up and on top of a steep rise from the watercourse, to the east of the B3157, from a bridging point that separates the main village from its small southern suburb of Southover.

### B. Historic Development and Archaeology

The area of West Dorset between Dorchester and Bridport and the coastline has a very rich archaeology characterised by a range of sites from the Neolithic period to the Second World War. The Dorset Sites and Monuments Record has nearly 200 recorded sites and finds over the five parishes, of which over 40 are Scheduled Monuments.

The Prehistoric inheritance is particularly rich, with significant clusters of earthworks on higher ground, in particular, related to the wider distribution of Bronze and Iron Age barrows, linear earthworks, settlement sites and field systems on or associated with the South Dorset Ridgeway. Winterbourne Abbas, in particular, has about two dozen Scheduled Bronze Age bowl, bell and disc barrows, with a magnificent group at Poor Lot, to the west of the present village. Nearby are the Neolithic Nine Stones circle and a long barrow. Litton Cheney Parish has linear earthworks or cross-dykes at Haydon and Askerswell Downs and an Iron Age settlement site at Pins Knoll and there is an enclosure at Shipton Hill, Shipton Gorge. Iron Age field systems are particularly well-preserved at Litton Cheney and Winterbourne Abbas.



Figs 5 & 6. Location maps  
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The Roman period is represented by the Dorchester-Exeter road, to the north of the present A 35 from a point east of Winterbourne Abbas, and settlement evidence at Litton Cheney, Puncknowle (The Knoll) and Burton Bradstock. The medieval record is of significance, with largely intact Parish Churches at all the settlements (but with differing degrees of Victorian restoration and rebuilding and a medieval western tower and Victorian body at Shipton Gorge) and deserted settlement sites at Sturthill, Burton Bradstock, together with a deer park; West Bexington, Puncknowle; and earthworks at Shipton Gorge suggesting a shrinking of the village. There are field systems at Puncknowle, Shipton Gorge and Litton Cheney, with strip lynchets and greenways.

Post-medieval archaeology includes lime kilns at Burton Bradstock, Puncknowle and Shipton Gorge, a C19 ridge-and-furrow field system at Cogden Farm, Burton Bradstock and two C18 milestones at Winterbourne Abbas. Litton Cheney has substantial remains of its corn mill with an 1866 overshot wheel. Burton Bradstock had notable industrial development, with several enterprises relating to flax spinning and manufacturing. Richard Roberts opened a spinning mill in 1794 on the River Bride and built the flax swingling Grove Mill in 1803 (part of the shell remains) and a third mill for spinning in 1814. At this date, there were over 200 weaving looms in the form of out-working in cottages in the village and surrounding area. The flax raw product was processed for a wide variety of end products: sailcloth, duck, table linen, canvas, bags and hand towels. Grove Mill became a corn mill and was, in recent times, converted to housing. The Mill Street buildings survive also, with the manager's house remaining and the former store and counting house becoming a terrace of houses. The mill building is currently unused.

Burton Bradstock, Litton Cheney and Puncknowle, in particular, have a number of large C17-18 gentry houses, exemplified by Puncknowle Manor, a C16 core with early C17 alterations and additions; and substantial village houses and farm houses at Burton Bradstock (The Rookery and White House as C17 examples and Darby House, Red and Girt houses as late C18-early C19 types, the latter two being built of red brick), Litton Cheney (where The Old Rectory, Court House and Baglake Farm may be highlighted) and Shipton Gorge (notably, The Old Manor Farm). The villages also contain a wide variety of building types including Victorian schools, Nonconformist chapels, farm groups (showing changing technology and layouts) and public houses.

There are also several important remnants from the Second World War, such as pill boxes at Burton Bradstock and Puncknowle. At Litton Cheney, there are two former fish ponds on farmland south of the parish church; one (grid ref SY5515 9040) is recorded in the Dorset Historic Environment Record (HER) as Litton Cheney No 30, whilst the other is not recorded in HER but situated at grid ref SY5517 9056.

The **main archaeological issues** are:

- Lack of understanding about the total resource;
- Landscape change leading to loss of hedgerows and damage to earthwork features;
- The poor condition of some of the structures, such as lime kilns;
- The alteration of substantial structures such as mills without adequate recording;

## C. Introduction to Spatial and Character Analysis

Each settlement differs in its relationships between buildings, public space, gardens and open countryside and it is very difficult to generalise. Within Conservation Areas (usually the historic core of the village), there are unique progressions of spaces, with varying degrees of physical and psychological enclosure and exposure, depending upon the density and height of buildings, their position relative to the highway, the character of boundaries and the dominance or dearth of trees, views out to countryside or into the village core, and the effects of topographical levels – the rise and fall and alignment of roads and paths. These are all elements of **townscape**, a method of giving visual coherence and organisation to the mixture of buildings, streets and spaces that make up the village environment. Townscape enables places to be described, using three elements:

- The sequence of views obtained in passing through an area, depending upon road alignment, positions of buildings, views etc. The chain of events is usefully termed *serial vision*;
- The feelings of relative exposure and enclosure depending upon the size and shape of spaces and buildings;
- Content: colour, texture, scale, style, personality and the many little details of materials, street furniture, signs and other local distinctiveness characteristics.

### C1. Puncknowle

Puncknowle is a small-to-middle-sized village with a Conservation Area embracing all of its properties (with one exception). Most of the historic interest relates to Church Street and Rectory Lane, which share common qualities of building types and layouts, as well as materials and details, and it is thus proposed to describe the settlement as one character area.

### Spatial Analysis

#### The character and interrelationship of spaces within the Conservation Area

The wider setting of the village is characterised by its proximity to the West Dorset coast, about two kilometres inland from the Chesil Beach and about 500m from the B3157 road and less than this from the northern parts of neighbouring Swyre. Puncknowle is positioned on a series of minor lanes from Swyre to Litton Cheney on a shallow southern slope towards the course of the River Bride. There are fine views inland over the river valley to the chalk escarpment to the north. To the south rises the 181m Knoll, a feature that probably contributed to part of the village's name. Puncknowle had three open fields in the C19, of which the East Field still has The Drives, a wide strip of common land left after the enclosure of the open field.

The settlement has an east-west main street running along the contours with a minor road and a cul-de-sac lane running north downhill and a minor road running south off the eastern end of the main street towards The Knoll and the coast.

The historic village has a nucleated **plan** form, with a concentration of major buildings along Church Street (Parish Church, Manor House, Crown Inn, Manor Farm and the former Victorian School/present Village Hall) and a minor cluster of The Old Rectory and Home Farm on Rectory Lane, which forms a junction with the western end of Church Street, possibly the site of the village green. The northern side of Church Street has a more or less continuous run of buildings, from the junction with Rectory Lane to the fork into Looke Lane. These short, informal terraced rows are echoed at the south end of Rectory Lane. Most of the cottages are positioned directly on the road line, with no or minimal front spaces. In contrast, there are a number of larger detached houses, set in their own grounds, notably the Manor House on the southern side of Church Street, the nearby Manor Farmhouse set in a large farmyard, and The Old Rectory, on Rectory Lane.



Fig 7. Church Street

Most of the lanes lack pavements, with the exception of a short stretch in Church Street and longer runs in Rectory Lane. At the eastern end of Church Street, a forked junction and another offset one have created three minor roads: Clay Lane running to the south; Looke Lane due east and Hooper's Lane due north. Of these, Clay Lane has a minor ribbon of sporadic, older cottages and Hooper's Lane has some late Victorian villas and a short terrace. The 1888 and 1902 Ordnance Survey sheets show development from the Wesleyan Methodist Chapel east to Manor Farm and the School, with a few outliers on Clay Lane. Hooper's Lane only had a short terrace and two other houses and Rectory Lane (then named Duck Street) had more or less its current shape and form. This shows little change from the 1841 Tithe Map. C20 individual housing plots have created a ribbon to the west, almost to Hazel Lane and the outlying houses of Swyre and on the eastern end, individual plots and semi-detached houses and short rows have extended the plan along Looke Lane and Hooper's Lane.

It is possible to characterise the overall form of the village by describing a walk from the western end to the eastern extremities. It is, of course, equally valid to describe the route from east to west but the chosen one is, perhaps, the more usual approach into the village. Where relevant, views back to the west will be described. Starting at the western entry, there is a winding lane bordered by modern bungalows and houses, given character by the changing road line, hedges and walls and large garden shrubs. There is the remnant of a Wesleyan Chapel, with its gable end to the road and then a dramatic contrast in building character and layout with an entrance into The Old Timber Yard. Stone sheds and a barn with loop lights are complemented by new development. There then follows a good example of serial vision, with a sequence of changing experiences of space and enclosure.

The road curves subtly, falls downhill and returns in another bend uphill. A large hedge and trees to the right (south) and the barn frame a view of old cottages and a red telephone box. The cottages, to the left (north) are positioned in an L-shape, at an angle to the road line, creating an informal triangular space, with the thatched Manor Cottage terrace and Greystones providing very firm boundaries. Greystones, in particular, has a strong gable end to the road and a front space bounded by attractive cast iron railings and its long façade leads into a short cul-de-sac where Knapp Farmhouse is situated. A suitably rural stone bus shelter is built into the wall opposite and the large trees of the Manor House grounds are prominent.

Looking back west, Greystones (fig 1) and the barn dominate the space, being set up on higher ground, and the approach lane seems to be squeezed as it makes its way round the angle. Looking east again, Church Street is prominent on a rise back uphill, with a stone gable end and a seemingly continuous row of attractive cottages on the left hand side. To the right is a complete contrast, with an entrance into the Manor House's service yard, stone walls, big trees and the small tower of the Parish Church, with its cap reminiscent of Normandy, peeping over a stone lych gate and framed by churchyard trees.

Before exploring this area, the junction with Rectory Lane invites a short detour. The actual junction is underlined by the splaying back of the building line at Corner Cottage, creating a funnel-shaped space, which narrows into Rectory Lane. This runs downhill, giving views of older cottages and large trees. The subtle variations in road alignment and building position (Wren Cottage and its neighbour are set high above the road on a bank) give sharp perspective views and more oblique glimpses of facades. The Old Rectory is virtually hidden behind superb trees and the greenery is echoed across the lane with the trees of the Burial Ground. The lane then continues to fall downhill but becomes entirely rural in character, with hedge banks and trees. Looking back uphill (south), the cottages show their gable ends and subtle positioning to the general road line and, at the summit of the hill, the trees of the Manor House's grounds are very noticeable.



Fig 8. Rectory Rd looking north



Fig 9. Manor Cottage terrace

Back on Church Street, the sequence of buildings on the north side is particularly fine, with thatched stone cottages and a very attractive pub effectively grouped with the taller late C19 pair, Durban and Thornleigh Cottages. Their two canted oriel windows, enhanced by tiles, are effective in perspective views. The building line breaks forward with The Crown, adding a little element of variety. The architectural pace slackens off slightly to the east, with a mixture of thatched cottages set back from the road, modern infill and some smaller but attractive late Victorian cottages, but the overall effectiveness of the group is maintained. Opposite, a high dry-stone wall supports the elevated churchyard, with its medieval cross (fig 1), yews and gravestones. The north side of the church is revealed and two handsome gate piers herald the front entrance to the Manor House. A verdant garden and tall trees are glimpsed but the House is not well seen from the public realm, with only partial views of flank walls and roofs from the churchyard. The churchyard also provides elevated views of the run of Church Street buildings opposite.

At the end of Church Street, the lane forks either side of a characteristically Tudor Revival former Victorian school, which effectively stops views east. To the right (south), a group of utilitarian blockwork farm sheds rise over a modern wall and then there is an oblique view into Manor Farm's yard, with older stone and brick buildings and, glimpsed very fleetingly, the large Victorian farmhouse. Along Clay Lane, on the left are Hollybush, Clay House and Minchington, whilst on the right Dairy Cottage and House are unspoilt Victorian houses, set back from the road and slightly above it. Outside Dairy Cottage is a wellhead, which by tradition, belongs to the village. Two large Scots Pines are very visible in views back west towards Church Street. Clay Lane then bends markedly, with an attractive green space adorned with trees and then a stretch of modern housing and a climb into a cutting overhung with vegetation, with a final row of older cottages at right angles to the road on the eastern side.

Back to the fork and the former school, on the outside of a curving road alignment is Looke Lane, framed by the Victorian buildings and Myrtle Cottage. Continuing along the lane, there is a final junction with Hooper's Lane, with a fine view north towards Litton Cheney and the escarpment. Hooper's Lane falls gently, with development of mixed character only on its western side.

**Key views and vistas** are the sequence of townscape views from the western approach; the longer vista down Rectory Lane from the junction with Church Street; views both ways along Church Street; the elevated views from the churchyard; and the wide view of the surrounding countryside down Hooper's Lane. Obvious **landmarks** are Greystones and the adjoining barn; the elevated churchyard and tower; and the former school/Village Hall at the end of Church Street.

## Character Analysis

### Building Uses

The village had a range of uses typical of a small village: Parish Church, Manor House; Methodist Chapel; Rectory, three farmhouses with adjoining farm buildings; School and Schoolhouse; bakery; forge, Post Office and public house. Of these, the Chapel, bakery, Post Office and forge have become houses; Home and Knapp Farms have been similarly converted; and the School has become the Village Hall. The Knapp Farm barns are part of a very recent private housing development.



Fig 10. Churchyard & lychgate with the parish church behind



Fig 11. View from Hooper's Lane towards Litton Cheney



Fig 12. Home Farmhouse

### Building Types and Layouts

The village has a range of types and layouts, reflecting historical activities, adaptation and growth. The Parish Church is a good example of change and accretion from the C12 to major C17 repairs and late C19 additions. It has a west tower, nave, chancel, south chapel and north aisle, the medieval church probably consisting of only tower, nave and small chancel in line. The Manor House was originally a single depth block, with a central front porch and symmetrical window openings. A substantial rear wing, at right angles, has been rebuilt and extended. The other large gentry house is The Old Rectory, early C19, symmetrical and with an older attached service wing and yard.

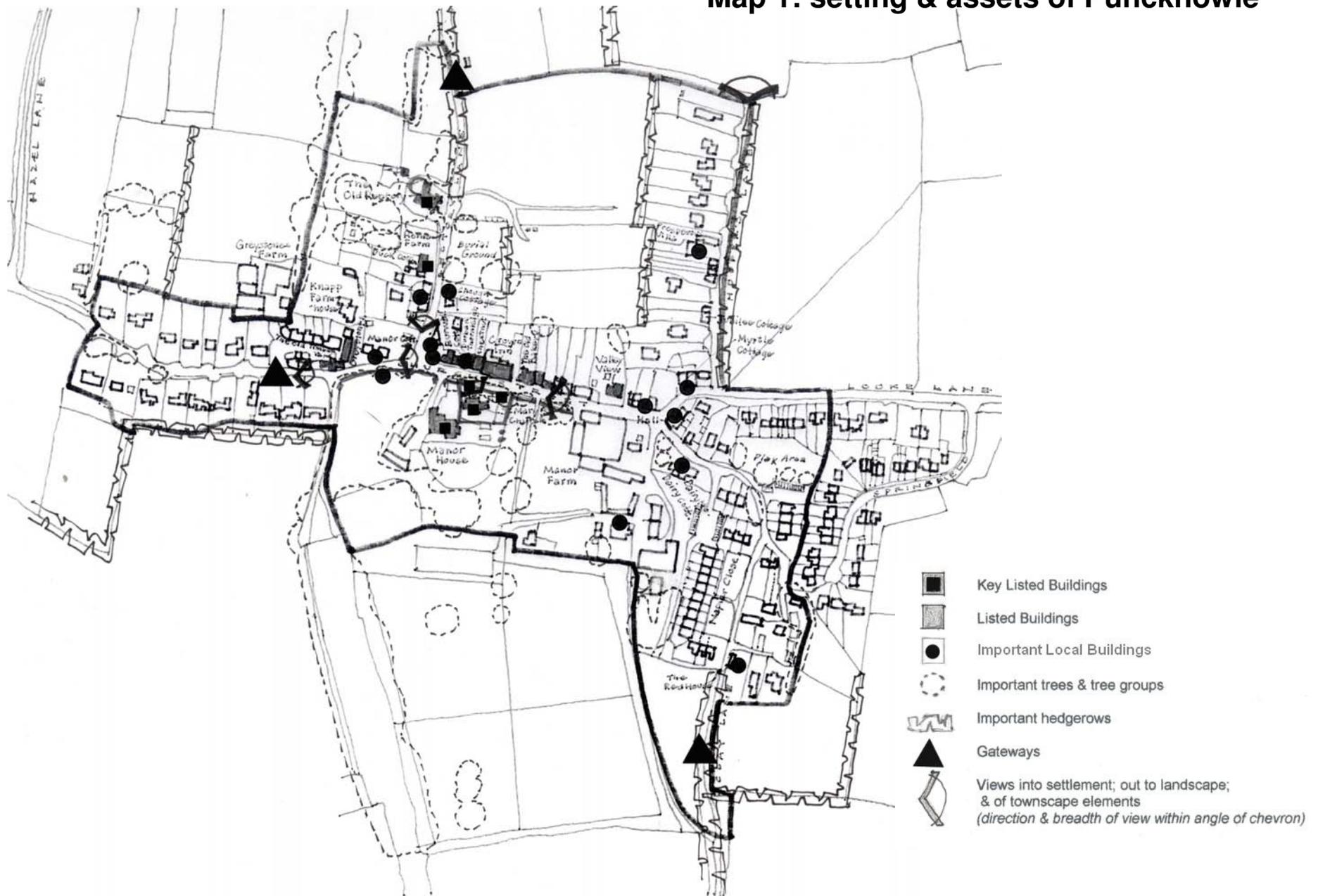
There are several detached farmhouses in the village: Greystones is two-and-a-half storeys, late C18, with an off-centred entrance; Home Farmhouse is mid C19 with a centrally placed entrance and a pentice-roofed outshut or lean-to element to one side. Manor Farmhouse is a mid C19 stone house with sashes and a symmetrical plan. Valley View, in Church Street, is a combination of two early/mid C19 cottages, showing a regular pattern to its door and window openings. Duck Cottage, next to Home Farm, shows evidence of higher status, with sashes and central doorway enriched with pilasters and a bracketed canopy.

The majority of cottages show less formal planning. Green Leaze, on Clay Lane, is a combination of three former small cottages, with an offset front entrance. Most cottages are one-and-a-half (with eyebrow dormers partly set into the roof) or two storeys, thatched, set in an informal row and with offset entrances or, into the C19, central doorways. Front porches may have been added and rear extensions are often in the form of lean-to outshuts. The Crown pub conforms to this general type.



Fig 13. Valley View

**Map 1: setting & assets of Puncknowle**



Agricultural buildings are fairly evident: a single storey early C19 stone barn adjacent to Greystones has central doors on both of its long sides set in slightly projecting porches. Manor Farm has an assembly of C19 stone barns and sheds set around a large yard. The former dairy has been converted to two houses and was probably a combination of cottage and milking parlour. The former School seems to have been a substantial block lit with large windows at gable ends, possibly sub-divided internally by wooden partitions. The teacher's house (Old School House) is attached.

#### Key Listed Buildings and Structures

There are 21 Listed Building entries in the Conservation Area, with a Grade I Parish Church and Grade II\* Manor House, all other entries being Grade II. The key Listed Buildings are:

- The Parish Church of St Mary, C12 core, C17 rebuilding and late Victorian addition, attractive materials, two C12 fonts, wall paintings and monuments;
- Lych Gate to the churchyard, C18, rubble stone and hipped stone tile roof, a substantial structure with steps up and adjoining walls; a rare date for such a structure in Dorset;
- The churchyard cross and several churchyard monuments, C15 cross with stepped base and tall tapering shaft, well preserved (apart from missing top) and prominent in the churchyard; good table tombs of varying dates;
- The boundary wall and gate piers to the Manor House and the retaining wall to the churchyard, probably C18;
- The Manor House (fig 1), c.1600 with C19 rear range, attractive main front and materials, fine quality garden setting;
- The Old Rectory, early C19, older rear wing, some refined detailing;
- Home Farm, mid C19, unusual roof and central chimney stack, prominent position.

#### Important Local Buildings

The contribution made by important local buildings is important and there are a number of individually attractive and interesting unlisted buildings, most of which contribute to the value of larger groups:

- Jubilee House and Fir View, Church Street, west of the Rectory Lane junction; early C19 rubble and thatch, casements, group value;
- Drood Cottage in Rectory Lane, an urbane early C19 rubble and slate house with evidence of blocked openings, sashes and a pilastered doorway with a bracketed canopy and a six panel door; of individual architectural value;
- Bride Valley Cottage, Rectory Lane, render and slate, casements, painted brick porch with pentice roof; group value;
- No. 1 Wren Cottage, Rectory Lane, early/mid C19, rubble and pantile roof, casements with wood lintels, central porch; group value;
- The K6 telephone box on the junction of Rectory Lane and Church Street;
- The adjacent Corner House, late C19 rubble and slate, porch and replacement casements; group and townscape value;
- The bus shelter opposite Fir View, set within a Listed boundary wall is not mentioned in the list description; C20 but well detailed and showing sympathetic use of materials;
- Durban (fig 1) and Thornleigh Cottages, Church Street, late C19 pair, rubble and brick quoins, canted oriels with ceramic tiles on base (replacement windows); characterful and of group value;
- Railings and Delve Cottages, eastern end of Church Street, mid C19 rubble and slate, Railings with brick cambered lintels and both with porches; group value;



Fig 14. The Old Rectory



Fig 15. Drood Cottage

- The Red House, on Clay Lane, late C19 detached house, pyramidal roof with central stack, symmetrical east façade with porch, red brick with pale grey dressings around openings and quoins;
- The Church Hall and Old School House, mid-Victorian Tudor rubble and ashlar dressings, large mullioned windows with stone relieving arches over and wooden casement to Hall, conspicuous stone coped gables, simpler casements with cambered stone lintels to House, porch and good stone boundary wall to Looke Lane; of architectural and group value;
- Manor Farmhouse and the group of older stone buildings to the north, mid C19 rubble house with sashes and central doorway, conspicuous brick stacks on gable ends, front railings; farm buildings are of rubble with brick quoins; of interest as a mid-Victorian farm group;
- Dairy Cottage and House, mid C19, rubble, stone cambered lintels, casements; group value;
- Myrtle Cottage, Looke Lane, mid C19, rubble, wooden lintels to replacement windows; townscape value on curve of lane;
- The Alcove, Hooper's Lane, mid C19 rubble and brick quoins, pantile roof, casements and porch; seemingly unspoilt.

In addition, Jubilee Cottage and Prosperous Villa in Hooper's Lane both have some unspoilt elements and name or date plaques.

#### Building Groups

Good groups are the whole of the main east-west spine, from Greystones and barn to the Church Hall, including the Church and churchyard, lych gate, Manor House and extensive gardens; and Hill View, Home Farm, The Old Rectory, the Burial Ground and Nos. 1 and 2 Wren Cottages, all In Rectory Lane.

#### Building Materials and Architectural Details

The village and Conservation Area are built on Cornbrash, with a fault running between the Church and Manor House. Forest Marble appears on the south side of the fault. Most buildings are built of Forest Marble, a hard, crystalline, fossiliferous limestone, grey in colour and often containing closely packed pieces of shell. There have been a number of quarries in the Parish, at Golly Knap Farm, Limekiln Hill and Look Farm and several others. The stone has been used in rubble form for building and boundary walling and also for stone tiling (a fine-grained siltstone from the upper part of the Forest Marble Formation), giving the village an overall homogeneity of colour and texture. A few buildings, notably cottages in Church Street, contain some Cornbrash mixed in with the Forest Marble. Cornbrash is a massive blue-hearted limestone that weathers to a biscuit colour. It is not oolitic but granular in texture.

Although neither local stone is a particularly good building material, they have been employed as, usually, random rubble. The Forest Marble may occur as dressed stone lintels and quoins or brick detailing seen in later Victorian buildings, the orange-red brick probably originating from local Oxford Clay at Quarr Mead near Golly Knap Farm. The Red House, in Clay Lane, is built of red brick with pale grey detailing. Fernleigh, Durban and No. 2 Wren Cottages and farm buildings at Manor Farm all show this stone and brick combination. One or two buildings have a coating of smooth lime-based render, notably The Old Rectory, Valley View and Bride Valley Cottage.

Three prestige buildings show the use of limestone ashlar from sources outside the locality: Portland/Purbeck window and door frames at the Manor House and Hamstone at the Church (particularly C19 restorations) and former School. The latter



Fig 16. Red House



Fig 17. Railings Cottage & church hall

and Home Farm have a more orange rubble brought roughly to courses. This does not seem to be either of the two local stones and may be Corallian Abbotsbury Oolite, from the adjoining parish.

Many modern buildings are built of a white limestone, probably Portland/Purbeck, which does not quite accord with the greys and pale biscuit colours of older structures.

Boundary walling is an important feature, particularly along Church Street and Rectory Lane, usually of random rubble with copings of stones on edge. The churchyard retaining wall and other boundaries, such as the modern one to the Clay Lane Play Area, are dry-stone walling. Gate piers are of rubble or dressed stone, seen at the Manor House (the piers nearest the front of the House are of fine quality ashlar and may be Portland/Purbeck limestone) and the entry to the Rectory Lane Burial Ground. The Manor House piers (fig 1) show considerable quality, with rustication, a cornice and large ball terminals.

Roofs vary from the attractive, graded stone tiles seen on the Manor House, Church tower cap and some other parts of the body, outbuildings to the Old Rectory and churchyard lych gate; clay plain tiles and pantiles; slate and thatch. The latter is usually combed wheat reed with typical South Dorset forms – simple, rounded profiles, flush ridges and small raises in the eaves over windows or larger eyebrows to accommodate the full first floor window. Wychwood, on Church Street has raised block ridging. Thatch and tile roofs have gable ends or stone coped gables with simple kneelers. Chimneys are usually of brick, with some rendered examples visible. Manor Farmhouse has tall chimney pots with crenellated tops. Home Farm has a multiple stack set at the apex of its hipped pyramidal roof.

Windows show changing fashion and technology, with ovolo stone mullions, elliptical heads and labels or drip stones over at the Manor House; many examples of wooden casements with timber, stone or brick lintels and varying numbers of glazing bars (from simple two pane lights, multiple panes and Victorian marginal glazing; the Crown Inn is a veritable text book of varying shapes, sizes and detailing); metal casements with leaded lights; and some late C18-early C19 vertically hung sashes, five over ten at Chestnuts, six over six panes at Duck Cottage and eight over eight at The Old Bakery. The two prominent, canted oriel windows in Church Street have been altered by replacement but their overall form remains.

Doors are often simple vertically boarded types with or without a glazed light. There are more sophisticated six panelled types at Duck Cottage, part-glazed examples at Greystones and The Old Bakery, and flush and recessed panels with two glazed top lights at The Old Rectory. Here, the transom light over the door has diagonally-set glazing bars. Porches are common elements, varying from bracketed flat canopies, enclosed types with compass (ridged and gabled) roofs or pentice (lean-to) roofs, thatched roofs and a C20 wooden trellis type with a tented roof (The Old Rectory).

The village has a number of attractive details: good cast ironwork (fig 1) in the spear-headed gates at the Burial Ground; more elaborate spears with open centres at Greystones, curvilinear scrollwork at the Manor House entrance; and a bracketed crown wall sign and a local brewery lantern at the pub. The Old Rectory has wooden pyramidal-topped gate piers and wooden gates with iron elements. There is a wooden direction sign on the wall on the south side of the Church Street/Rectory Lane junction. Durban and Thornleigh Cottages have late Victorian glazed decorative tiles on the base of their oriel windows.



Fig 18. Manor Farm barns



Fig 19. Boundary wall of No 1, Chough Cottage

### Parks, Gardens and Trees

There are a number of important green spaces: the raised churchyard; the Play Area on Clay Lane and the large private gardens around the Manor House and The Old Rectory, both of which enhance the public realm by virtue of hedges, large shrubs and overhanging trees. The small cottage gardens fronting properties on the north side of Church Street add to the enjoyment of the village core. Gardens help to temper and improve areas of modern housing, particularly on the western approach and along Clay Lane.

The village is greatly enhanced by copious numbers of mature trees, in the grounds of the two largest gentry houses, in the churchyard, the Burial Ground, west of Home Farm and adjacent to Manor Farm, where the two tall pines are also important in views from Church Street and Clay Lane. There is a particularly fine avenue west of the Manor House along a track. This distribution is reflected in the designation of Tree Preservation Orders (TPOs) on the western edge of the village; in The Old Rectory grounds; in the churchyard; west of Manor Farm; and on Clay Lane. At the northern tip of the conservation area, in the Old Rectory garden, is a group of protected trees that may represent a former, historic fishpond.

### Detrimental Features

There are a few problems in the Conservation Area:

- Poles and wires on Hooper's Lane and at the southern end of Rectory Lane;
- Some examples of lost details on good quality unlisted buildings: particularly replacement uPVC windows and doors that tend to be heavy in section and over-elaborate in detailing compared to traditional models;
- The utilitarian nature of the modern farm sheds on the south side of Church Street combined with an artificial stone boundary wall;

### **Definition of the Special Interest of the Conservation Area**

- A pleasant landscape setting, adjacent to a World Heritage coastline and within the Dorset AONB, with trees and hedges and a fall to the river valley and a contrasting escarpment edge beyond, to the north;
- Mature trees and tree groups within the village, particularly on Church Street and Rectory Lane, that enhance the setting of historic buildings, integrate modern development and add to the quality of views in and out of the village;
- Fine private gardens that add to the quality of the adjacent public realm;
- 21 Listed Building entries, including a Grade I Church and Grade II\* early C17 small Manor House, several other gentry houses and large farmhouses and C18-C19 cottages;
- About 18 unlisted buildings of quality and character, complementing Listed buildings and forming parts of several coherent groups of particular interest;
- Distinctive local building materials, notably local Forest Marble and Cornbrash, stone tiles and thatch that, combined with building traditions, give a strong sense of place;
- Interesting details such as cast iron railings, gates, gate piers, boundary walls and signs and plaques.



Fig 20. Pine trees in view north from Manor Farmhouse



Fig 21. Glimpse of the grounds of the Manor House

## **C2. Burton Bradstock**

Burton Bradstock is a large village with a number of historic buildings and there is a definite change in character between the busy main road and the quieter lanes north and south but there is a continuity of building types and materials and similarities of layout and plan form. It is proposed to describe the Conservation Area as a whole without recourse to sub-areas.

### **Spatial Analysis**

The village is set mainly on a shelf or plateau on the north side of the River Bride, about a kilometre east of its entry point into the sea, percolating through Chesil Beach. There are steep lanes down to the river channel and the village is enclosed by high hills, up to 115m, to its north (North Hill) and to the ESE, where low coastal cliffs rise to over 50m. There is a small, separate hamlet of Southover on the south side of the watercourse. The village is near the coast but has little apparent visual connection with the sea. In fact, views of the World Heritage Coast from the historic core are very limited by the presence of Burton Cliff and are, in any case, dominated by the Freshwater caravan site. The B3157 is a busy through route along the coast, between Weymouth and Bridport, and effectively forms the western boundary to the settlement. Modern development has spread in linear form along the main road, up Barr Lane to the NW of the village, and on the eastern fringes, particularly visible up the slopes of North Hill towards Shipton Gorge.

The historic core is comprised of a network of lanes SE of the junction between the main coast road, High Street (B3157), and Shipton Lane, heading NE up North Hill. Shipton Lane becomes Shadrack (also spelt Shadrach on OS sheets and in the names of some related houses) Lane at its southern, main road end. By Shadrach Farm, Middle Street runs off SE towards The Green, also known as Parish Pump, and, at the junction between Shadrack and High Street, Church Street runs east to The Green and beyond to the School, The Rookery and a green lane by the river. Middle Lane is the very short NW side of The Green, between Church and Middle Streets. Thus, Shadrack, Middle and Church Streets form an almost equilateral triangle just offset from the main road. There are other major elements in the pattern of lanes: Grove Road, formerly Bull Lane, runs off east from Middle Street to the former Burton Mill and a track beyond. Darby Lane runs due south off the western end of Grove Road directly to Church Street and the Church. Gages Lane runs west off the bottom of Shipton Lane and Annings Lane goes east and the whole area between these latter two routes and to the south, down to Grove Road, is infilled by large areas of modern housing. Shipton Lane has several older houses about half way up, notably the mid-Victorian Norburton (named as The Buildings on the 1888 OS sheet), North Hill Cottage and Ewell Court, which have been joined by modern detached plots.

The main road is known as Barr Lane at the NW extremities of the village, becomes High Street down to the bridge over the Bride, where it was known earlier as Bridge Street, and then has two offshoots in Cliff Road to the coast and Southover, a cul-de-sac to the west, a minor suburb of the main village. The water meadows of the Bride have precluded development between Southover and Burton. High Street has two other junctions: a minor one in Donkey Lane, which runs NE back to Church Street; and a major one in Mill Street, which runs parallel to and above a mill leat and the river before turning a right angle and emerging into Church Street by the side of the Parish Church, just a few metres from The Green. There is also an access from High Street into Manor Farm opposite The Reading Room. Most of this pattern of lanes lies on a level shelf but Mill Street, Donkey Lane and High Street, south of The Anchor, fall steeply south to the river.



Fig 22. High Street



Fig 23. The Green & Middle Street

In terms of **plan form**, Burton is markedly nucleated around the central core of Parish Church, Rectory, several large gentry houses, School and former Methodist Chapel, all around or near The Green, a focal point for several routes. Southover is a separate linear development. Shipton Lane is a largely modern ribbon, set above the main part of the village.

Most of the historic development is in the form of rows of houses and cottages, running parallel to the lane frontages, either set directly on the highway edge or behind a small front space. Interspersed are several larger detached houses, set in gardens but still tending to a position at the street front. Grove House and The Rookery are exceptions, the one with a large front garden and the other at right angles to the lane. The Church is squarely set in its churchyard; Manor Farm has its own substantial precinct off the main road; and Lawrence's Mill had an informally planned complex of factory, offices, store and housing off Mill Street and dependent (when in operation) on the flow of water from the leat and main river. The village has experienced constant change in its character, for example, in 1854, a fire destroyed twenty houses and a major flood in 1886 damaged over forty properties. The Pitt-Rivers Estate owned much of the village and the major sale in 1958 led to consolidations or changes in ownership rather than noticeable physical change.

The Plan form does not seem to have been radically altered and C20 development has consisted of linear extensions to the main road, up Shipton Lane and in the slopes to the south, down to Grove Road. The character and interrelationship of spaces may be described in the form of a short walk, describing topography, buildings, the spaces between and around them, colours and details and trees and other landscape features. A route from Southover north up High Street, Shadrack, south down Middle Street, briefly into Grove Road, then down Darby Lane to Church Street, The Green, down Mill Street and back to High Street has been chosen, to try to include most of the elements of the village's character. Other routes could be taken, giving equal enjoyment and demonstrating townscape details and, wherever possible, views back and across the chosen route will be described.

Starting at the Southover cul-de-sac, there is a long perspective view of stone, tile and thatch cottages in an informal terrace, curving round the road line. Seven Dwarfs/Jinny's Cottage provide a suitably picturesque termination and beyond there is a rural lane and fine views north towards Manor Farm and the ridge upon which the conspicuous Barr Lane development stands.

Back to the main road, the green space of the Playing Field faces the visually intrusive garage and car showroom and the views north are enjoyable, over grass, colourful play equipment, boundary trees and the old village core on higher ground, all dominated by the handsome Church tower. Walking north along High Street, over the bridge, there are views of water meadows to the left (west) and a narrower view north of stone houses (and a shop), big trees and a stone wall to the left and the gable ends of older cottages hugging the curving and rising main road. On the right (east), the long thatched frontage of The Three Horseshoes is revealed, firmly on the corner of Mill Street, where there is a perspective view of cottages, the Post Office and the distinctive mansard roof of Shadrach Dairy House.

High Street begins to rise steeply and curve to the left, in a narrow defile of cottages and stone walls. On the right, the tin canopy of The Reading Room (fig 2) projects into the narrow roadway and, opposite, the narrow access to Manor Farm gives glimpses of stone barns. Donkey Lane shoots off to the right of High Street, narrowly framed by cottages and its slope does not reveal where it leads. High Street squeezes through an even narrower slot and suddenly emerges into a relatively wide and level space, ably dominated by the Tudor Revival frontage of The Anchor. We have reached the summit and Barr Lane



Fig 24. Parish church & churchyard from Mill Street



Fig 25. Shipton Lane

continues to curve west, past older stone cottages, modern stone and tile infill, until the distinctive red brick of the former local authority houses is reached.the

Back by The Anchor, there is a narrow view back downhill, through the slot to the attractive group of Rock House and The Reading Room. This is a real traffic pinch point, particularly in the summer months. Turning right into Shadrack, and comparative safety, there are long stone boundary walls, a narrowing on the right (east) provided by a group of altered and modern infill houses and the thatched gable end of No. 14. The character of the space suddenly changes at the wide junction with Middle Street, where a triangular green and oak tree are surrounded by older houses, notably the rich red façade of Girt House (fig 2) and the neighbouring colour contrast between the bright yellow Porthkerry (Inferior Oolite) and the grey stone of Shadrack (Forest Marble). Here, in one small group, is displayed the basic building materials of the village and some of the variety of colours.

To the North, Shipton Lane becomes rural, Gages Lane running west up Parson's Hill, the lanes bounded by hedges and trees, curving and climbing up the contours. Turning right at the green into Middle Street, there is a fine, framed view south past stone cottages and another large brick house (Red House) towards the distant Church tower. A left turn into Grove Road is marked by stone and thatched cottages sitting hard on the road line, Ingram House being particularly visible when looking back west from Grove Road. The latter twists and turns past smaller stone cottages, again on the road line, past a pair of stone gate piers to the front wall of Grove House, set back behind a front garden. The road continues east along a stretch of mill leat to the remains of the two mills. There are extensive views over water meadows to the south.

Back along Grove Road, there is a turn right (south) into Darby Lane, where Darby House shows up well behind its low boundary wall and handsome gate piers. There is a sudden contrast at the southern end, with cottages either side of a narrow gap, where the lane emerges into Church Street. The view of the Church tower framed by cottages is an eminently paintable or photographic composition. Church Street becomes more informal and rural at its eastern end, past the Victorian gabled block of the School and its well designed modern additions, where the street crosses the mill leat on a clapper bridge (accompanied by a stretch of pitched stone paving) and falls gently to the impressive entrance to The Rookery and Magnolia Farmhouse opposite, before becoming a rural path. Heading back towards the Church, The Magnolias is a particular highlight on the right (north), with its Georgian red brick and large shrubs in its front space, all delightfully composing with neighbouring thatched cottages. The Church is seen in full through the churchyard railings and two gates, its central tower rising above lower nave, chancel, transepts and porch.

The Rectory sits firmly on the corner of Mill Street but there is a special delight just to the west where The Green opens out at the junction between Church and Middle Streets. The triangular grassed space has a very old sycamore tree on it, supported by props but still dominating the focal point of this part of the village. The Library and White House are seen through the tracery of branches and, beyond, up Middle Street, Red House is seen in perspective. There is a good linear sequence of cottages on the street line, linked by stone walls back to the other green space at the Shadrack junction.

The final part of the walk takes the turn into Mill Street, marked by The Rectory. The lane falls steeply south, bounded by the strong retaining wall of the churchyard and apparently terminated by Mill House and the neighbouring terrace of houses, Mill Terrace, with its gable end to the lane. At the bottom of the slope, however, the lane turns a right angle to the west into a narrow cut between the farmhouse and high boundary walls of Shadrach Dairy Farm to the south and the continuous



Fig 26. Donkey Lane looking west to High Street



Fig 27. Middle Street looking towards the parish church



Fig 28. Mill Street

northern row, which includes the Post Office and Lime Cottage. The western end of Mill Street opens out into its junction with High Street, with The Three Horseshoes on the right and a slightly weaker definition of space on the other side in the pub car park, with its low stone walls.

From the above, the **key views and vistas** are: a first view of the whole village in its setting below North Hill from the B3157 east of the village; the views of Mill Street and the Church tower from across the Playing Field by the sharp bend on the B3157 near the Southover turn; the views up High Street from the southern approach, up through the narrow squeeze by Donkey Lane to The Anchor; the narrow framed views back the other way to Rock House and The Reading Room and then straight down the main road towards the river bridge; from Southover across water meadows to Manor Farm and Barr Lane; from Barr Lane across to Chesil Beach and the sea; the framed views from the Manor Farm entry back to The Reading Room and westwards down Donkey Lane back to the main road; up and down the easternmost part of Mill Street, dominated by the Church tower and graveyard retaining wall; views around The Green of houses, walls, trees and (south) the Church tower; other tower views south down Darby Lane; the cross vistas by Girt House and Shadrach Farm where Shadrack and Middle Street meet at a small green space; and wide vistas from Grove Road over the water meadows (Rookery Mead) of the Bride.

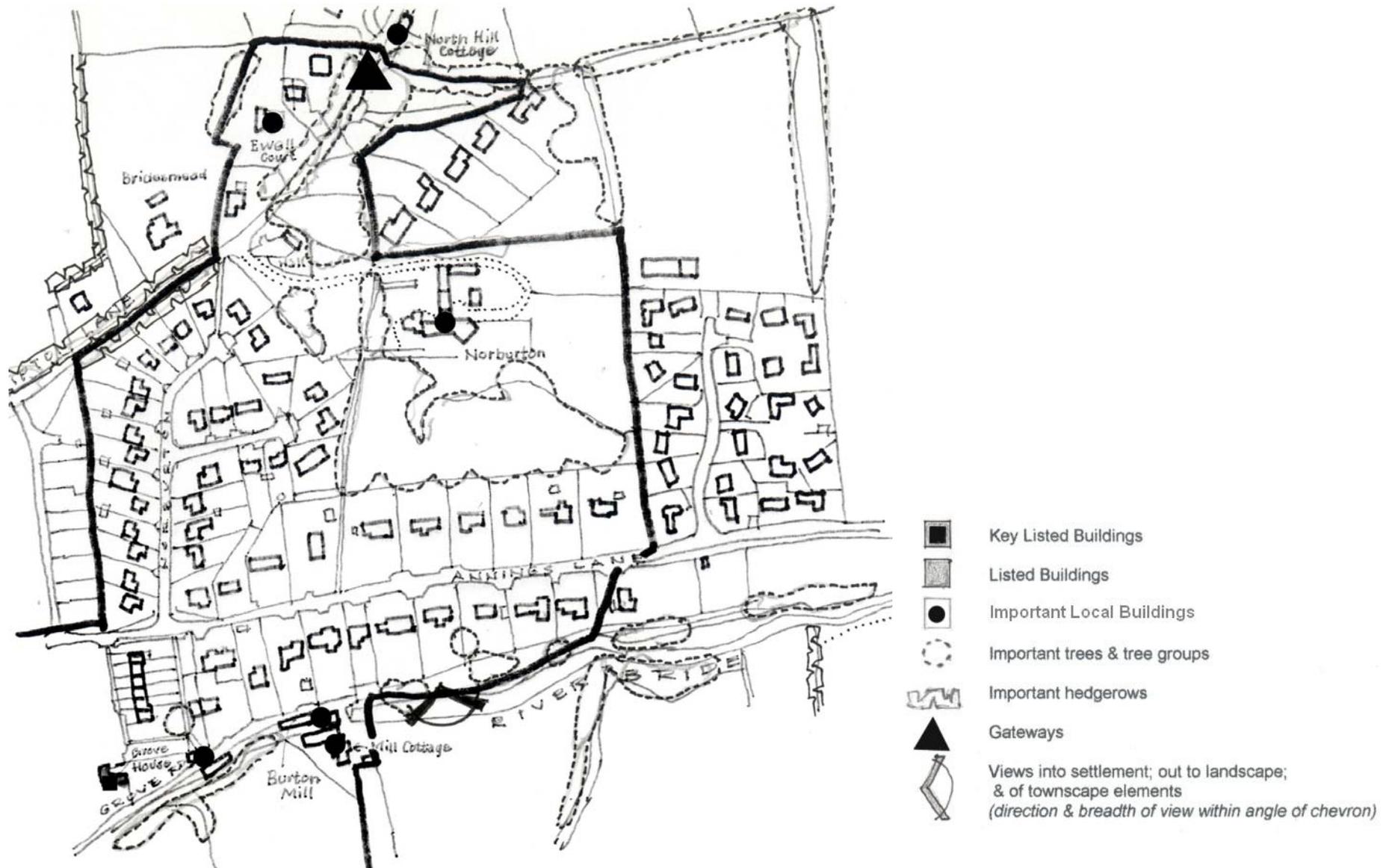
Obvious **landmarks** are the Church tower, in views from the south and east; The Three Horseshoes and The Anchor on High Street, the former when travelling north and the latter, south; the Library and sycamore tree on The Green; and Girt House on Shadrack (because of its colour as much as its architectural presence).



Fig 29. View of village from east on B3157



### Map 2b: setting & assets of Burton Bradstock



## Character Analysis

### Building Uses

The C19 village had a wide range of building uses, reflecting its size and the presence of industrial activity. Around The Green, a Wesleyan Methodist Chapel complemented the Parish Church in 1825. There were a number of larger gentry houses throughout the village, particularly in Middle and Church Streets, exemplified by Grove, Red and Girt Houses and The Rectory. Norburton was an outlying large house set in extensive grounds. Also on the fringes of the village were two farms, Manor and Shadrach, with large houses and working buildings. There were three water mills: a C17 flour mill on Grove Road (now Mill House), the 1803 Grove Mill (built by Richard Roberts) adjacent to it, and Lawrence's Mill in Mill Street. The latter two had specific functions related to flax processing, Grove Mill beating and crushing (or *swingling*) the prepared flax stalks to produce *tow* (raw flax fibre) and Lawrence's Mill carding the flax and hemp fibres (*hackling*) prior to spinning and weaving. The Mill Street site had a warehouse, office, steam engine and detached manager's house (Old Mill House). The row of terraced houses with *RR* on the gable end was probably the original warehouse but was converted to staff housing at a later date.

The village had a Poor House on the junction with Church Street and Shadrack (now No. 9 The Pound) and a Reading Room was provided in 1879. There were reputedly over a dozen licensed premises, including beer houses, now reduced to two, The Anchor and The Three Horse Shoes. Other services included village shops (the Post Office was once joined to The Three Horse Shoes but is now further east along Mill Street), a butcher's and slaughter house on Grove Road, a bakery and carpenter's workshop in Shadrack and a forge, near the Southover turn. There were also other shops, such as a grocer, draper and a boot and shoemaker. The Church Voluntary School was built in 1845 and an additional schoolroom added in 1870. The WI Hall in Church Street was originally built in 1931 and continues in active use.

In the last century, Burton Bradstock has seen many changes in uses. The mills have been converted to housing or in the case of Lawrence's Mill, used as a car repair workshop, although some of its ancillary buildings are residential. All the shops and village trades, apart from the Post Office in Mill Street and shop in High Street, have disappeared and have been converted to houses, although the forge is derelict. Two public houses have survived but a third, The Dove in Southover, closed as recently as 2004. The Methodist Chapel is now a County Library, the Reading Room and Village Hall are still in active use. The School has been carefully extended. The farms have also changed: Shadrach and Manor Farms have both been subdivided for residential or business uses. Shadrach Dairy Farm's buildings are redundant. Norburton provides guest accommodation.

### Building Types and Layouts

The Parish Church is a good example of addition and alteration between the C14 (nave), C15 (crossing, central tower and transepts), C16 (chancel) and the late C19 south aisle, rebuilt by the Arts and Crafts architect, E S Prior, who was also active in the area, at Bothenhampton and West Bay. The presence of a central tower and transepts is unusual in Dorset parish churches and indicates late medieval prosperity or rich patronage (monastic for most of the Middle Ages). As a contrast, the former Wesleyan Methodist Chapel of 1825 is a single storey structure with two large windows and a central entry on the long, street front, side. The Reading Room, dated 1879, is almost identical in plan, size and details and could easily be mistaken for a former chapel. Its architecture is also notably old-fashioned for its date. The 1931 WI Hall is also single storey but larger, with obvious later additions. The School has a typical late-Victorian classroom block, with its high gable end with tall windows and a porch to the street, echoed in modern extensions to the east.



Fig 30. Mill House



Fig 31. Former Methodist chapel

Besides these public buildings, the historic village is characterised by a number of distinctive building types:

- Larger C16 and C17 gentry and farm houses, such as Rookery Cottage, possibly the oldest surviving house, C15 and C17, with a cross-passage and plank-and-muntin screen, stone spiral stair, open fireplaces and jointed-crucc trusses; Shadrach Dairy Farmhouse has a C16 core, much altered but retains its original single storey and offset entry; The Rookery, C17 with an approximately central entrance and a large rear wing; White House, with an L-plan and an entrance in the angle; Manor Farmhouse is mid C18, again with an L-plan and angle entry; Nos. 76, 77 and 78 Mill Street are smaller C16 houses with jointed-crucc construction roofs;
- Later C18-early C19 gentry houses: Red House and The Magnolias are both of three bays, brick, with a central entrance and symmetry on the front elevations and Girt House is a larger five bay example, with dormers; there may be stone outshuts or rear wings behind the smooth brick fronts; Darby House is a later stone example of the symmetrical detached house; Grove House is late C18 and Magnolia Farmhouse is early C19, each with a symmetrical arrangement of door and windows but with thatch rather than tiled roofs; The Rectory is mid-late C19 (possibly older), with an L-plan and entry in the angle and consciously picturesque arrangements of canted bay windows; Norburton is mid-late C19 with a south facing main block and ancillary buildings at right angles; the nearby Ewell Court is a c. 1900 large detached house;
- Smaller cottages of organic plan form: there are many examples of thatched one-and-a-half or two storey cottages with varied window shapes and positions and offset entrances, such as groups in Darby and Donkey Lanes and Mill and High Streets; The Post Office in Mill Street, Nos. 6, 7 and 8 High Street, No. 33 Grove Road (entrance in gable wall), Nos. 60, 61 and 62 Donkey Lane, No. 98 Southover and No. 47 Darby Lane (entrance in end wall) are all good examples;
- Cottages with elements of planned layouts, usually built or altered in the early to mid C19, both with thatch and slate roofs; they have central doors and regular patterns of sash or casement windows; examples are Ingram House, No. 44 Darby Lane, Nos. 3, 4 and 5 High Street, Pound and Rock Houses in High Street, Nos. 21 and 22 Shadrack and Shadrack itself;
- Public Houses: The Three Horseshoes and The Dove (now The Cider House) both have C17 origins and are thatched, with informal planning, like cottages of the period; The Anchor is very different, early/mid C19 with a Tudor Revival oriel, slate roof and a single storey attached public bar, suggesting a purpose-built structure;
- Industrial buildings are of particular interest, ranging from the C17 Mill House and former Grove Mill, both on Grove Road (the first comprising a two storey mill and house at right angles and the latter a three storey mill block and attached single storey stables, all very altered), Lawrence's Mill in Mill Street (with single storey mill building, attached steam engine house with the remains of a chimney, detached, long, two storey counting house and store and detached manager's house) and the single storey forge at the south end of High Street; there are other C19 buildings at Shadrach Dairy Farm, off Mill Street;
- Farm buildings have mostly been converted to housing use but there remain a complex of single and two storey barns and sheds at Manor Farm, mostly C19 stone and brick, with a stable block with hay loft over near the junction with High Street; both The Rookery and The Rectory has or had a detached C19, two storey stables and coach house block.



Fig 32. White House



Fig 33. Red House

#### Key Listed Buildings and Structures

There are 64 Listed Building entries in the Conservation Area, all Grade II, apart from the Grade I Parish Church. The key Listed Buildings are:

- The Parish Church of St Mary, C14-C16 with important Arts and Crafts additions by E S Prior; a true landmark building, important in many views; good walls and ironwork around churchyard
- Red House, Middle Street, C18 brick, a good example of polite architecture and conspicuous in the village core;
- Girt House, Shadrack, as above, even grander at five bays width and with some refined brickwork details;
- White House, Middle Street, C17 core, conspicuous by The Green, good interior staircase;
- Public Library, former Wesleyan Chapel (fig 2), Middle Street, simple but effective details, of social historical interest, connected to Dr Giles Roberts, and, again, conspicuous in the group around The Green;
- The Rectory, Church Street, C19 large house (possibly older), not very visible from the public realm but a key building in townscape terms because of its position on the junction with Mill Street;
- The Magnolias, Church Street, late C18 red brick, with some enjoyable details in the door and its canopy;
- Rookery Cottage, Church Street, C15 core, possibly the oldest remaining house, cruck trusses and cross passage, intact interior details;
- The Rookery, Church Street, big C17 and C20 house, in an important position at the east end of the Conservation Area;
- Darby House, Darby Lane, late C18 with refined details, conspicuous boundary walls and gate piers;
- Grove House, Grove Road, late C18 gentry house with prominent boundary walls and piers; Richard Roberts connection;
- Manor Farmhouse, off High Street, C19 large house with an unusual plan, the focus of an important little precinct of associated former farm buildings;
- The Anchor, High Street, early-mid C19 Tudor Revival with Gothic battlements, good details and key position;
- Reading Room, High Street, modest chapel-like structure with attractive glazing and porch canopy; an important part of a wider group;
- Nos. 76 and 77 and 78 Mill Street, good picturesque group but particularly notable for early features such as jointed-cruck roofs and interior features;
- The Old Mill House; Mill Street, part of a wider group but of particular interest because of its links with Richard Roberts and Lawrence's Mill;
- The Three Horseshoes, Mill Street, C17 thatched, altered but very visible from main road and a key part of a wider group;
- The Dove Inn (now The Cider House/Smugglers Cottage), Southover, now a private house but C17 core and attractive thatch details; key part of a wider group.



Fig 34. Darby House



Fig 35. The Anchor

### Important Local Buildings

There are a number of buildings of group and townscape interest:

- Mill Terrace and former Lawrence's Mill buildings, Mill Street, of industrial archaeological importance, related to Richard Roberts;
- Former Grove Mill and Mill House, Grove Road, industrial archaeological interest, again with a Roberts connection, most architectural interest compromised by a heavy-handed conversion;
- Burton Bradstock School, Church Street, the Victorian block is a good example of well-lit Gothic Revival educational buildings and the new block is a clever acknowledgement of it, of group value;

- A group of stone, thatch and slate cottages at the west end of Grove Road, with some rebuilding and new build but of group value, hugging the curving road line: Nos. 40 and 41, opposite the Junction with Darby Lane, are mid C19 rubble and asbestos slate, casements with wooden lintels and porches with gabled roofs; Stable and Wedge Cottages, on the western side of the junction, are rubble and thatch, casements and wooden lintels, of definite group value, Wedge Cottage being largely early C19; next door, further west, there is a taller stone and slate unit, connected to Wedge Cottage by angled set-back, with eight-over-eight sashes and wooden lintels; next door again is No. 37, Old Butchers, rubble with brick lintels, thatch and with a thatched porch; No. 36, Minnie's Cottage, is similar, with wooden lintels; Tinker's Cottage, on the other side, has a thatched half-hip, rubble with brick cambered lintels and casements; Duck Cottage and The Stable, also on the north side, are thatch and tile, rubble, stone lintels, thatch porches, looking like modern infills or rebuilds but of group value, adding neatly to this decent quality group of unlisted buildings;
- Two storey stone and slate shed east of Grove House, well converted to garaging or storage and of group value with the House and boundary walls;
- One K6 telephone box on the west side of High Street;
- The first four properties on the southern end of the east side of High Street, including Bridge Cottage Stores, Bridges and Nos. 90 and 91: a mixed group of thatch and tile, rubble and render, tall chimneys, much altered and with some poor signage but of group value at the southern gateway;
- The 1953 Coronation bus shelter on High Street, of visual and social historical value;
- The Old Coach House, Church Street, facing The Green, mid C19 stone and slate, much altered but of group value;
- No. 51 Church Street, adjoining the Library, mid-late C19 rubble and flat pantiles, stone lintels to altered windows, pleasant small front garden; of group value around The Green and on a splay between Chapel and Church Streets;
- No. 57 Church Street, Variety Cottage, on the corner with Donkey Lane: single storey with dormers, rubble and tile, much altered but its curving building line and proximity to Listed buildings give it townscape and group value;
- No. 67 High Street, rubble and thatch, replacement windows, of group value and seen from Shadrack;
- No. 9 The Pound, Shadrack, rubble and slate, Gothick window, much altered but of historical value;
- Vine House, Shadrack, early C19 rubble and slate with a blank first floor central window, six panel door, render around openings, replacement windows but of minor group value; set back behind is the small Vine Cottage, rubble and slate, with two casements, unspoilt;
- Barns and sheds formerly associated with Manor Farm, rubble, brick and tile, mid C19; including the unused former stables and cart shed; a large barn across the bend in the access lane; and two buildings facing each other in the yard to the north;
- Cottages attached to The Cider House/Smugglers Cottage, Southover, notably Nos. 101, 102 and 103 and No. 107, Kitty's Cottage on the northern side; thatch, slate and tile, rubble, casements and porches, much modern alteration and extension but of group value;
- Norburton, Shipton Lane, a stone and slate Victorian Tudor house and attached cottages and ancillary buildings; inset entrance court in one corner, decoration on gables, large chimneys with tall pots; deliberately picturesque and set in fine landscaped grounds; a local source refers to the building of the house on the site of North Hill Farm for Mr Edward Sturdy by Bartletts, a local building firm, at an unspecified date late in the C19; the style looks to be thirty years earlier and the attached cottages seem to be vernacular rather than architect designed; *The Buildings* appear on the 1888 OS sheet, in exactly the same position and size, with the exception of an obviously later addition at the SE corner, where there is a late Victorian entrance court; it seems probable that the current house is a combination



Fig 36. Nos 40 &amp; 41 Grove Rd



Fig 37. Wedge Cottage



Fig 38. Nos 101, 102 &amp; 103 Southover

of a vernacular group of buildings pre-1888 (North Hill Farm?) and Mr Sturdy's additions and alterations, including much of the garden design and landscaping ten years either side of 1900;

- Ewell Court, Shipton Lane, a c.1900 red brick and Ham Hill stone detached house, with sashes and canted ground floor bay windows, difficult to see but of definite quality;
- North Hill Cottage, Shipton Lane, mid C19, set at right angles to the lane, with a symmetrical rendered front façade, with Gothic central porch and rubble sides and rear; a good, unspoilt entry feature.

The Retreat has two interesting former ancillary buildings in its stone-setted rear yard, a former stable and coach house, one being particularly unspoilt. Although listed by virtue of their being within the curtilage of a Listed building, they are not mentioned in the List description and are worthy of separate note.

### Building Groups

Good groups are:

- In Southover, from The Cider House west to Seven Dwarfs/Jinny's Cottage and the small group of cottages on the north side;
- Manor Farm and its former stables and barns;
- On High Street, from The Three Horse Shoes north to Nos. 6, 7 and 8 on the east side and from Old Apple Barn to No. 64 on the west; this includes the visible parts of Donkey Lane, Nos. 61 and 62;
- In Shadrack, Girt House, all the former farmhouse buildings and Nos. 18, 20 and 31 around the small green;
- The whole of Middle Street down to The Green, The Library, White House, The Rectory, the Church, churchyard and surrounding walls and the whole of the eastern part of Church Street, including the School, as far as The Rookery and Magnolia Farmhouse;
- The north side of Mill Street and the south side from Shadrach Dairy Farmhouse east to Lawrence's Mill and Mill Terrace.

### Building Materials and Architectural Details

Burton Bradstock's historic buildings have been built from local Jurassic limestones that have been subjected to faulting, creating adjacent exposures and sources of differing stone. Both Inferior Oolite and Forest Marble have been used. Inferior Oolite is an orange/cream (darkening on weathering) porous stone, varying in character and quality, having varying amounts of fossils and capable of being worked to dressed rubble form. It was quarried from the Burton Cliff area, at Southover (where an old quarry face may be seen above the Texaco garage car park), Freshwater, Allotments and Larkfield quarries.

The Forest Marble is evident in the high ground north of the village, on North Hill, part of the exposure from Bothenhampton eastwards. It is characterised by a grey-blue, hard, crystalline, fossiliferous stone, packed with shells and of low porosity. Its weathering qualities have made it ideal for foundations, plinths and walls exposed to prevailing rain. It was also used for paving, in the form of slabs or setts and (in some areas) for roofing tiles. It is seen throughout the village either as coursed, squared rubble or as random rubble. It is also ideal for boundary walling, usually with cock and hen coping (stones on edge, alternating in size) or dressed into a chamfered top. There are examples of flat or cambered topped walls with curved ramps up or down, as at the front boundary to Darby House. Some walling, such as that at a stretch in Grove Road, is carefully dressed and coursed and seems to be unmortared (but this may be an illusion due to lack of recent pointing).



Fig 39. North Hill Cottage



Fig 40. Contrast of stone at Porthkerry & Shadrack

The two stones are seen together, in dramatic colour contrasts at Porthkerry and Shadrack, in Shadrack. Often, they are mixed in the same wall, with Forest Marble as a plinth and Inferior Oolite as the main wall or a Forest Marble wall may have more workable Inferior Oolite as quoins and window and door surrounds (White House and Jasmine Cottage). Brick was used, from the early C19 onwards, as dressings to Forest Marble (for example, Magnolia Cottage and Manor Farm's barns and sheds). There are, also, several fine Georgian gentry houses with entire brick facades, with high quality rubbed and gauged work in the door and window heads. Girt House has Flemish Bond and Red House has Header Bond. The brick probably came from the local Oxford Clay at Bothenhampton or from Down Cliff Clay at Allington. The Magnolias, in Church Street, and Girt House have fine brickwork on a Forest Marble plinth and with rubble stone on the other elevations. Ashlar stone is seen rarely, in ball and cornice finials to rubble and dressed stone gate piers at The Rookery; at Darby House and Grove House. The churchyard has pyramidal caps to its piers, as have Manor Farm and The Rectory (both rusticated). Manor Farm's entrance has inturning curved walls. These various piers all seem to be constructed of a Portland/Purbeck ashlar and the Church has an orange ashlar, possibly Ham Hill stone, much favoured by Victorian restorers. Render is rare, apart from the smooth coating on The Anchor, which is conspicuous because of its colour contrast with the surrounding greys and browns of stone and its position on top of the hill, and odd cottages such as Nos. 79-82 Mill Street. The neighbouring group, from the Post Office to No. 78, is of painted rubble, an unsympathetic treatment of the local stone.

Roofs vary between many examples of combed wheat reed or water reed thatch, usually with simple rounded forms: flush ridges, half or full hips, eyebrow dormers and smaller undulations of the eaves to accommodate a window head (The Three Horse Shoes' eaves line is particularly subtle); clay plain tiles or pantiles (usually on outbuildings or farm buildings and on the bus shelter in High Street) or slate. The WI Hall has glazed pantiles, fashionable in the 1930s. There are sometimes two or three courses of stone tiles at the eaves of a clay tile roof, seen at The Retreat, in High Street. The Church's north porch has graded stone tiles, possibly of Forest Marble. Shadrach Farmhouse has scalloped clay tiles, laid in patterns. There are many examples of all roof materials with stone coped gables and simple kneelers, such as at Nos. 101-3 Southover. Dormer windows are rare, seen only as modern insertions in thatch or in tiled or slate roofs. Girt House has modern hipped types and Shadrach Dairy Farmhouse has monopitch-roofed dormers in its mansard roof. Pound House, No. 53 High Street, also has a very distinctive mansard or gambrel roof, seen very well on the upper slopes of the hill from the south. Chimneystacks are of brick or rendered, with a few projecting brick courses or bands, and tall stacks are a feature of the village. The Rectory has tall yellow clay pots, octagonal and with a moulded base and flared top, both plain and with arcaded sides. Norburton has equally impressive pots on rendered stacks, aping original Tudor panache. Ewell Court has tapered square pots, with top mouldings.

Windows show the expected variety, depending on house history and status. The Rookery has stone mullioned windows and White House has stone drip moulds over later windows. Most houses have wooden casements, double or triple lights, with varying amounts of glazing bars, from one transom to multiple panes. There are also vertically hung sashes, with six over six or eight over eight panes. Those at Girt House (fig 2) are set in moulded frames, almost flush with the wall plane, suggesting an earlier C18 date. The Rectory has a mid C19 marginally glazed casement in its northern wing. No. 9 The Pound, on Shadrack, has a late Georgian Gothick pointed window with Y-tracery, presumably referring to it being formerly the site of a chapel of St Lawrence. The Anchor has a pointed window with intersecting tracery on its northern gable end. The Reading Room has round-arched topped windows and door, with Y mullions. The School has five graduated Gothic Revival lancets. One of the visual highlights is the window patterning at The Anchor, with cast iron octagons, fourteen per light. Lintels are



Fig 41. Boundary wall, Darby House



Fig 42. Thatched cottages in Donkey Lane

constructed of timber, stones on edge or brick. The latter may be of grand rubbed work, with a projecting stone keystone or of humbler cambered arch form.

Doorways provide equal interest and variety. Usually simple rectangular openings with wood lintels, there are examples of moulded or reeded doorcases (Girt House, fig 2) and semi-circular fanlights (The Magnolias has spokes with swags between). Many door canopies are flat with wooden brackets, often of complex section (Darby, Girt, Red and Ingram Houses). Magnolia Farmhouse has a wooden trellised porch with a tented roof. There are two rounded canopies at The Magnolias and The Reading Room. There are also thatched canopies with wall brackets or wooden post supports. Doors may be simply boarded or be made of six panels, flush or fielded, the top two lights often glazed. Victorian doors usually have four panels.

There are many other interesting details: Forest Marble sett pavings by Nos. 6, 7 and 8 High Street, at the side of The Retreat and at the side entry to The Anchor; stone slabs in narrow strips in front of many cottages, such as that at Manor Cottage, Church Street; a multi-paned shop front at The Post Office and a bowed example (renewed?) at The Three Horse Shoes; cast iron gates at Grove House and railings (fleur-de-lis finials) and gates (spear tops) along the front of the churchyard, together with two iron lamp overthrows; various date and inscription plaques; the 1953 Coronation bus shelter on High Street; the various plaques relating to commemorative trees and seats at The Green and at the junction between Shadrack and Middle Street; the swingling mill plaque at Grove Mill and the *RR 1800* plaque on the end of Mill Terrace; an enamelled Post Office sign on the High Street/Mill Street junction; two excellent examples of sign writing on The Anchor; a complete DCC signpost at the junction between Shadrack and High Street and another lacking its circular finial by the Southover junction; the stone stile at the Shipton Lane end of a path leading from the road called Norburton; a mysterious stone head at the rear of The Three Horse Shoes; and the white wooden picket fence in front of Girt House.

#### Parks, Gardens and Trees

The village has no formal parkland but the large areas of water meadow, along the Bride and the mill leat, are of great importance to the setting of the village. The western, undeveloped, side of Barrs Lane is also significant. The larger gardens of The Rookery and The Rectory are not particularly visible from the public realm but their trees have a wider landscape value. On the northern boundary of the Conservation Area, the landscaped grounds of Gages and Norburton have good tree cover. Norburton's grounds have a park-like quality, with specimen trees set in large areas of grass, formal gardens nearer the house and a winding drive.

Within the historic core, The Green and the triangular green space east of Girt House, Shadrack, are important settings for groups of historic buildings and are contrasting spaces to the corridors of lanes and streets. The Green also has some amenity value, with seating around the large sycamore tree, planted in 1902. There is a newer lime tree, planted in 1994. The Shadrack green has a commemorative oak tree. The churchyard is also a very important green space, with its large yews that form a particularly good feature by the Mill Street junction, other deciduous trees further south and hollies on the Church Street boundary.

Other private gardens add much to the enjoyment of the village, as small front spaces with climbers and shrubs or larger, enclosed areas. The magnolias at The Magnolias are a highlight of Church Street, although they might be seen to hide some of the attractive façade of the house.



Fig 43. Window at No 9 The Pound



Fig 44. Doorways in Darby Lane

Trees are an important asset to the village, in their own right, as definers of space, frames for wider views, foils to good architecture and screens to poor. There are Tree Preservation Orders (TPOs) on the west side of High Street, at the Manor Farm entrance; north of Bridge Cottage Stores; a large area in the grounds of The Rectory; one south of Lawrence's Mill, by the river; and several on Shipton Lane with the largest area designation around Norburton south to Annings Lane. There is also a linear group at the eastern end of Grove Road. Other important trees and groups include the trees on The Green; churchyard yews; a fairly continuous line along the course of the river and leat; on the southern and northern boundaries of the Playing Field at the southern entry; east of Lawrence's Mill to the eastern end of Church Street; the boundaries of The Rookery up to Grove Road; the V-shape between the top of Shadrack/Shipton Lane and Gages Lane and further north up the hill. Important hedgerows are on Shipton Lane; east of Norburton; on the slopes of North Hill; and on the water meadows south of Grove Road, across the eastern end of Church Street to Common Lane, the B3157 east of the Southover junction.

### Detrimental Features

Burton Bradstock is a large village with many components and a busy main road. It is, in general, in good condition visually but there are a number of problems:

- Burton Bradstock Cars garage has a particularly noticeable car storage area in the old quarry, which would benefit from better boundary treatment;
- The car park for The Three Horseshoes breaks the continuity of the High Street buildings and a higher boundary wall or some judicious tree planting would be an improvement;
- There are noticeable wirescapes in High Street, Southover, Mill Street, Middle Street and Shadrack, particularly at its junction with High Street;
- The metal gates to The Three Horseshoes' rear yard are ugly and conspicuous and affect the otherwise good group on the north side of Mill Street;
- A number of good unlisted buildings and other features like boundary walls have been affected by poor quality repairs or alterations, notably the insertion (on buildings) of inappropriate uPVC designs in windows and doors, including some particularly clumsy bay windows; plastic rainwater goods and fascias; liberal application of cement pointing and plastic signage;
- Some interesting unlisted buildings are currently unused and in poor repair, exemplified by some of the Manor Farm buildings, Shadrach Dairy Farm and Lawrence's Mill;
- The ribbon development up Shipton Lane is very prominent visually, particularly in views from the south;
- Through traffic is an environmental problem and a threat to pedestrian safety, particularly in the summer months.

### **Definition of the special interest of the Conservation Area**

The particular qualities of the whole Conservation Area are:

- An attractive wider setting, within the Dorset AONB and adjacent to the Jurassic Coast World Heritage Site, with a landscape framework of high cliffs, high inland hills, trees and hedges;
- Important individual trees and tree groups within and on the fringe of the village, particularly along the course of the River Bride, up the lower slopes of Shipton and Gages Lanes, on The Green, on the eastern ends of Church Street and Grove Road and in the grounds of The Rectory, The Rookery and Norburton;
- An intact historic plan, with a particularly unspoilt core and the only noticeable impact from modern development on the western and northern fringes;

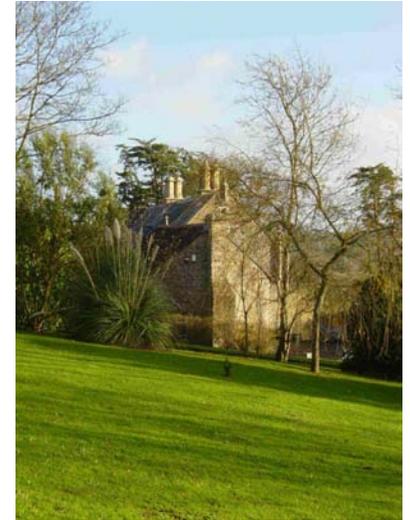


Fig 45. Garden at Norburton



Fig 46. Trees in Shipton Lane

- 64 Listed Building entries, including a Grade I medieval Parish Church, a former Methodist Chapel, a number of C17-C19 large gentry and farm houses, former farm buildings, smaller thatched cottages, two public houses and an important industrial archaeological resource related to the flax processing industries;
- About three dozen unlisted buildings of character that are of group or townscape value, including the Victorian School, former mill buildings, a large Victorian gentry house at Norburton, a particularly good group of cottages in Grove Road, other C19 cottages, former farm buildings at Manor Farm and two K6 telephone boxes;
- Several large coherent groups of good quality buildings, linked by stone walls and trees;
- Attractive details, such as distinctive local building materials (Forest Marble, Inferior Oolite and brick clays), stone walls, paving, cast iron railings and gates, signs and plaques and thatched roofs.

### C.3 Litton Cheney

Although Litton Cheney has a large Conservation Area, the village has a continuity and homogeneity of building types, materials and details throughout its historic core. The appraisal will examine the area as a whole, without recourse to sub-areas. Baglake Farm, a small but important part of the conservation area, is in the adjoining parish of Long Bredy.

#### Spatial Analysis

##### The character and interrelationship of spaces within the Conservation Area

The village is set below the high escarpment edge of the South Dorset chalk downs, on a shelf above the Bride valley to the south, more or less on a spring line where several watercourses emerge from the slopes and flow south to the main river. The village has an interesting plan form, being arranged around an approximate rectangle of lanes, with a hollow undeveloped core. From the south, White Cross is an outlier, with the only public house and a Youth Hostel. Main Street runs north (forming one side of the rectangle), with a ribbon of old buildings, including the Mill and Court House, and new infill. School Lane runs off east (the base of the rectangle), with Court Farm at the angle and the C17 and later Thorner's School and a few modern large individual houses.

Main Street becomes known as Redway as it turns the corner eastwards at the western crossroads, with Chalk Pit Lane running west in a short ribbon, Watery Lane north as an undeveloped track, and a narrow west-east lane extending past the Parish Church and Old Rectory, both of which are set on a higher level and are connected to the main route by two paths: Rocks from the west and Church Path from the east, both meeting by the entry to the big house and the churchyard. A northern lane, Whiteway, runs from the west-east lane steeply uphill into the chalk slopes towards the turnpike road (present A35). Beyond Whiteway, Redway becomes Main Street again and turns SE (with its ribbon of building and two cul-de-sacs to the east), forming a junction with Hine's Mead Lane, but then continues eastwards past Baglake Farm on towards Long Bredy. Development stops half way along Hine's Mead Lane, which then passes the eastern end of School Lane.

This pattern of lanes has a ribbon of building, then a minor focus around the western cross roads (where the village poor house and pound were once sited), then an undeveloped gap backed by the Church in an offset position, then another ribbon with thickenings of development from Church Path to the Baglake lane. This plan is not a pure ribbon, nor is it a strongly nucleated form, mainly older development being only one plot's depth from the access lanes. The **plan form** is thus a long, angled ribbon with minor focal points at two junctions and a more major focus in the centre and east of the northern lane, in the form of the Church, former and current Rectory, several former farms, sites of a shop and businesses like a



Fig 47. Junction to Chalk Pit Lane



Fig 48. Entrance to the lane Whiteway

brewery and forge and a cluster of cottages. The extent of the village seems to have remained static for much of the late C19 and early C20 (the 1888 and 1903 Ordnance Survey sheets, for example, are identical). New development on a significant scale has occurred since the 1970s, with infill closes west of Baglake Farm and south of The Paddocks, in a ribbon along Chalk Pit Lane, as infill along Main Street and as large individual plots along Hine's Mead and School Lanes.

To give a fuller description of the village, it is possible to use some of the principles of townscape described above during an east to west walk from Baglake Farm to the lower end of Main Street. A west-east route would be equally valid but the chosen route will describe views looking east (and looking backwards) where appropriate.

The eastern approach from Long Bredy winds below the chalk hills to the north, performs a sharp right angle, passes a long stone wall with an inset stone arched entrance and arrives at the architectural splendours of Baglake Farm, where long chalk block or cob boundary walls, with a stone rubble base and thatched capping and a barn made of similar materials frame the urbane classical front of the farmhouse, with its entrance canopy supported by richly scrolled brackets.

There are views of smooth chalk hills to the west, framed by hedges and trees and the lane then curves to the right, at the junction with Hine's Mead Lane, which is strongly marked by the projecting gable end of Glebe Cottage, with conspicuous, large chalk blocks and a thatch half-hip. Turning into the Lane, the full delights of Glebe Cottage are revealed, with the mixture of materials and the undulating eaves and ridge of the roof. Opposite is a well-detailed modern thatched cottage and looking back north between hedged boundaries to the east-west lane, there is a view of a row of thatched cottages running off to the left (west) and another view NW over a field to the Church tower and a mass of trees. Back on the east-west lane, the terraced row (Barges Farmhouse, Randell Cottage and Barges Cottage) has differing thatched ridge heights and subtle differences in casement window detail and doorways. Hedges and railings bound front gardens and Barges Farmhouse has stone capped brick gate piers. The row is firmly terminated by a cider house, which projects to the road line, showing its flank constructed of varied materials. Opposite, on the left, Myrtle Cottage presents a gable end and attractive shrubs in its front space and there is a partial view of another half-hipped gable end up the lane, which is beginning to rise. It veers to the left, stone walls marking its outside edge and big trees filling the horizon.

On the right, Brewery Cottages has another pleasant front space, without a boundary to the lane and its projecting trellised porch is a minor landmark. Following the rising, curving lane, another varied and handsome row curves round the inside of the bend, stepping up to the gable end of Beech House. This house has splendid cast iron railings and an attractive Gothic Revival porch (fig 3), a visual highlight of the village. Opposite, a rising lane (The Paddocks) curves round to the right, with a row of cottages on its northern side, a detached house rising higher and then a final flourish in a surprising row set behind long front gardens.

Back to the main route, the constant curve becomes sharper and the levels begin to fall by the junction with Whiteway, where a small triangular green and a fine beech tree lead the eye uphill into a deeply incised green lane. Opposite a red telephone box is partly hidden by hedges and trees. On the right, north, a handsome thatched row (Church Path Cottages) is elevated above a raised stone pavement but is partly hidden behind hedges. Redway falls steeply downhill, narrows and is overhung with hedges and trees, with only a hint of building on the right, above high walls and hedges.

The alternative route at this point is up Church Path, a basically pedestrian lane past a curving row of cottages, two more trellised porches and a sudden arrival at two sets of stone gate piers, gates, hedges and stone steps. One entry leads to The



Fig 49. Barges Farmhouse, Randell Cottage & Barges Cottage



Fig 50. Beech House

Old Rectory, which is hidden in a veritable woodland, and the other steps and gate lead to the churchyard, where the Church is set high above, with its strong western tower and projecting stair turret, southern flank and porch all exposed to view. There is the beautifully lettered Reynolds Stone gravestone in the western corner and a glimpse of The Old Rectory through the hedge. Back to Church Path, a lane named Rocks falls steeply, bounded by stone walls and hedges and overhung by superb trees. The revolving turnstiles are unusual and add to the sense of a lost world. The grounds of The Old Rectory have many specimen trees, two ponds and cascades. Rocks suddenly falls into the main lane, by the flank of Court Cottage, with its unusual lozenge glazing bars.

The lane opens out into a wider space, created by a crossroads and marked by a thatched bus shelter, commemorative seat, triangle of shrubs and a tree and a DCC finger post. To the north, Watery Lane is a muddy green track. West, Chalk Pit Lane rises and curves past a large modern former engineering premises, a stone barn with its half-hipped gable to the lane covered by corrugated metal sheet and a mixture of old and modern cottages and houses. Looking back east to the crossroads, there is an uncontrived composition of cottages, stone walls, the bus shelter and huge trees. Turning right (south) down Main Street, Court House's walls and large trees are faced by a long group of old cottages to the right (west), with the simple but attractive gable end of the former Chapel and then an organic row of cottages set behind a hedge and a communal lawned space. The Cottage provides a grander termination, with a conspicuous white cast iron porch. Court House's Classical front is seen opposite between stone gate piers. The lane then has a green interlude, with trees and hedges until another attractive group, Charity Farmhouse and Charity Farm Cottages, stands up on the right (west). Opposite, Faith House is well hidden behind walls and trees but there is a glimpse of pantiled barns.

The next highlight is the Mill House and Litton Mill, on the left, with a view into the former yard and then a narrow view up the leat to the overshot wheel. Main Street then becomes more fragmented, with a mixture of small older and modern cottages on the right and walls, hedges and gardens on the left. The chalk stream is evident by the side of the lane, edged by grassed verges and crossed by brick arched entrance paths to houses.

The final leg of the route is along School Lane, marked by the simple Victorian Court Farmhouse on the junction, modern large houses and bungalows and the surprising Thorner's School, set back in gardens and play space, with its late C18 front block and strong Victorian gable ended block attached. There are northward views across the hollow green centre to the village core with its fine trees, elevated Church, and backdrop of smooth chalk hills and earthwork lynchets.

**Key views and vistas** are the series of townscape views from Baglake Farm along Main Street to Whiteway and then up Church Path; southwards and eastwards at the Chalk Pit Lane/Main Street/Redway crossroads; northwards up Main Street to the crossroads and a large tree group; from the churchyard south over the village; and from School Lane north towards the Church.

**Landmarks** are the Parish Church tower, in the centre of the village; Baglake Farm at the eastern entry; the bus shelter to the west of Rocks; and the Mill buildings.



Fig 51. Rocks



Fig 52. Litton Mill

## Character Analysis

### Building Uses

The pre-War village had the expected mixture of Parish Church, Nonconformist Chapel (Methodist, opened in 1873), big houses (The Court, Old Rectory, Mill House and large farm houses such as those at Baglake, Charity, Manor and Barge's Farms), a corn mill, brewery, forge, school, public house, farm buildings and cottages. The Poorhouse, on Chalk Pit Lane, closed in the mid C19, replaced by houses, and the Chapel has become part of its former manse, in residential use. The Mill closed after the Second World War and the shop and other businesses in the latter part of the C20 (the shop in August 2000). The public house is relatively remote from the village, to the south at White Cross. There were several recorded Victorian pubs and alehouses in the centre of the village, now, like the former Gladwyn Brewery, converted to housing. Several farms in the centre have changed uses, mainly to residential, although Lower Crosstree, on Chalk Pit Lane, accommodated Moxom's engineering works (now closed) and Charity Farm's yard is unoccupied, apart from an adjacent wheelwright's premises. The School has seen a number of changes in its status and management and has a large modern extension and swimming pool.

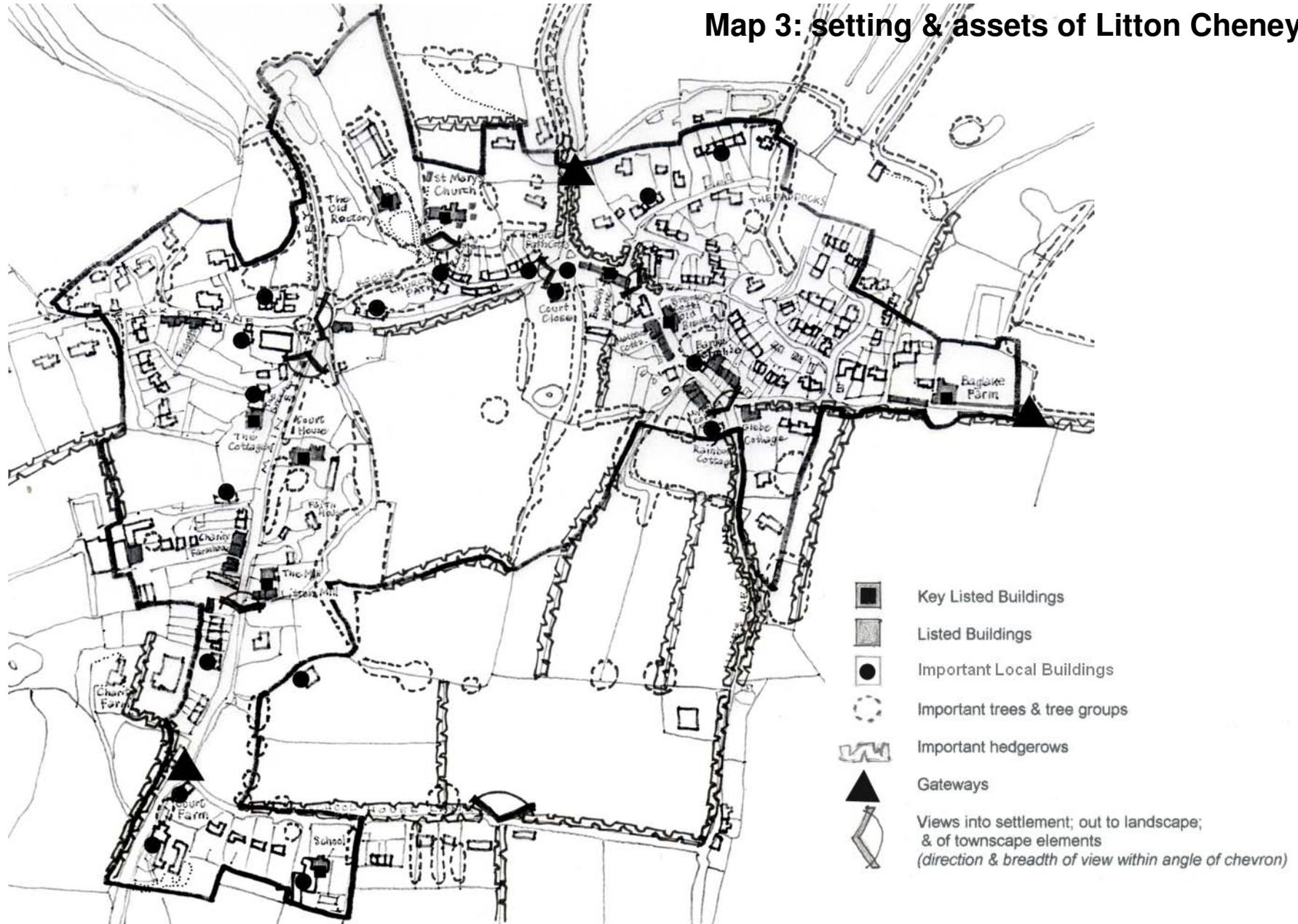
### Building Types and Layouts

The Parish Church shows alteration and additions over time, with a basic plan of west tower, nave without aisles, south porch and chancel and a Victorian north chapel. The former Methodist Chapel (fig 3) is a small single storey building with a gable end entry and an attached two storey manse. Thorner's School (fig 3) has a late C18 master's house and a Victorian and later classroom block at right angles. The house element is two storey with a symmetrical arrangement of main façade windows and a central entrance with a porch. It is an interesting example of vernacular survival, c.1770, still using post-medieval stone mullioned windows and stone coped gables, possibly one of the latest examples of vernacular survival details in the area. The symmetrical main façade does, however, acknowledge the ubiquitous school style.



Fig 53. Sheds at Charity Farm entrance

**Map 3: setting & assets of Litton Cheney**



Litton Mill is a mid C19 complex of a three-storey mill block, with an overshot wheel of 1866 and an attached two storey store. The Mill house is contemporary, detached from the working elements, double pile and central entry in plan. Of the larger gentry houses, The Old Rectory is a mid C19 two storeys and dormers detached house with, originally, a central entrance, now off-centre because of a later lateral extension. The main house is double pile, with parallel roof ridges and there is a rear wing of 1845. Baglake Farmhouse (fig 3) is the largest and grandest house, of five bays with a central doorway. It has older C17 elements and a large detached single storey barn, as well as a rear courtyard of other farm buildings. The Court House is a large detached 1860-ish building with a central doorway and a pedimented centre and a rear wing and outshuts to north and east. The Cottage is another mid C19 large house, attached to a row of smaller properties, L-shaped, with both the main façade and the rear wing having central doorways. Interestingly, the main block has sash windows and the wing casements, all arranged symmetrically. Charity Farmhouse is an example of a late C18 detached house (converted into two dwellings), with an off-set entrance (although there is a blocked entrance to the side of the present door).

There are other larger houses that are attached within rows of subsidiary buildings or smaller cottages. Beech House has a symmetrical plan, emphasised by its porch. Barges Farmhouse (fig 3) is dated 1707 but has a central entrance. Church Path Cottages are a good example of basically similar cottages, varying subtly in window form and door positions, with both two and one-and-a-half storey units.

The smaller cottages include the detached Glebe Cottage (fig 3), C17, thatched and with one-and-a-half storeys, the planning seemingly completely organic; and many late C18/early C19 attached cottages, in informal rows, thatched or tiled or slated, both with off-set entrances or central doorways, often single pile in plan. Brewery Cottages (formerly Barges Farmhouse) has an attached former brewery (with intact machinery), the house thatched and brewery slated. Nos. 1 and 2 Charity Farm Cottages are an example of planned semi-detached housing, with entrances in the flank walls.

There is a substantial legacy of farm buildings in the Conservation Area, notably single storey barns at Charity Farm (medieval remains, truncated and later alterations, now three bays), the western barn at Baglake Farm and a barn with a central cart entrance and attached, lower shed with a half-hipped (corrugated metal sheet) roof at Lower Crosstree Farm.

#### Key Listed Buildings and Structures

There are 28 Listed Building entries, all Grade II apart from the Grade I Parish Church. The key Listed Buildings are:

- Parish Church of St Mary, late C14 and C15, restored in 1878, a major landmark; there is an attractive churchyard with four Listed table tombs;
- The Mill, Litton Mill and bridge spanning the mill leat, a mid C19 *ensemble* with the wheel extant and channels, leat and overbridge visible;
- The Cottage, mid-late C19, two fine facades, two iron openwork porches; an interesting example of architectural conservatism, using details of fifty years earlier;
- The Court House, post 1860 grand house with refined Classical details;
- Beech House, early C19, good ironwork Gothick porch and bold railings, important position in centre of village;
- The Old Rectory, mid C18 and extensions c.1900, particularly interesting rear wing and outbuildings; set in a sylvan landscape;



Fig 54. Old Rectory



Fig 55. Barn at Baglake Farm

- Brewery Cottage, late C18 house and attached former brewery; important in wider group and of industrial archaeological interest (brewing machinery intact);
- Baglake Farm (fig 3), C17 and second half of C18, some good quality details and of major group and townscape value, with its cob and chalk block walls and barn;
- Litton Cheney (Thorner's) School (fig 3), late C18 and Victorian and modern additions; attractive vernacular survival block and Gothic classrooms attached; also of social historical interest because of the Robert Thorner endowment.

### Important Local Buildings

The important local buildings are:

- Rainbow Cottage, Hine's Mead Lane, rubble and thatch, a modern example of clever infill that relates well to the Listed Myrtle and Glebe Cottages; of group value;
- Cider barn adjacent to Barges Farmhouse, C19 rubble and slate, two storey, hipped roof, casements; group and townscape value;
- Nos. 1-3a and 4 The Paddocks, stone and slate, brick trim, a short curving row and a detached cottage, all mid C19, with modern alterations and extensions; group and townscape value;
- Nos. 6-10 The Paddocks, a mixed row of cottages, mid/late C19, rubble and brick trim, one brick and stone trim and one all brick, casements, prominent chimneys and elevated position; group value;
- A K6 telephone box by the Whiteway junction;
- Court Close, a modern Neo-Georgian large house, of stone, with sashes and attractive ironwork; carefully detailed and of group value;
- Nos. 1-4 Church Path Cottages, a row of attractive thatched cottages, with, largely, informal window and door patterning and features like eyebrow dormers, important position, elevated above a high stone pavement on the Whiteway junction; surprisingly unlisted but there is evidence of substantial rebuilding in the concrete lintels;
- Nos. 1 and 2 Rectory Cottages, Church Path, mid C19 rubble and brick trim, cambered heads to casements and simple boarded doors with wooden trellised porch canopies; unspoilt and of group value;
- Redway Cottage, early C19, render and thatch, greatly altered by replacement windows but of some historical interest and group value, at the western crossroads;
- Nos. 1 and 2 Groves Cottages, Chalk Pit Lane, latter half of C19, on the site of the Poor House, stone and brick pair, replaced casements but of group value on the crossroads;
- Former barns to Lower Crosstree Farm, Chalk Pit Lane, rubble and tin roofs, two units: higher barn with porch to cart doors and loop lights and lower shed with half-hip to the lane; of historical interest and group value;
- Former Methodist Chapel (fig 3) and attached manse, Main Street, 1873 rendered gable end with two large round-headed windows and central door, rubble on sides; painted brick house (rubble sides) with sashes; of historical interest and group value;
- Nos. 1 and 2 The Green, next door, C18 rubble and clay tile roof, long and low with a variety of wooden lintel casements; of architectural and group value;
- Two stone sheds on the entrance to Charity Farm, C19, in poor condition but of visual interest;
- Stone and pantile former barn south of Waterside, Main Street, C19, with inset cart door; unspoilt example of minor vernacular building;



Fig 56. Row of cottages at The Paddocks



Fig 57. Church Path cottages

- No. 1 & 2 Rose Cottages, Main Street, rubble and brick trim, 1886 date stone (refers to conversion from three to two cottages), hooped and spear railings; group value;
- Court Farmhouse, junction of Main Street and School Lane, late C19 stone and brick, cambered heads to casements; townscape value; the converted former farm buildings to the south, Cheese House, are a group of single and two storey stone, brick and pantile buildings and also have group value;
- The 1877 classroom block (fig 3) to Thorner's School, rubble and ashlar, with a distinctive tripartite window in the gable end; can be seen as being in the curtilage of the Listed master's house but the List description specifically excludes it; of visual and social historical value.

### Building Groups

The most coherent groups are at the eastern end, from Glebe Cottage to Beech House and attached former shop and forge, including the Barges Farmhouse row and Brewery Cottage and The Old Brewery on the eastern side of the lane; and in Main Street, from the former Chapel south to Charity Farm Cottages, including Court House, The Mill and Litton Mill on the east side.

### Building Materials and Architectural Details

The village is situated in an area of varied geology and the most suitable building stone, the Forest Marble limestone, came from Swyre (thus known as *Swyre Stone*) and more local quarries at Pins Knoll, to the west, and Looke farm, to the south. It is characterised as a hard, crystalline, fossiliferous stone, grey in colour and packed with shells. It has a low porosity but is not easy to work and, although rarely seen as ashlar, it is usually used in roughly squared and coursed rubble form. Its hardness and resistance to damp make it ideal for foundations and plinths of buildings, pavings and, in some West Dorset parishes, as roof tiles. The village has an overall grey/blue colour, where modern Portland or Purbeck stones stand out due to their whiteness.

Some walling has a mixture of colours, with occasional gingery or biscuit coloured stones, suggesting the use of Corallian limestone, quarried at Baglake Farm. There are orangey ashlar dressings on the Court House, which, from its date of 1860, may suggest the use of Ham Hill stone or, conceivably, more local Inferior Oolite.

Chalk was locally available, from sources like the appropriately named Chalk Pit Lane. Although soft and porous and unsuitable for most building work, it has been used as chalk blocks (or *clunch*), with a suitably more resistant base and some form of protective capping. This *hat and boot* construction is seen in the Conservation Area at Baglake Farm's barns, Glebe Cottage (fig 3) and at the former malthouse. Baglake Farm and Townsend Barn both show the use of Forest Marble as a base. Thatch was often the original hat, again seen at Baglake Farm. Here, also, the boundary wall immediately east of the house may be built of cob - chalk, mud, straw and gravel combined to provide a plastic material, again porous but covered, in this example, with a lime based render and given a stone base and thatch cap. Rough, unknapped flints are also seen in walling, perhaps as repairs or extensions. Render is also seen on the front of The Old Rectory and the former Chapel (fig 3), in the latter case, the Forest Marble rubble is evident on the side elevations.

In the latter half of the C19, brick was more commonly used for corner quoins and window and door lintels and reveals, a logical introduction in an area of stone that is not easily dressed and softer, less weather resistant materials. The Mill house and Litton Mill buildings are a good example of the mixture of Forest Marble and brick. The whole front façade of one of the



Fig 58. Nos 1 & 2 The Green



Fig 59. Court House

row on the northern side of The Paddocks is built of Flemish Bond, with a wide stone plat band between ground and first floor. The Parish Hall is built of corrugated metal sheeting, emanating from its first use as an army building.

Boundary walls are important in defining front and side spaces and linking buildings. The typical form is one of Forest Marble rubble with copings of stones on end or cock-and-hen, alternating tall and short stones. A more refined finish is seen in the form of a chamfered top, where the individual stones have been dressed. Opposite Redway Cottage is a small space bounded by flint walls in a curved plan.

Roofs vary between combed wheat and water reed thatch, usually displaying West Dorset rounded, soft forms (simple flush ridges, eyebrows, undulating eaves lines); clay tiles, pantiles and slate. Thatch usually has gable ends, half-hips or, less commonly, full hips. There are examples of full stone coped gables (as at Baglake Farm, where the clay tiles are particularly attractive). The Church's south porch has clay tiles with scalloped patterning. Dormer windows are rare, seen as hipped units at The Old Rectory and segmentally arched tops with leaded light casements at Thorner's School. There are many examples of eyebrow dormers in thatched roofs, either projecting slightly and creating a subtle waver in the eaves line or set higher necessitating a bolder rise and fall of the roof. Chimneys are usually of brick, with no great elaboration but there are some good examples of elaborate octagonal pots in Main Street.

Windows vary greatly according to building age and function. The oldest block at Thorner's School has raised stone architraves and mullions. Six over six paned sashes are seen at Baglake Farmhouse (fig 3) and other gentry houses (Court House has triple sash units on the ground floor with narrower lights flanking a wider central unit) but the ubiquitous type is the wooden or metal casement, varying from simple wooden types with a minimum of glazing bars to multiple panes, particularly on metal windows (seen at Cross Trees Farm Cottage, where there are 15 panes per light). Court Cottage (fig 3) has particularly attractive Colebrookdale (iron lozenge shaped) lights, of three tiers and possibly from Ironbridge. Horizontal sliding sashes (Yorkshire sashes) are seen at Nos. 1 and 2 Rectory Cottages. Lintels also show interesting variety, from timber on many cottages, stone with flush keystones at Charity Farmhouse and cambered brick arches on most late C19 buildings.

Doors tend to be of two basic types, the simple vertically boarded form seen on cottages, sometimes with a light at the top, or multiple panelled examples on more prestigious houses. The panelling may be flush, raised or fielded, with the two top panels sometimes glazed. Court House has a large plain fanlight over the door, with a stone flat roofed canopy on brackets or consoles. The Mill has a fanlight with marginal glazing. Doorways have a rich variety of porches and canopies, a particular feature of the village. Flat timber canopies with brackets may be humble or grand, with very rich volutes on Baglake Farmhouse. Thatched canopies on brackets or posts are often modern introductions or replacements. There is a characteristic form of timber porch canopy, seen at Brewery Cottage and Rectory Cottages, with a segmental circular top and an infill of trellis bars. Iron stays support the former and the latter has trellised timber sides.

There are a number of attractive cast iron and timber enclosed porches, often with tented lead roofs or curved, sheeted tops, trellised or with Gothic Revival ogees, quatrefoils and tracery at Beech House, diagonal trellis and radial sunbursts at The Old Rectory and Greek Revival honeysuckle and scrolls at The Cottage (fig 3), where there are two porches.



Fig 60. Materials & details at Townsend Cottage



Fig 61. Boundary wall at Baglake Farm

There is an abundance of architectural and less ornate details. The ironwork fleur-de-lis-topped railings and Gothic Revival gate at Beech House; other examples of spear-topped and hooped railings; the gates, steps and gate piers to the churchyard and the adjacent piers to The Old Rectory; the boldly moulded and ball topped piers at Court House; the brick piers and stone pyramidal caps at Barges Farmhouse; the finely lettered gravestone to Reynolds Stone and his wife Janet; the Millennium sundial on the Church porch; the commemorative bus shelter and Millennium bench by the western crossroads; and several DCC finger posts, with or without their circular finials (the one at the western crossroads is complete). There is a stone raised pavement fronting Church Path Cottages, in Forest Marble, and slabs of the same material at the churchyard entrance steps and by the Church porch. There is also an area of pebbles set around the base of the Church. Rocks, the path from the Church west to the bus shelter has several distinctive wooden stiles with rotating arms. There is an unusual boot scraper by the Church porch (fig 3) with griffin uprights. South of Court Farmhouse, in Main Street, there is an iron lamp overthrow and a gate with fleur-de-lis and hooped finials.

### Parks, Gardens and Trees

There is no parkland as such but the large green hollow of undeveloped farmland north of School Lane is of great landscape value. The most significant large garden is that of The Old Rectory, with two large ponds and copious planting of native and ornamental trees. It has connections with the artist Reynolds Stone and is a great asset to the village both in long views and from the Rocks path and the western crossroads. The village is characterised by smaller cottage gardens, in small front and side spaces and, where front boundaries are minimal, as wall climbers and shrubs planted almost on lanes. The main east-west lane, The Paddocks and Main Street have seasonal colour and texture that complements the buildings.

Although the village is richly enhanced with groups of mature trees and individual specimens, there are few Tree Preservation Orders (TPOs), with the three exceptions of the hedge and tree belt up Whiteway, a small group on the eastern edge of the churchyard and two individual designations on the southern boundary of The Rectory. Apart from these, the main tree groups are east of Baglake Farm; around Glebe Cottage; a strong southern boundary from Glebe Cottage to Beech Cottage and on the east side of Hine's Mead Lane; south of Skep House, The Paddocks; in the churchyard and along the northern boundary of Church Path and Rectory Cottages; up Whiteway; the grounds of The Old Rectory; on Chalk Pit lane west of Garden Close; down Main Street on the boundary of Court House, in its grounds and behind Faith House and The Mill; and east of the School in School Lane. There are important individual trees, exemplified by the beech on the grassed triangle by the Whiteway junction.

There are also a number of important hedgerows: on the southern side of the lane opposite Rose and Redway Cottages; and on School House and Hine's Mead Lanes.

### Detrimental Features

- Wires and poles around the western crossroads;
- The visual intrusion created by the large modern shed at the former Moxom's works;
- The loss of details through replacement of doors and windows on several unlisted buildings of character, mainly later C19 cottages;
- The parlous state of the Listed barn at Charity Farm, categorising it as a Building at Risk;
- Some weak boundaries on modern infill development that would benefit from additional hedge and tree planting, for example, along Chalk Pit and School Lanes.

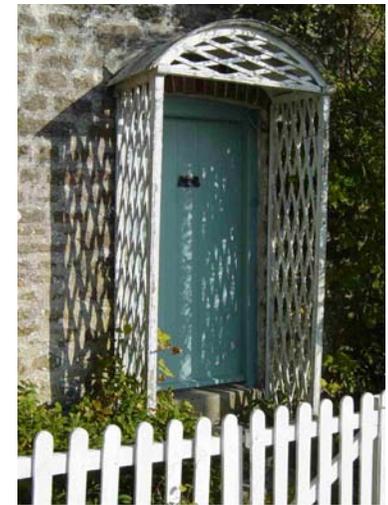


Fig 62. Porch at Rectory Cottages



Fig 63. Main St

### Definition of the Special interest of the Conservation Area

- A high quality landscape setting, within the Dorset AONB, positioned on the slopes of a chalk escarpment and the valley of the River Bride;
- Set in a well-treed local landscape, with hedgerows on the main approaches, small woods and areas of ornamental planting in the village core;
- A fairly intact plan and some well defined boundaries on the eastern and southern sides of the village and an important undeveloped green heart in the centre;
- 28 Listed Building entries, including a Grade I Parish Church, several important larger houses, vernacular smaller cottages, the shell of a C19 watermill and a C18 core of Thorner's School;
- About 20 buildings or groups of unlisted buildings of value, notably the former Chapel, Victorian School block, a K6 telephone box, former sheds and barns and C19 cottages;
- Several coherent groups of Listed and unlisted buildings, boundary walls and trees, particularly at the eastern end of the village and on Main Street;
- Local building materials, notably Forest Marble and Corallian limestones, chalk block and cob and thatch, together with many other details, such as ironwork, gate piers, commemorative stones and structures, paving and sign posts that add to the quality of the Conservation Area and the local distinctiveness of the village.

### C4. Winterbourne Abbas

Winterbourne Abbas is a small village, related closely to the main through route and it can be described as an entity, without recourse to sub-areas.

### Spatial Analysis

#### The character and interrelationship of spaces within the Conservation Area

The village is set along a fairly narrow east-west valley floor, accompanied by the South Winterbourne stream. The village's historic focus was a meeting of tracks where Copyhold and Manor Farm Lanes joined the main village street. There is an existing Public Right of Way running south from the main street, exactly opposite the Copyhold Lane junction, possibly suggesting an ancient crossroad at this point. Copyhold Lane formed a link to the Roman route from Dorchester to Exeter to the north, a road that still exists, leaving the current A 35 to the east of the village. In the 1750s, the South Winterbourne valley route through the village was turnpiked and became the main road. Historically, development was restricted to single depth plots along the road, with a mixture of Parish Church and graveyard; four farms, at either end of the main settlement and adjacent to the Parish Church; several larger gentry houses on the northern side of the road; a school and inn; and smaller cottages and estate houses. Most properties are set near the road edge or behind small front gardens; those on the south side of the road have the stream as a barrier to the road (necessitating crossings by means of small bridges). Only Whitefriars and the farms are or were set away from the road in a garden or large yards, with barns, sheds and stables between the farmhouses and the road. All the buildings, apart from the former Chapel seem to be planned in parallel to the road. There are modern pavements by the School and on the northern side of the main road.

The main road development is complemented by three junctions with other routes: a major one at the east end of the village with the B3159 to Winterbourne Steepleton; and two northern ones with rural lanes, Copyhold Lane running north to Midway



Fig 64. Whiteway



Fig 65. Main road A35

Down Farm (now Business Park) and then WNW to a track, and Manor Farm Lane running ENE to Manor Farm. These two lanes join the main road either side of Churchview and Copyhold Lane divides before its junction and runs around a small green space, which has the appearance of a vestigial village green.

The B3159 has modern housing almost to the main road and there is also a substantial block of houses and the Bride Valley Motors garage opposite the junction, on the northern side of the main road. Copyhold Lane has three or four modern houses up its lower slopes, behind Whitefriars and The Last Resort and Manor Farm Lane has C19 cottages on its northern side. It was only Manor Farm Lane that had any obvious development from the main road buildings and only in a shallow block at an angle to the main east-west alignment. The 1840 Tithe Map and 1882 Ordnance Survey sheet show development from the Coach and Horses to Manor Farm and the 1902 sheet shows the addition of the School. The eastern limit of development reflected that of the Parish Boundary.

The **plan form** is markedly linear, along the main road, in a progression of single plots, with a slight thickening on Manor Farm Lane. Other modern development has tended to occur in the rears of older plots, either in cul-de-sacs, like Butt Farm Close and Blacksmith's Piece or in former yards like the housing conversions behind The Grange, undoubtedly thickening the density of plot development but not altering the basic linearity. Other C20 and early C21 development has been permitted at the extreme ends of the main road buildings, particularly on the west end, exemplified by West Way and newer closes to the west of The Coach and Horses, exaggerating the linear pattern. The eastern developed end, including the garage, is adjacent to the conservation area and in the neighbouring parish of Winterbourne Steepleton.

**The character and interrelationship of spaces** may be described by means of a walk through the Conservation Area, from east to west along the main road, including the southern end of Copyhold Lane and Manor Farm Lane (a reverse route would be equally interesting and, where appropriate, reference will be made to views looking back east).

Just outside the conservation area, at the junction with the B3159, a rural hedged lane suddenly meets a busy main road, a transition marked by a large garage and a glimpse of Manor Farm through roadside trees. On the left (south), inside the conservation area, the School presents its original Victorian gable end and bell turret to the road, screened by chain link fencing and a high hedge. This continues past the large grassed playing field and on the opposite side of the road are several large trees in a row, fronting the flint barns of Manor Farm. The totality of the farm buildings is difficult to see but there is an impression of traditional buildings mixed with a busy contemporary working farm business. Back to the south side, The White House is a pleasant post-War painted brick former Police House and Blacksmith's Piece is a close of modern infill housing. Wherry Cottage (fig 4) is the first obvious historic building of distinctive banded walling and thatch. Opposite, Hadley Lodge presents a Victorian flank to the road and a decent stone and flint boundary wall.

The main road begins to curve left more obviously, creating a sequence of composed views of buildings and trees that continually change their relationship to each other as the viewer moves west. First, the Church appears, set behind the largely channelled stream, a boundary wall and a small churchyard. The whole length of the north side is seen, with the west tower and stair turret providing a vertical flourish. Flint, stone and cob walls surround the churchyard, with distinctive pantile capping and several large yews rise above the gravestones. Very large trees mark the western edge of the churchyard and a weeping willow hangs over the road verge. Trees continue to run along the southern curve of the road to the Old Post Office, another stone and flint historic building whose gable end and front gable provide a minor punctuation.



Fig 66. Parish Church



Fig 67. Trees either side of the main road

On the north side, Myrtle Cottage and School House are set at an oblique angle to the road, leading the eye into the entrance to Manor Farm Lane. This runs back east in a continuous curve, with a close group of older cottages on its north side and a view at its end into the Manor Farm group of buildings. Churchview dominates the actual road frontage, hiding Cherry Tree Cottages behind its bulk. To the west, Copyhold Lane runs down to the main road to a small green space (village centre) populated with a bus shelter, tree and seat. The space has rather weak boundaries, with a garage and large shed on its northern edge, whilst on the west side, the impressive mass of Whitefriars more than holds its own against its surroundings. Set back from the main road, there is a glimpse of Whitefriars' gables and exuberant ornament from the entrance to Copyhold Lane. Walking north, Copyhold Lane rises rapidly and narrows, becoming embedded in a deep cutting overhung with hedges and large trees, and is rural and remote in character. Returning downhill, there is a framed view of the large trees on the main road.

On the western edge of Whitefriars, large trees overhang the main road and form a virtual arch with those on the southern side by St Mary's Cottage. A handsome row of Victorian Tudor cottages then leads to The Grange, with a view through its former yard to low hills and trees. Butt Close Farm Cottages sit behind their stream crossing, iron fence and gardens on the south side. The last part of the walk reveals a mixture of new development in keeping, a former barn, older flint cottages and the final uplift of the Coach and Horses pub, with its large white gables and new development on part of its car park. A solitary tree to the west of the pub stands near the highway verge and marks the virtual exit or entry into the core of the village.

Turning round and looking or walking east, the tree is silhouetted against the white flank of the pub and, in the middle distance, the large trees by Whitefriars and St Mary's Cottage seem to meet over the road and frame a view of the front elevation of Myrtle Cottage, set at an angle and effectively stopping views beyond, because of the curve in the road alignment.

**Key views and vistas** are the overall view of the village from the higher ground to the east, on the main road approach; the views along the road, looking east and west, either side of the trees fronting Whitefriars, where these frame views of buildings in perspective and more distant cottages on the edge of the curving road line; from Manor Farm Lane across the main road to the Church and churchyard; and up Copyhold Lane from the eastern boundary of Whitefriars.

**Landmarks** are the Parish Church tower; the gable end of Myrtle Cottage projecting to the road edge; the large weeping willow west of the Church; and the white flank of The Coach and Horses, from the western approach.

## Character Analysis

### Building Uses

Victorian maps show the uses expected of a small village, having a Parish Church, Rectory, four farms, Baptist Chapel, inn (no doubt serving passing trade as well as the village), School, School House, Reading Room, Smithy (the latter two where the Blacksmith's Cottage and The White House are now situated), a small number of gentry houses and a larger number of smaller cottages. The Post Office is shown to the west of Church View, facing the small triangular green at the southern end of Copyhold Lane. Then later, it moved across the main road to The Old Post Office. This is now a private house and Chapel, School House, Reading Room, Smithy and two of the farms have either disappeared or have been converted to housing, exemplified by Butt Farm Close's incorporation of a former barn as garaging, the conversion of some of Little Glebe



Fig 68. Green space at the centre of the village



Fig 69. Lower end of Copyhold Lane

Farm's buildings (stables and barn) to houses and the similar conversion of The Grange's stables. Most of the estate cottages tied to large houses or farms have now become private housing. There are two small groups of former RDC housing on the extremities of the village. Churchview was also a shop and there was a butcher's fronting Glebe Farm. The former is now a guesthouse and the latter is part of the housing conversions of the former farm buildings. Whitefriars has been converted into a number of apartments.

Manor Farm is still obviously a working farm, with traditional buildings and modern additions, such as grain silos. The Coach and Horses has sold off some of its land for housing and there is a Little Chef restaurant to the west, the first building greeting travellers from this direction, whilst the School has been extended.

#### Building Types and Layouts

The Parish Church underwent modest rebuilding and extension throughout the medieval period into the C17. The medieval building consisted of west tower, nave and chancel and the north porch is a C17 addition. Aisles or side chapels were never built but a blocked arch in the south wall of the nave may indicate some form of annex that was demolished in the late medieval period (it has a C16 window in the blocking).

There is no other evident building before the C17 Wherry and Post Office Cottages. Both were probably one-and-a-half storeys but Wherry Cottage (fig 4) has been heightened. Their original plans may have consisted of one heated room and another ground floor room either side of an entrance but both have been extended and altered. Wherry Cottage had an attached barn, now converted to residential use. There are later cottages with more evidence of planned layouts: the three storeyed pair, Roseleigh and Church View in Manor Farm Lane have identical plans, with their entrances grouped either side of the party wall. There are also a number of former estate cottages, from about 1840 to the latter half of the century, that are semi-detached and identical or similar in layout, exemplified by Butt Close Farm Cottages and Grange Farm Cottages (both with half of the upper floor in the roof space, lit by gablets). Laburnum, Jasmine and Lilac Cottages (fig 4) are a terraced trio, mid C19, with one room upstairs and down, with an entrance, at the front elevation. Cherry Tree Cottages are a late C19 example of semi-detached estate housing.



Fig 70. The Old Post Office



Fig 71. Manor Farm



Gentry houses are represented, modestly, by Manor Farm and Little Glebe farmhouses, large detached C19 houses separated from working yards surrounded by barns and sheds. Churchview appears to have been a larger, early C19 detached house, with roof dormers but its use as a shop and later major alteration obscure its original plan form. Whitefriars is impressive, late C19 with a central porched entrance, two storeys and dormers and a service wing at right angles to the rear. There are other larger houses such as The Grange, with a front block and rear wings and a group of former stables and sheds in a yard, and Hadley Lodge, again with a large rear extension and a reasonable garden around it. Myrtle Cottage and School House are semi-detached late Victorian, of similar plan form and set in a very small plot, possibly created out of Hadley Lodge's garden.

The former Baptist Chapel was modest in size and plan, being a single storey block with entry at the front gable end. The original School seems to have consisted of one building lit by large windows and probably subdivided by internal partitions. The Coach and Horses originally had a central yard entry and subsidiary stabling accommodation at the rear. The village's agricultural buildings are or were mainly C19 flint and brick single storey buildings. Manor Farm's barns nearest the main road are long and have shallow porches, suggesting use as threshing floors.

#### Key Listed Buildings and Structures

The Conservation Area has only four Listed Building entries: the Grade I Parish Church; and three Grade II cottages. Of these, the key Listed Buildings are:

- The Parish Church of St Mary, C13-C17, with rare (for Dorset) lancets and early tracery, a C13 chancel arch and some competent C15 elements, including a sturdy tower with projecting stair turret; there are also some notable fittings, including a c. 1200 font, a wooden gallery inscribed 1701, an elaborate Decorated (mid C14) piscina and some fragments of medieval glass and tiles; although there has been some clearance and repositioning of grave stones to the boundaries, the front part of the churchyard has three early C18 table tombs;
- The Post Office and Wherry Cottage (fig 4), two thatched C17 cottages, with flint and stone banding and surviving original details.

#### Important Local Buildings

There are a number of important local buildings, mainly C19 larger houses and farm cottages and farm buildings. Several houses built of flint, stone and brick, with thatched, tile or slate roofs, are noted below as having historical and visual interest. Most have group value, relating to the few Listed Buildings and to each other to form a reasonably coherent progression of interesting buildings. There is, however, a noticeable intrusion from replacement windows and doors, some of which are particularly insensitively detailed and which detract from the quality and character of the buildings. Some replacement windows relate to the form and proportions of simple casement windows and are reasonable modern details. The buildings with obtrusive windows and doors still have some interest and future replacements of these features could restore their full interest. The key buildings are:

- Winterbourne Valley C of E School: the original block is built of brick with a tile roof; although much altered and extended, there is the essence of a late C19 building, with a gablet at the apex of the main gable end that, presumably, originally contained the school bell;
- The Pottery, attached to Wherry Cottage: a former attached barn, converted to a house; flint and brick banding, following the general form of its Listed neighbour; comprehensively altered but of some group value;



Fig 72. Subsidiary buildings at rear of the Coach & Horses



Fig 73. Barn at Manor Farm

- Manor Farm house and barns: a large Victorian stone and flint house (difficult to see from the public realm but the hipped roof and narrow gablet are evident), with a date of 1890 on the front gable but, from the evidence of the 1840 Tithe Map, which shows a house in exactly the same footprint, it is possible that the date refers to either a substantial rebuild or a refronting; the one and two storey barns and sheds are built of flint and stone bands with stone or brick dressings and pantile or plain tile roofs; the single storey barn with two porches nearest the road is attractive;
- Hadley Lodge: mid C19 flint and brown brick bands with orange brick cambered lintels, canted two storey bay, gablet and bold chimney stacks with saw tooth corbelling; replacement windows;
- Myrtle Cottage and School House: semi-detached pair at an angle to the main road and heralding the entrance to Manor Farm Lane; stone and flint ground floor and stone rubble addition above, stone cambered arches to the door and window openings; mid-late C19; two sets of particularly noticeable replacement windows that do not accord with each other;
- Cherry Tree Cottages: a semi-detached late C19 pair, rendered and with a tiled hipped roof and central chimney stack; attractive porches with compass (ridged and gabled) roofs; reasonable replacement windows;
- Roseleigh and Church View, Manor Farm Lane: mid C19 (shown on 1840 Tithe Map) flint and stone bands and brick dressings, entrances adjacent to the party wall; particularly interesting as three storey buildings; replacement windows;
- Rolls Cottage, Manor Farm Lane: detached flint, stone and brick block with a hipped roof and prominent chimney stack; late C19; replacement windows;
- Nos. 1 & 2 Manor Farm Cottages: first half of C19; thatched pair with flint and brick banding (larger stone pieces on gable ends); simple iron estate fencing to the lane: No. 1 has wooden casements and No.2 has replacement uPVC windows and doors; this is an instructive contrast;
- Churchview: prominent on the main road, opposite the Church; early C19 Flemish Bond orange-red brick to front (with odd blue vitrified headers and more obvious patterning to ground floor window lintels) and flint and brick banding to the gable ends; unusual (for a village) clay tile mansard roof with monopitch roofed dormer windows; seemingly the remains of a large house of some quality; replacement windows and doors;
- Coach and Horses PH: a prominent entry building to the village, probably mid C19 and later (building of similar size and position shown on the 1840 Tithe Map); painted brick front block with sashes and two full-height canted bays, porched entrance flanked by ground floor bays and a blocked central entrance to the former rear yard, where there are two good stone and flint outbuildings converted to modern pub uses;
- Glebe Farm House: later C19 Broadmayne brick with red brick dressings, clay tile roof, gablet and large chimney stacks; the nearby Little Glebe Barn is an example of a conversion to housing and, although much of the original character has been subsumed, there are some details remaining, notably the materials and a 1722 date stone (which may have been imported from elsewhere?);
- Whitefriars: a large detached house and subsidiary buildings behind (including The Last Resort), up Copyhold Lane, second half of the C19; perhaps the most distinguished and noticeable house in the village, a heady mixture of rock-faced Portland Stone, orange tile-hanging, false half timber and render infilling, large brick stacks with ornamental strapwork, gables and a canted bay with a hipped roof, front porch and interesting stone and flint ranges behind; these may be older and a building of the same shape and area appears on the 1840 Tithe Map;
- The Old Chapel: converted former Baptist Chapel of 1872, much altered front gable end and partly blocked round arched openings at the sides, of historical interest;



Fig 74. Nos 1 & 2 Manor Farm Cottages



Fig 75. Coach & Horses PH

- Butt Close Farm Cottages: two later C19 semi-detached, one-and-a-half storeyed flint and brick banded houses with first floor windows set into gablets; simple iron fencing; suitable replacement windows;
- Former barn to Butt Close Farm, on the main road but also forming a garage block for the modern Butt Farm Close development: mid C19 flint and stone, very overgrown on northern elevation but of some historical interest;
- Nos. 3 and 4 Glebe Farm Cottages: similar in character to Butt Close Farm Cottages above, stone and flint bands, brick details, gablets, clay tile roof, replacement windows;
- The Grange: a large detached house, early-mid C19 stone and flint bands, clay tile roof and a prominent gable end on the main road; two ground floor bay windows and a central canted oriel over a porch; originally sashes and now extensively altered by replacement windows; the adjacent Grange Stables has flint with brick dressings and pantiles and has some group value.

### Building Groups

The most significant groups are the Manor Farm buildings; and a large collection of buildings on the northern side of the road around the Manor Farm and Copyhold Lanes junctions, from The Grange east to Whitefriars and thence to Hadley Lodge, including the smaller cottages on Manor Farm Lane itself.

### Building Materials and Architectural Details

The Parish lies entirely within an extensive area of chalk, with an abundance of flints but no immediate sources of good building stone. The nearest sources were the Portland-Purbeck limestones along the South Dorset Ridgeway, probably from Portesham, which is five kilometres to the south. The village is thus characterised by a mixture of flint and oolitic limestone, often in the characteristic banding of the Dorset chalk valley and slope settlements. Details range from careful alternations of two courses of small, square stones and two or more courses of carefully knapped flints (Wherry Cottage and The Pottery) or rougher split flints approximately brought to courses with worked stone quoins and window and door lintels.

Limestone ashlar and squared, coursed rubble is used in the Parish Church and at the late Victorian Whitefriars (also in rock-faced form), where a rich mixture of tile hanging and false half-timbering adds intricacy and detail. The Parish Church also has some dressings of Hamstone, as have the C19 Manor Farmhouse, Laburnum, Jasmine and Lilac Cottages. Random rubble is seen on the first floors of Myrtle Cottage and School House.

Brick has a lesser, though significant, contribution, in the form of banding with flint, quoins and window and door surrounds and lintels and whole facades at the School and Churchview, where blue vitrified headers are an additional adornment. Most chimney stacks are of brick, with horizontal bands or oversailing courses and chevrons or saw tooth courses at Hadley Lodge. There are some interesting chimney pots in the Conservation Area, with elaborate octagonal examples at Whitefriars and square tapering ones with sunk panels elsewhere, such as at Manor Farmhouse and Hadley Lodge.

Roofs vary between rare examples of thatch, with gable ends or hips and, correctly, simple flush ridges; clay tile, pantiles (usually on former farm and subsidiary buildings, with a flatter variety on The Grange's former outbuildings) and slate.

Boundary walls are of split flint cobs, sometimes knapped and squared, usually interspersed with bands of limestone and stone quoins and copings. Brick also is used for corners and cappings. The churchyard has flint and stone banded walling with areas of cob or (possibly) modern cement repairs, all capped with Bridgwater pantiles, suggesting that these were



Fig 76. Whitefriars



Fig 77. Boundary wall

intended to protect the less weather-resistant cob. Manor Farm also has walls of mixed materials capped with pantiles. Broadmayne brick walls are seen in front of Myrtle Cottage and School House, on the main road.

Windows are mainly wooden casements in two or three lights and varying numbers of glazing bars, with wooden, stone or brick lintels. There are also metal casements with leaded lights or plain glazing. The Old Post Office has double and triple light stone mullioned windows, hollow-chamfered and with separate drip-moulds over. The Grange probably had wooden vertical sashes before the current uPVC windows were installed. Wherry Cottage has a (locally) rare example of a wooden sash with a moulded frame. Whitefriars has typical late-Victorian sashes with multiple-paned upper lights and plain lower sections.

Doors on the older houses tend to be of vertical plank form with or without a glazed light. Porches are varied in form and detail: with first floor bays over at Whitefriars and The Grange; with gabled roofs or pented roofs on brackets and two bracketed thatch roofs in Manor Farm Lane.

There are Victorian hooped and speared railings in front of Whitefriars, in a neglected condition. Elsewhere, simpler estate fencing appears in front of Butt Close Farm Cottages and in Manor Farm Lane. The churchyard entry has a hooped spiral iron lamp overthrow.

#### Parks, Gardens and Trees

The village is enhanced by a more or less continuous progression of greenery along the main road that helps to link buildings and spaces and, also, to mitigate some of the effects of traffic. Manor Farm has individual, mature trees on its road boundary and along its boundary with the garage; the School has good hedges and trees around its large, grassed playing field; the churchyard has a mixture of old yews, holly and conifers; these run into some fine trees (including a large weeping willow) in front of The Stables and St Mary's Cottage; there are large trees on the western boundary of Whitefriars. These latter groups overhang the main road on both sides and provide a large green frame to views along the main axis. There are Tree Preservation Orders (TPOs) east of The Old Chapel; in the churchyard; behind The Grange Stables; on the boundary of Lilac Cottage and in the grounds of Whitefriars; east of Hadley Lodge; and in front of Manor Farm.

Copyhold Lane becomes a narrow green tunnel, bounded by hedge banks and trees, rising uphill and round a sharp bend, contrasting markedly with the activity and movement of the main road.

#### Detrimental Features

There are a number of problems:

- The noise, danger and visual pollution created by the trunk road traffic;
- The accompanying traffic engineering accoutrements, such as large lighting columns, pedestrian crossing lights and very intrusive (but necessary) safety barriers by the School;
- The surfeit of brightly coloured signs at The Little Chef;
- In terms of setting of the conservation area, the rather suburban nature of the garage, with its materials, signs and lighting;
- Rebuilt boundary walls against the road (to create pavements?) that employ artificial stone and other, non-traditional detailing;



Fig 78. Details at Whitefriars



Fig 79. Copyhold Lane

- Maintenance issues with the cleaning of the watercourse channel;
- A very noticeable loss of traditional details on unlisted buildings of interest and some visual quality, particularly some examples of unsuitable replacement windows and doors, over-large dormer windows, the addition of standard garages and car-ports and porches;
- The problems of surfacing and drainage around the village green at the junction with Copyhold Lane, and the nearby garage.

### **Definition of the Special Interest of the Conservation Area**

- A setting in a gentle chalk landscape, with valley slopes, a watercourse, meadows and woodland, within the Dorset AONB;
- A rich archaeological landscape setting, with particular concentrations of Prehistoric earthworks, a stone circle and Roman road alignment;
- Mature trees in the centre of the village, by the Church and further west, overhanging the main road, framing views and enhancing the setting of buildings;
- A small green space at the foot of Copyhold Lane that has the potential to be a proper village green and an important existing green space in the churchyard;
- Four Listed Buildings, including the Grade I Parish Church;
- About 20 other unlisted buildings of character and interest, including the Manor Farm group, a fairly unspoilt group of cottages in Manor Farm Lane, a major late Victorian house in Whitefriars, a mid C19 public house and several estate and farm cottages of merit;
- Coherent groups of buildings in the central part of the village, linked by stone and flint walls and enhanced by mature trees;
- A distinctive range of materials, including flint, Portland/Purbeck limestone (sometimes banded with spilt or knapped flints), brick, thatch, clay tiles and slate;
- Some modern infill development that complements historic character and building traditions.

## **C5. Shipton Gorge**

Shipton Gorge's Conservation Area is small and compact and it will be described as a whole, without recourse to sub-areas.

### **Spatial Analysis**

#### **The character and interrelationship of spaces within the Conservation Area**

The village is set on the lower slopes of Shipton Hill above the Bride Valley to the south, around a complex of lanes between Burton Bradstock and the A 35. The historic core is clustered around a tight triangle of lanes: along an east-west main street (Brook Street); on a western extension (Port Lane); a western route that takes a generally north-south direction (Shipton Road and Peas Hill); a NW-SE diagonal (Middle Street) runs from Brook Street uphill to the top of Peas Hill and Loders Hill. At the eastern end of the village, Smacombe and Markets Lanes run north south, with a junction with the end of Brook Street. The northern routes climb steeply to the higher ground, with a deep cutting on the upper parts of Middle Street. The historic village has a nucleated **plan form** with the Parish Church, Home Farm, a large gentry house (The Old Manor Farm), former School and Nonconformist Chapel, present Village Hall and a fairly continuous group of cottages clustered around Brook and Middle Streets. St Martin's Church, the Hall and former School are sited up a cul-de-sac lane on the south side of Brook Street, on higher ground, giving the Church some prominence, particularly when viewed from the south, on the Markets Lane approach. Here, also, was the site of the Court House, the manorial focus of the village. At either end of the Brook Street-Port Lane axis, there is a steep rise to the Markets Lane/Smacombe Lane junction and the Shipton Road/Peas Hill junction respectively, thus Brook Street is effectively set in a valley with higher ground all around.

Peas Hill has the form of a western bypass and is the location of the only public house, the New Inn and a significant amount of modern housing development, with a long close at right angles to the road line at Rockway and more development on the northern part of Middle Street and along Rosamund Avenue. These northern extensions to the village have doubled its size and distorted its basic nucleated form but, because of changing topography and vegetation, they seem to be separate from the historic core.

It is possible to bring the form and detail of the village to life by describing a walk through the older core, from east to west along Brook Street, up short detours to the Church and thence to Middle Street and, finally, along Port Lane to the lower part of Peas Hill. This should highlight the progression of spaces and road alignments, the effect of changing levels, landmark buildings and trees, views in or out and the many details that enhance the village.

Starting at the junction with Smacombe and Market Lanes, there is a dramatic fall into Brook Street. There is a framed view west, bordered by the new stone cottages of Home Farm Way and stone walls and vegetation, with impressive groups of trees on the low hill behind. A turn into Home Farm Way shows a curving road line and a progression of houses and stone walls providing enclosure on the outside of the curve (western side). Looking back to Brook Street, Lower Lynch is an impressive terminal feature across the junction with Brook Street.

Heading west again, the strong stone gable end of Home Farm leads into a narrow gorge, flanked by a long range of farm buildings to the left (south) and a hedge bank to the right (north). The timber trellised porch of the Farm projects into the lane, adding a splash of colour and detail. The gable end of No. 1 Barn Close effectively terminates the farm group and the constantly curving road line throws into prominence a series of cottages and larger houses on the outside of the bend. One



Fig 80. Brook St



Fig 81. Cuckoo Lane/Chapel St



Fig 82. Gable of Home Farm

by one they are revealed, embellished by shrubs, hedges and walls. On the inside of the curve, a small, triangular grassed space fronts Brook Cottage, with a red telephone box and some low hedging but the suggestion of a village green is tempered by two large wooden poles and abundant wires.

Even modern houses add to the enjoyment of the progression up Brook Street: West Court's front gable adds a punctuation mark and the large stone, coped gables of Manor Cottage contribute a full stop to the group. Looking back east, the curving road line and building group is equally effective, with a distant view back past the Home Farm buildings to Lower Lynch. Looking south, there is a view of a vegetated bank, behind the cottages on the left, of the low, Church tower. Thatch End has a thatched porch projecting into the street and ahead the road widens to its junction with Middle Street. Firmly marking the corner is the long, impressive façade of The Old Manor Farm, fronted by attractive railings. Port Lane squeezes round to the left, rising uphill and curving. Another lane runs off south to The Old School and Church and, to the right, Middle Street rises and performs a double curve before running into a green tunnel.

Taking the lane to the Church first, The Old School sits right on the dog-leg and, opposite, on the site of the Court House, a green space (possibly doubling as a car park for the adjacent Hall) gives splendid views out to countryside. There is then a real surprise: a large green space in front of the Church and churchyard, bounded by stone walls and crossed by the path to stone gate piers and gates. St Martin's tower rears above the wall and several trees are prominent. From the churchyard are good views over the village and, south, over green hills, woodland and hedgerows. At the NE end of the churchyard, there is a narrow, fern fringed path back down to Brook Street.

Returning to the junction, Port Lane rises steeply to its junction with Burton Road, passing Nos. 1 and 2 Port Lane Cottages at right angles to the road line and the handsome gate piers to King George's Field and another view of countryside. A short walk up Peas Hill, through a rocky and vegetated gorge, reveals a small group of older cottages, notably the New Inn and the neighbouring Blue Haze.

The final route from the junction is up the lower parts of Middle Street. Sunnybank is an excellent introduction, C17 and set at an angle to the road line, demanding notice. Beyond, two houses on the right (east) are positioned at right angles to the street and there is a final terraced group on the left, with a simple, small former chapel on its southern end and a curving row of taller cottages beyond. Birdcombe Cottage is particularly memorable because of its stone coped gable end facing down the street. There is also an interesting progression back to the junction, where the curving building line, gables and Sunnybank all play their part.

**Key views and vistas** are:

- The first view of Brook Street from the higher ground at the Markets Lane junction;
- The townscape sequences along Brook Street to the front of The Old Manor Farm;
- Up Middle Street from the junction with Brook Street;
- The first full view of the Church from the bend in the lane by The Old School House;
- The views of wider countryside from the field by the Hall; the churchyard and from King George's Field;
- The views over the village from the churchyard.

**Landmarks** are the Church tower; The Old Manor Farm; the porch of Home Farmhouse and The Old School House.



Fig 83. Old School, Port Lane

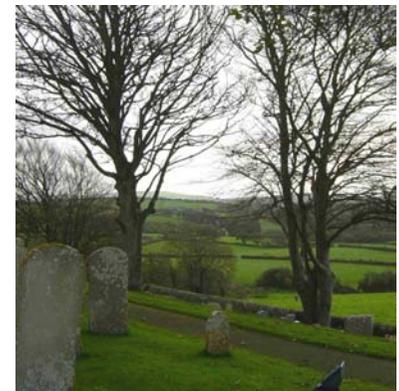


Fig 84. View from the churchyard

## Character Analysis

### Building Uses

The 1888 Ordnance Survey sheet shows a small village built around the axis of Brook Street and the pattern of lanes running off to the north and south. An old quarry and limekiln are shown to the west of Peas Hill, opposite the New Inn. The 1930 sheet is almost identical, showing that the village remained static for over fifty years. Most of the residential expansion to the north has occurred in the latter half of the C20.

The Parish Church is a real focus and the proximity of a Village Hall is fortuitous. The village has no *big house* but there are a number of large farmhouses of quality, notably The Old Manor Farmhouse and Home Farm. The Old School (fig 4) is the substantial remnant of the former school, closed in 1949, now a private house. The former Methodist Chapel, in Middle Street, is now part of a house, as is the former Post Office and shop. Several former farm buildings have been converted to residential use, exemplified by Granary Cottage adjacent to The Old Manor Farm (fig 4), probably the Farm's former dairy and cheese house, and Manor Court Cottages, formerly a barn, with a date of 1856 on the gable end. The New Inn (fig 4) is a late Victorian purpose-built structure, positioned on the then through route from Burton Bradstock to the northern Dorchester-Bridport turnpike road. The majority of the village buildings are cottages, with amalgamations and extensions of older plots.

### Building Types and Layouts

The Parish Church was originally a chapel to Burton Bradstock church, only attaining its present status at the end of the C19. It consists of a medieval west tower, Victorian nave and north aisle, south porch and chancel. This may represent the form of the older building, which seems, in turn, to have been altered in the C17. The former Methodist Chapel appears to have been a one-room building, converted from a cottage in 1849 (date plaque), with a gable end entry and a large window opening on one or both sides. The former School (fig 4) was also a conversion from an older cottage, in 1861, retaining its thatched cottage character, with a central porch and an inserted large window in the rear wall. An Infants' classroom was added later in the C19, as a lower, single storey block. Earth closet ranges were built around a small courtyard. The building returned to residential use some time after 1949. The New Inn (fig 4) seems to be of the 1860s or 70s (it appears on the 1888 OS sheet), consisting of a ground floor licensed premises with accommodation over.

Smaller historic cottages tend to be informally planned, in rows or semi-detached, built on road lines or behind small front gardens, set parallel to the road. There are, however, a number of properties positioned at right angles to the road line, exemplified by Nos. 1 and 2 Port Lane, which are thatched and one-and-a-half storeys, with first floor partly set into the roof space. Barton House and Vine Cottage are two examples of detached houses set with their gable ends to their access lane (Middle Street).

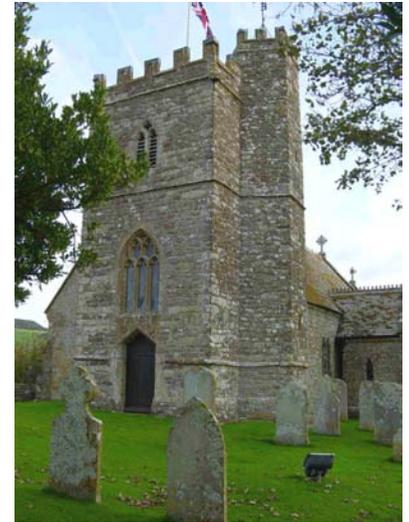


Fig 85. Parish Church



Fig 86. Cottages in Cuckoo Lane/Chapel St

The larger gentry houses display only a loose adherence to concepts of formal planning and symmetry. The Old Manor Farmhouse (fig 4) is detached (apart from a later C19 former cheese and dairy house attached to the north), early C19, two storeys and a front entrance not quite central to the façade. It is set back behind a small, railed front space. Home Farmhouse is earlier, with a front door right-of-centre and farm buildings attached in a row along the street. It has no front garden, being built directly onto the highway. Sunnybank is another former farmhouse, mid C17 in origin and largely refashioned in the C19. Again the front door is not central.

### Key Listed Buildings and Structures

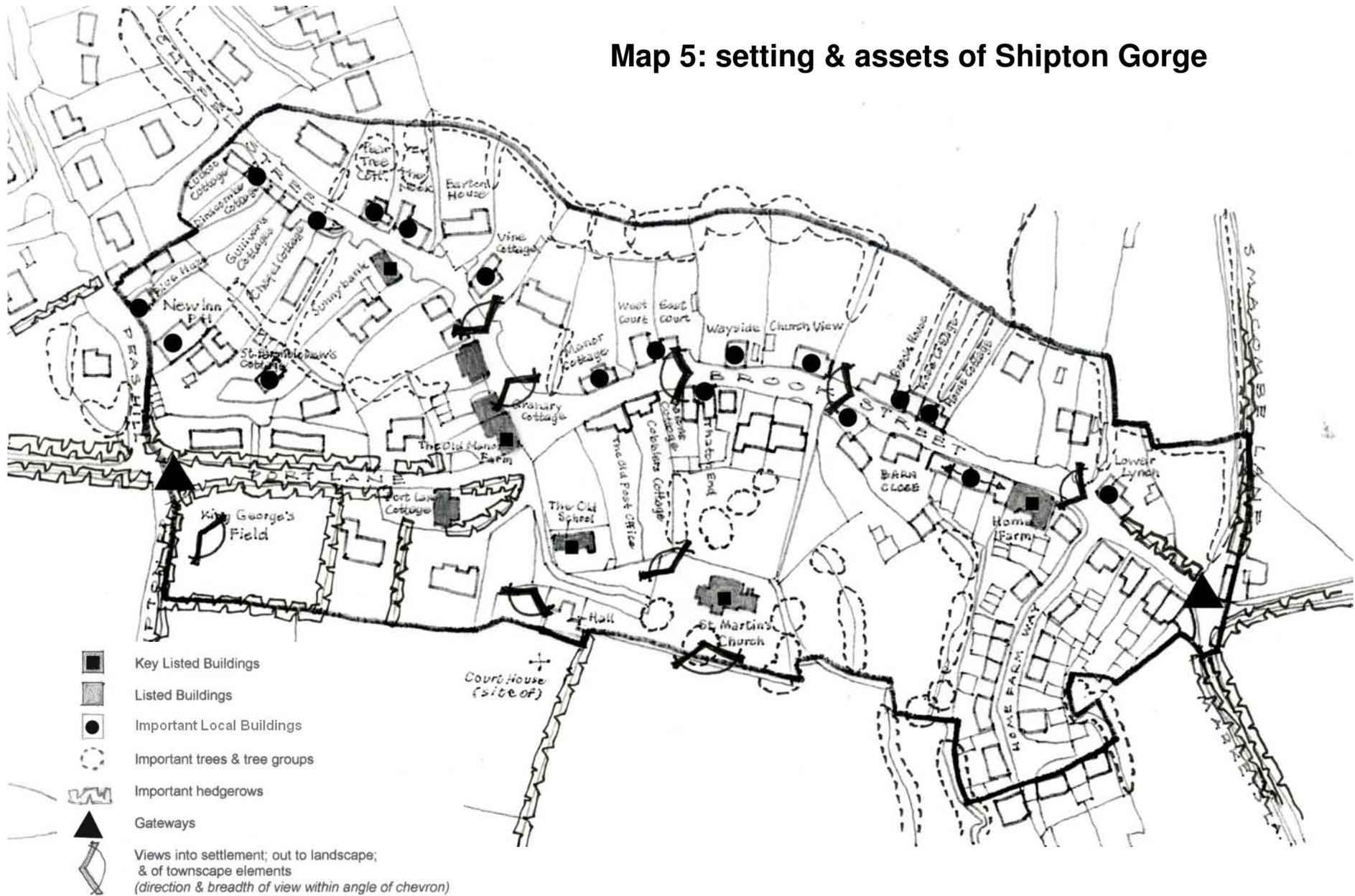
The Conservation Area has seven Listed Building entries, all Grade II apart from the Grade II\* Parish Church. The key Listed Buildings are:

- The Parish Church of St Martin, early C15 west tower, rest of building all of a piece, 1862 by *Hicks* (to whom Thomas Hardy was articled until April 1862); important position overlooking the village;
- Home Farmhouse, mid C18 rubble and slate, prominent wooden porch; a good entry feature from the east;
- The Old Manor Farmhouse (fig 4), early C19, coursed rubble and slate, casements, good cast iron railings and gate; very important position at the crossroads of the historic village;
- The Old School (formerly The Little House – fig 4), later C18 and C19 additions and alterations, prominent thatched building with an interesting building history and substantial remains of the Victorian school;
- Sunnybank, mid C17 and C19 alterations, two remaining mullioned windows; its position, at an angle to and projecting into Middle Street is of particular townscape importance.



Fig 87. Home Farmhouse

**Map 5: setting & assets of Shipton Gorge**



### Important Local Buildings

The important local buildings are:

- The barns attached to Home Farm (to the west, along Brook Street), C19, rubble and slate, some loop lights remaining; conversions to residential use but of group value;
- Lower Lynch, Brook Street, mid C19, rubble stone and slate with brick lintels, hipped roof, replacement casements and modern porch but still a strong entry building and seen particularly well from Home Farm Way;
- K6 telephone box on the small green in Brook Street;
- Home and Rose Cottages and Brook House, on the north side of Brook Street, C19 short row, stone and brick trim, slate roofs, various alterations but of group value and townscape importance, as the group is part of the sequence of buildings on the outside edge of the road curve; Church View and Wayside, West and East Court, to the west, are modern or substantially rebuilt but also have group and townscape value;
- Manor Cottage, further west, at the important angle with Middle Street, stone and tile roof, large coped gable ends, modern dormers (again, difficult to determine how much is a substantial rebuild); group and townscape value;
- Thatch End, on the south side of Brook Street, early C19 (?), render and thatch, large thatched porch; group value;
- Vine Cottage, Middle Street, C19 stone and slate, coped gables, central first floor window blank; townscape value;
- The Nook, Middle Street, painted rubble and slate, simple and relatively unspoilt; group value;
- Pear Tree Cottage, Middle Street, at right angles to the road line, mid C19 stone and slate, casements; of group and townscape value;
- Chapel Cottage, early C19, rubble, casements with wooden lintels, unspoilt, group value;
- Birdcombe Cottage, C19 rubble, with prominent coped stone gable end, tall and with small window openings, unspoilt and of group value;
- Former Methodist Chapel in Middle Street, dated 1849, converted from an older cottage; one round arched window with brick edging and simple pattern of glazing bars is the most prominent feature; interior not inspected; of group value and social historical interest, being connected to the Methodist Society revival led by Dr Roberts in West Dorset (see also Burton Bradstock);
- St Bartholomew's Cottage, Peas Hill, mid C19, render and slate, sashes with glazing bars and a small central first floor window of interest;
- New Inn (fig 4), second part of C19, stone and slate, distinctive brick chimney stack, sashes and porch; of some visual quality, unspoilt exterior;
- Blue Haze, next door, rubble and slate, sashes, coped gable ends and a porch with a pentice roof; unspoilt mid C19, groups well with pub;

### Building Groups

Coherent groups are:

- From Home Farm west to the small green space, continuing on the north side of Brook Street from Home Cottage to Manor Cottage; Thatch End to The Old Post Office on the south side; and The Old Manor Farm and Granary Cottage on the west side of the space at the Middle Street junction;
- The Old School, boundary walls and gate piers; the stone walls to the west of the Church; the church and churchyard;



Fig 88. Chapel Cottage



Fig 89. Blue Haze

- On Middle Street, from Vine Cottage to Pear Tree cottage on the east side; and from Sunnybank to the former chapel and Chapel Cottage to Birdcombe Cottage on the west.

### Building Materials and Architectural Details

Shipton Gorge is built predominantly from Inferior Oolite, available locally from at least five quarries in the Parish, including Eldon and Peas Hills. A now-vanished pub was named The Masons Arms, attesting to the importance of local stone extraction, and Hardy's Monument is said to have been built by masons from Shipton. Inferior Oolite is an orange-to-cream oolitic limestone, somewhat porous in nature (and thus sometimes rendered or given a plinth of harder Forest Marble) that is usually seen as dressed stone, rubble brought to courses or random rubble. It had great variation in its quality and colour, often seen in walling, and it may be mixed in with the greyer Forest Marble. At The Old Manor Farmhouse, the stone is squared and brought to courses and ashlar lintels appear over windows. The attached Granary Cottage, as a former farm building of lower status, has walling of unsquared stones.

Forest Marble, a hard, crystalline, fossil-rich limestone from a number of local sources, notably Bothenhampton (thus, the material is often referred to in C19 documents as *Baunton* stone), Burton Bradstock and Swyre. The stone is grey to blue in colour and is shelly in texture. It usually does not provide ashlar work but is seen as squared or random rubble. It appears in the west tower of the Church and in the lower parts of cottages on Middle Street. The boundary walling to the churchyard, particularly on the western side, appears to be constructed of carefully squared and coursed Forest Marble, with a coping of stones on edge. The nearby gate piers of The Old School are refined Portland Stone ashlar with shallow pyramidal caps.

Because of the difficulties in forming corners and reveals to openings with rubble walling, brick was used in the C19 to provide lintels and quoining. A smooth render is seen at Thatch End, covering, from the evidence of the western gable end, rubble, probably Inferior Oolite.

Roofs are a mixture of thatch (with rounded forms, eyebrows and undulating eaves, half hips and flush ridges), slate, clay tiles and Double Roman or flat pantiles. There are a number of buildings with stone coped gables and details like kneelers or ball finials at the apex (Manor Cottage). Dormer windows are rare and those that exist appear to be largely modern insertions. Chimney stacks are usually of brick, with little in the way of refinements or decoration. The lateral stack at the New Inn (fig 4) has a shouldered base with tiles on the angle between the base and the narrower stack.

Most windows are wooden casements, of double or triple lights, with varying numbers of glazing bars. There are some leaded lights, suggesting metal windows. Window heads may be flat, with wooden or stone lintels, or cambered, usually with bricks on edge. Brick may also form reveals to window and door openings. There are a number of porches, ranging from enclosed wooden ones with flat roofs (at Home Farmhouse (fig 4), where openwork trellis adorns the top and sides), penticed roof types, an elaborate Victorian stone example, gabled and with a wavy bargeboard at The Old School, and flat canopies supported by brackets. Doors may be vertically boarded or have six panels, often with the upper pair glazed.

There are a number of other important details in the Conservation Area: the wooden hand pump (fig 4), with an 1912 date, fronting Granary Cottage; the railings with hoops and fleur-de-lis next door at The Old Manor Farmhouse; bold spear tops at the entrance to the churchyard (where there is also a lamp overthrow and two boot scrapers (fig 4) by the porch, both with faceted knobs to their uprights); two stone stiles on the path to the east of the Church; and the two stone panels by the entrance to King George's Field, with heraldic beasts and good lettering.



Fig 90. Parish church, churchyard & boundary walls



Fig 91. Thatch End

### Parks, Gardens and Trees

There are several small but important green gaps or spaces in the Conservation Area: the churchyard; King George's Field; the slopes of the hill upon which the Church stands; the field to the west of the hall, where The Court was located, the field south of Barn Close, the Old Lime Kiln SSSI on the western boundary of the Conservation Area; and the treed ridge behind the properties on the northern side of Brook Street.

Gardens are an important asset, mainly in the form of small cottage gardens or shrubs and wall climbers on the fronts of buildings, particularly along Brook Street and up Middle Street. Trees and hedges also are major features, emphasising topography, with trees in the churchyard visible from the south; a good group on the ridge north of Brook Street; in the field south of Barn Close and along the western boundary of Manor Farm Way; and at the summit of Port Lane. Good hedges enclose King George's Field and Port Lane and provide good entries into the Conservation Area, down Middle Street and the eastern and western crossroads. There are no Tree Preservation Orders (TPOs) within the Conservation Area.

There is woodland of about three acres, named the Saunders Richardson Wood, bordering Smacombe Lane, adjoining the Conservation Area boundary. It is owned and managed by the Woodland Trust and its mixture of planting is an asset to the village and an important element of the setting of the historic core.

### Detrimental Features

These are:

- Poles and wires along Brook Street, on the small green space and up Middle Street; ducting was introduced to provide for undergrounding but has never been used;
- Some unsympathetic extensions, alterations and repairs to older cottages, notably replacement windows and doors, over-large and flat roofed dormers, gentrification by stained timber windows and ironwork with non-traditional patterns, some intrusive garages and painting of stonework and clumsy pointing in hard cement.

### **Definition of the Special Interest of the Conservation Area**

- A good quality setting within the Dorset AONB, with the village core set in a deep defile, overlooked by the Parish Church on a low hill;
- Good approaches from the south, west and east, with deep lanes, hedges and trees;
- Important trees within the village, particularly on the northern and eastern boundaries of the Conservation Area;
- Seven Listed Building entries, including the Grade II\* Parish Church, several large farm houses, smaller thatched cottages and the former school;
- Over twenty unlisted buildings of visual, group or townscape value, including farm buildings, smaller cottages, a former Methodist Chapel, the New Inn and a K6 telephone box;
- Coherent groups of Listed and unlisted buildings in Fleet and Middle Streets;
- A use of local building stones, allied to building traditions and some interesting small details that add to the sense of place.



Fig 92. King George's Field



Fig 93. View over Brook St from churchyard

## Community Involvement

The local community, Parish Councils, district councillors and statutory authorities were consulted on the appraisal during July – August 2007. Comments received helped finalize the appraisal which was adopted by the district council in December 2007.

## Review of the Conservation Area boundaries

In previous Conservation Area Appraisals, boundary reviews have rarely been undertaken, unless there are obvious anomalies or other compelling reasons to consider extensions or other variations. Unless there are compelling planning or environmental reasons for a review, it is recommended that no action is taken at present, at least until the current round of Conservation Area Appraisals is completed, the results of consultation are considered and a balanced view can be taken of any boundary issues that might occur.

## General Condition

The villages are characterised by a general good condition of the building stock, boundaries and the public realm. There is a Listed Building At Risk in Litton Cheney and several important local buildings unused and in poor condition at Burton Bradstock.

## Summary of Issues and Proposed Actions

CONSERVATION AREA ISSUE	PROPOSED ACTION/S	LEAD PARTNER	OTHER PARTNERS
Standards & methods of repair and maintenance of historic buildings and structures	Upon request provide advice	WDDC	
Sourcing local materials & continuation of building traditions	Upon request provide advice on known sources & building traditions	WDDC	
Design standards in the public realm (overhead cables, traffic signs, road space with amenity value & use).	Identify opportunities to enhance & consider traffic management	DCC (Highway Authority), WDDC	Parish Councils

The contribution of trees & the landscape setting to the character & appearance of the conservation areas	Contribution to be perpetuated as far as possible & support suitable schemes through availability of Countryside & Conservation Grant	WDDC	DCC, Parish Councils
A number of unlisted buildings have architectural & historic interest	Additions to the Statutory List of Buildings of Special Architectural and Historic Interest should be considered	WDDC	
Exchange of archaeological information	Consider how to assist Dorset Historic Environmental Record and local heritage projects	WDDC, DCC	English Heritage

### Developing Management Proposals

Based on the Summary of Issues & Proposed Actions, the following objectives might be set out as the basis of a long-term management plan:

- The contribution of the landscape setting and trees to the conservation areas to be perpetuated using all means possible. Suitable schemes could qualify for the Council's Countryside and Conservation Grant Scheme (offers limited financial support subject to criteria and availability). Details available on *dorsetforyou.com* website;
- Consider additional buildings for listing;
- Provide the Dorset Historic Environment Record with relevant information as available;
- Small-scale improvements could qualify for the Council's Countryside and Conservation Grant Scheme (see above).

### Advice

The District Council can advise on the need for Listed Building Consent or any planning permission that may be required, and can provide advice on matters such as methods of maintenance and repair, shop fronts, alterations and extensions to Listed Buildings and suitable materials. Contact details are provided below.

### Useful Information and Contact Details

#### Criteria used for assessing the contribution made by unlisted 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 District Council, Design & Conservation Officer (01305 251010) or e-mail [planning@westdorset-dc.gov.uk](mailto:planning@westdorset-dc.gov.uk)

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## Maps

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