



Sherborne *Conservation Area Appraisal*

Working for West Dorset

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In addition to public consultation, this appraisal was distributed for comment to the following organisations:

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Fig.1 Cheap Street

CONSERVATION AREA APPRAISAL OF SHERBORNE

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. Sherborne Conservation Area forms part of this appraisal work. It was first designated in 1970 and extended in 1989, 1993 and 2008.

In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the Conservation Area's 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 is a summary of the planning policy context and an assessment of the special interest of the Conservation Area: landscape setting, historic development and archaeology and a more detailed description of the buildings, groups, building materials and architectural details, green elements and detrimental features. This is followed by recommendations for management action and their development.

The appraisal was the subject of a public consultation (August - October 2007). Following consultation, officers recommended a number of amendments 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 public consultation in 2007 raised the possibility of extending the Sherborne Conservation Area to include areas in and near Bristol Road, Bradford Road and Lenthay Road. A public consultation on this was held (May-July 2008), and following consultation the district council approved the Sherborne conservation area extensions in November 2008. Details of the extensions have been incorporated into this Conservation Area Appraisal.

Executive Summary (refer also to Appendix A)

The key points of quality analysis are:

- A fine landscape setting, in the valley of the River Yeo, with a wooded escarpment to the south, verdant water meadows along the course of the River and a historic parkland to the south and east;
- Mature trees and tree groups within the town and on the course of the river and The Slopes to the south;
- A particularly rich archaeology, related to Saxon and medieval monastic activity, medieval townscape and the creation of the Newland borough, industrial archaeology connected with stone quarrying and associated limekiln burning, silk throwing and water mills, the landscape and garden history of the New Castle grounds and the Pageant Gardens;
- Over 360 Listed Building entries, including three Scheduled Monuments, eleven Grade I entries and fourteen Grade II* structures, including the Abbey and conventual/school buildings of particular interest, a number of medieval domestic buildings, gentry houses of quality, vernacular cottages and specialised civic and industrial buildings;
- Over 60 unlisted buildings or groups of quality and character, complementing Listed buildings and forming parts of several coherent groups of particular interest; these include the Victorian railway station, the mid C19 part of Westbury Mill, the late C19 RC Church in Westbury, several large late C19 and early C20 houses, a number of mid and late C19 terraces associated with local industries, several Sherborne School buildings and a C18 shell house hidden in a back garden;
- Distinctive local building materials, notably Sherborne Building Stone (Inferior Oolite limestone), Forest Marble used in walling, roofs and paving, brick clays, tile and pantile and thatch, combined with building traditions, give a strong sense of place;
- Interesting details such as a large number of well designed C19 and early C20 shop fronts, hanging signs, areas of stone paving, boundary walls, gate piers and a rich heritage of wrought and cast ironwork.

The **detrimental features and wider issues** affecting the Conservation Area are:

- The impacts of traffic on the A30 corridor, particularly in the narrow stretches of Greenhill, and also in more localised areas like Long Street and St Swithin's Road;
- The visual impact of some of the car parks, created by inadequate boundaries, particularly those in Hound Street and Newland;
- The poor design of the traffic information signs at the north end of Cheap Street;
- Overhead poles and wires in some areas such as Acreman Street;
- The unfortunate visual effect of the pollarded limes in the Abbey churchyard;



Fig.2 Long Street looking West



Fig.3 Coldharbour

- The use of concrete slabs on The Parade and the ubiquitous use of cast paviers elsewhere, at odds with local paving materials and detailing;
- Major concerns about the condition and resources for the sustainable future use of Sherborne House;
- The loss of traditional window and door details on some of the unlisted buildings and other problems of detail like painting stone and brickwork;
- The introduction of a small number of brightly coloured, reflective fascias, usually related to national house-styles, in the commercial core, in an area of otherwise excellent traditional and modern shop fronts;
- The need for great care in relating large modern buildings into areas of tight grain and small, varied details;
- The large number of unlisted buildings of quality and group value that may be subject to small but telling changes, which may erode their character;
- The need for a long term landscape management and improvement strategy, backed with resources, to maintain and enhance the setting of the town and its various internal spaces;
- The importance of wider views into and out of the Conservation Area and of currently well-defined boundaries that should be respected and (in the case of boundaries) strengthened wherever possible.



Fig.4 Greenhill

The Planning Policy Context

Contained within the **West Dorset District Local Plan (Adopted 2006)**, there are a number of planning policies relevant to Sherborne Conservation Area:

- *Safeguarding Assets*, development must be in keeping with the landscape character of the area (SA3); protection is given to areas of Land of Local Landscape Importance (SA6); 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 and SA17 Historic Parks and Gardens of Regional and County Importance; SA18, SA19 and SA20 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.

The Plan also has a specific Chapter 14 relating to Sherborne and Surrounds, which contains policies for the development of land for mixed-use development at Barton Farm, adjoining the NW boundary of the Conservation Area; employment uses at the former Gasworks site on New Road and at Sherborne Hotel; and mixed use development around Sherborne House. The latter is of particular relevance to conservation and heritage issues.

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.

Assessment of Special Interest (refer also to Appendix A)

This includes a brief description of location and setting; historic development and archaeology; and a description of spatial and character analysis, providing detail on topics such as spaces within the developed area, 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.

1. Location and Setting

Sherborne is located about thirty kilometres (19 miles) north of Dorchester, in the northern part of West Dorset District and about nine kilometres (6 miles) east of Yeovil. The A352 is the link to the south and the A30 the east-west route, which runs into Somerset a few kilometres either side of the town, underlining its position on the northernmost promontory of Dorset.

The town is set in the valley of the River Yeo, which flows from east to west in a fairly narrow defile flanked



Fig.5 The Green



Fig.6 The Yeo floodplain and Castleton

by hills on both sides. The basic topography has been described as a *ridge and furrow* landscape with the ridges having escarpments on their northern sides and dip slopes to the south. To the north of the river, there is a low, but pronounced, ridge of Inferior Oolite and Yeovil Sands, rising to about 150m at Charlock, Patson and Ambrose Hills. Beyond this is a north-facing escarpment overlooking the Vale of Sparkford. To the south are two roughly parallel ridges: a north-facing escarpment of Fullers Earth Rock and Clay capped with Forest Marble and Cornbrash and, further to the south, the edge of the chalk Dorset Downs, separated by a wide valley of Oxford Clay. The first ridge rises up to over 130m and forms a dramatic backdrop to the town, with a pronounced bench or terrace created by the harder Fuller's Earth Rock stratum, seen at Cuckoo and Dancing Hills and slopes down to unstable clays by the river. The steep contours and uncertain stability of the underlying geology have proved a disincentive to development and thus, historically, the area has remained as parkland and woodland.

The dip slope of the Inferior Oolite is south facing, has good drainage down to the main river and one of the tributary streams, the Coombe, and has deposited a fan of alluvial gravel at its entry point into the Yeo. This combination of gentle south facing slope, good drainage and a stable platform for building has created an excellent site for settlement and thus Sherborne has developed on this gravel fan, which also provides security above the river's flood plain and a decent water supply from the Coombe and from wells through the gravel to the underlying impermeable clays. The dip slope additionally has been the ready source of a good building stone, the Inferior Oolite or Sherborne Building Stone. Its wider landscape is characterised, where not developed, by rectangular arable and grass fields, with few trees, forming a marked visual contrast with the fertile water meadows of the valley bottom and the wooded escarpment to the south. Also on the southern side, the designed parkland landscape of Sherborne Castle and other ownerships is a vital asset to the setting of the conservation area.

The town is the focus for a number of historic routes: from the north, the Marston Road from Bristol; west along the line of the A30 and east from Milborne Port. The present A30 was not the main east-west through route, which ran along Pinford Lane from Castleton across Denney Bridge NW along Newland to Greenhill and Newell on the present A30. Until the creation of a new road from the south down Dancing Hill in the C18, the southern access used a steeper, wetter route down Watery Lane, to the west of the newer alignment and then to Denney Bridge.

Historic development and archaeology

There are several comprehensive histories of the town, Abbey and School and a lengthy account in this report would replicate these and unnecessarily unbalance the wider description of the Conservation Area. A flavour of the various historical periods is given and particular influences on the form and layout of the town are highlighted.

Phases of development

Prehistoric

Sherborne and its surrounding area have a long history of settlement, with artefact finds and site identification extending back to the Neolithic and Bronze Ages and evidence of Iron Age settlement and economic activity. The investigatory work in advance of development at Foster's Field, in the 1990s, found evidence of a late Bronze Age pottery industry, in the form of nearly 14000 potsherds and 1300 ceramic objects, mainly loom weights.

Roman & Celtic

There may have been seventeen or more Roman settlements or farms in the Yeo Valley, between Yeovil and Milborne Port and in Sherborne, the areas known as Trendle (in Westbury) and Eastbury may be representative of Roman farming settlement. A Roman mosaic was found near Lenthay and was transferred to the Sherborne Castle dairy. A villa site is known at Pinford Lane, east of the Old Castle. Victorian restoration at the Abbey uncovered possible evidence of building remains under the present building.

Katherine Barker has speculated on the existence of a Post-Roman settlement, referred to as *Lanprobus* in an early document. She suggested that a D-shaped site, about 550m wide, across the area of Cheap Street, bounded by Acreman Street to the west, Hound Street to the east and Coldharbour to the north. The settlement may have been a monastic enclosure (hence the *lan* or *llan* element), related to the Celtic Saint Probus.

The arrival in 705 AD of Bishop Aldhelm followed the establishment of the West Saxon bishopric of Sherborne, a deliberate sub-division of the large Winchester diocese, and the bishopric's first church was built on the site of the later Abbey (possibly on the line of the current west front and to the west on the site of the later All Hallows church). It is conceivable and logical that the see was founded on an earlier religious site, hence the possibility of Lanprobus. In 998, Bishop Wulfsig III adopted the discipline of the Benedictine Order and the church then had a dual role as an abbey and cathedral until the see was moved to Old Sarum in 1075.

North of the Abbey, monastic buildings were built, rather than in the more normal southern side of a major church. This decision related to the availability of water for drinking, drainage and powering a mill, from the Coombe valley and from a supply at Newell. The monastic precinct may have had several entrances but the main town entry seems to have been from the east, via the market area (The Parade) and Cheap Street.

Early Medieval

Bishop Roger de Caen began rebuilding the Abbey and laid out Half Moon Street on the south side of the monastic precinct, necessitating the loss of part of the graveyard. In the same early-mid C12 period, the



Fig.7 Greenhill, an historic route



Fig.8 The Abbey



Fig.9 The Abbey and the Conduit

western end of Long Street was straightened and realigned on the eastern precinct gate, which still exists, related to the present Church Lane. Bishop Roger also built himself a fortified palace (the Old Castle) on the opposite side of the Yeo valley, to the SE of Sherborne, on a peninsula of rock above the confluence of the main river and a tributary. The presence of the fortified palace established the small separate settlement and borough of Castleton.

In 1227/8 Bishop Richard Poore established the new borough of Newland to the east of the ecclesiastical manor. This urban expansion is thought to have stretched from The Green at the top of Cheap Street to its own market area (Newland Garden), along an existing route, connecting The Green with Castleton.

Medieval Sherborne was a prosperous town, with its rich Abbey and ecclesiastical patronage, with five chapels-of-ease, several large inns and alehouses and some substantial stone and timber houses. In 1437, the Almshouse of Sts John the Baptist and John the Evangelist was founded near the Abbey precinct and was endowed with property in the town (exemplified by the gift of The Julian Inn in the same year).

Late Medieval, Tudor & Jacobean

Following the Dissolution of the Monasteries, the Abbey was bought by the townspeople in 1540 and became the parish church, All Hallows then being demolished. The town's grammar school (originally supported by the monastery) was newly founded as the Edward VI Free Grammar School (known locally as the King's School and elsewhere as Sherborne School), and until the great school expansion of the C19, resided in and adjacent to the two chapels at the east end of the Abbey.

It is probable that the two small boroughs of Newland and Castleton declined substantially and were effectively defunct by the end of the C17. The C17 saw the attempted refurbishment of the Old Castle by Raleigh and the building of the New Castle, subsequently enlarged by the Digby family. The Civil War affected the town markedly, with two sieges at the Old Castle and its subsequent slighting.

C18 and C19 Sherborne

Sherborne had been an important centre for cloth making but there was a decline in the C17 and early C18. In 1753, John Sherrer and William Willmott introduced silk throwing and spinning at Westbury Mill. In the 1840s, another block of spinning sheds was built on Ottery Lane, with its machinery driven by a shaft under the road, from Westbury Mill. There was another silk mill in the former monastic buildings, now the School Library and Chapel. Other trades included glove and button manufacturing, haberdashery, bone lace and brewing (with up to five breweries).

The need to accommodate Sherborne's workforce resulted in housing development, not only within the town, for example George Street, but also along the roads out of town (Westbury, Horsecastles and

Coldharbour). In the C19, new roads were built, often following the line of old field paths, and intended to improve access within the town (St Swithin's Road) and provide, on former fields, opportunity for housing, ranging from workers terraces (North Road) to imposing houses (The Avenue). In 1753, a turnpike trust created the present A30 route between Kitts Hill and Osborne. In the mid C19, New Road and West Hill provided an improved route to the south, over the escarpment. A Congregational Church was built on Long Street in 1803 and a Methodist Chapel off Cheap Street in 1842. The town benefited from the introduction of gas in 1836. The Yeatman Hospital was opened in 1866, between Cheap and Acreman Streets. The Sherborne Poor Law Union opened a large workhouse in the Horsecastles area in 1842. The New Castle grounds were the subject of a major remodelling by Lancelot *Capability* Brown in the 1750s, with the creation of a large lake and substantial woodland planting.

Besides the King's School, several other schools were established in Sherborne, in the C19 and later in the C20, either occupying existing buildings or building their own premises. Gradually education came to monopolise the once monastic centre of Sherborne as between 1850 and 1887, the King's School left the confines of the east side of the Abbey, took over the remaining monastic buildings, and eventually expanded into the former monastic gardens.

In anticipation of the arrival of the railway in 1860 (negotiations were beset with difficulties with landowners, local geology and lack of capital), Digby Road was constructed as a new access into the town centre from the south. The Digby Hotel was opened in 1869 to cater for school visitors and business travellers. The railway line also marked a new limit to the south of Sherborne, firmly demarcating the low-lying ground in the Yeo valley. It also effectively cut off Castleton from the rest of the town and required the demolition of its mill and several other buildings. Adjacent to Castleton, there is a water pumping mill and later turbine house, from the late C19, that are of interest and value.

The town grew in size and population steadily throughout the C19: population of 3159 in 1801 and 5793 in 1861. At the end of the C19 the junction between The Parade and Half Moon Street was widened and Church House created and, in 1895, the Sherborne UDC was formed, occupying this new block of Almshouse property.

C20 development

The 1905 Pageant left a lasting legacy in the form of the Pageant Gardens. In the early part of the century, the King's School continued to expand, with the construction of the Carrington Building in 1910 and the imposing entrance buildings and gate tower in 1925. Other schools and colleges relocated or were created on the fringes of the town centre, notably the Sherborne School for Girls and the Ladies' College. In the 1920s, a large area of playing fields was laid out on the south side of Horsecastles. In 1936, the south side of Half Moon Street was altered by the rebuilding of the hotel of the same name and the setting back of the



Fig.10 Abbey and Almshouse



Fig.11 Manor House, Newland



Fig.12 Sherborne School gate

building line. In September 1940, Sherborne was bombed and 31 properties were destroyed and 776 damaged. Besides the need for considerable repair, the damage also resulted in small pockets of redevelopment and a few gaps in street frontages.

An increasing need for housing, jobs and new schools resulted in the substantial expansion of the town into Combe and up the northern slopes of the Yeo valley. Within the old town came supermarkets behind Cheap Street and on South Street; the workhouse site in Horsecastles was redeveloped as housing; former school premises, breweries, hotels, farm buildings and large old houses converted; and new housing built on former open spaces. The mid 2004 population was 9100.

Sources of information

The Abbey and the remains of the conventual buildings are described in some detail in the West Dorset RCHME volume and subsequent archaeological work by Laurence Keen and others has examined aspects of the medieval archaeology. Sherborne has also been fortunate in its local historians and topographers, including Charles Bean (former Sherborne Urban District Council surveyor), Joseph Fowler, Gerald Pitman and James Gibb, who have published their own observations and brought together and developed the ideas of others. Katherine Barker also has put forward some provoking and interesting ideas on Post-Roman settlement.

The Sherborne Museum, in Church Lane, is an excellent repository of local historical and archaeological resources, with varied material relating to early, medieval, post-medieval and recent sites and buildings, maps, photographs and remnants of signs and other details.

There is, however, little detailed information available on building plans, interiors or historical development of building plots. The list descriptions are generally short and focused on external features. Undoubtedly, there is potential for major, long-term study on these topics, related to archive research and detailed building survey, and the occasional opportunity to undertake archaeological investigation.

The **archaeological issues** are:

- Lack of understanding of the overall resource, in topic areas such as the prehistoric landscape; Roman settlement of the Yeo valley; Post-Roman settlement and early church archaeology; the medieval and post-medieval development of central area plots; and the detailed form of the Newland suburb;
- The potential value of research on the industrial history of the town and wider area, particularly the various water mill sites, the development of the silk and cloth industries; water provision, roads and the early railway; brewing; the gasworks; and the quarrying of Sherborne Stone.

3 Introduction to spatial 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 town or 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 town or 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 built 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.

Spatial Analysis

There follows a wider spatial analysis of the whole Conservation Area and then a detailed Character Analysis of each of the four sub-areas. The various elements will be brought together in an assessment of the special interest of the Conservation Area and an overview of any detrimental features and priorities for management action. In this way, the value and character of the whole Conservation Area may be described.

Settlement pattern or shape

By the late medieval period, the road system that established the pattern or shape of Sherborne and Castleton, and evident today, had been laid down. The pattern was a result of a number of influences, topographical, drainage and river crossing points, economic activity, and pilgrimage routes to the early church, the building projects of medieval bishops and abbots and road improvements. Although there may be the relict of a pre-Saxon D-shaped enclosure south of The Green (see above), the more obvious pattern is a rectangle and an attached triangle, forming a pennant flag shape, situated on the north slopes of the Yeo valley and incorporating the secondary Coombe valley.

The crossing of north-south and east-west highways forms the rectangle. The two 'north-south' highways descend, either side of the coombe, towards the River Yeo, one of which, Cheap Street, is the town's commercial artery, linking at its head, an ancient concentration of settlement and a former market area called The Green with, at its foot, another historic nucleus with a current market place (The Parade) and



Fig.13 SS. John Almshouse (detail)



Fig.14 Abbey from Westbury

the Abbey Gate. The other route, Acreman Street, was associated with agriculture and the monastery and was less intensively developed. The 'eastwest' highways cross the valley slopes and the coombe. The higher route, Greenhill/Newell, turnpiked in the C18, formed part of the main Exeter/London coaching road, now the A 30. The lower route, Half Moon Street was Bishop Roger's C12 road improvement, referred to above. The rectangular shape surrounds the Abbey and the King's School, the religious and scholastic heart of Sherborne.

Closing the triangular shape was Newland, stretching from the northern end of Cheap Street to the Castleton crossroads at the eastern end of Long Street, and along whose length was laid a C13 planned borough. Long Street (part of a lower eastwest highway that leads to Cheap Street) has a strong association with the Abbey, being aligned with and providing a direct route to the eastern gateway. Within the 'pennant flag' outline of main highways are other traditional ways of travel in the form of shortcuts and back streets, for example: Hound Street, a shortcut between lower Cheap Street and Newland's old market area; Finger Lane, an alleyway and shortcut between Acreman Street and Abbey Close; and Hospital Lane, partly a back lane to Cheap Street but also a northern access to the former monastic precinct.

Medieval and later suburbs added linear development along approach roads (Kitt Hill, Coldharbour and Westbury). The eastern part of Westbury, from Westbury Cottage to The Lawns, has remnants of a major change in road alignment, with the current curve replacing a narrower straight line. C19 and C20 areas filled in the undeveloped gaps between older routes (The Avenue, North Road, St Swithin's Road) or added new blocks of development on hitherto rural edges (Horsecastles and Wingfield Road). These areas have not altered the basic **plan form** of Sherborne as a nucleated settlement, with a very definite commercial, ecclesiastical and scholastic centre on and within the angle between Cheap Street-Half Moon Street. The formerly separate boroughs of Newland and Castleton have either been subsumed in the larger town or, in the case of Castleton, have been reduced by the railway to a small adjunct.

The basic plan form has many interesting associated features such as varying plot layouts, road alignments and widths, edges and boundaries, open space or lack of it and the wider character or feel to specific areas. The various entry roads to the historic core and the streets within vary in their physical character, according to their relationship with topography, historic social and economic determinants and modern changes in land use or building scale and layout.

Within the core, the historic town's compactness or density is greatest along Cheap Street, particularly at its northern and southern extremities and where side streets join it. The area around Trendle Street and the top end of Westbury and the Newland/Long Street junction are also of high density. In Cheap Street, where competition was intense, land plots are mainly rectangular, with narrow to medium frontages that

vary in overall size. On the west side, the plots probably stop at the former monastic boundary. Surrounded by public routes, the compact 'islands' at Trendle, The Green, Kitt Hill/Cornhill, Greenhill/Back Lane and the area adjoining the southwest side of Abbey Close have backtoback, rectilinear plots of different sizes and shapes.

In Newland, land plots possibly associated with the C13 planned borough need further study. The original foundation charter specifies three plot sizes, the two largest north and south of the road and the smallest possibly at the western end of the borough, towards the town centre. Church House, in Half Moon Street, is a smaller example of (late) medieval planned development, originally built as ground floor tenements with a hall and kitchen over. The regular window pattern and the small plot depth attest to its planning and its insertion into older street and property layout.

In the high density central areas, building frontages are often situated at the back of the pavement, against the highway edge or set behind a small front area, defined by a wall or railings. On Half Moon Street and Church Lane is a unique instance of backtoback frontage buildings. Occasionally, building frontages have archways to rear yards or through passages to private entrances, rear properties and gardens. The larger, less dense land plots often have mature gardens providing a natural appearance that is generally absent from the compact areas.

Also interspersed throughout the historic town are rows of narrow, sometimes quite long plots that resulted from housing growth in the late C18 to the early C20, especially for industrial and manorial estate workers. Housing is usually in the form of terraces, parallel or end-on to the street, seen particularly well in the western suburbs, at Westbury and Horsecastles and Coombe.

In compact areas, competition for land and land values have discouraged broad plot frontages, unless they have been associated with prestige and special uses, such as the precincts of the Abbey and School. The King's School occupies a singular piece of land (the former conventual buildings and northern precinct of the monastery) and has, through its building work, established a large internal court. Away from the commercial centre, Sherborne House is an example of the suburban generous plot, backing onto Coldharbour, thus with two highway frontages.

Modern development has introduced larger plot sizes, mainly in the back areas of historic streets, exemplified by the hospital precinct between back and Hospital Lanes; medium sized supermarkets in the angle of Cheap Street and Newland (retaining a semblance of traditional plots on the Cheap Street frontage) and east of the railway station; and areas of car parking off Newland and Hound Street. On the whole, Sherborne has been fortunate that new development has been modest in scale and height and, as in the example of Old Swan Yard, has respected old boundaries and used them in a positive manner.



Fig.15 The Green and Greenhill



Fig.16 Swan Yard



Fig.17 Church House, Half Moon Street

The character and interrelationship of spaces within the Conservation Area

Sherborne has a complex and rich townscape, comprising hundreds of historic buildings, continuous street frontages, contrasting areas of gardens and open space, widening-out of street spaces at The Parade, The Green and street junctions, associated feelings of enclosure and relative exposure, views into the core from rural or suburban areas, views out to countryside, important boundary walls, hedges and trees, colours of materials and the myriad of details that enliven views and provide interest and delight. To attempt to bring some of these interrelationships to life, a section across the overall Conservation Area will be described, attempting to summarise the essence of the historic town. The route cannot cover all aspects of the whole Conservation Area and focuses on the town centre. To provide a more comprehensive view of spaces in the remainder of the Conservation Area, a short summary of townscape elements in other areas will follow the town centre transect.

Town centre

Starting from the south, on New Road (a route chosen for no particular reason, other entry points and routes could be chosen with equal value), the massed trees of The Slopes rise up the escarpment to the south and there is a contrasting view north of the historic centre (and extensive western suburbs) across the river valley bottom and railway. A screen of trees partially hides many of the lower buildings but the Abbey tower and south flank is evident, along with the tall pinnacles of the Methodist Church and Sherborne House to the north.

At the Gas House Hill junction, there is a wide view east of green meadows and trees and the buildings of the New Castle and the ragged profile of the Old Castle in the distance. Descending the slope to the level crossing and emerging into South Street, the trees and boundary hedge of the Pageant Gardens herald a pleasant green space to the left (west) and the flank and rounded end of the former Pageant Inn to the right faces a staggered crossroads, marked by the spired tower of Sainsbury's. South Street starts with a row of handsome early C20 houses, each presenting a bold gable and canted bay to the road. Opposite, to the east, a sinuous row of white rendered houses and a stone former stable are fronted by a wider paved space. Duck House sits at a right angle to the road and its garden and iron railings open up the previous effect of enclosure by buildings on both sides.

The tunnel effect is restored, with later C19 houses and shops on both sides, on the pavement edge, enlivened by projecting signs on iron brackets. Johnson's Courtyard, on the east, is a particularly sensitive example of modern infill development. The decorative flank of Melbury Gallery has stone columns and foliated carving, leading the eye to an important junction with Cheap and Half Moon Streets. The northern corner is firmly marked by the large stone Tudor Revival block, gabled and bayed and with an elaborate skyline, of the Saints John building. Turning left into Half Moon Street, there is a long wavering frontage of Church House on the right and a mixture of building heights on the left, with the Half Moon Hotel set back

behind a paved area. The Abbey central tower rises above the roof line to the north and the vista is terminated by the twin gables of the Almshouse in the distance. The building projects onto a subtle curve in the road line, where Trendle and Trendle Street run into the end of Half Moon Street.

Walking down Half Moon Street, the northern side suddenly opens out to the Abbey churchyard, with a low boundary wall and the splendid ensemble of chancel, nave, south transept and central tower. The golden stone is often brightly lit by sun or floodlights provide night-time drama. In the foreground are the cross of the War Memorial and the elaborate spired Gothic Digby memorial, paving, grass and ten pollarded limes. The slightly elevated churchyard gives a view south down Digby Road whose width and set back buildings provide a different scale to the tightness and intimacy of the medieval heart of the town. The vista is terminated by the tremendous wooded hill of The Slopes, providing deep summer greens, autumn golds and browns and winter greys and hazy blues. The Trendle island returns to narrowness and small-scale cottages on the road line. Walking to the west front of the Abbey, the continuous facades of Abbey Close curve round from the Almshouse to the entry to Finger Lane, nearly all modest two storey cottages and the grander block of the Vicarage, creating the idea of a precinct to the great church. The Almshouses and the School buildings to the north provide Gothic foils to the Abbey, like a Puginesque dream of a medieval town.

There is a choice of return to The Parade and Cheap Street, either through the churchyard or back to the South Street junction. The former is, perhaps, more exciting, with a walk to the setted and paved path of Church Lane, past the mass of the Abbey, elegant C18 gates and into a narrow lane, bounded by high walls of the School, small shops and the Museum, an important tree projecting over the wall and the arched gateway out into The Parade. There is a glimpse of the buttressed walls and arches of the Conduit House and, on market days, colour and people in the paved space. The other route reveals a view up Cheap Street, with the Conduit House on the left and a meandering building line providing variety and interest north up the street. The west side has a curve into the wider Parade, marked by a jettied front and an elegant curved and columned façade, a positive way of making a transition in the building line.

To the right (east), there is a long view down Long Street, again a narrow tunnel, with mainly two storey properties on both sides, with occasional projecting bays, porticos and shop fronts. There is a mixture of colours, golden and grey/blue stone and painted render and textures. In the middle distance, the taller buildings converted from or echoing the former brewery mark a change of scale.

The progression up Cheap Street entails a climb up a narrow corridor of almost continuous facades, of a high standard of architecture. The road line curves very subtly in several places, just enough to prevent everything becoming evident at once and throwing into prominence some of the taller three and four storey late C19 stone facades that occur in the middle and upper parts of the street. There are other



Fig.18 Pageant Gardens



Fig.19 South Street



Fig.20 Abbey churchyard



Fig.21 Abbeylands, Cheap Street

highlights, several timber framed buildings with jetties and posts, bowed fronts, pedimented doorcases, iron balconies, many good timber shop fronts, the symmetrical frame to the entrance to the Methodist Church (complete with gates and lamp overthrow) and the mid-Victorian pomp of the Post Office. At the junction with Abbey Road, Abbeylands exposes its timber framed and stone angle and there is a tunnel view past stone buildings to the elegant stuccoed front of the Bursar's House, at the junction with Hospital Lane. This area is very different to the commercial core, semi-private and secluded, bounded with stone walls and big trees and focused on the School buildings. The Tudor Revival School gateway gives access to a courtyard of medieval and Victorian buildings and the north flank of the Abbey.

Back on Cheap Street, there are excellent views south, down the hill, to the trees of The Slopes and Gainsborough Hill. The gable end of The Saints John building is very prominent in the middle distance. The narrow defile of Cheap Street continues to the junction with Newland to the north, where a curving line and a widening herald the wider space of The Green. The Digby Estate Office is a suitable entry or exit feature to the main shopping area, with its tall stucco facade, bows, railings and large tree hanging over the road.

The junction with Newland gives views a choice of routes east, north up the upper part of Cheap Street or NW to The Green. The townscape is particularly complex here, with a particularly coherent group of medieval stone and timber buildings on the east (The Julian and neighbours), a narrow view north uphill to Coldharbour; and a widening funnel across The Green to Greenhill. Buildings strongly define all the road frontages and the row on the northern side of Greenhill provides a terminal feature. Standing in the space created at The Green, there are a number of cross vistas to high quality medieval and C17 stone, timber frame and early C19 stone and brick facades, with variety of window and door details, porches, visible chimneys and pots and boundary walls.

Newland and Long Street

Newland starts, at its junction with Cheap Street, as a narrow tunnel, with cottages on the pavement edge on both sides of the street. The sense of enclosure is then lost by the two car parks, particularly the southern one at the back of Somerfield where the low boundary wall allows the eye to take in a mass of parked cars and the rear of the supermarket, but is restored by the high brick boundary wall and large trees in front of Sherborne House (on a curving road line) and the boundary wall of the Paddock Gardens, opposite.

There is then a long run of buildings on the north side of Newland, starting with the gables and projecting oriel of the Manor House and mainly C18-C19 terraces of stone and stucco houses on or near the road edge. The coniferous tree in the grounds of the Manor House projects out into the road. Opposite, on the south side, there is a more broken frontage, with the entry into Hound Street, which curves continually SW

back to Cheap Street, its northern edge defined strongly by a row of cottages and its southern edge having more varied development, with the Victorian former school sited behind the road frontage but still making an impact with gables and tall chimneys. Back on Newland, there is another junction with St Swithin's Road, where there is a long straight vista downhill to Long Street, strongly framed by stone boundary walls and overhanging trees. To the north, North Road rises to Coldharbour.

The southern side then takes up the terraced theme of the north, with the building line meeting Newland at an angle because of the central Newland Garden. This triangular green space has some pleasant trees, grass and hedges and acts as a foil to the buildings on either side. On the north side, The Avenue ascends the contours, with glimpses of some grand C19 houses on the east side. Newland then has a mixture of development, with the Post-War flats on the north breaking the general tunnel effect by their L-shaped layout and fronting green space. The road begins to fall steeply downhill and terraces on both sides redefine the effect of enclosure.

At the complex junction with Osborne Road, Castleton Road and Long Street, there is an important green space to the east, towards the river and railway. Turning right (west) into Long Street, there is tight enclosure created by long runs of historic buildings, enlivened by pedimented and porticoed doorcases and the occasional bay window or former shop front. The building line then curves sharply left at the junction with East Mill Lane, which also curves into the junction, forming a complex little piece of townscape, with narrow views looking north to groups of cottages. There is a block of buildings on the centre of the Y that seems to sit across the view looking back east. Long Street then has a continuous row of buildings to the south and some larger houses set in gardens to the north, these with stone boundary walls, iron railings and trees. There is a particularly impressive high stone wall curving round into St Swithin's Road, overhung with dark conifers. To the south of the junction, the red brick and refined classical details of the Eastbury Hotel form a suitable focal point.

West of the St Swithin's road junction, Long Street has the landmark Red House on the north, elevated above the road in its garden and the tall stone block of the former brewery to the south, which projects slightly into the road line, causing a slight but telling kink in alignment. On the other side, the Gothic Revival former Congregational School towers above the junction into the car park opposite, raised on steps and high boundary walls. Beside it is a pleasant treed yard and the earlier Georgian Gothick former Congregational Chapel. Long Street then returns to tunnel form, with continuous rows of grander classical houses, older cottages, Victorian and modern infill. The final flourish is the view towards The Parade, with the Abbey tower and east end rising over Bow House and the Conduit House, all firmly framed by the stone and stuccoed buildings of Long Street.



Fig.22 Post Office, Cheap Street



Fig.23 The Green

The A30 corridor and Acreman Street

From the west, Yeovil Road is a mixture of continuous development on its northern side and green space on the south. From the junction of the Bradford Abbas road eastwards, the built-up character is more obvious on both sides of the road, with Barton Farm and its neighbours being particularly visible, elevated above the road on the northern side. Behind the northern development lies open countryside rising gently up the Inferior Oolite dip slope, which is visible in long views from the south, on the high ground above the river.

The main road corridor falls suddenly down Kitt Hill to Newell, with a triangular block of development in the two entries into Acreman Street. The Cornhill entry is characterised by a steep descent down to the main road. The Marston Road and Coombe junction is at the lowest point and road improvements and green space create an effect of space. The main road then swings round in an arc, past a fine group of trees, and up the narrow defile of Greenhill, defined by high pavements and continuous rows of cottages. At the summit, it changes into a broad junction with The Green, creating a triangular space edged by a larger scale of historic buildings and having an air of importance as well as views into Cheap Street.

The main road then curves left, climbs again and squeezes through rows of buildings hard on the road edge to Coldharbour, where it again assumes the character of a linear space. To the south, North Road and The Avenue are late C19-C20 areas of housing, North Road having a mixture of terraces and detached houses in gardens and The Avenue having the character of a garden suburb, with large detached houses set in gardens, set off by two sharp angles in the road line and large trees and shrubs.

Acreman Street is a long corridor that descends constantly from the Cornhill down to the junctions with Horsecastles, Trendle Street and Westbury. It is more continuously developed on its western edge and on its SE side, between Finger Lane and Westbury. School buildings, set in their own grounds, give a more fragmented feel to the NE frontage. There are several accesses on both sides and one particularly enjoyable pedestrian route, Finger Lane, to Abbey Close and the Abbey/School precinct. It rises gently, tightly edged with buildings and walls, and emerges into the comparatively large space by the Vicarage, School buildings and Abbey west front.

Westbury and Trendle Street are two narrow entries into Half Moon Street, with a high density of buildings on the road edges and the Abbey tower rising above roofs. The southern, Westbury, route approaches the Almshouse and Abbey obliquely, at a constantly curving tangent. In the central part, there is a widening in front of The Britannia pub and the very narrow Cook's Lane opposite (to the Digby Tap and Digby Road). At this point, there is a fine view north to the Abbey, with the Almshouse in the foreground.

Horsecastles has a mixture of continuous terraced frontages, semi-detached and large detached houses set in gardens. The large area of School playing fields on the SW side gives extensive views over

Westbury and The Slopes. Westbury itself is an interesting corridor, continuously developed on its southern side, with an older enclave of houses set back behind large gardens and trees (Westbury Cottage-The Lawns group), the large Roman Catholic church on the north side and late C19 rows of houses. The double curve in the road alignment, boundary walls and trees all produce a series of views in both directions, with another particularly good view of the Abbey towards the eastern end.

Castleton and Osborne Road

There is a large green space opposite the junction with Long Street and Newland, extending to the railway line and with views of Castleton's church and houses amongst trees, backed by the ragged silhouette of the Old Castle. Castleton is approached over a hump-backed railway bridge, which provides a platform for views to the north (open countryside) and south (the river meadows and the southern slopes above the river). The walk up over the bridge creates some sense of expectation, as its rise hides and then slowly reveals the fine buildings of the one short street. The church stands in its graveyard to the north and a short row of houses runs from below the level of the road to the high iron gates to the estate. The Old Castle is seen on top of green banks at the eastern end.

Back at the junction with Long Street and Osborne Road, there is a short walk NE to the extremity of the Conservation Area, past fields and wide views on the south and then a sudden clustering of buildings on both sides, around Castle Farm, where barns and stables cling tightly to the road line, its junction with Castle Town Way, and a final climb out to open countryside.

Key views and vistas

There are many views of the Abbey tower from the edges of the town centre and within the core, enjoyable progressions of townscape experiences along narrow streets into wider spaces and good views out to countryside. The key views are:

- From The Slopes and New Road north over the town centre;
- From Marston Road and Sheeplands Lane south over the town centre to the south side of the river valley;
- From the higher ends of several north-south streets, including Cheap and Acreman Streets, Hospital Lane and St Swithin's Road south to The Slopes;
- From the forecourt of the railway station over Pageant Gardens to the Abbey tower;
- North up Digby Road to the south flank of the Abbey;
- NE at the junction between Horsecastles, Trendle and Acreman Streets, with a view of the tower over rooftops;
- Similarly, approaching the centre along Westbury, with tower views;
- Longer Abbey views from Horsecastles, down Hospital Lane and west along Long and Hound



Fig.24 Odd numbers 51-67 Acreman Street



Fig.25 Westbury

- Streets and also from outside the public library;
- From the South Street/Parade/Half Moon Street junction west to the Almshouses and north, past the Conduit up Cheap Street;
 - At the western end of Church Lane into the churchyard and towards the Almshouses;
 - From the narrow channel of Finger Lane into the relative expanse of the churchyard, with the classic view of the Abbey west front, south porch and tower;
 - East along Long Street towards The Maltings;
 - Both east and west along Newland across the open space of Newland Garden;
 - Up and down the Greenhill corridor;
 - From Greenhill south over The Green into Cheap Street and from the top end of Cheap Street the opposite way;
 - From the Marston Road entry south across the Newell junction with the A 30 to the rising levels and handsome houses of Cornhill;
 - From Kitt Hill east towards Newell and Greenhill, with dramatic changes of level and curves in the main road alignment;
 - At the eastern end of Newland towards Castleton and the Old Castle;
 - On Osborne Road, south to Castleton and the Old Castle;
 - From New Road NE to the skyline of the Old Castle.

Landmarks are the Abbey tower; the Roman Catholic church; the Methodist Church; Sherborne House; the south front of the former Digby Hotel; the former brewery buildings in Long Street; the clock tower of the Sherborne School for Girls in Bradford Road; the keep of the Old Castle (the latter two just outside the Conservation Area boundary but important to its setting); the Horsecastles terrace; and the Hospital blocks. There are other buildings that are visual reference points within the urban area (but not necessarily visible in longer views):

- The Almshouse of SS John;
- The Conduit on The Parade;
- The former Congregational Church and its Schoolroom in Long Street;
- No. 72 Cheap Street, the rounded front to the former Sherborne Bank for Saving;
- The Post Office, in Cheap Street;
- The Red House and Eastbury Hotel, Long Street, notable for their red brick fronts as well as their architectural quality;
- The Manor House, Newland, with its bays and oriel and prominent conifer;
- Old Bank House, Long Street;
- Nos. 1 & 2 The Green, formerly The Angel Inn, with a porch and prominently situated on the corner of Greenhill;

Map one: sub-areas

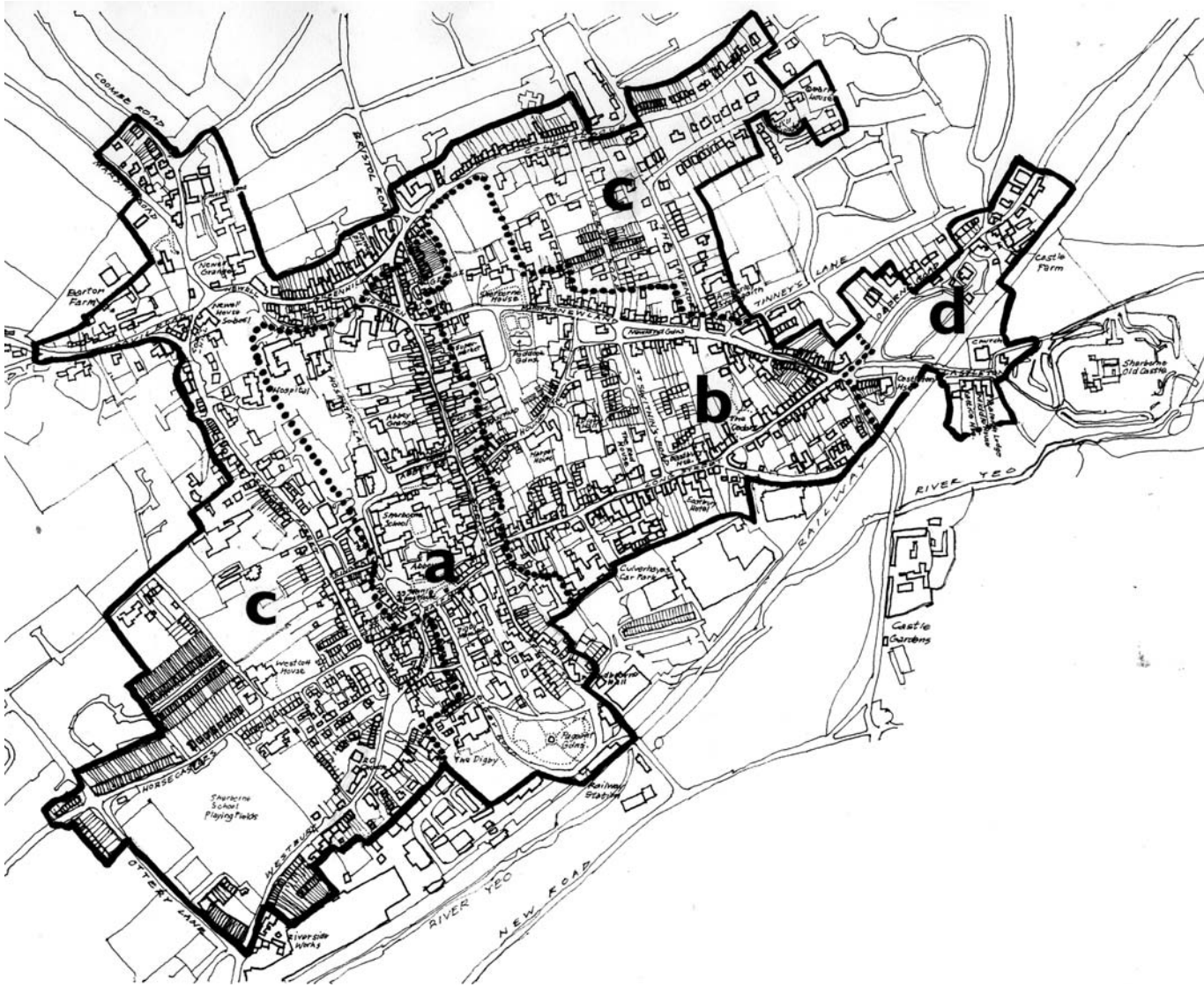




Fig.26 Castleton Church

- Greenhill House and the row on the north side of Greenhill (from Newell Cottage to Belmont) because of their visibility around The Green;
- Similarly The Julian, Nos. 3-9 Cheap Street and the Digby Estate Office further south;
- The former yarn mills, Westbury, a gateway building on the western entry to the town centre;
- The Old Chapel, Marston Road, another conspicuous entry feature;
- The School gateway, Abbey Road;
- St Mary Magdalene Church in Castleton.

Character Analysis (refer also to Appendix A)

Sherborne is a medium-sized town with an extensive Conservation Area and a large number of Listed Buildings and unlisted buildings of value. It would be difficult (and, probably, confusing for the reader) to attempt to describe the town as one entity without breaking it down into smaller units, which can be described in detail. There are obvious character areas within the larger designated area: the historic area of the Abbey and School and the main commercial core; the medieval planned suburb of Newland; historic adjuncts to the core in the form of linear routes to the north and south; later C19 and early C20 suburbs; and the once separate settlement (and parish) of Castleton. The following **sub-areas** will be described:

- a **The town centre, including the Abbey and School precinct, the commercial core and South Street;**
- b **Newland, Long and Hound Streets;**
- c **The northern and western entry routes (the A30 corridor, Acreman Street, Westbury and Horsecastles);**
- d **Castleton and Osborne Road**

Map One shows the boundaries of the sub-areas.

Sub-area a, the town centre

Please refer to the Assets map at the back

Building Uses

The medieval town had its Abbey complex, almshouse, chapels of ease or parish churches, inns and alehouses, houses and mills. The post-medieval period saw the loss of some of these uses or their conversion to other functions and the addition of many other public and private activities. The King's School developed its own precinct north of the Abbey, other private schools arrived in the late C19 and C20. Several of the inns were associated with coaching, on the Exeter to Salisbury route. Sherborne had a town hall from the latter part of the C17 to the late C19, when new premises were available at the SS John building. The C19 saw the arrival of the railway, Nonconformist chapels, schools, larger shop and

office buildings and housing for workers. The town had its own prison or bridewell, in South Street, until the opening of a larger, modern prison in Dorchester. The Digby Tap Inn was the Parish Workhouse into the early C19. The Yeatman Hospital was opened in 1866 and extended at several dates in the C20.

The Abbey church has changed from monastic to parish use and most of the monastic buildings have disappeared but some, notably the western range, Abbots House and kitchen, have become part of the School. The Conduit was moved from the cloister court in the 1550s to The Parade, where it was used as a public water supply, lock-up, bank and a market shelter. The SS John Almshouse shows a remarkable continuity from its medieval foundation, escaping the vicissitudes of the C16 and being enlarged in the Victorian period.

The King's School has used part of the east end of the Abbey (Headmaster's House) and began its Post-Dissolution life in the Old School Room in School Barton, spreading north and NW into former monastic buildings and C19-C20 purpose-built structures around a large court. Other School buildings have spread north of Abbey Close and along Abbey Road and up Hospital Lane, where the core of the monastic barn was incorporated into Abbey Grange, a house, in 1827. The School has converted many older buildings to boarding house use: the former Sun Inn to Bow House in The Parade; the former National School in Abbey Road; Abbeylands and several other properties at the upper end of Cheap Street; and the former Digby Hotel.

Commercial premises have tended to retain small plots and have expanded to the rear or, more rarely have incorporated neighbours. Melbury Gallery was originally Phillips, then Denners department store, originally single storey and later given an added floor. Other late Victorian shops and banks in Cheap Street and the SS John building echo this example of a large scale, purpose-built premises. The former Digby Hotel, again, is an example of Victorian confidence. The Railway Station is obviously purpose-built and Digby Road originally had a contemporary Police Station and Court, which have been replaced. Industrial uses have, on the whole, disappeared, to be replaced by housing. There was a milk factory where Sainsbury's supermarket now stands and small breweries, printers and other trades have now gone. The Victorian town had many more licensed premises, now commemorated by the odd name or remnants of a pub front.

Houses have remained on old plots, with much subsequent rebuilding, refronting and amalgamation. There are larger former town houses at The Green and South Street and middling houses in areas like Cheap Street and Abbey Close. Many houses have been converted to commercial use (Cheap Street, in particular) or offices (seen in Abbey Close).

Many town centre buildings have been successfully converted to new uses, with examples of careful



Fig.19 The Conduit



Fig.27 Former Congregation Church,
Long Street



Fig.28 Nos 1 and 2 The Green

retention and repair of old details. Examples are the various conversions of town houses for boarding accommodation by the School; the use of The Julian as a library and now a shop; the conversion of a number of pubs to residential use (notably The Pageant, The Old Mermaid Flats and The Greyhound to the Woolmington Yard mixed-use development); and larger conversions of areas like The Old Swan Yard.

Building Types and Layouts

There are many different building types and plan forms in the sub-area but several broad categories may be described:

- Specialised ecclesiastical or community buildings, notably the Abbey, a medium-sized former Benedictine church with cloister court and conventual buildings to the north (because of water supply and drainage practicalities and a position closely related to the town centre); the SS John Almshouses, a relatively rare survival of medieval communal accommodation, hall and chapel, with substantial Victorian improvements and additions; and Church House, a late medieval speculation of three tenements and an upper church room or hall;
- Buildings of Sherborne School, in three phases of development, the Post-Reformation buildings in School Barton; the early Victorian purpose built classrooms and accommodation and re-used medieval buildings north of the Abbey church; and the C20 specialised science and arts buildings and the northern gateway block; these are loosely arranged around a quadrangle or series of spaces in a defined area, echoing the monastic precinct and Oxbridge colleges;
- Medieval and post-medieval houses and commercial premises, such as The Julian (two storeys plus attic and the gable end facing the street), The George public house (arched entry to a rear service yard), Gainsborough House (a C14 hall house); several C16 and C17 timber framed former houses in Cheap Street, the older examples set along the street frontage, two storeyed with jetty and, possibly with living accommodation over ground floor shops; No. 3 Cheap Street has a stone ground floor and an oversailing first floor; Abbeylands is a larger L-shape house with a timber framed block and a later stone wing into Abbey Road; it is probable that, from the mid C17 onwards, stone fronts were common, exemplified by the Plume of Feathers in Half Moon Street, the bayed front of Greenhill House and smaller houses; plans were typically two or three rooms in a row, originally with open halls, and added rear wings, accessed by through passages or yard entrances; The Three Wishes, No. 78 Cheap Street, has an internal courtyard, possibly C17 in date;
- C18 and C19 gentry houses are well represented in the core, although some have been sub-divided or altered; they are typically set on street frontages or behind gardens, attached or completely detached, usually three to five bays, two storeys plus attics and displaying symmetrical arrangements of central doorway and windows; examples are the Digby Estate Office, The Bursary, Duck House, The Post Office and Abbey House; the central entrance hallway is expressed by porches and elaborate doorcases;
- Smaller cottages, including Digby Estate houses, ranging from the C18 to the early C20, seen in

groups in South Street and in Abbey Close; the older houses may be two storeys, two or three bays, in terraced form, with no obvious planning or symmetry to door and window arrangement; later C19 cottages show more obvious symmetry and central entrances; often casements and sashes are mixed and several houses have small shop fronts included or added;

- C19 public buildings, including the Digby Memorial Church Hall, Masonic Hall, Digby Hotel and the SS John building; these tend to be Gothic and Tudor Revival ashlar buildings with gabled fronts or long blocks parallel to the street, broken down with studied asymmetry to bayed and gabled units; the Railway Station is a standard LSWR arrangement of main buildings on the up side, including a station master's house, ticket office and waiting rooms and a smaller shelter on the down platform (rebuilt); a wooden goods office is adjacent to the main building.

Key Listed Buildings and Structures

There are 125 Listed Building entries in the Sub-area, of which ten are Grade I and seven are Grade II*. The site of the Abbey's conventual buildings and All Hallows and the Conduit House are Scheduled Monuments. The **Key Listed Buildings** are:

- The Abbey Church of St Mary, possibly the most important architectural monument in the County, the visual and spiritual heart, of great archaeological and architectural historical significance;
- Library, Chapel and School House Studies of Sherborne School, significant remains of Abbey conventual buildings, with C12-C16 features and later adaptation by the School, partly visible from Abbey churchyard;
- School House Dining Room of Sherborne School, early C17 core of Sherborne School, largely hidden behind boundary wall but of historical significance;
- Abbey Grange, the central part of the C15 Abbey Barn, adapted as a house in 1827;
- The Vicarage, Abbey Close, Victorian rebuild of medieval building (very close copy and possibly containing reused material), possible site of Saxon Bishops' palace;
- North Block including Gate Tower of Sherborne School, early C20, by Blomfield, Tudor Revival and an important entrance into the School Courts;
- Hospital of Saints John the Baptist and John the Evangelist, founded 1437 and extended effectively and sympathetically by Slater in the 1860s, an example of a rare building type, with many interesting details and plan form, groups particularly well with the Abbey and surrounding buildings in Westbury, Trendle Street and Abbey Close;
- Hospice of St Julian, Cheap Street, related historically to the Almshouse, a restored example of a C15/C16 inn or town house, with a bold street frontage and interior details;
- The George Hotel, Higher Cheap Street, related to The Julian physically and in date, with an arched entrance to the former rear yard, good internal features;
- No. 9 Cheap Street, Digby Estate Office, late C18-early C19 three storey stucco block with distinctive sashed and bayed front, unusual front railings, a real visual focus at the top of Cheap Street and the corner of Newland;



Fig.29 The Methodist Church, Cheap Street



Fig.30 Railway Station

- General Post Office, Cheap Street, a mid C19 former town house, Victorian version of Palladian front with good quality Ham stone ashlar, focal point in this part of the main commercial street;
- No. 83 Cheap Street (Sherborne Pharmacy), early C18 painted brick front, with some refined details and a particularly attractive C19 shop front, very visible from The Parade;
- Nos. 36 and 38 and No. 46 Cheap Street, examples of late medieval timber framing with jetties, posts and brackets, of historical importance and attractive in their own right;
- No. 48 Cheap Street, Abbeylands, C16-C17 stone and timber framing, good details and on a particularly important corner site;
- The Methodist Church, gate, lamp and overthrow and Nos. 54 and 56 Cheap Street, church of 1841, ambitious in size, scale and Early English Gothic details, Cheap Street entrance and symmetrical buildings an improvement of 1851, of townscape importance and the Church stands up well in distant views;
- No. 72 Cheap Street, the 1818 Sherborne Bank for Saving neatly converted for retail use, preserving the stone colonnade and iron balcony, unusual curved plan and some refined details, of great townscape importance as it defines the transition from The Parade to the upper part of Cheap Street;
- Nos. 74 and 76 Cheap Street, The Abbey Bookshop, 1840-ish large block with first floor Venetian window and good iron balcony, groups well with No. 72 and is a visual focal point;
- The Conduit, The Parade, early C16, moved from the cloister court, a handsome Perpendicular hexagon, a focal point for the market place and a real town icon;
- Saints John building, Cheap Street, 1894 late Gothic/Tudor Revival corner block, with some stimulating detailing, of great presence on an important corner site;
- Digby House, Digby Road, the 1869 former Hotel, Tudor Revival, a large block that is a major feature of the town, especially when viewed from the south;
- Greenhill House, The Green, C17 bayed and gabled frontage that is a good entry building into the town centre and is a major feature in a high quality group of buildings around The Green and Greenhill;
- Church House, Half Moon Street, a well-documented 1530-34 block, with late C16 and later alterations, some good details and in a very important site, related to both the Abbey precinct and the town centre;
- Duck House and Gainsborough House, South Street an L-shaped group comprising a late medieval hall house and an early C19 ashlar-fronted house of some refinement, good boundary wall and ironwork and in an important position in the entry route from the south.

Reference should be made to the List of Buildings of Special Architectural or Historic Interest for fuller descriptions. The brief notes above pick out the particular historic, architectural or townscape value of the 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:

- The Railway Station, former LSWR, designed by Tite, main block with Tudor Revival gables and details, decorative iron brackets to the platform canopy and a separate timber boarded goods office, forming a good entry feature;
- The bandstand in Pageant Gardens, an octagonal iron structure with columns and decorative spandrels and a concave tented roof complete with finial and weather vane, a key feature in an Edwardian garden of importance;
- Former Pageant Inn, to the north of the level crossing gates, rock-faced stone and ashlar, Italianate details, canted end, a distinctive entry building;
- Glencairn House-Southbank, South Street, a row of early C20 red brick and Bath Stone houses, with a rhythm of gables and canted bay windows, glass lights to doors and railings to front boundary; the double aspect elevations to the southernmost house are important, on a conspicuous corner;
- Former stable block north of Bridewell Court, South Street, rubble with ashlar dressings to cambered window and door heads, relatively unspoilt and of group value;
- Buildings on west side of South Street, from Old Mermaid Flats, Bainton House to the Alpha Gallery, a mixture of mid-late C19 stone buildings of two and three storeys (embracing the listed The Nook and Tabard Cottage), with features like cambered arches over windows, raised keystones and an setted arched entrance to a rear yard, of group value;
- Nos. 1-8 South Street, a simple mid-Victorian terrace, stone and slate, with a rhythm of windows and doors, raised keystones and tall chimneys, of group value; Nos. 1-3 are particularly unspoilt;
- Wallace House, South Street, a detached mid-Victorian house, stone with a first floor central round-headed window and a cambered arch to the front door, of some interest and set in a large garden;
- Former coach house to Digby Hotel, Digby Road, Tudor revival and contemporary with the Hotel; large stone and tile block with gables, tall stone chimneys and arched entrance;
- Masonic Hall, Digby Road, 1896, coped gable and Tudor revival details, group value;
- Arkles, Digby Road, stone and slate, hips and gable, group value;
- Half Moon Hotel, 1930s Ham Hill stone, false half timber and brick infill, a large gabled block with mullioned and transomed windows, large arched entry to rear, although a little alien in its detailing, it is impressive and has a period charm;
- No 4 Church Lane, facing onto Abbey churchyard, late C19 stone and tile, Tudoresque gablets and mullioned windows, a good corner-turner and a suitably strong façade to the churchyard, group value;
- No. 86 Cheap Street, Present Company, a large post-1870 (date of a fire) building on a curve in The Parade's building line, three storeys, painted brick, bracketed eaves, round headed windows on second floor, square headed ones set in Gothic arcade, excellent cast ironwork balcony; a very conspicuous building and of group value;



Fig.31 SS John Building



Fig.32 Abbey Grange



Fig.33 The Julian and The George

Fig.34 No.9 Cheap Street
Digby Estate Office

- Woolworth's, No 55 Cheap Street, 1920's half timber and brick nogging, timber fascia and leaded lights to casements, unspoilt and of group value;
- Only one of the K6 telephone boxes outside the Post Office in Cheap Street appears to be listed;
- Nos. 1-6 Upper Cheap Street, a mid C19 row of rubble, Nos. 5 and 6 have brick trim, sashes, group value;
- Similarly, the east side of George Street has a stone terrace of simple details, which has group value;
- Four Leaf Clover Club, adjacent to Cutlers, Abbey Road, C19 Tudor-style narrow façade, squared rubble and ashlar dressings, shaped, coped gable, large mullion-and-transom window above and two camber-arched doors and smaller mullioned window below; group value;
- Large timber School building on west side of Hospital Lane (dining room and kitchens) with Venetian and bull's-eye windows in gable end; shown as a gymnasium on a map of 1887, of interest as a building type and some classically-inspired details;
- Schola Musicae, Hospital Lane, Pre-War Lutyenesque classical, with sashes and pedimented door case and timber and shingle lantern or fleche, an accomplished design;
- The Cot, north side of The Green, ashlar mid C19 pinched Tudor, drip moulds over central door and windows with central stone mullion, half dormers with round tops, group value;
- The Yeatman Hospital, Hospital Lane, various dates and styles but the original 1866 Gothic block has a good composition of gables, Perpendicular windows and a central oriel (partly obscured by the 1938-9 wing); the later classical/vernacular revival block to the east has townscape value looking up Hospital Lane and its porch shows up well from the south and from The Green.

Building Groups

The whole area comprises one large **group** of high quality listed and unlisted buildings, with particular coherence and continuity on both sides of Cheap Street, The Parade, the north side of Abbey Road, Half Moon Street, Church Lane and Abbey Close. South Street is slightly more varied in character but has a reasonable continuity in building scale, materials and details.

Building Materials and Architectural Details

The whole of the historic core of Sherborne is characterised by the use of several **local building materials** provided by the local geology. Rather than repeating descriptions of common materials in all of the other sub-areas, most detail will be given in this first sub-area and only materials and details that are particular to other areas will be highlighted thereafter.

Sherborne is sited on an extensive shallow dip slope of Inferior Oolite, the Sherborne Building Stone, a biscuit-coloured limestone. The beds of Oolite emerge from under the Fullers Earth Clay just to the north of the site of the Abbey and several quarry sites, at Redhole Lane, The Quarr, Charlock Hill, Sandford

Road, Clatcombe Farm and Nethercombe, provided a ready and constant supply of a material that was capable of being worked to produce ashlar or squared and coursed stone. It is seen throughout the town and provides the particular honeyed character of buildings from the medieval period through to the C18 and C19 improvements and additions to the town's fabric. It is pale cream when freshly quarried but weathers to a biscuit brown. The stone does, however seem to weather badly, due to its fine, powdery form and normal lack of fossils (depending on its bed and source) and delaminated walling has necessitated repair and replacement. Sherborne Stone is now available locally from Sherborne Castle Estates.

Ham Hill Stone is a particularly workable limestone, capable of producing quality ashlar work. It has been used since the Roman period over Dorset and Somerset and was quarried at Ham Hill, NW of Yeovil, Somerset. It is darker brown than the Inferior Oolite, consisting of broken shell, surrounded by a sandy limestone and coloured by iron. It is seen in the window and door dressings at the Abbey and Almshouse and in other prestige buildings, including several of the School buildings. The Victorians sometimes used a rock-faced finish, seen at the railway station and the former Pageant Inn.

The southern side of the Yeo also provided sources of the harder, less porous and less easily worked Forest Marble, a blue-grey limestone that was used for foundations and plinths, rubble walling (particularly boundary walls), and the most fissile beds were used for paving, steps and roofing tiles. The original medieval roofing tiles for the Saints John Almshouse came from a Long Burton quarry. Forest Marble was polished and used as architectural details in parts of the Abbey church. There are many important examples of stone setts, paving and kerb edging over the whole Conservation Area, particularly on the SW side of The Green, on the west side of Hospital Lane, in the Abbey churchyard and in smaller thresholds and yards on Cheap Street. Some of these pavings (the Hospital Lane pavement and the area inside the Conduit House) are possibly Keinton Mandeville blue lias, from Somerset, of similar durability and general appearance. Both Ham Hill stone and Forest Marble produced roof tiles, seen in many buildings, with graded sizes from ridge to eaves.

The Fullers' Earth Rock, from the southern escarpment, does not have good weathering qualities and was used as a rubble filling for the walls of the Old Castle and, possibly, for parts of the New Castle (protected by a render coat).

There are rare examples of brick buildings, at the Cross Keys, No. 66 Cheap Street and two houses on the SW side of The Green in the central area and several others that have been painted, from the Oxford Clay on the dip slope south of the Yeo. There are Victorian and early C20 houses built of red/brown brick, notably in South Street and in other sub-areas, particularly in Wingfield Road, Horsecastles and the eastern suburbs. There are many attractive clay tile roofs throughout, some with two or three courses of



Fig.35 Woolworths No.55 Cheap Street



Fig.36 School Buildings. Hospital Lane



Fig.37 Sherborne Building Stone & Ham Hill dressings, Trendle Street



Fig.38 Traditional stone paving and sets, Hospital Lane

stone tiles at the eaves. Victorian adornments, in the form of scallops or fish scale clay tiles are seen at Ye Olde Cottage, in South Street.

Render appears over stone, either smooth or rough-cast. The smooth render or stucco may be scribed in early and mid C19 buildings to give the appearance of ashlar stone. It is reasonable to suggest that most of the medieval domestic and commercial buildings were timber framed, on stone bases, with wattle and daub infill and (later?) protection by render covering. Several examples are visible, at Nos. 36-38 and Nos. 42-46 Cheap Street (oversailing upper floors on ground floor posts and timber braces and stone corbels at party walls) and there are, undoubtedly, other survivals behind later stone refronting. No. 3 Cheap Street has an oversailing first floor, curved support braces, angle post and an exposed timber framed upper storey, probably rendered for most of the building's life. No. 90 Cheap Street has second floor jetties and the timber covered completely with render. Abbeylands has showy C17 timbering, with closely set studs, complete with carpenters' Roman numeral marks, and the nearby Natwest Bank has a comprehensively restored timbered corner block. The 1930s Half Moon Hotel has *faux* half timbering with brick infill.

Boundary walls are usually of Inferior Oolite, with rough coursing and vertical stone or chamfered copings. They are seen to particular advantage in Hospital Lane, where there is also a massive triangular, tapered infill between two sections of wall on the east side. The Church Lane boundary to Bow House has an elaborately moulded, chamfered capping. Changes of height or level are accommodated by bold ramps, with curved transitions, seen particularly well at the NE end of Upper Cheap Street. Gate piers may have moulded caps with ball finials (Abbey churchyard), have pyramidal tops or Gothic revival crenellated finials. The bursary has three vermiculated (worm-cast) panels on its piers. Harper House, in Hound Street, has a good listed combination of panelled piers, inturning central wings on either side and a main wall that rises by means of ramps.

Roofs vary from stone tiles, clay tiles with or without stone verges, pantiles and slate. The stone tiles are usually graded in size from the ridge to the eaves. St Michael is a rare example of a thatched roof, with a simple flush ridge and wavering eaves line over the first floor windows. Roofs are normally of ridged type, with stone coped gable ends on many medieval and post-medieval and Victorian Gothic and Tudor Revival buildings or wooden barge boards. Stone gablets, projecting into main roof slopes for dormer windows, are evident, again, normally stone coped. Hips are seen on humbler vernacular buildings and large C19 buildings like Duck House, where the wide eaves are bracketed. **Dormer windows** are fairly common and appear in hipped, flat roofed and gabled forms. There is a distinguished little Venetian window in the central dormer of Abbey Pharmacy. **Chimney stacks** are of stone, rendered or of brick, usually with oversailing courses and sparse decoration but often tall and forming a definite skyline feature. The Victorians often used tall octagonal stacks to give a skyline effect. The Almshouse has medieval and Victorian examples with moulded tops and miniature battlements. Pots are very varied, usually round red

or yellow clay or tapering square section, sometimes very tall and, at The Powell Hall in Abbey Road, of terracotta, Tudor Revival, with a raised lozenge pattern and a battlemented top.

Windows are richly varied, according to building age and status, including the Perpendicular panelling of the Abbey and Almshouse, genuine Tudor and Tudor Revival mullioned types with drip moulds and labels over (Church House has typical 1530-ish lights with semi-circular heads and there are similar ones at the St Julian Hospice, greatly restored); stone mullioned and transomed windows at Greenhill House, in canted bays on the ground and first floors and square above, the transition managed by a corbelling out, and square and canted bays on Victorian revivalist buildings (seen well at the SS John building); many examples of horizontal iron and wooden casements, the metal types often having rectangular or lozenge pattern leaded lights; and wooden vertically-hung sashes. The latter show a progression in detail throughout the C18 into the mid and late C19, from thick glazing bars and shallow reveals, to thinner bars and deeper reveals, marginal glazing of the 1840s and 50s and larger sheets of glazing with fewer glazing bars after 1850. There are some elegant examples of tripartite Venetian windows at, for example, No. 72 Cheap Street (bowed section and with Tuscan pilasters) and the adjacent Nos. 74 and 76 (large flat sectioned window with fluting in the spandrels). Duck House is an example of mid C19 ground floor windows. Abbey House has a central first floor window set in a blank semi-circular arched opening, the tympanum of which has decoration in low relief. There are also examples of square and canted bay windows and segmental bow windows of flat section (ground floor at No. 22 Cheap Street, first floor at The Music House at The Green and complete bows to ground and first floors at No. 26 Cheap Street, Brooklyn House and No. 3 The Green, Alpine). The Digby Estate Office has a handsome pair of ground floor segmental bows that are associated with the central wooden, pilastered door case.

Doors are equally varied, with a restored C12 round arch and rich chevron at the south porch of the Abbey; C15 Gothic arches at the Abbey and Almshouse and a C16 arch to a side passage at The George. The four centred C16 and C17 stone arch is seen at No. 66 Cheap Street, Greenhill House and at Church House and round-headed C17 doorways are seen at Abbeylands and the former Greyhound public house. There is a good example of a four-centred head with rudimentary side spandrels set in a moulded frame, on the cusp between vernacular and classical, in Abbey Close. C18 and C19 classical doorcases are usually of stone or timber, with a moulded or pilastered frame and Doric or Tuscan capitals (Ionic is seen at No. 13 Cheap Street). Details like friezes and pediments are seen in several doorcases at No. 26 Cheap Street (pediment, reeded frieze and dentil cornice) and No. 34 (pediment, fluted pilasters and angle blocks, panelled reveals to the doorcase). Stone porches are rare on the narrow main streets but Abbey House has a 1840-ish Roman Doric example with carved enrichments. There is a deep stone porch to Lodbourne Hall with rusticated columns, a round-headed doorway and mask head keystones. The Bursary has a 1840-ish timber or iron trellised porch with a peaked lead canopy and there is a simpler latticed example at Station House, the former station master's accommodation. Doors vary from vertically planked

Fig.39 Town Centre Buildings & Details

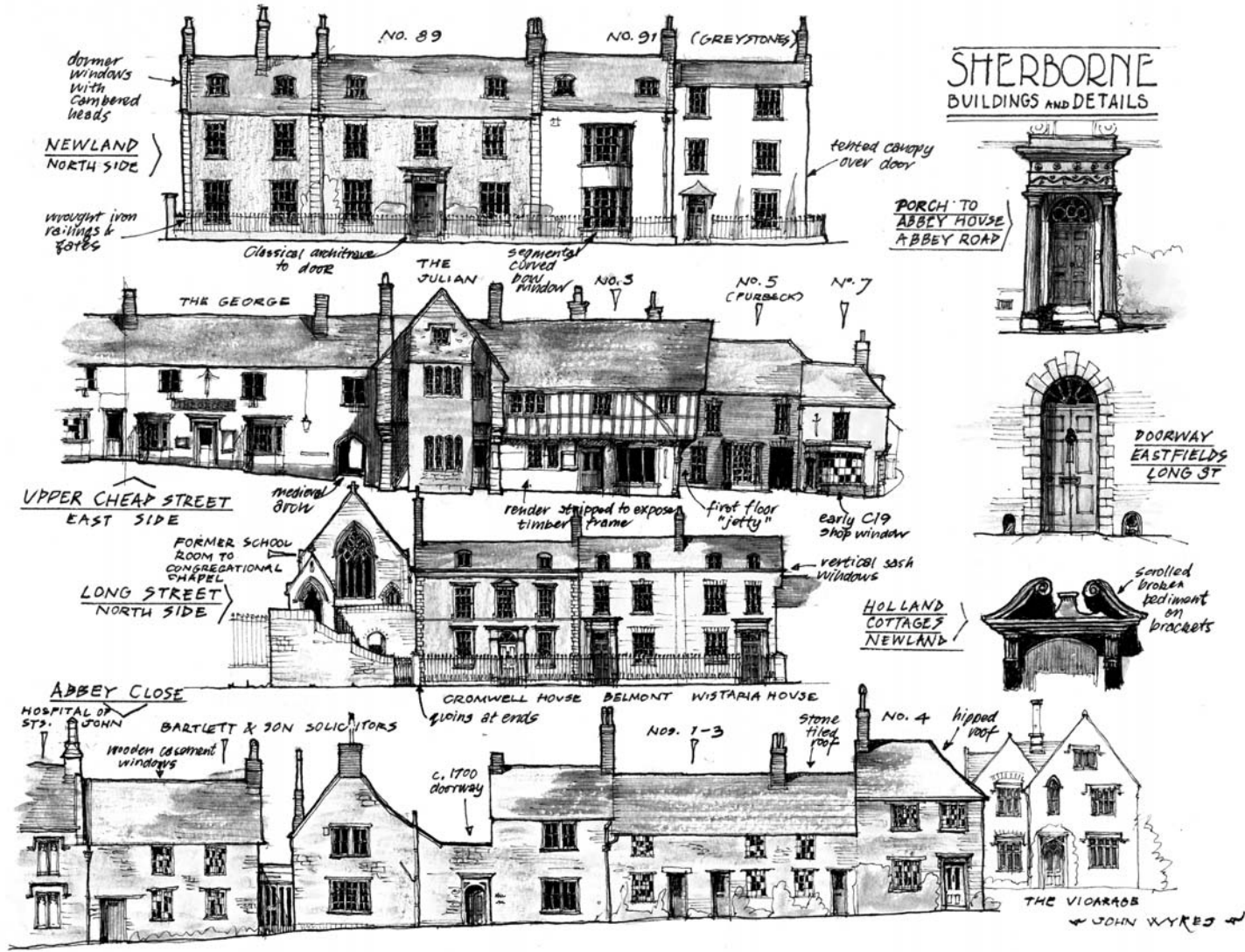
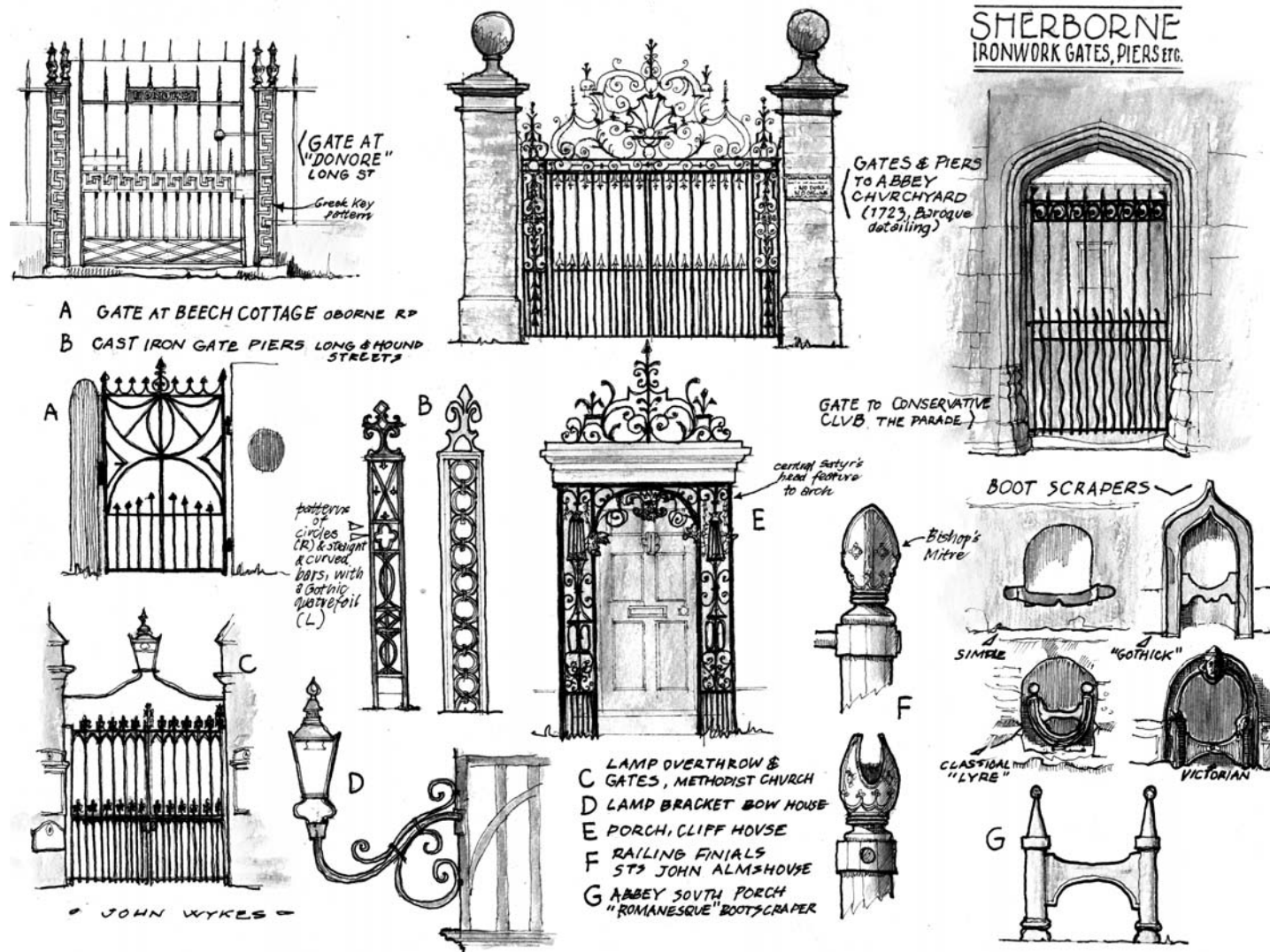
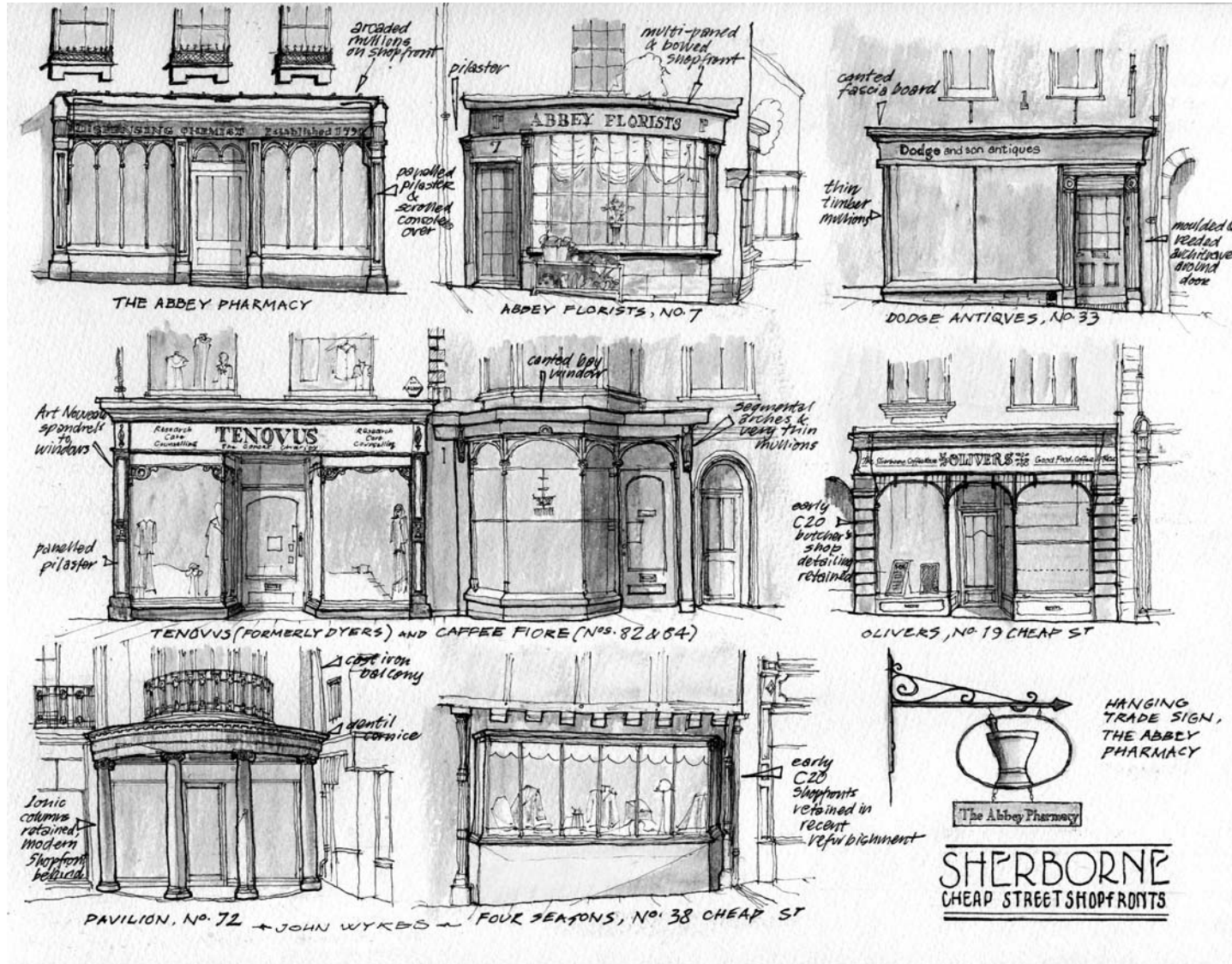


Fig.40 Ironwork Details



Shopfront Drawings



timber, reinforced with battens and studs; six panelled Georgian types with flush, sunk or fielded panels; and later four panelled examples. Fanlights may be square or semi-circular, with spoked and swagged bars. Barclays Bank has a curvilinear 1920's example in metal.

Windows and doors may have straight or cambered heads or may have relieving arches over. Lintels are either made of one large stone or of several, sometimes with raised keystones. There may be stone architraves, plain or moulded. Brick facades have rubbed and gauged lintels and some smaller cottages have wooden lintels. Many C18 and C19 facades have stone or brick aprons under window openings.

The central area has many shop fronts of good quality and detailing, with C18 twin bowed windows either side of a doorway at No. 7 Cheap Street; timber pilastered and moulded fascia boarded types and more elaborate Victorian wooden compositions on Cheap Street and some good modern inserts (seen, for example, in South Street and at Shoemaker's House, No. 46 Cheap Street). The basic vocabulary is a moulded flat or canted fascia board, volutes or side brackets, side pilasters, plain, fluted or with sunk panels, vertical, thin mullions and simple stone or rendered stall risers below projecting window cills. Plans may vary from one window and a side door separate or under one fascia or the more common twin windows with inset central door. This may have side splays to the shop windows either side of the entrance and there are some curving display windows (Melbury Gallery, Half Moon Street corner). There are some late C19-early C20 Art Nouveau touches in the form of curving spandrels and top transoms, well represented at Nos. 65-7 Cheap Street and the former Dyer's shop at No. 84 Cheap Street. The South Street elevation of Melbury Gallery has an ostentatious display of columned and framed windows, rich in Victorian detail.

There are many interesting **details** that add much to the character of the sub-area, including a wealth of wrought and cast ironwork ranging from railings and gates (Duck House has standards enriched with anthemion or honeysuckle ornament and the Digby Estate Office has bars of heavy, flat section giving the effect of strapwork), the mitre-headed finials to the posts outside the Almshouse; balconies (the early C19 honeysuckle units on Nos. 72 and 74-6 Cheap Street and the later Victorian curved example at the former Dyers store); boot scrapers of varying types (bars on scrolled uprights, including the particularly elaborate one at the Digby Estate Office, the Neo-Norman ones in the Abbey porch, simple bars set in recesses and Victorian round-headed patterns set in wall faces, sometimes in the reveals of doorways), door knockers of varied designs, hanging sign brackets and pictorial trade signs (Cross Keys at the pub of that name, pestle and mortar at No. 83 Cheap Street and many others, including some good modern examples, such as at the Alpha Gallery) and the Edwardian seats in the Pageant Gardens and Abbey churchyard. The Pageant Gardens bandstand has cast iron columns with elaborately traceried spandrels. There are elaborate stone painted coats of arms at School Barton and the main entrance gate to the School. Many of the Digby Estate properties have enamel number plates with the Digby ostrich above the house



Fig.41 Boundary Walls, Hospital Lane



Fig.42 St Michael, thatch and local stone

number. Fire marks can be seen at the Almshouse and elsewhere in Half Moon Street. Iron inspection and sink covers may be seen in Abbey Close. Cylindrical post boxes are seen at Half Moon Street, outside the Post Office in Cheap Street and at The Green. The latter is an *anonymous* pillar box, so-called because of the complete lack of the Royal Cipher and any mention of the Post Office. Handyside cast the box between 1879-87. K6 telephone boxes are also important pieces of street furniture, in Half Moon Street and outside the Post Office (two).

The Post Office and Bow House's corner between The Parade and Church Lane both have lanterns on elaborate curved and scrolled brackets. There are circular, clustered column Victorian lighting columns in front of the former Digby Hotel. The Abbey churchyard has some fine details: cannon and fluted column type bollards, the Victorian spiked iron fence and kissing gate at the NW corner and the two exuberant 1723 scrolled gates to the Church Lane entry and in the south porch of the Abbey. The two churchyard memorials have real interest, with bronze figures on the Digby one and a large cross on the War Memorial. There are figures in niches on the Digby Memorial Hall. Weathervanes provide good finials and useful objects at the Bell Building of the School, the Digby Church Hall and the bandstand in Pageant Gardens. Many good examples of sign writing, including remains of former shop signs, provide visual interest. There are Victorian/Edwardian mosaic thresholds with *Bennett's Library* at The Abbey Bookshop in Cheap Street and *Dyers Cycle Works* further south on The Parade. The Abbey Pharmacy has a pedimented wooden display case amongst its other attractive details. There is a fragment of a wooden medieval shop front adjacent to HSBC, on the corner of South Street and Long Street.

There are stone infills to corners, to *prevent nuisances* (use as an informal toilet), at The Julian, by The Old Mermaid Flats in South Street and, possibly, on the east side of Hospital Lane. The Public Weighbridge House, at the southern entrance to the Abbey churchyard, is a characterful little structure, with classical details.

The late Gerald Pitman's book, *Sherborne Observed*, is an invaluable source for local history, descriptions of buildings and details and due gratitude is expressed to this source, in particular (see bibliography).

Parks, Gardens and Trees

The one designed public green space is The Pageant Gardens, at the southern extremity of the sub-area. Originally known as Half Moon Field and used for fairs, including the Pack Monday festivities (the ground was made up and strengthened with clinker from the gas works in order to bear the weight of steam engines), the profits from the 1906 Pageant event and some subscriptions enabled the creation of formal gardens, designed by FW Meyer for the nurserymen Robert Veitch & Son of Exeter. The park retains much of its original layout, a handsome bandstand and some fine specimen trees, including a large swamp cypress. The Pageant Gardens are well used and appreciated and are an excellent introduction to

the town for rail travellers. There are views of the Abbey tower over hedges, grass, trees and shrubs from the station forecourt. The Gardens are also visible from the junction of South Street and Station Road and from a footpath from South Street to Digby Road, running along the northern boundary of the green space.

The treed mass of The Slopes is visible from South Street and Digby Road, looking south and from Cheap Street right up to The Green. The generous planting of the Digby estate provides colour and texture, changing with the seasons in views out from within the urban fabric.

The Abbey churchyard is a great asset to the historic core, open in character, providing a foil and a viewing point for the south and west facades of the Abbey; accommodating several public memorials; giving sitting out space, a short cut for pupils and a space for weddings, funerals and civic ceremonies. It has a mixture of paved and setted paths, grass, tarmac for car parking and ten pollarded lime trees in the central area between the Digby and War Memorials. The boundaries consist of low stone walls to Half Moon Street, steps up to the slightly raised churchyard, and C18 gate piers and fine ironwork at the eastern, Church Lane end. There is a gated vehicular entrance at the west end, adjacent to the Almshouses and there are pedestrian routes from the west (Finger Lane), north (from the School) and the east (Church Lane, through the one remaining monastic gateway into The Parade).

The churchyard is placed right in the middle of the town, at the intersection of roads and footpaths. It has one detrimental feature, the stumps of the remaining pollard limes, whose gradual removal over the years has left a patchwork of trees, which are no great ornament to the space. The site might be enhanced by the planting of replacement trees to form a more complete layout. There may be some archaeological sensitivities relating to disturbance of a potentially important site but these could be assuaged by careful removal of stumps and roots, archaeological observation or limited excavation of the pits.

The smaller graveyard to the Methodist Church is also an important space in the high density core, accessible to the public from Cheap Street. Gardens provide a limited foil to the high density of buildings in this area, notably in the south, on South Street, on the south side of the former Digby Hotel in Digby Road, and on the western end of Abbey Road, in front of The Bursary and up Hospital Lane.

Trees are major assets within this area, with the backdrop of The Slopes; The Pageant Gardens; mature individual species or small groups on Digby Road (for example, by the Digby Memorial Church Hall) and Hospital Lane. Individual trees often play an important townscape role, projecting into streets or defining changes in alignment or junctions. The large acacia by the Digby Estate Office on Cheap Street and the overhanging tree by Bow House in Church Lane exemplify this. There are Tree Preservation Orders (TPOs) at the southern end of Digby Road; on the eastern side of the level crossing gates in South Street; and on the SW side of the junction between The Green and Hospital Lane.



Fig.43 Duck House, South Street



Fig.44 Cheap Street, sashes, bows and shop fronts



Fig.45 Iron railings, Digby Estate Office



Fig.46 Crosskeys, projecting sign



Fig.47 Mosaic threshold, Abbey Bookshop

Detrimental Features

There are a few problems in the Sub-area:

- The poor condition of the ten Pollarded lime trees in the Abbey churchyard;
- The concrete paving at The Parade, adjacent to the Conduit House, patched and broken in places, an area worthy of natural stone paving;
- Some loss or damage to details, such as the removal of old shop fittings from No. 81 Cheap Street and the large, plain windows on the upper floors of the former Dyers at The Parade; Natwest Bank is an example of unsympathetic rebuilding of a timber frame structure (done about forty years ago); there has been a tendency to strip the protective render coat off timber buildings, exposing, in some cases, timbers that were not, originally, designed to be seen;
- A few modern shop fronts that are visually intrusive because of colours (company house style) and lettering;
- Unsightly traffic signs at the top end of Cheap Street.

Sub-area b, Newland, Long and Hound Streets

Please refer to Assets map at the back

Building Uses

The area has been a borough in its own right and an old linear suburb of the larger town. The medieval borough had a court room (possibly on the site of the Manor House but there is no hard evidence for this, Old Hall has also been put forward as a candidate for the guildhall), a market place (Newland Garden), burgage plots, of three sizes, and some commercial premises, probably at the western, town centre ends of the three main streets.

There are substantial portions of C16 and C17 buildings in Long Street and Newland, one of which, Tudor Rose, was part of the Castle Tavern. There were other licensed premises in the area that have now been converted to private houses, such as Rose Cottage, Castle House and Newland House. The area has been, historically, one of mixed uses, with large gentry houses, smaller examples of polite architecture, vernacular cottages, Digby Estate houses and commerce positioned in close proximity. The Congregational Chapel and School (1803 and 1851) and Foster's School in Hound Street (1874 and 1885 adjoining boarding house) represent public uses. The former outbuildings of Sherborne House have seen a number of uses, notably as the Sherborne Literary Institute in the mid C19 and, later, part of Lord Digby's School (which also used the main house) and as a youth club.

Commercial activity was represented by Hunt's Cycle Works, the Dorsetshire Brewery Co (Sherborne) Ltd of 1796, both in Long Street and Elliott's wood working yard on Newland (this was also the location of the town fire brigade until the end of the C19). The northern side of Newland was the site of a glove factory. In

the late C18, Simon Pretor's Sherborne and Dorsetshire Bank was established in Long Street. The eastern end of Newland contained a grocer's shop that became the C20 fire station before it moved to a new building on Coldharbour.

In the C20, there were many changes in building uses, with Sherborne House becoming a school and, latterly, vacant and then used for art exhibitions. The Manor House has been converted to offices for the District and Town Councils. The Congregational Chapel and School have been successfully used as auction rooms and the brewery as part of a larger residential scheme, The Maltings. Newland Flats were built on the site of the bombed Newland School. The Digby Hall and Library were built in the early 1970s, on a large plot on the eastern side of Hound Street.

Building Types and Layouts

The sub-area contains a fascinating range of types and layouts. There are a number of broad categories:

- Medieval houses, originally hall houses with a separation between domestic and service wings, exemplified by the open hall, screens passage and service wing of No. 101 Newland and the remains of two bays of a C14 hall house at No. 16 Hound Street; later medieval structures like the Manor House at Newland and Tudor Rose in Long Street are difficult to entangle from later alterations but Tudor Rose has an early C16 ground floor ceiling, showing that open halls had been replaced by two storeys with fireplaces;
- Post-medieval houses: there are a number of later C16-C17 houses that have typical external details such as mullioned windows and flat-arched doorways (No. 101 Newland, fronting the older structure referred to above) or are lower in height than later houses; Nos. 43 and 45 Hound Street have mullion and transom windows with leaded lights; there is a group in Newland, No. 40 (internal features), No. 64 (slots for plank-and-muntin screen), No. 66 and No. 68 (blocked oval windows, a C17 detail associated with South Somerset); Old Bank House has C16 and C17 elements mixed in with later alterations and the west wing of Sherborne House is of this date; Nos. 3, 5 and 7 Newland are of C17 origin and are built, unusually, around a court, with No. 7 to the rear, accessible through an arch;
- C18 and C19 gentry houses and polite architecture: Sherborne House's main block is c.1720, three storeys and seven bays, the centre emphasised with a projection in plan and a pediment, the central doorway leads to a full height hall with a grand stair, there was a separate but related stable and service block to the west; there are a large number of classical houses where the emphasis is on symmetry and balance, with sash windows, pilastered and corniced doorcases and enrichments like moulded window architraves and corner quoins (Eastbury Hotel has a centrepiece with balustrading); they are usually two storeys plus attics, with a room either side of a central hall and either double pile or single pile with services in rear wings, many are refrontings of older houses (Red House and Abbot's Litten); the vocabulary and basic form continued to the middle of the C19,



Fig.48 South Street, trees



Fig.49 Abbey Churchyard and lime trees



Fig.50 Former Congregational School, Long Street



Fig.51 Hound Street

exemplified by Cromwell, Belmont, Wisteria and Brecon Houses in Long Street (the latter displaying mid-century details such as wide, bracketed eaves and verandas) and Nos. 57-67 Newland; houses at the east end of Long Street, The Yews, Kelston and St Kilda, are arranged in a short terrace, with identical fronts and details like round-headed doorways; Nos. 271-274 Digby Estate (Long Street) are two bayed units with varying details but two and three light windows lined up vertically;

- Smaller vernacular and estate cottages: there are a number of smaller stone rubble, two storey cottages with casement windows and narrow fronts, most having some form of regularity in window and door arrangement, exemplified by Nos. 33-41 Hound Street (one window and door per unit), Nos. 73-75, Nos. 81-87 and Nos. 103-107 Newland;
- Public and commercial buildings: the Congregational Chapel consists of a large single room, extended early in the C19, originally with an end gallery only but with side galleries added; the adjacent school is a five bay upper room with a basement, both accessed at the street, gable end, the upper floor having a conspicuous outside stair; the former Foster's School building in Hound Street has two parallel blocks, one and two storeys, with large windows at the gable end and a separate three storey boarding house; the former brewery in Long Street has a large four storey, eight bay stone block, with a southern bay having loading doors to each floor, later, ancillary buildings have been demolished; there are a number of former shop premises, formed from houses and with small timber bay windows or very basic shop fronts, usually one room deep on the street front.

Key Listed Buildings and Structures

There are 119 Listed Building entries in the Conservation Area, all Grade II apart from the Grade I Sherborne House and five Grade II* buildings. The **Key Listed Buildings** are:

- Sherborne House, c.1720 large town house, possibly by Benjamin Bastard, earlier elements in rear wing, the main block is three storeys high and seven bays long, robust classical detailing, contemporary staircase and murals by Sir James Thornhill, quality architecture and a major landmark in distant views;
- The Red House, Long Street, C17 and C18 front, refined details and distinctive materials, landmark building;
- Eastbury Hotel, Long Street, early-mid C18 swagger brick front, with a ostentatious centrepiece, again distinctive materials and a visual focal point;
- The former Congregational Chapel and School, Long Street, 1803 the Chapel, Gothick large traceried windows and doorway; the School is 1851 Gothic Revival, more correct Middle Pointed with porch and spirelet;
- The Shell House, an intact octagonal building with a cellar below the main room, which is decorated with shells, painted leather, copper wire, cork and strips of lead, c. 1750 (described and illustrated in Timothy Mowl's *Historic Gardens of Dorset*); within the curtilage of listed Harper House, Hound Street;

- The Cedars, Long Street, mainly early C19 stuccoed front with delicate incised decoration, with its adjoining garden wall and trees, it is a landmark;
- Tudor Rose, Long Street, late medieval timber framed core with C17 mullioned window and timber C19 shop window on the street front, good internal features, of historical and visual importance;
- Old Bank House and adjoining Natwest offices, Long Street, a mixture of C16 and early C17 structure and early C19 Gothic Revival embellishments, a real presence at the entry to Cheap Street and The Parade, attractive details and historical interest;
- The Bank House and Abbot's Litten, Long Street, two similar early C18 large houses with unspoilt fronts and Tuscan doorcases;
- The Maltings, Long Street, a large four storey stone block of industrial character, former brewery, incorporated into a modern apartment development, also gateway and railings, a major townscape element in the area;
- No. 101 Newland, late C13 (from tree ring evidence) open hall with screens passage and lost service wing, altered in the C17 and C19, two original cruck trusses remain and C17 internal details, of great archaeological value;
- The Manor House, Newland, C15 or C16 origins and major early C19 Gothic Revival reordering and rebuilding, attractive window and door details, a visual focal point for the area.

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:

- Diva, to the east of Green Cottage, Long Street, late C19 squared rubble and ashlar front, four first floor sashes, tiled roof with two gabled dormers, panelled entrance door to left ground, good shop front with central entrance and canted sides to windows flanking; group value;
- Gilpins, Tintern and Rosedale, three stone and slate mid C19 cottages east of the entrance to the car park, Long Street, sashes with cambered heads round headed and square doorways, tall chimneys, group value;
- A stone rubble and slate former stable by Wistaria House, Long Street, brick window and door lintels on gable end, loft door above (may be listed by being in curtilage but worthy of note);
- Fairlynch and Sweetdown, a pair of mid C19 stone houses, east of Brecon House, Long Street, similar details to the above, group value;
- Hampden House, a large Victorian detached house on the west side of St Swithin's Road, stone, with a distinctive tower capped by a concave lead roof;
- At the east end of Long Street, Rose Villa and Ellington, a pair of Victorian stone houses, with two storey canted bays, gables and columned and arched doorways, florid front railings, rather out-of-character compared with the undemonstrative classical houses adjacent but with some good, strong details;
- No. 60, Little Newlands, mid C19 ashlar front with sashes and double sash unit on ground floor with



Fig.52 Red House, Long Street



Fig.53 The Maltings, Long Street



Fig.54 Newland



Fig.55 Long Street



Fig.56 Eastern end of Long Street

wooden architrave and bracketed canopy, bracketed canopy to door, which has a fanlight with concentric straight bars, group value;

- Osborne House, the block of partly rebuilt (after war damage) flats at the eastern side of the Osborne Road/Newland junction, a mixture of classical and Art Deco elements, a very conspicuous position;
- No. 38 Hound Street, a detached house west of the former Foster's School, an 1885 boarding house block, tall three storeys, gablets, thin, attenuated Tudor details, group value.

Building Groups

Good groups are:

- The western end of Long Street, from the Cheap Street junction to Abbott's Litten;
- The central part of Long Street, from the former Congregational Chapel east to the junction with East Mill Lane, including the group from the Old
- Brewery east on the south side;
- The eastern extremity of Long Street to the junction with Newland and Castleton Road;
- Both sides of Newland Garden and, on the northern side, as far west as Sherborne House and its boundary wall.

Building Materials and Architectural Details

Much of the information on **local building stones** in sub-area a. above is relevant to this area. The Inferior Oolite Sherborne Building Stone is ubiquitous, often with Ham Hill stone dressings. The local stone is seen as finely cut ashlar facades, often with rubble side elevations; squared and coursed rubble and, on humbler cottages and boundary walls, random rubble. It is much used, in ashlar form, in rubble or rendered walls for doorcases and architraved window surrounds, quoins, gate piers and plinths.

The local Forest Marble occurs in **boundary walls**. These are typically (whether Inferior Oolite or Forest marble) of roughly coursed or random rubble, with a projecting top fillet and copings of dressed vertical stones. Changes in height may be handled by curving ramps. Piers are usually of dressed stone or ashlar, with pyramidal caps and few if any mouldings. The stone is also used in areas of setted paving, such as at the entrance to Brecon House and on the north side of East Mill Lane.

There are many smooth and rough-cast render facades in the sub-area, presumably covering rubble stone. The use of ashlar doorcases provides a crisp contrast to the whites and creams of render and the brown of pebble dash (e.g. No.89 Newland, The Barn House). The area also has two early C18 Flemish Bond brick buildings of distinction, in Red House and the Eastbury Hotel. These both have dressings in Sherborne Building Stone. The boundary walls of Sherborne House consist of a stone plinth and long stretches of English Bond brickwork, with shallow semi-circular buttresses and a thin stone coping. Brick dressings are also seen on several C19 buildings on the junction with Long Street and East Mill Lane.

Roofs are extremely varied, with graded stone tiles, clay plain tiles, slate and Victorian pantiles. Gables, sometimes stone coped, hips and gablets are all visible and details like wide, bracketed eaves are seen on mid C19 houses. There are scalloped tiles and a decorative ridge on the former Congregational School. There are many examples of dormer windows, varying from flat or slightly cambered roofs, hipped units and pitched roofed types. Chimney stacks are very evident, with stone, brick and render used, without much ornament but tall stacks are important skyline features. These may be allied with tall circular pots, smaller round clay and square, tapering types.

Windows vary with building age, status and history. There is a five light stone mullioned window, C17, at Tudor Rose, Long Street, and a four light example at No. 101 Newland (under a long drip mould embracing two other windows and two doors). The Manor House has genuine medieval stone framed windows with cusped heads, canted bays and an oriel, mixed in with early C19 approximations and alterations. Old Bank House has a canted Gothic Revival five light oriel window with a battlemented top. Eastfields, in Long Street, has an array of C19 mullioned windows with drip moulds. Some smaller or older cottages have wooden or metal casements, either with leaded lights or multiple wooden panes. Donore, in Long Street, has early C18 leaded lights with original catches and stays. Larger houses, from the early C18 onwards, had vertical sash windows, with thicker glazing bars and frames flush with the wall plane (The Bank House and Abbot's Litten in Long Street), projecting architraves with key blocks (Red House) and thinner bars and deeper reveals into the early C19. There is a shallow two storey bow segmental window at No. 91 Newland (Greystones) and a canted bay on No. 100 Newland. Victorian canted bays are seen on the front of Castle View, Long Street. Victorian sash windows have one or no mullions above or below the meeting rail. Window lintels reflect basic building construction and fashion, ranging from wooden lintels, cambered stone arches, straight arches with projecting keystones and rubbed and gauged brickwork.

Doors and doorways are a particular feature of the sub-area, with C16 and early C17 stone four-centred heads and revivalist versions at the Manor House and Old Bank House; stone Tuscan porches at No. 93 Newland and No. 53 Hound Street (Newland Corner); bracketed stone and wooden flat canopies (No. 91 Newland has a peaked canopy on wrought iron brackets); and a rich variety of stone classical doorcases. These have a full vocabulary of C18 and C19 details, moulded architraves, flat or reeded pilasters, columns, full entablatures and pediments. Highlights include the pilasters, triglyphed frieze and segmental pediment of Sherborne House; the almost identical Tuscan half-columned door surrounds of Abbot's Litten and The Bank House; the elaborate balustraded centrepiece, including the first floor window, of the Eastbury Hotel; the Ionic pilasters on The Cedars, Long Street; the delicate enrichments to Mistletoe Cottage, Long Street; and the scrolled broken pediment of Holland Cottages in Newland. There are a substantial number of simpler wooden and stone open pedimented canopies on scrolled brackets. The area also has many square and semi-circular fanlights, the square ones having a concentric pattern of



Fig.57 Brick walls, Sherborne House



Fig.58 Render, Newland



Fig.59 Ironworks and setts, Long Street



Fig.60 Newland Garden

straight bars or ogival shapes and the semi-circular examples with spoked bars. Doors vary between vertical planks, six panelled (flush, sunk or fielded) or later four panelled types. Where there are no fanlights, the top two panels sometimes have glazed lights.

The sub-area has a great richness of **details**, ranging from setted pavements and entrances (Brecon House and the top end of Hound Street); the arched former brewery entrance in Long Street; date plaques; the thin spirelet on the former school by the Congregational Chapel; the delicate Adamesque incised Greek decoration on The Cedars; the cherubs' heads on the rainwater heads at Abbot's Litten; the wall lantern on No. 43 Hound Street; the VR enamelled small Ludlow-type wall post box at the east end of Long Street; and the K6 phone box on Newland Garden.

There is an astonishing variety of cast and wrought iron railings, gates, balconies and boot scrapers. Railings are usually set on dwarf walls and show spear and floriated heads, saltire crosses, scrolls, circles, honeysuckle ornament and Greek Key patterns. There are a number of iron large standards or hollow gate piers with similar patterns. The Maltings has hooped railings and gate, which have been copied in recent development. Boot scrapers vary between an elaborate scrolled example at the Eastbury Hotel, a pair of free-standing ones at Monk's Barn, ogee and round arched insets to front walls (such as the pair at the Manor House) and door reveals, and many simple but effective plain bars set into niches. No. 100 Newland, the former Newland Inn, has an elaborately scrolled sign bracket. It is instructive and entertaining to walk along Long Street and Newland to view highlights like the rails and gates, complete with lamp overthrow, at the former Congregational Chapel, the scrolls and lozenge standards on the Red House, the spears and urns of the Eastbury Hotel, the fleurs-de-lis piers, balcony and veranda on Brecon House, Greek Key patterns on Donore, Long Street, the coved finials of No. 89 Newland (The Barn House) and the spears and urns of Nos. 89-93 and No. 122 Newland.

Parks, Gardens and Trees

The sub-area is less intensively developed than the commercial core, with more gardens and highway verge space. There are two small green areas, the new Paddock Gardens on the south side of Newland and Newland Garden, further east. The former is becoming a valuable public amenity, related to three adjacent car parks and Sherborne House, and the latter, created as a memorial to George VI and to the present Queen's Coronation, is undoubtedly enjoyed by local residents. It also provides a green foil to the fine groups of buildings on both sides of the space created by the Garden. Both sides of St Swithin's Road have modern housing developments that incorporate green areas and tree planting.

Gardens are important assets, in the middle part of Long Street (the space in front of the former Congregational Chapel is particularly pleasant), around Newland Garden and the grounds of Sherborne House. Trees and large shrubs are visible from the public realm, through railings and over boundary walls. Trees are an asset to the sub-area, in the rear gardens of properties on the south side of Long Street, in the grounds of Red House and The Cedars, in the grounds of Sherborne House, by the car park on the

northern side of Hound Street, on both sides of St Swithin's Road and in Newland Garden. There are TPOs on the east side of St Swithin's Road and in the grounds of the Eastbury Hotel, south of The Old Bank House and in the back garden of Eastfields.

Detrimental Features

There are a few problems in the Sub-area:

- Concerns about the future of Sherborne House, which has damp penetration problems, threatening the Thornhill murals; there is currently a temporary roof, which is necessary but unsightly;
- The rear garden space of Sherborne House and other nearby land may be used for a mixed use development, for which a design concept statement is being produced; the highest standards of design and layout must be encouraged, protecting views of the House from the south, retaining important trees and boundaries and, potentially, producing firmer frontages to parts of Newland and Hound Street (see next point);
- The visual impact of the car parks in Hound Street and Newland, which would benefit from stronger screening and planting or frontage development;
- The need for great care in considering any infill or garden development in the area, particularly in the long house plots between Long Street and Newland; archaeological and landscape sensitivities are of paramount importance;
- The loss of important details on the Manor House, in the course of repairs in the 1970s.

Sub-area c, the northern and western entry routes

Please refer to Assets map at the back

Building Uses

The sub-area had and has a variety of uses, ranging from large gentry houses on Kitt Hill, Westbury and Greenhill; smaller cottages on Acreman Street, Trendle Street and Coldharbour; industrial uses associated with the silk trade and, later, other engineering and small manufacturing businesses on Westbury, Ottery Lane, Marston Road and Yeovil Road; rows of terraced houses on Horsecastles related to the nearby silk mills; School buildings on the east side of Acreman Street; School boarding house and teaching use of former private houses and farm buildings in Cornhill and Newell; and a surviving farm unit at Barton Farm. There were other farms at Newell and Horsecastles, now converted to other uses. Digby Estate properties are particularly evident in the Coldharbour, Westbury and Trendle Street areas.

At Coombe, Nos. 1-10 Coombe Terrace represents purpose-built accommodation, outbuildings and limekiln, for the quarry master and stonemasons who worked on the Victorian restoration of Sherborne Abbey (K Luxmoore, undated).

There is a large RC Church and former convent on the north side of Westbury; the former Abbey School,



Fig.61 Barton Farm



Fig.62 Former Horsecastles Primary School



Fig.63 Coldharbour



Fig.64 Finger Lane



Fig.65 School sanatorium, Acreman Street

opened in 1857, was on the south side of Horsecastles; the south side of Trendle Street retains an arched entrance to a rear yard that once contained a slaughterhouse and barn, now used for a variety of small businesses. Cliff House, on Yeovil Road, has a smithy, which has existed for over two hundred years. There are several public houses, in Westbury, Horsecastles, Newell and Greenhill. The Antelope, opened in 1748, was a noted coaching inn but the celebrated, and much older, New Inn was demolished in 1842. Part of the Britannia Inn was a school for poor girls in the C18.

Coldharbour is a mixture of C19 terraces and larger houses and North Road and The Avenue have areas of detached houses set in large plots. North Road also has several rows of C19 terraces, contrasting markedly with the adjacent larger houses.

Recent changes include the conversion of the Abbey Primary School to housing, the conversion of a number of larger houses to School accommodation and the infill of some of the larger North Road and The Avenue plots. Modern housing has been located on the junction of Coldharbour and Bristol Road and at Acreman Court.

Building Types and Layouts

The sub-area has a variety of types and plans, varying from large gentry houses to smaller terraced cottages and former housing associated with the silk industry. The basic divisions are:

- Gentry houses, seen on Greenhill, Cornhill, the eastern part of Westbury, parts of Acreman Street and Yeovil Road, ranging from C17 and early C18 houses with vernacular details to later classical houses with all the obvious elements of symmetry or, at least, regular arrangements of windows and doors; they vary in plan form, from two projecting wings and a courtyard at Newell House, Riverside has, or had, symmetrical gabled bays at either end; Kitt Hill House has six bays and a central porch and Wessex House also has five bays and a central entrance; many of the houses on the north side of Greenhill are three storey, with up to five bays, in terraced form, some displaying a planned regularity (Greenhill Court); the terraced form is also seen in Westbury, at Winton, The Firs and The Lawns; most or all of these houses are double pile plans; there are some individual C19 and early C20 detached houses in Acreman Street, North Road and The Avenue, which range from two and three storey blocks with conscious symmetry to more informal plans;
- C16 and C17 vernacular cottages, seen in Trendle Street, Westbury, Acreman Street and parts of Greenhill and Yeovil Road, usually in short terraces or rows, with thatch or tile, with little apparent planning and a variety of rear wings and outshuts, exemplified by Barton Farmhouse and Cottage (attached and with additions of varying heights) and Dolphin House, Westbury (long, possibly originally open four bay plan, now subdivided into two rooms and with a C18 wing to the rear) ;
- C18 and C19 estate and industrial housing, seen in Trendle Street, Westbury and the Horsecastles area; many of the Digby Estate houses are indistinguishable from other small cottages, such as

Fig.66 Castleton, Greenhill & Westbury buildings Details

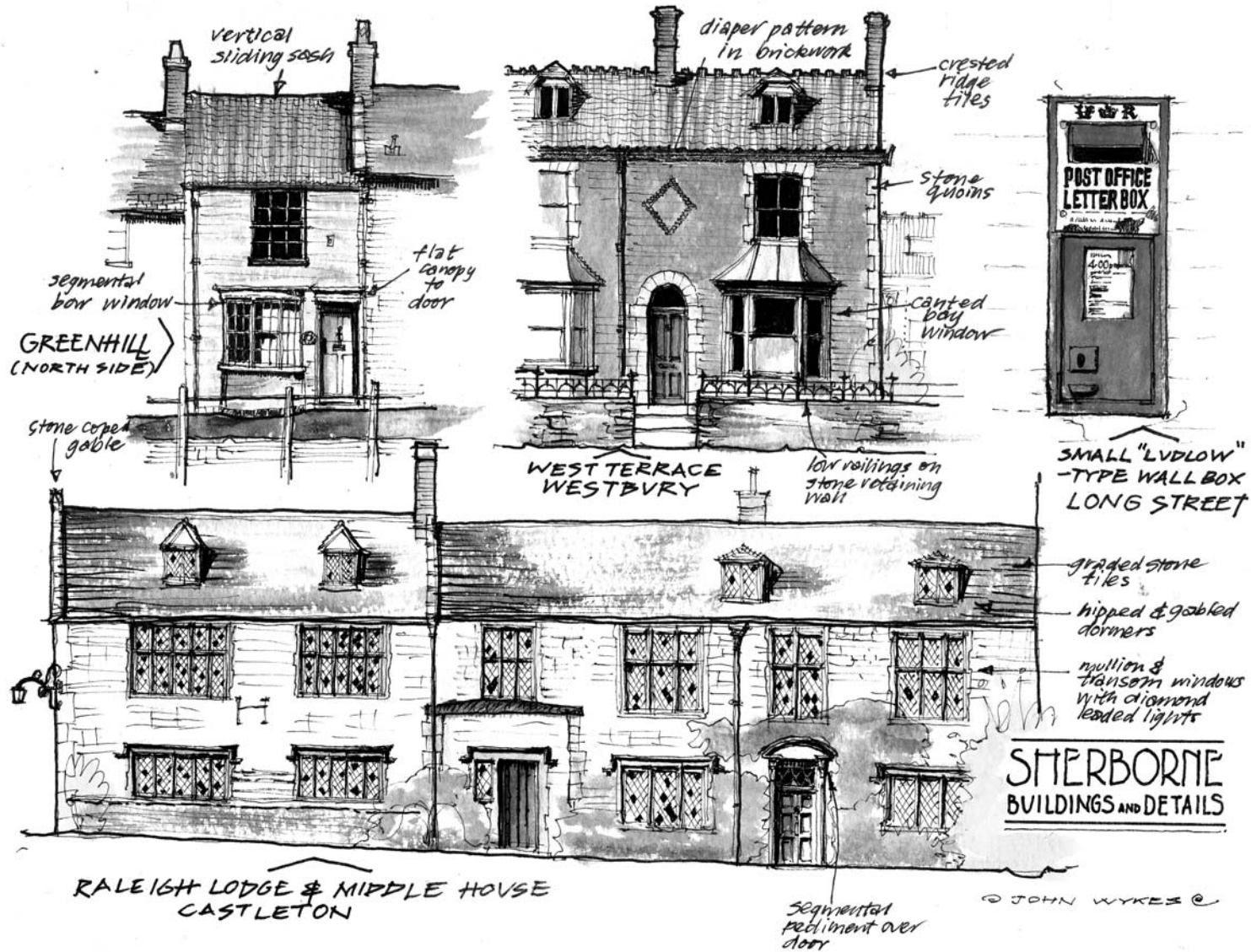




Fig.67 R.C. Church, Westbury



Fig.68 No's 1-6 West Terrace, Raleigh and Abbey Cottages



Fig.69 Horsecastles Terrace

those on the western end of Greenhill, usually of single pile plan, two bays wide, with an increasing emphasis on regular fronts into the C19; the Horsecastles terrace consists of 30 identical units, narrow fronted, with a dormer per house; Wingfield Road has over 30 units per side, lower but equally regular; there are also C19 rows like that of Nos. 1-10 Coombe Terrace, The Knapp in Acreman Street and Nos. 1-7 Cricket View, Westbury (the latter one-and-a-half storeys with the upper windows partly set into gables) with narrow fronts and regular arrangements of windows and doors;

- Industrial buildings: there is a stone barn of six bays at Newell House; a limekiln at No. 7 Coombe Terrace; a farmyard of one and two storey buildings behind Barton Farmhouse; and C18 and early C19 sheds associated with the silk throwing industry in Westbury and Ottery Lane; the Willmott and Sharrer mill has been largely destroyed by fire and it stood on the site of an earlier grist mill and three, three storey bays and the water channel can still be seen; the later buildings across the road are a three storey block and two storey sheds, with evidence of entrances to the rear and loading doors, it was powered by a shaft under Ottery Lane from Westbury Mill;
- Public buildings: the Roman Catholic Church is a large late Victorian building, with nave, chancel, transept or vestry and porch, with a bellcote; as a contrast, the Gospel Hall in Finger Lane is a simple room, with an entrance at the gable end; the various School buildings along Acreman Street tend to be large, varying from the complex plan of the Sanatorium (two blocks in an L, with a connecting bridge); smaller Neo-classical blocks and modern single or two storey blocks.

Key Listed Buildings and Structures

There are 100 Listed Building entries in the Conservation Area, all Grade II apart from the Grade II* Emerenciana at Coombe and Riverside Lodge. The **Key Listed Buildings** are:

- Emerenciana, Coombe, L-shaped block with C14 doorway and blocked window, probably from medieval chapel on the site;
- Riverside, Riverside Lodge and the Riverside Works, Westbury, an important c.1750 complex of owners' houses and the silk throwing sheds, of industrial archaeological and visual interest (just outside the Conservation Area but an important entry feature);
- Cornhill House, Acreman Street, late C18-early C19 large house, which accomplishes the change in level between Acreman Street and Cornhill adeptly, of townscape value;
- Wessex House, Westbury, an ashlar early C19 five-bayed front with sashes and a Tuscan doorcase, particularly visible in an otherwise tight area of small buildings;
- Britannia Inn, Westbury, a handsome C18 five plus three bay front, with some good details and an historical interest as the original school for poor girls;
- Newell House School, Cornhill, C17 and C19 blocks, internal features, five bay newer wing is seen in views west along Greenhill and Kitt Hill;
- Kitt Hill House, Cornhill, six bay C18 front with Tuscan porch, good boundary railings, important in

- the local townscape, high, stone garden wall opposite house on the other side of Kitt Hill;
- Antelope Hotel, Greenhill, imposing six bay front with Tuscan porch, rear service blocks, important and very visible building;
- The Priory House, Ramsam House, Abbot's Fee, Greenhill Court and Georgian House, Greenhill, imposing two and three storey group with classical and Gothick details, with some genuine medieval fragments, very visible group across The Green and of great architectural and townscape value;
- Devan Haye, North Road, believed to be the earliest known surviving example of a two storey corrugated iron house;
- Barton House, Dairy Cottage and outbuildings, Yeovil Road, C16-C19 farmhouse, cottage and rear yard of farm buildings, important position on current edge of developed area; their probable inclusion in an anticipated mixed use development requires sensitivity and imagination in incorporating new uses and design details;
- Former Primary School, Horsecastles, 1857, architect Henry Hall, Gothic Revival with some impressive massing of seven gables on the south front, various window sizes and details, quality conversion to housing.

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:

- Acreman Place, opposite pair of terraced houses, important as a type of workers housing;
- Roman Catholic Church of the Sacred Heart and St Aldhelm, Westbury, 1893, designer Canon AJC Scholes, First Pointed lancets and plate tracery, rock-faced stone, bell turret, of considerable architectural and townscape presence;
- St Anthony's School House, Westbury, the former convent, 1891, rock-faced stone Tudor, gabled, ground floor canted bays, contemporary with the church, of group value;
- Nos. 1-6 West Terrace, Westbury, six late Victorian units, red brick with contrasting lighter brick diaper patterns and stone dressings, bold canted bays and half-hipped gables, a strong rhythm, with some pleasant details, group value;
- Adjacent, to the east, Raleigh and Abbey Lodges, a single storey stone building with round headed windows and spoked glazing bars, looking mid C19, of visual and group interest;
- Adjacent to Westbury Cottage, Dalwood Cottage and Hensley House, a good Victorian or Edwardian block with rendered square bays, stone and brick and a gabled porch, group value;
- Hurcot, Escot and Wescot, Westbury, a characterful block of red brick and stone Victorian Tudoresque houses, with non-structural ties and posts to the gables, four-centred arches and complicated pattern of glazing bars; group value;
- Westbury (south side), Nos. 1-7 Raleigh Place, a late C19-early C20 terrace, red and yellow brick and stone dressings, with canted ground floor bays and gable ends at intervals, good detailing and of group value;



Fig.70 Gravel Pits Lane



Fig.71 Saffron Court, The Avenue



Fig.72 The Avenue



Fig.73 Piers Pisani Antiques



Fig.74 Westbury walls and piers

- Old Yarnmills Business Centre, corner of Westbury and Ottery Lane, the former Willmott's silk mills, 1840-ish, nine two storey bays and three storey corner block, rubble with dressed stone lintels, hipped roofs to each two storey bay and the larger block, metal casements (some replaced), an honest industrial complex with rhythms of openings, of industrial archaeological interest and a gateway building into the Conservation Area;
- Nos. 1-10 The Gardens, Ottery Lane and Nos. 1-11 Horsecastles Lane, rows on west side of the junction with Horsecastles, mid C19 stone and slate, details like canted window heads, coped gables and tall chimneys, of group value;
- Wingfield Road, two sides of late Victorian red brick terraces, with yellow brick lintels and front garden iron fences with round standards and gate piers, unspoilt C19 planned layout;
- Westcott House, Horsecastles, Victorian villa now a School boarding house, rough cast and ashlar, classical details, strong stone boundary wall and big trees, landmark building;
- Horsecastles terrace (Terrace View), c.1860, built by Robert Willmott for his silk mill workers, a long 30 bay stone and slate terrace with a public house in the end bay, an insistent rhythm of windows, doors, dormers and chimneys, all windows replaced by inappropriate uPVC, a landmark in wider views;
- Digby Villas, Horsecastles, pairs of brick houses sharing a large gable end to the road, stone quoins and window architraves, large stacks on the ridge, unspoilt estate houses of unusual form;
- The Pavilion, Sherborne School Playing Fields, Horsecastles, late C19 brick, tile, and timber veranda, half hips and a central clock turret with weather vane, well detailed and a local landmark;
- Gravel Pits Lane, to the west of Westbury, has a collection of semi-detached gabled and bayed late C19 houses (with Tudor Revival details), single storey units with strong gables and tall chimneys and the decaying remains of a large tin building, with a gable end porch, all of some visual interest;
- Crispin House and Rosslyn House, west side of Acreman Street, a set-back pair of Victorian villas with some strong details, such as encaustic tile bands, Italianate arched windows, corbelled eaves and round headed half dormers, rather at odds with the older cottage character of the street but of visual value;
- School building on the east side of Acreman Street, opposite the entrance to Sherborne Preparatory School, late C19-early C20 rubble stone with ashlar dressings, raised architraves to windows and door, in a Tudor vernacular-early classical style, of group value;
- Sherborne School Sanatorium, Acreman Street, 1887 Tudor Revival, with gables and a spired tower, some flamboyant details and a real presence in this part of the street;
- Nos. 43, 45 and 47 Acreman Street, three cottages at the southern end of the listed Knapp row, simple stone late C19, with raised keystones (northern two cottages), group value;
- Tobermory, Acreman Street, a fine house of 1872, stone Gothic revival, with twin bays, porch and two square bays added later, unspoilt and of visual value;
- Stone shed on eastern corner of the junction between Kitt Hill and Coombe, single storey with loft, very simple and well converted, of group value;

- Marston House, a detached house on the eastern side of Marston Road, stone and render, classical with sashes, possibly latter half of C19, with a fine beech tree in front, this forms a good termination to views north;
- Nos. 1-10 Coombe Terrace, late C19 coursed and squared rubble, ashlar dressings; former quarry houses in two short terraces and a semi-detached pair, sashes and cambered heads to openings with expressed keystones, a handsome group, unspoilt and with some good detailing, such as front boundary walls and low railings; No. 7 was the quarry manager's house;
- Nos. 1-4 North Place, a detached Victorian house (1880-ish) on east side of North Road, rock-faced stone and ashlar, half-hip roof, round-headed windows and projecting porch, a strong architectural vocabulary;
- Sunnyside Terrace, North Road, late C19, squared rubble and brick, pantiles, gables, cambered heads to the doors, ironwork on dwarf walls, group value;
- Stonegarth and Amberley, The Avenue, a large three storey plus basement block of impressive size and detailing, rendered, Italianate Classical with pedimented architraves to some windows and a round arched porch; Saffron Court, next door, another large house, Ham Hill stone, debased Classical with twin gables, round and square headed windows, pediment over door, railings; all these are shown on a map of 1887;
- The Turret and Pencarrow, The Avenue, a pair of Victorian houses with round, spired turrets and ashlar details, ironwork rails and gates, impressive on sharp bend in the road;
- Hill House, The Avenue, 1899, Tudor details, gables, important position on bend;
- Quarry House, The Avenue, designed by Albert Powys for his brother Littleton Powys in 1924, Neo-georgian stone, wide eaves and sashes, important literary associations;
- Fairmont Terrace and Albert Row at right angles to North Road, important as types of workers housing;
- The Avenue has a number of attractive Edwardian and 1920's houses, with varying details such as canted bays, wooden verandas, tile hanging, large gables, in local stone, Ham Hill stone dressings, render and a bright orange brick. Good individual houses include Field Walls, Wendover, Cameron, Finzean House, St Crispins, Silver Birches, Melbury, Meldrum House, Forth House and The Shielings.
- Former St Paul's Mission Church (now Piers Pisani Antiques), junction of Newell and Marston Road, 1883, redundant in 1929, a good example of a *tin tabernacle* with lancet windows, frilly bargeboard, spired bell-cote and central porch, also a landmark building;
- Coldharbour ribbon, there are a number of attractive mid and late C19 houses, in terrace form on the north side of Coldharbour, particularly Nos. 53-63 (render and rubble, casements, various porches); Lerryn, north side, mid C19 Portland Cement rendered with gabled porch, ground floor canted bay; and several late C19-early C20 stone or brick houses with canted bays, gables, round headed doorways, such as Laurel and Castle View Houses, Spring Field and Studholme, Nos. 1-4 Clarence Villas, Hazelwyn and Wootton Villa (strong Gothic details).



Fig.75 Building details, Yeovil Road



Fig.76 Kitt Hill, trees



Fig.77 School playing fields, Westbury



Fig.78 Britannia Inn wall lantern



Fig.79 Modern infill, Acreman Street

Building Groups

Good groups are:

- The eastern end of Westbury from the RC Church to the junction with Half Moon Street, the whole of Trendle Street and the eastern side of Lower Acreman Street;
- Acreman Street north of the Horsecastles junction to Nos. 1-4 The Gardens and the whole of Finger Lane;
- The north side of Kitt Hill and the Cornhill triangle;
- The whole of Greenhill as far east as the Bristol Road junction.

Building Materials and Architectural Details

The sub-area shares many of the **materials** and details of the remainder of the Conservation Area. The use of Sherborne Building Stone, in ashlar, squared and coursed rubble and random rubble forms, is seen throughout, with the better masonry work related to larger, quality houses and School buildings and rubble to smaller cottages and houses. The eastern part of Greenhill, facing The Green, has a number of high quality stone late C18-early/mid C19 houses with quoins, door and window architraves, corniced and pedimented doorcases and porticoes. Often, a squared and coursed rubble façade has ashlar door and window dressings or an ashlar front has rubble side and rear elevations. Rock-faced ashlar is seen on the RC Church in Westbury, its neighbouring former school and on North Place in North Road. Some of the ashlar work is undoubtedly Ham Hill stone, slightly more orange in colour than the paler local stone.

Render, both smooth and roughcast, is very evident, particularly along parts of Greenhill, Westbury and Coldharbour, often with ashlar dressings or a plinth contrasting in colour and texture. Much of the render is painted, white or pale cream, with a wider palette on the eastern end of Coldharbour. Brick is uncommon in the historic core, usually painted or used as dressings to a rubble façade (mid-late C19), but is very evident in outlying areas such as Westbury (contrasting patterns of red and yellow brick, chequer and diaper patterns) and Wingfield Road (a deep red brick). It is seen also in the late C19-early C20 enclave of The Avenue, along with render, tile hanging and stone.

There are three examples of C19 corrugated iron structures, the former chapel at the junction of Coombe and Marston Road, Devan Haye in North Road and Rawson Hall on Gravel Pits Lane.

Boundary walls are usually of random or coursed rubble with cock-and-hen or flat coping, with curved ramps at changes of level. **Gate piers** are generally of ashlar or worked stone, with the familiar pyramidal caps or projecting mouldings.

Roofs are of plain tile, pantile or slate, with thatch more apparent than in the central areas, seen in a number of Acreman Street and Yeovil Road cottages. It accords with typical local detailing, with flush ridges, generally rounded form and eyebrows at the eaves. Roofs on some of the larger Greenhill houses

are partly hidden by parapets but, otherwise, they show details like stone parapets and shaped kneelers, gable ends with bargeboards (some Victorian ones shaped) or wide verges; half and quarter hips (Nos. 1-6 West Terrace in Westbury) and dormer windows. These may be rectangular with slightly canted lead roofs, tiled hipped or gabled. Crispin House, in Acreman Street, has half dormers, set into the parapet, with rounded tops. Decorative ridge tiles, crenellated and half-round, are seen on some Victorian buildings. **Chimney stacks** are of stone, render and brick, with round clay or tapered square pots.

Windows vary with building age and status. Emerenciana has a blocked C14 two light window; the former stable block behind Greenhill Court has four reused C15 windows, possibly from the demolished New Inn; the Primary School in Horsecastles has Gothic Revival cusped and traceried examples. The Gospel Hall in Finger Lane has attractively naïve Gothick two lighters with Y tracery. There are genuine examples of C17 stone mullioned windows, with drip moulds over and many Victorian Tudor Revival versions (seen particularly well in the School Sanatorium, in Acreman Street). There is one known example of a c.1700 stone mullioned window without drip moulds and beginning to allude towards polite architecture in Newell House. Many cottages have iron or wooden casements with leaded lights or glazing bars with varying numbers of panes. The Old Yarnmills Business Centre has metal casements with ten panes. Those remaining on Westbury Mill are multi-paned iron, set in a cambered brick-arched opening. Vertical timber sash windows are seen throughout the area, with varying thicknesses of glazing bars, flush with the wall plane or recessed, with different arrangements of bars and panes above and below the central meeting rail. Moulded stone architraves, projecting keys, monolithic stone or multiple stone lintels, with straight or cambered arches are all typical details. Timber lintels or rubbed brick (on the Victorian brick facades) are also seen. A property on the south side of Greenhill has a bowed end and the sashes are shaped accordingly. The same property has a central Venetian window set in an elliptical recess and with fluting in the spandrels. Crispin House has twin round headed lights under a super arch, the tympanum having a small circular decoration. There are a number of square or canted bay and oriel windows but these are relatively rare, with flat facades predominating.

Doors show equal variety, with C17 and C19 Tudor four-centred stone examples, moulded classical architraves, cornices, pediments, console brackets and the occasional Tuscan or Doric projecting porch (such as that at The Antelope Hotel). The Priory House, at Greenhill, has a Gothick, early C19 doorcase with a flat pointed arch, side panelling and battlements. There are six and four panelled doors and vertical planked types. A number of C18-C19 houses have rectangular or semi-circular fanlights, with spoked or rectangular patterns of bars, such as those in a group on the south side of Westbury.

Shopfronts are uncommon, with c.1840 examples in Trendle Street and Westbury with moulded pilasters and a canopy supported by shaped brackets (Trendle Street); a later C19 fascia and moulded cornice at Nos. 4 and 6 Westbury; and other examples with canted fascia boards in Greenhill.



Fig.80 Castleton

Fig.81 Castleton Waterwheel Museum
(former waterwheel driven pumphouse)



Fig.82 The Beeches, Osborne Road

The sub-area has a rich collection of **details**, ranging from medieval fragments in Trendle Street (Corner House) and Greenhill (Abbot's Fee); the raised pavements of the Greenhill section rising up from Newell; the clock turret and weathervane on the Horsecastles Playing Field pavilion and the reset gateway from the School; various plaques and date stones (for example, the Lord Digby School for Girls stone on The Britannia Inn); stone paving and setts on the SE side of Westbury and the eastern end of Finger Lane; some good quality sign writing, for example at No. 257 Digby Estate, Westbury; and a great amount of fine cast and wrought ironwork, including railings (Greenhill, Cornhill, Coldharbour, Yeovil Road and Westbury), the elaborate wrought iron porch of Cliff House, Yeovil Road, trellis porches, window guards or balconettes, boot scrapers, gates and VR wall post boxes on Faith Cottage, Westbury and Wendover, The Avenue. The Britannia Inn has a broken, but repairable, wall lantern with PRHA on the glass sides. The Avenue has some attractive tile hanging details, stone towers with spired caps and Edwardian wooden balconies.

Parks, Gardens and Trees

The sub-area has a large area of green space (playing fields) between Westbury and Horsecastles; School playing fields and tennis courts on the east side of Acreman Street and in front of Newell Grange; and the rear of the large garden to Sherborne House on Coldharbour. Westcott House and the Sherborne Preparatory School also have extensive gardens and grounds. These spaces contrast with the very urban frontages in Trendle Street and parts of Acreman Street, where many of the smaller cottages have no front gardens or only a small space, which may be adorned with shrubs and climbers. The garden space on the SE side of Westbury, between the current road and the line of the old route, is a pleasant amenity.

An important asset to the area is the small groups of trees by the roadside (bottom of Greenhill, SE side of Westbury, Newell) and in gardens (Marston Road, The Avenue, Acreman Street). Individual trees may be important in acting as a foil to buildings or defining space. There are a number of TPOs, on the east side of Richmond Road, in the grounds of Riverside Lodge, west of the White House and Rose Cottage in Acreman Street, behind some of the properties on the north side of Greenhill, and several in the grounds of large North Road and The Avenue houses.

Detrimental Features

There are a few problems in the Sub-area:

- There are wires and poles in the central part of Acreman Street and wires on Acreman Place;
- Heavy traffic along the A30 corridor, creating noise, pollution and physical danger;
- The Britannia Inn has a wall lantern (unfortunately damaged) and there are plaques at the same pub;
- The interesting courtyard on the south side of Trendle Street is run-down and some of the buildings are in need of repair;

- The interesting former silk mill group on the junction of Westbury and Ottery Lane is unlisted and its current use by small businesses is creating signage clutter and may be leading to maintenance problems;
- One of the listed terrace on the south side of Coldharbour (Nos. 1-6) has replacement uPVC windows of inappropriate design;
- Some unlisted buildings of individual merit or group value are losing details through the replacement of doors and windows, particularly on Coldharbour and Westbury;
- Several modern buildings are a detriment to the overall quality of the area, notably the veterinary surgery at the western side of the Westbury/Acreman Street junction.

Sub-area d, Castleton and Osborne Road

Please refer to Assets map at the back

Building Uses

Until the railway brought about demolitions to a number of buildings, including a mill, the village had a greater range of uses and functions. Raleigh Lodge, for example, was an inn (The Princess Arms). There is a mixture of larger gentry houses and smaller Estate cottages, including a mid C19 row.

Osborne Road is focused around Castle Farm and a number of smaller houses and estate cottages. The two water pumping buildings have had different fates, the older one now a museum and the more modern building still in use for its original purpose.

Building Types and Layouts

St Mary Magdalene has a nave and two aisles, with a bell cupola. There is no obvious chancel, reflected in its interior arrangements, following C17 and C18 liturgical requirements. The C17 and C18 gentry houses are three bay, two storey plus attics and the Castleton group all have regularly placed windows. Raleigh Lodge has an offset doorway but Middle House and Lattice House have central doorways. Castleton House is a mixture of an older core with informal planning and an early C19 block, with a symmetrical arrangement of bays and a porch. In Osborne Road are examples of vernacular buildings with offset entrances and modest scale. Nos. 275 and 276 Digby Estate is an L-shaped block. The various farm buildings consist of one and two storey barns, stables and sheds, built along the road frontage or round yards on both sides of the road. Castleton Waterwheel Museum is a two bay, one storey building with the large 26' water wheel outside, with a small stack.

Key Listed Buildings and Structures

There are 16 Listed Building entries in the Sub-area, all Grade II. The **Key Listed Buildings** are:

- The Church of St Mary Magdalene, Castleton, an interesting early C18 rebuild in a simple Gothick style, with contemporary fittings;



Fig.83 Digby Estate door furniture



Fig.84 Castleton walls, gates and setts

- Lattice House, Middle House and Raleigh Lodge, Castleton, three neighbouring C17-early C19 examples of Tudor Survival and Gothic Revival houses with mullioned windows, porches, bay windows and other pleasing details, of group value with the Old Castle;
- Castleton House, C17-C19 house with vernacular and classical details, these four houses and the adjacent Terrace are the surviving residential remains of Castleton, after the demolitions caused by the railway;
- Digby Estate Nos. 275 and 276, Osborne Road, L-shaped farmhouse and outbuildings, C17-C18, important group along the eastern entry road into the Conservation Area;
- Castleton Waterwheel Museum, Osborne Road, for water pumping, 1869 and 1898, with a large and rare water wheel (with a three level feed system) and some internal fittings.

The Old Castle site is immediately adjacent to the Conservation Area boundary. It is a Scheduled Monument and is very important to the setting of the Conservation Area. The contribution made by **Important Local Buildings** is important and there are a small number of individually attractive and interesting unlisted buildings, most of which contribute to the value of larger groups:

- Nos. 1-6 Castleton, six early to mid C19 Digby Estate houses, facing the pre-railway road to Castleton, straight forward regular pattern of sash windows and doors, with dormers and details like the Estate enamelled door numbers, of group value with Castleton House and large entry gates;
- Gates and lodge to the Old Castle, built in 1857 when the New Road was opened, large ashlar panelled piers and spear-headed ironwork and small gatekeeper's lodge in Neo-Tudor style, of intrinsic visual merit and of group value;
- The Beeches, Osborne Road, a large mid C19 stone house, with bayed front and complex group of chimneys, set above the road and very visible from Castleton, across the railway and green space;
- Nos. 11-14 Waterloo Terrace, four attached late C19 (Estate?) cottages on the west of the junction between Osborne Road and Castle Town Way, stone with brick dressings, casements, slate roofs and full height gables to the front elevation, group value;
- Stable and sheds on the east side of the same junction, stone and tile, one and two storeys, gables and half-hipped buildings, C19, of group value;
- Later water pump house, to the north of the listed one, above, built in 1874 with a turbine, single storey, rock-faced stone in a very elementary Gothic style, of some industrial archaeological and group value.

Building Groups

Good **groups** are the Castleton buildings up to, and including, the remains of the Old Castle; and the group of Castle Farm buildings and Estate cottages on Osborne Road.

Building Materials and Architectural Details

Sherborne Building Stone with Ham Hill Stone ashlar dressings is common, the local stone ranging from dressed stone to rubble, depending on building status and use. The Victorian pumping houses are of rock-faced ashlar. Boundary walls are of coursed or random rubble, with vertical stone or shaped copings. There are some notable gate piers, at the church entrance, at the side of Lattice Cottage, to the Old Castle and to Castleton House, with tall ashlar piers and variations of moulded and ball finialed caps.

The sub-area has a number of rendered or cement washed buildings, with rough-cast at Castleton Terrace. Some of the farm buildings at Osborne Road have brick trim to windows.

Roofs are constructed of graded stone tiles, plain tile and slate, with one thatched roof on Osborne Road. There are stone coped gables, hips and half-hips. Dormers are seen with gabled roofs, hips and segmental (lead-roofed) tops.

Windows show an equal variety, with stone mullions, with and without transoms and hood moulds, at Castleton, with a brave show of diagonal glazing bars at Lattice House; wooden casements and vertical sliding sashes. There are canted bays at Castleton House (garden front). Lintels are of stone, wood or brick, set in stone walling. Castleton Waterwheel Museum (former waterwheel driven pumphouse) has cast iron "Darby Cloister Pattern" windows produced by the Abraham Darby Works at Coalbrookdale and Pasley Ironmongers of Cheap Street, Sherborne.

Doors include vertical planked and panelled types, with four-centred arched surrounds and classical architraved examples. Middle House has a C18 pedimented hood on shaped brackets and Castleton House has an early C19 example with rounded pilasters. The same house has a projecting porch with panelled pilasters and an entablature. Lattice House has an entertaining Tudor/Gothick porch with panelling. Digby Estate No. 10, at Osborne Road, has a trellised porch.

There are many interesting **details**, notably pigeon holes set in several of the Osborne Road farm buildings; a decorative cartouche and the elaborate iron bracket for a lamp at Raleigh Lodge; an area of Forest Marble paving and setts outside the entrance to St Mary Magdalene and the Margaret Barnard commemorative stone; and the Digby Estate number roundels on its property. The area is particularly rich in cast and wrought ironwork, with spear-headed railings at Castleton and at Beech Cottage. The churchyard entrance gates have a lamp overthrow. There are boot scrapers, round and ogee headed inset into the doorway reveals of Castleton Terrace.



Fig.85 Osborne Road



Fig.86 The Parade and Church Lane

Parks, Gardens and Trees

The grounds of the Old Castle adjoin the Conservation Area and are seen from Osborne Road and, through the gates, at the end of Castleton. Apart from their archaeological and scenic value, they were the location of the Sherborne Pageant of 1905. The wider parkland of the New Castle grounds is also seen in views from Osborne Road. The landscape of verdant pasture, trees, small hills and a large lake was created in 1753-4 by Capability Brown from an earlier, more formal landscape of a triangular wilderness, topiary terraces, chestnut groves flanking a bowling green, a canal and a cascade. These seem to be an early C18 landscape, possibly with elements of Raleigh's early C17 gardens. In the early C18, both Alexander Pope and William Kent advised the Digby family on improvements. Many of the formal features were on the site of Brown's lake. Brown advised the Digby family on the planting of the park until his death in 1783. At all stages of the parkland's evolution, the ruins of the Old Castle seem to have been valued as a picturesque object in the landscape. The grounds are designated as a Grade II* site in English Heritage's Register of Historic Parks and Gardens.

There are other green spaces in the form of the churchyard and an area of pasture by the junction of Osborne and Castleton Roads. The latter is important in views east from this junction and back from Castleton to the town.

Gardens are a great asset, in Castleton particularly, surrounding Castleton House and beside and behind the Raleigh Lodge-Lattice House group. Trees are also important in framing views and enhancing spaces, around the churchyard and northwards by the railway line; in the grounds of Castleton House and on Castleton Road towards the railway bridge; and surrounding the large field south of Castleton village.

Detrimental Features

There are no obvious problems in the Sub-area.

Definition of the Special Interest of the Conservation Area

The many assets of the four character areas can be brought together into an overview of the value of the whole Conservation Area. The key points of quality analysis are:

- A fine landscape setting, in the valley of the River Yeo, with a wooded escarpment to the south, verdant water meadows along the course of the River and a historic parkland to the south and east;
- Mature trees and tree groups within the town and on the course of the river and The Slopes to the south;
- A particularly rich archaeology, related to Saxon and medieval monastic activity, medieval townscape and the creation of the Newland borough, industrial archaeology connected with stone quarrying and associated limekiln burning, silkthrowing and water mills, the landscape and garden history of the New Castle grounds and the Pageant Gardens;

- Over 360 Listed Building entries, including three Scheduled Monuments, eleven Grade I entries and fourteen Grade II* structures, including the Abbey and conventual/school buildings of particular interest, a number of medieval domestic buildings, gentry houses of quality, vernacular cottages and specialised civic and industrial buildings;
- Over 60 unlisted buildings or groups of quality and character, complementing Listed buildings and forming parts of several coherent groups of particular interest; these include the Victorian railway station, the mid C19 part of Westbury Mill, the late C19 RC Church in Westbury, several large late C19 and early C20 houses, a number of mid and late C19 terraces associated with local industries, several Sherborne School buildings and a C18 shell house hidden in a back garden;
- Distinctive local building materials, notably Sherborne Building Stone (Inferior Oolite limestone), Forest Marble used in walling, roofs and paving, brick clays, tile and pantile and thatch, combined with building traditions, give a strong sense of place;
- Interesting details such as a large number of well designed C19 and early C20 shop fronts, hanging signs, areas of stone paving, boundary walls, gate piers and a rich heritage of wrought and cast ironwork.

The **detrimental features and wider issues** affecting the Conservation Area are:

- The impacts of traffic on the A30 corridor, particularly in the narrow stretches of Greenhill, and also in more localised areas like Long Street and St Swithin's Road;
- The visual impact of some of the car parks, created by inadequate boundaries, particularly those in Hound Street and Newland;
- The poor design of the traffic information signs at the north end of Cheap Street;
- Overhead poles and wires in some areas such as Acreman Street;
- The unfortunate visual effect of the pollarded limes in the Abbey churchyard;
- The use of concrete slabs on The Parade and the ubiquitous use of cast pavements elsewhere, at odds with local paving materials and detailing;
- Major concerns about the condition and resources for the sustainable future use of Sherborne House;
- The loss of traditional window and door details on some of the unlisted buildings and other problems of detail like painting stone and brickwork;
- The introduction of a small number of brightly coloured, reflective fascias, usually related to national house-styles, in the commercial core, in an area of otherwise excellent traditional and modern shop fronts;
- The need for great care in relating large modern buildings into areas of tight grain and small, varied details;

- The large number of unlisted buildings of quality and group value that may be subject to small but telling changes, which may erode their character;
- The need for a long term landscape management and improvement strategy, backed with resources, to maintain and enhance the setting of the town and its various internal spaces;
- The importance of wider views into and out of the Conservation Area and of currently well-defined boundaries that should be respected and (in the case of boundaries) strengthened wherever possible.

4 Community involvement

The local community, Town Council, district councillors and statutory authorities were consulted on the appraisal during August - October 2007 and on the Sherborne Conservation Area extensions during May - July 2008. Comments received helped finalise the appraisal, which was adopted by the district council in December 2007, and finalise the Sherborne extensions, which are agreed by the district council in November 2008.

5 Review of the Conservation Area boundary

The public consultation in 2007 raised the possibility of extending the Sherborne Conservation Area to include areas in and near Bristol Road, Bradford Road and Lenthay Road. A public consultation on this was held (May - July 2008), and following consultation, the district council approved the Sherborne conservation area extensions in November 2008. Appendix A provides details of the Conservation Area extensions.

6 General condition

The overall condition of buildings and other features is good. The town is obviously well managed and there is considerable local pride in its history and heritage. Sherborne House's repair and reuse is a matter of concern. The Old Yarnmills Business Centre does not appear to maintain its buildings to high standards and details have been lost. The Abbey churchyard's trees are in poor condition and should be removed and/or replaced.

7 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	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, paving or repaving of pedestrian spaces, 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 planting 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
Sherborne House	A thorough historical site analysis and design brief to be prepared in advance of the production of a masterplan for the site.	WDDC, DCC Sherborne Castle Estates	English Heritage
Barton Farm	A thorough historical site analysis and design brief to be prepared in advance of the production of a masterplan for the site.	WDDC, DCC Sherborne Castle Estates	English Heritage
Sherborne School for Girls	A thorough historical site analysis and design brief to be prepared in advance of the production of a masterplan for the site.	Sherborne School for Girls	English Heritage

8 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 Area 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).

9 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.

10 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

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Maps

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Appendix A

Sherborne Conservation Area Extensions

Distribution list:

Sherborne Town Council
Sherborne Museum
Dorset County Council
Dorset Gardens Trust
Sherborne Chamber of Trade & Commerce
Sherborne Area Partnership
Sherborne Society (CPRE)
Somerset & Dorset Family History Society
Sherborne School for Girls
Sherborne Castle Estates
Sherborne School
Dorset Natural History & Archaeological Society
Dorset Industrial Archaeological Society
English Heritage
Environment Agency

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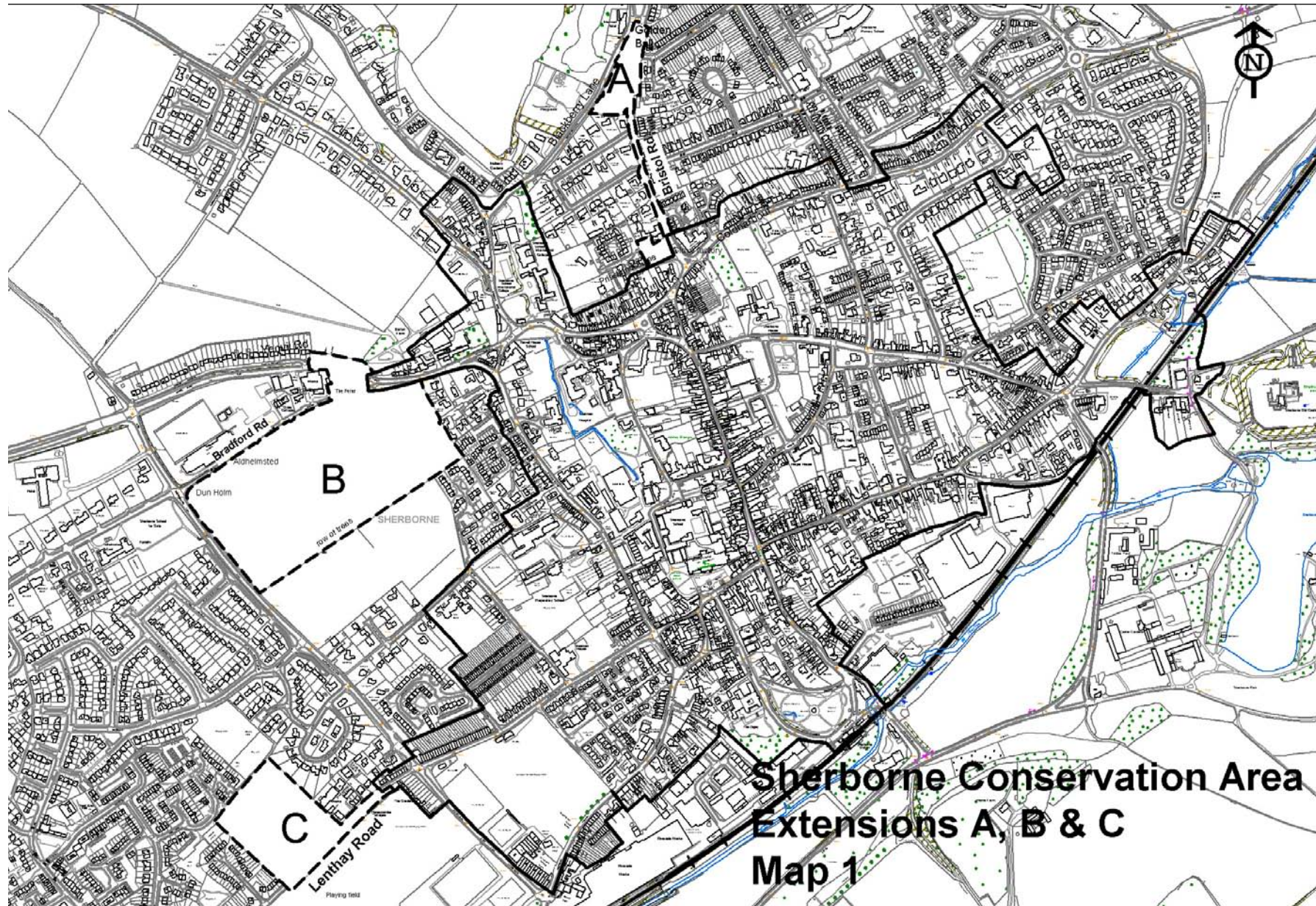
Introduction

Public consultation on the Sherborne Conservation Area Appraisal (adopted in December 2007), raised the possibility of extending the existing conservation area in three areas (Map 1) as follows:

- **Area A** – incorporating the Bristol Road and Blackberry Lane junction, then along the Bristol Road back towards the town;
- **Area B** - incorporating Sherborne School for Girls on the SE side of Bradford Road and the area around the junction of Bradford Road with Yeovil Road;
- **Area C** – incorporating Sherborne Cemetery, then along Lenthay Road back towards the town.

This document briefly appraises the character and quality of the three areas. Following public consultation on these extensions to the conservation area, the district council designated the extensions in November 2008. The extensions were then advertised in the London Gazette and a local newspaper. This document forms an appendix to the Sherborne conservation area appraisal.

A Conservation Area, which is an area of special architectural or historic interest, is given planning protection because it is desirable to preserve or enhance its character or appearance.



The historic entry on Bristol Road starts at the property called Golden Ball (fig i), which marks the position of the Golden Ball Turnpike Gate that is shown on the 1834 map of Sherborne.

The Golden Ball is the northern tip of terraced or semi-detached cottages whose frontages face Bristol Road (fig ii) and whose backs or rear boundaries face Blackberry Lane. Outside Sherborne but near the town's quarries, this hamlet existed in part in the late Georgian period but then grew during Victoria's reign, and included on the east of the Bristol Road, several cottages, gable end on to the road.

The tight, urban form of the land plots on the hamlet's west side contrasts with its east side where more informal, rural plots run parallel to the road. Some Edwardian housing, but mainly late C20, then continued southwards along the Bristol Road joining the hamlet to Coldharbour (A30), not so much by roadside frontages but by front boundary walls (fig vi), often tall and imposing. By 1888, near Coldharbour, cottages with industrial premises had been built on Priestlands Lane as well as an adjoining glove factory that turned the corner at the lane's junction with Bristol Road.

In Priestlands Lane, Nos 1 & 2 and a continuation westward are listed (Map 2). At the rear of them is a Sherborne stone industrial premises and a modest, intact rendered house. East of this C19 group of buildings is the glove factory, a purpose-built three storey brick building with workshop range to the north. Intact and well built, the C19 unlisted, brick glove factory represents the town's old industry of glove making (Pitman, 1983) and is an imposing focal point from the Coldharbour/Bristol Road junction (fig iii). Together with its neighbouring properties in Priestlands Lane, the glove factory represents an important example of modest industrial Georgian and Victorian expansion.

The properties of the northern hamlet are built of Sherborne stone with tile or slate roofing, although Mellor House, possibly a refashioned frontage is rendered. All the properties are unlisted and some have been subject to total or partial replacement doors and windows but many remain intact (fig iv).

There is interesting and varied detail: casement windows corresponding to earlier C19 properties and sash and bow windows to later (fig iv); brick and Hamstone dressings around doors and windows, iron gates, some with pillars, and iron railing; several date stones, some personalised by the initials of the original owners; and strong lines of chimneys. Along with its corner position, the height of the property named Golden Ball



Fig i. Golden Ball marking the historic entry into Bristol Rd



Fig ii. Properties on Bristol Rd south of Golden Ball



Fig iii. Glove Factory at the corner of Priestlands Lane as seen from the Coldharbour/Bristol Rd junction



Fig iv. Sherborne stone properties on both sides of Bristol Rd & retaining original features

(fig i) establishes a visual statement or starting point for the hamlet as well as in Bristol Road itself.

As one travels down Bristol Road towards Coldharbour with a view of The Slopes in the distance (fig vi), visual continuity is strengthened by the predominant use of Sherborne stone for properties and boundary walls. Boundary walls physically and visually link the hamlet with Coldharbour, including Priestlands Lane. Along the way, a group of trees in the garden of Priestlands Lodge (fig vi) towers above the road, providing visual contrast.

Area B - incorporating Sherborne School for Girls on the SE side of Bradford Road and the area around the junction of Bradford Road with Yeovil Road

As the Bradford Road entry into Sherborne was outside the conservation area, on the south side of this road, the conservation area has been extended to incorporate Sherborne School for Girls, including the playing field closest to the school with its southern boundary of trees, listed Digby Estate cottages and an old footpath (Row N2/12) alongside the east side of the school's grounds. On the north side of the road, the listed property on the junction with Yeovil Road and nearby semi-detached cottages (Map 3) have been incorporated into the conservation area, as have, listed properties on the Yeovil Road, at the entry into the conservation area (Map 3).



Fig vi. Stone walls line Bristol Rd, which on the right, is overhung by the trees of Priestlands Lodge & in the distance, is the tree topped The Slopes

The main site of Sherborne School for Girls occupies two fields, numbered 969 and 968, that are shown on a map of Sherborne dated 1834 (fig vii). The west boundary of field 969 is defined by Horsecastles Lane, whilst the east boundary of field 968 is evident today in the form of a stone boundary wall, which the public footpath follows (Map 3), a path that dates to at least C19, according to a town map of 1888.

Also evident is the south boundary of fields 969 and 968, now marked by a line of impressive trees that crosses playing field. This field forms an impressive setting to the row of school buildings on Bradford Road (fig viii). The school has been sited in Bradford Road since 1903 on land donated by Mr and Mrs K Wingfield Digby, following the construction of two substantial buildings. The brick, boarding house Aldhelmsted West (fig ix) was designed in a restrained Queen Anne style with embellishment focused on the main entrance. East of the boarding house, stands a stone Gothic Revival building (fig x)^[1] designed by the architect Sir Reginald Blomfield (1902 –26). The more austere clock tower, added in 1926, is a point of interest, visible from Bradford and Yeovil Roads and public footpaths SE of the school. According to Pevsner (1972, pg 380), Blomfield's design is "less constrained, so that the composition is better and the detailing more lively" than his work for Sherborne School. Pevsner (ibid) also refers to the roughcast boarding house in the style of the architect Baillie Scott by K D Young, east of Blomfield's, but is more appreciative of W D Caroe - who in 1920s designed the replacement east end of Sherborne Abbey - and his brick and rendered boarding house, Dun Holm (Map 3) with its dramatic gables and chimneys and freer interpretation of Queen Ann style (fig xi). Whilst also defining the Bradford Road entry into the town, assisted by mature trees, hedge and stone boundaries and stone pillared entrances affording glimpses through to The Slopes, Sherborne School for Girls, with its coherence and unlisted, early C20 buildings of merit, constitutes an important and substantial part of Sherborne's scholastic heritage.

^[1] This building was listed in October 2010. Listing determined that it was multi-phased and designed by the architects John Harding and William Douglas Caroe.

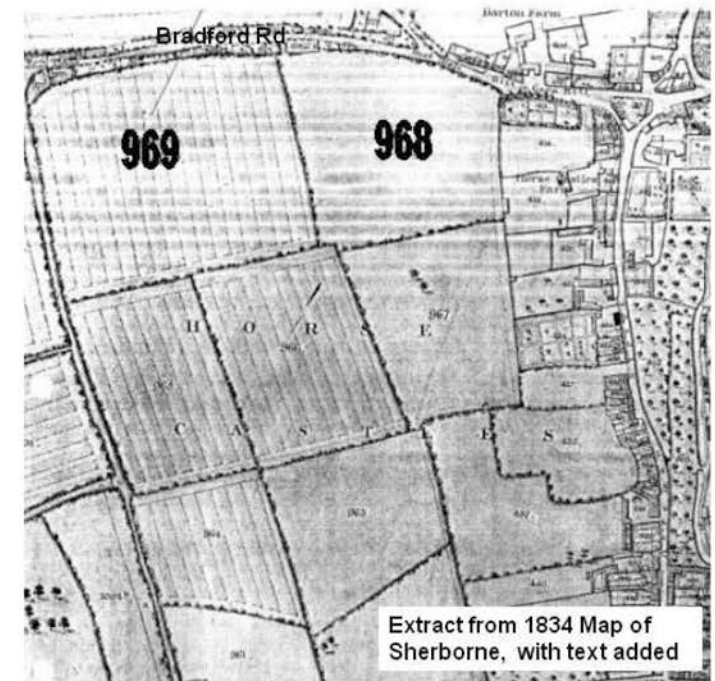


Fig vii. 1834 map of Sherborne with numbered fields

Adjoining the school site are the listed, estate cottages, Nos 119 & 120 Bradford Road that form a visual group with the unlisted, C19 The Cottage and The Ferns, diagonally opposite on the north side of the road (Map 3). The gable of The Cottage is particularly prominent from the west. A neighbour of this group is the listed C19 Crossways, which as its name suggests, has a focal position on the junction of Bradford Road with Yeovil Road. In Yeovil Road, the line of listed properties (fig xii) Map 3) comprises the historic entry and also forms a visual group with Crossways when leaving Sherborne.



Fig xiii. Playing field and line of trees on the south side of the school with the clock tower at the centre as seen from a gateway in Horsecastles Lane



Fig ix. Aldhelmsted West



Fig x. Designed by J Harding and W D Caroe



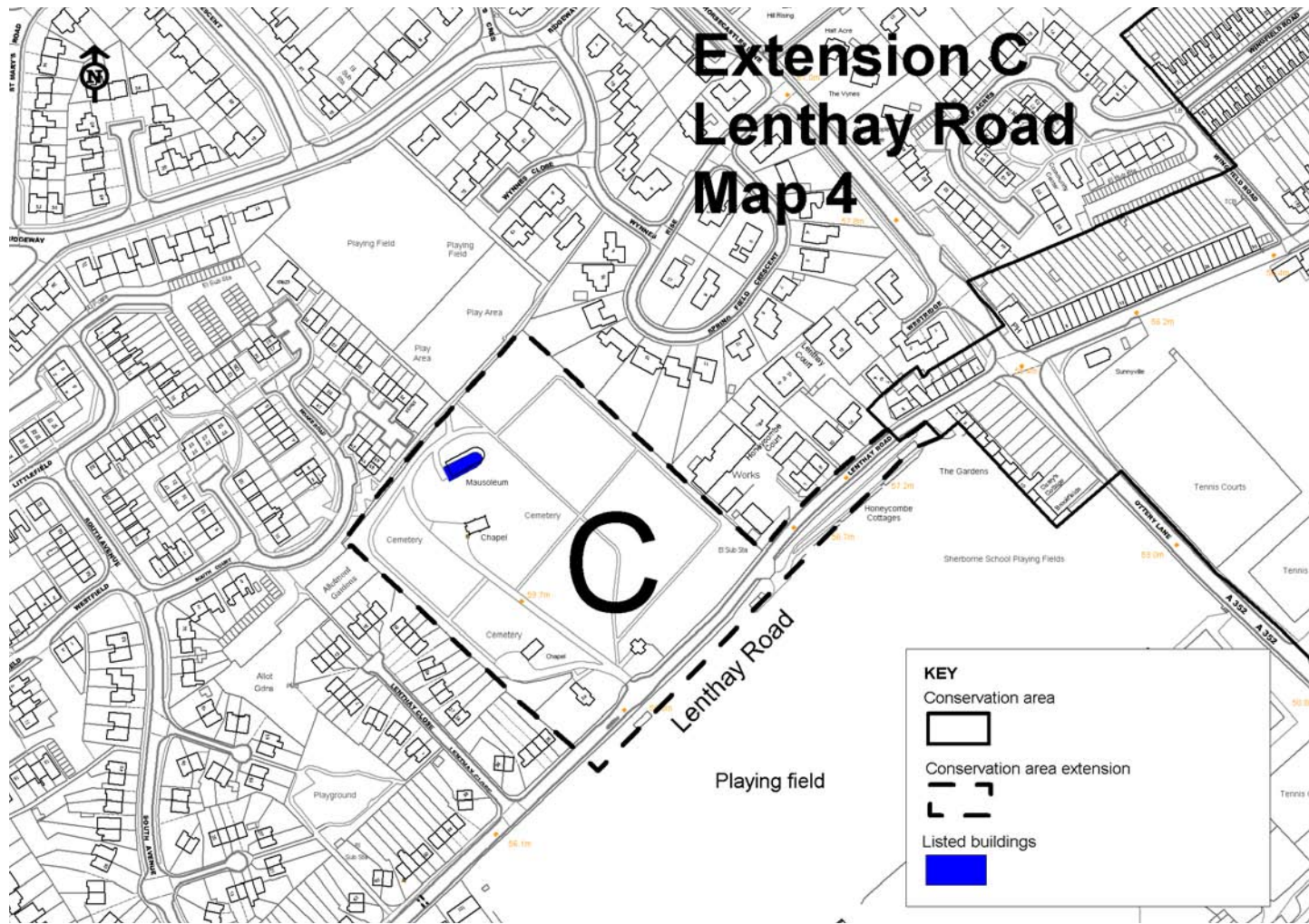
Fig xi. Dun Holm



Fig xii. Listed properties in Yeovil Rd

Area C - incorporating Sherborne Cemetery, then along Lenthay Road back towards the town.

As Sherborne Cemetery was outside the conservation area, the conservation area along Lenthay Road has been extended to incorporate the cemetery and the trees belonging to the playing field opposite (Map 4).



Pitman (1983) explains that the parish cemetery was consecrated on 22 July 1856. Founded by the Burial Board, it comprised burial ground, roads, planting, fencing, Episcopal Chapel and Lodge, Dissenter's Chapel, Reception House, Lych Gate and Entrance (fig xiii). William Slater, who was responsible for the 1866 cloister of

Sherborne's SS Johns Almshouse, designed the Digby Mausoleum (fig xiv), built in the 1860s. The intactness of the Burial Board layout, the presence of the listed mausoleum, the high quality of the unlisted Gothic Revival buildings, constructed of Hamstone, the existence of original structural planting, together with the retention of earlier trees result in a cemetery of considerable historic interest.

Opposite the cemetery, on the SE side of Lenthay Road, is playing field, affording views of the countryside from the road (fig xv) and the cemetery and providing trees that complement those of the cemetery, adding to the attractive Lenthay entry into Sherborne.



Fig xiv. Digby Mausoleum



Fig xv. View across playing field to the countryside from Lenthay Rd



Fig xiii. Sherborne Cemetery from Lenthay Road with the playing field trees on the right-hand side of the road

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Contacts

West Dorset District Council, Design & Conservation Officer (01305 251010) or e-mail planning@westdorset-dc.gov.uk

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West Dorset District Council
Stratton House, 58/60 High West Street
Dorchester, Dorset DT1 1UZ

Tel: 01305 251010 Fax: 01305 251481
Typetalk calls welcome
www.dorsetforyou.com

Working for West Dorset