



Stoke Abbott Conservation Area Appraisal

Distribution list

In addition to public consultation, this appraisal has been distributed for comment to the following:

Upper Marshwood Vale Group Parish (represents Stoke Abbott)
Beaminster & District Chamber of Trade
Beaminster Museum
Dorset County Council
Dorset Gardens Trust
Dorset Natural History & Archaeological Society
Dorset Industrial Archaeological Society
English Heritage
English Nature
Environment Agency

Contents

Introduction	2
Executive Summary	3
The Planning Policy context	4
Assessment of special interest	5
Location and setting	5
Historic development and archaeology	5
Spatial analysis	6
Character analysis	7
Definition of the special interest of the conservation area	12
Community involvement	12
Review of the conservation area boundary	13
General condition	13
Summary of issues and proposed actions	13
Developing management proposals	14
Advice	14
Information and contact details	14
References and further reading	15

Introduction

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. Stoke Abbott's Conservation Area forms part of this appraisal work. The Conservation Area was designated in April 1975.

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. An appraisal is therefore an essential tool for the planning process. It is also of prime importance for any enhancement works and may provide a longer-term basis for effective management of the Conservation Area.

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



Fig 1. The parish churchyard

Executive Summary

The main document describes **the planning policy context**, concentrating on the relevant West Dorset District Local Plan (Adopted 2006) historic landscape, building conservation and archaeological policies and the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management plan 2004-2009. The main part of the report focuses on **the assessment of special interest** of the Conservation Area, describing:

- **Location and setting**, underlining the superb, hidden and sheltered character of the village's setting;
- **Historic development and archaeology**, with little recorded archaeology, apart from the Roman fort on Waddon Hill and substantial strip lynchets around the village;
- **Spatial analysis**, including the village plan, the character and interrelationship of spaces and key views and vistas; there are sequences of townscape experiences (feelings of enclosure and exposure, changing views and the contribution of buildings in defining spaces and providing landmarks) along the main village street;
- **Character analysis**, the whole Conservation Area is examined, its building uses and types, the key Listed Buildings and the contribution made by unlisted buildings, building materials and details, and "green" elements. The rich palette of building stones, thatch, roofing tiles and slates, along with typical architectural details, window types, doors, ironwork, and other details is a particularly attractive aspect of Stoke Abbott. Its many fine tree groups, individual trees, gardens and stone boundary walls are also highlighted. The detrimental features are also described. These elements are brought together in a summary of the **overall special interest** of the whole Conservation Area, particularly the 34 Listed Buildings, the quality of the landscape setting, the rich materials and details, and the quality of some of the modern development.

The **general condition** of the building stock and of the public realm is seen to be good. In an **overall summary of issues**, the need to **safeguard the landscape setting**; to maintain or raise standards of design for repairs to buildings and new work by the provision of more or better **guidance on policy and design matters**; and to **remove a few small eyesores** are highlighted.

The report then focuses on **recommendations for management action**, including landscape and tree monitoring and ways of improving repair and improvement work, and suggestions for environmental enhancements. All of these are formalised into **management proposals** that the local authorities, land and property owners and the wider local community should consider.



Fig 2. Manor Farm

The Planning Policy context

Contained within the **West Dorset District Local Plan (Adopted 2006)** are a number of planning policies relevant to the settlement:

- *Safeguarding Assets*, Policy SA1 seeks to protect the natural beauty of the Dorset Area of outstanding Natural Beauty (AONB); development must be in keeping with the landscape character of the area (SA3); SA18, 19 and 20 cover the demolition, alterations to, and the settings of Listed Buildings; SA21 seeks to protect the character or appearance of Conservation Areas; SA22 is concerned with demolition within a Conservation Area; and SA23 relates to the protection of sites of national archaeological significance.
- *Avoiding Hazards*: Policies AH1 and AH9 relate to restrictions on development in Flood Risk Zones and Consultation Zones due to Unpleasant Emissions respectively;
- *Housing, Employment and Tourism, Community Issues, and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features.

West Dorset 2000, a Survey of the Built and Natural Environment of West Dorset, provides a description of archaeological and built environment assets and it includes bullet points on broad generic characteristics (related to 21 Landscape Character Areas). The District Council adopted it as Supplementary Planning Guidance in February 2002.

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



Fig 3. The narrow way by Court Orchard & The Old Rectory

Assessment of special interest

a Location and setting

Stoke Abbott is located about six miles north of Bridport, and about two miles west of Beaminster. A minor road runs through the village and links the B3162 to the B3163. It is sited below the steep slopes of Waddon and Gerrard's Hills, which rise to over 170m to the north and Lewesdon Hill, which rises to over 270m to the west. This dramatic escarpment of Inferior Oolite limestone, to the north and west of the village, forms part of the Powerstock Hills. The landscape to the south is undulating, comprised of round hills, rising to 140m, and enclosing a series of deeply incised tributary streams to the main north-south flowing River Brit. Two tributaries run below the shelf upon which Stoke Abbott is sited. The village is very much tucked away in a narrow, winding valley and the abundant natural vegetation adds to the feelings of enclosure and isolation.

The village has a magnificent landscape setting, completely within the Dorset Area of Outstanding Natural Beauty (AONB). The village is a linear settlement, strung along the route way, positioned on the shelf above the flood levels of the streams. The one main street performs a near right angle turn southwards, due to topography, and has one major junction created by the steep descent from Norway Lane, to the west and there is one other minor route, Mason's Lane, running north to Chart Knolle.

The eastern and western entrances to the village are characterised by deep hollow lanes, rich with ferns and overhanging trees and the southern entry is via a sharp dog-leg, which affords views of the tree covered valley to the east of the main street. Although the village is linear, there is no modern extension to the ribbon and both the eastern and southern entries have a clean edge between old buildings and countryside. Norway Lane, also, plunges straight down to the main street, with only a few cottages set up on its northern side and one stone shed at its lowest part, by the junction. The Conservation Area boundary embraces the whole of the developed area and parts of the immediate fields and pastures to the north-west, west and east.

Within the Conservation Area, there are many fine views (see Map 1, page 9) out to dominant hills and groups of fine trees, for example, west along the east-west portion of the street to the mass of Lewesdon Hill and from the churchyard across the slopes of the stream towards the eastern entry.

b Historic development and archaeology

The Parish has very limited known archaeology, but the village in particular represents archaeological potential. It has seven recorded sites, features and finds on the Historic Environment Record, dating from the Iron Age to the Early Modern, one of which is Scheduled. This is the Roman fort at Waddon Hill, with earthworks in a reasonable state of preservation and evidence of nearby building material, suggesting a building or settlement. The site has been damaged, historically, by quarrying. There are also terraces of strip lynchets on the slopes around the village such as near Chart Knolle.

Berie Well, to the north of Court Orchard, is described as a medieval structure. A limekiln stands on Waddon Hill. It is likely that many of the paths and tracks that lie within the conservation Area and the wider Parish are of, at least, medieval origin. The parish Church of St Mary has Norman and 13th century elements. The layout of the village, with its church slightly offset from the main street and handful of larger farmhouses and runs of smaller cottages, reflects the medieval pattern, with



Fig 4. Village & landscape setting



Fig 5. Lane by Higher Farm



Fig 6. View from village of landscape setting

inevitable additions and contractions over time. All the village houses seem to date from the 17th century to the late 19th century, with limited new infill or conversion development.

In the 19th century, weavers lived in the cottages in the main street, near the former Congregational Chapel, which was used by the weavers and the spinners who worked for Horsehill Mill.

It is evident that the archaeological resource is imperfectly understood, but the preponderance of Listed Buildings may possibly provide opportunity for non-intrusive archaeological survey and recording. There may also be potential for research on industrial and vernacular building construction and development in individual buildings.

c Spatial analysis

The **plan** of the village has been mentioned in the section Location and Setting above. It is linear in form, approximately following a contour, with a marked dip down to the stream between Manor Farm and the New Inn pub. The Parish Church, and former school, now village hall, lie to the east of the main street, up a narrow lane, and a parallel lane, north of Stoke Farm, gives access to the churchyard. The outlying properties to Norway Lane are slightly separated from the main ribbon of development. On the main street, the developed frontages are predominantly on the east and south of the road line, according to its orientation. Here are positioned Lewesdon House, The Old Rectory, New Inn, several gentry houses and a variety of cottages. Farms existed or exist at Higher Farm, Stoke Farm, Manor Farm (formerly Lower Farm) and Court Orchard.

Buildings either sit in larger plots, surrounded by garden or set in front of a farm yard (restricted to the largest gentry houses) or are positioned at the street edge of a plot, actually on the carriageway edge or set back slightly behind a wall and small front space. Plot size and shape are varied and irregular. There are no pavements in the village.

The character and interrelationship of spaces within the Conservation Area is a major element of the village's form. The main street and associated lanes are linear spaces, sometimes sharply defined by cuttings and, steep gradients. In several places, the judicious presence of trees and hedges define and frame the edges of the street. The main street and Norway Lane are not straight, but curve, plunge and rise according to topography, providing strong townscape effects of partial or complete closure of vistas and a sense of expectation where a curving road line hints at further delights and surprises around the corner. For example:

- 1 The southern entry is marked by a sharp right-angled turn by Higher Farm, a slight change in the road line with large trees framing the view up the main street, a high west bank, and opposite it, a tight building line of cottages, framing the view up a slight rise to The Rectory, and Court Orchard, where high trees dominate the skyline;
- 2 Cresting this rise, there is an oblique view up the narrow way between Court Orchard and the barns and sheds associated with this house and The Rectory; there is a limited view west up the green tunnel of Norway Lane; looking back south the wavering road line, cottages to the east and former chapel, sheds and embankment to the west again provide interest;
- 3 There is then a slope down towards the centre of the village, tightly framed by cottages on both sides, some with small front gardens and the group on the next right-angled turn being hard on the road line;



Fig 7. Former weavers' cottages



Fig 8. Gentry houses set in gardens



Fig 9. Looking west to the centre of the village

the vista is firmly stopped by the L-shaped block of Manor Farm and greenery, in the form of mature trees and hedges;

- 4 Walking up the eastern limb of the main street, the road line wavers subtly and begins to rise, the pub and cottages frame the south side and one large garden and several smaller front spaces form a more scattered group of properties on the north; the view back to Manor Farm is stopped by fine trees and the dramatic slopes and woodland of Lewesdon Hill;
- 5 The eastern end of the village has a series of detached cottages and small rows, with front gardens, defined by stone walls, railings and hedges to the south and by trees and a high bank to the north; the last properties are sited above the road, on a higher shelf and the road then drops dramatically into a characteristic deep hollow lane.

Where there are gaps in the development, on the east and south of the main road, there are several views out to the valley, streams and extensive tree planting. This is most evident south of Stoke Farm.

The Church tower is well hidden from the main street, but the two major landmarks are Manor Farm, at the “hinge point”, on the central sharp bend, and Court Orchard, which sits up very markedly on the approach from the south.

d Character analysis

This includes Map 1 (following page) and a summary of the important buildings, including unlisted and groups, local details and building materials and the contribution made by trees and open spaces. Negative factors (the extent of loss, intrusion or damage and the existence of any neutral areas, which have neither enhance nor detract from the area and which appear to have some capacity for improvement) will be described.

The Conservation Area is fairly large, containing 34 Listed Building entries (some relate to more than one property, so the total number of buildings is greater) on the “List of Buildings of Special Architectural or Historic Interest”, as well as an area of countryside to the south and east of the main street. It may be described as an entity, as overall character and uses do not vary significantly.

Building Uses

Residential use predominates, with a mixture of historic cottages, the occasional grand farmhouse and limited modern infill. The Parish Church, Village Hall and The New Inn are the three public buildings. There have been conversions of buildings: from the School to the Village Hall, and the former Congregational Chapel to residential use.

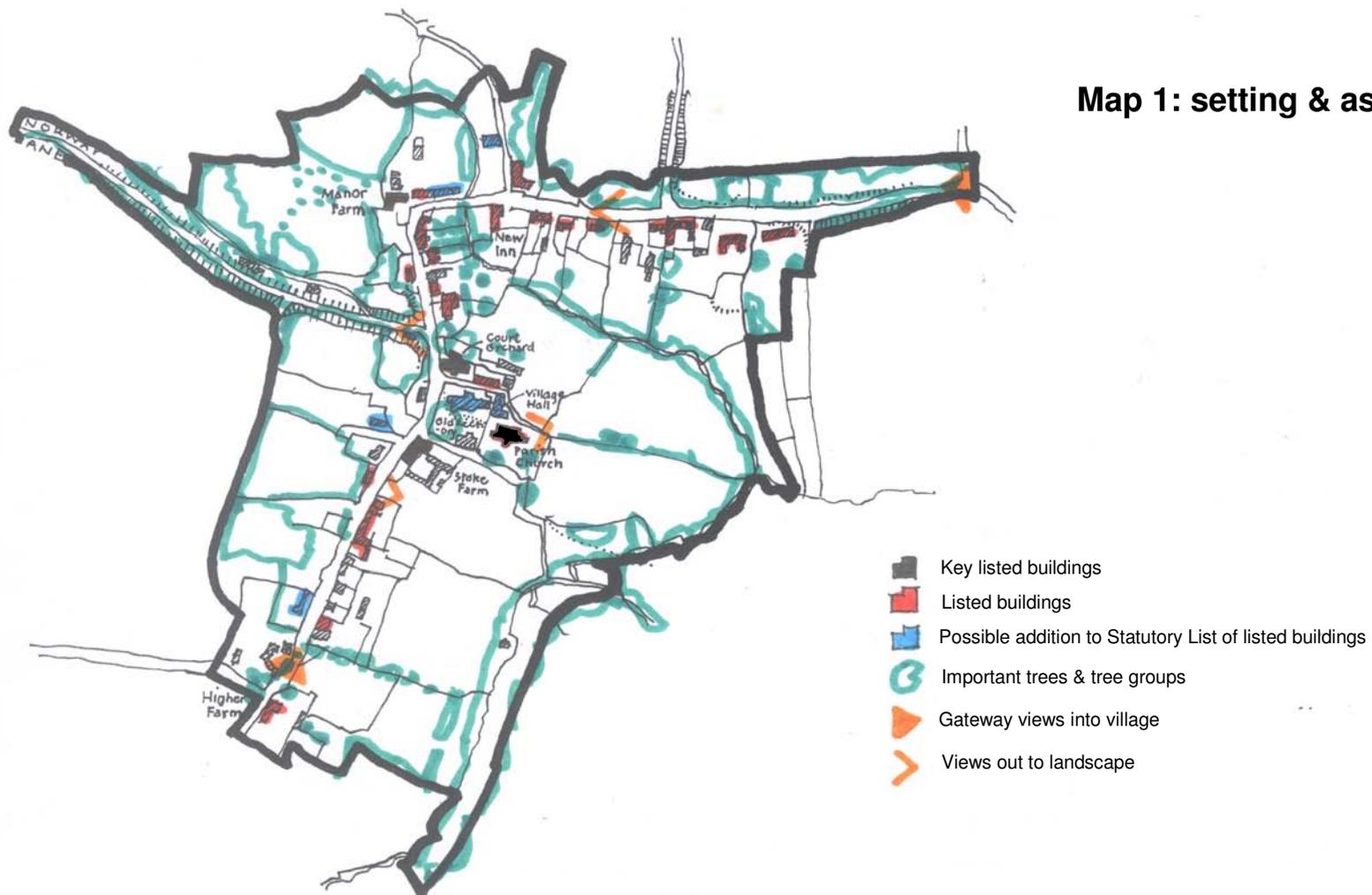


Fig 10. Eastern end of the main street



Fig 11. Parish Church of St Mary

Map 1: setting & assets



Maps are based upon Ordnance Survey Material with the permission of Ordnance Survey behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Dorset District Council, Licence Number 1000024307 2004. Additional Map Data Copyright West Dorset District Council.

NOT TO SCALE

Building Types and Layouts

The Parish Church is a small medieval building, altered in the 19th century, comprising a west tower, nave, north aisle, porch and chancel. The grander gentry house is usually of two storeys, built of ashlar and sometimes has an attic and porch. There is little or no evidence of symmetry or formal planning before the end of the 18th century, apart from Stoke Farmhouse of 1613. Manor Farm (1741) has an L-plan with a lobby entrance at the inner junction of the two ranges. Court Orchard, dated 1751 displays symmetry, with a stone central porch, lobby entrance and double pile plan under one roof. Both houses are examples of the survival of pre-Classical details, with archaic windows and mouldings (attributable to the remote location of the village). Early 19th century buildings, such as Higher Farmhouse, have a more obviously, up-to-date, centralised plan.

Most of the cottages, detached or attached, have front entrances set to one side of the centre and one or two have side entrances. (e.g. Woodlands Cottage). The New Inn has an L-shape plan and The Anchor has an attached rear range. The Congregational Chapel was purpose-built, with a gable end entrance and windows to the street. There are a number of agricultural buildings, such as the attached barn to Stoke Farmhouse, stables by Manor Farmhouse and a former cowshed with loft, by Court Orchard. The former Victorian School is L-shaped, possibly reflecting a division into Infants and Juniors. The Rectory is an example of a large, detached, Victorian gentry house, with attached service buildings, all in an informal plan.

There is one early 20th century terrace of cottages by Manor Farmhouse, a detached bungalow opposite The Rectory, new individual houses at Tryphena, east of Bay Cottage and behind Stoke Farm, and a large new infill development, north of Higher Dairy, at Molly Bawn.

Key Listed Buildings and Structures

There are 34 Listed Buildings and structures in the Conservation Area, of which the Church is Grade I and Manor Farm and Court Orchard Grade II*. The Parish Church is an attractive building, with a Norman and early 13th century chancel and a superb early 12th century font, arcaded and with boldly carved heads. There are five Listed table tombs in the churchyard.

There are a number of important 17th and early 18th century large houses, with Jacobean characteristics and ashlar stonework:

- Stoke Farmhouse, of 1613 and its attached barn;
- Manor Farm (also known as Lower Farm), with its prominent gable and large pedimented hood over the front entrance;
- Court Orchard, thatched with double hips, with a central porch, mullioned windows under a continuous architrave, excellent ashlar, and internal features.

There are several other important Listed Buildings in the Conservation Area, including The Thatched House, 17th century core; The New Inn, 18th and 19th centuries, thatched, entry corridor with pentice roof; and Higher Farmhouse, early 19th century, with a Tuscan stone portico. The Anchor also has a more formal presence, with ashlar walls and sash windows. 1 and 2 Brooklyn Cottages are thatched and ashlar in particularly bright local stone and they are prominent in views down the main street towards Manor Farmhouse. There are other thatched cottages, most with casement windows, some with porches and cast iron railings to their front spaces.



Fig 12. Court Orchard



Fig 13. Detail of Court Orchard's porch

Key Unlisted Buildings are:

- a. The former village school, now the Hall, Victorian Tudor, ashlar and with a wall lamp and bell, forming a group with the Church and Rectory;
- b. The Rectory, grand Victorian Gothic, with good detailing and materials and a bayed and gabled garden (south) front;
- c. Old Reading Room, the half-hipped stone building, south of the Norway Lane junction;
- d. Puckhams Cottage, an early 20th century detached house, set in a verdant garden;
- e. The brick and stone early 20th century row, to the east of The Manor Farm stables, of group value;
- f. The stone and timber sheds (some refurbished), north of the former Congregational Chapel;
- g. The stone and pantile shed on the bottom end of Norway Lane;
- h. The K6 telephone box, to the south;
- i. Higher Dairy, stone and brick terrace set up high on a bank, at the southern entry.

The whole Conservation Area forms **one coherent group**, due to the continuity of Listed buildings, the continued use of traditional materials in most modern structures and the unifying effect of trees, hedges and walls.

Building Materials and Architectural Details

The historic buildings are constructed with the local, yellow-brown Inferior Oolite limestone (from Waddon Hill, Chartknolle and Stoke Knapp quarries), in squared ashlar, squared rubble brought to courses and random rubble forms, the latter mainly seen in humbler cottages and boundary walls. The ashlar is worked to fine detailing, in the form of architraves, window and door surrounds, mullioned windows and copings, on some of the older gentry houses. A more fossiliferous Junction Bed limestone, from Horsehill Farm, is seen in barns and boundary walls. A harder blue/grey Bothenhampton Forest Marble was used for paving and there are remnants, such as the stone platform seen in front of Woodlands Cottage. Ham Hill stone from Somerset was used in the 1877 north aisle of the Church. Brick appears in window and door heads, exemplified by the southern end of the Stoke Farmhouse barn.

The Thatched House is the only smooth, lime rendered façade, incised with lines to simulate ashlar joints (an early 19th century fashion). Ralegh Cottage has whitewash over its rubble walling.

Thatch is the most obvious roofing material, originally long straw, but now water and combed wheat reed. The soft, rounded forms of Dorset roofs, sweeping round “eyebrow” dormers and hipped corners are distinctive. Manor Farm has a seemingly over-elaborate ridge, rather than the more usual simple laced ridge. Other roofs are of Welsh slate, the result of 19th century rebuilding or repair. Dark brown, clay plain tiles appear on a number of buildings, hand-made up to the early Victorian period and machine-made in the later 19th century. There are examples of clay pantiles, possibly made locally, with their own distinctive pattern and rhythm.

Windows vary according to the original status of the house and date of construction. The ovolo-moulded stone mullion, often with drip-mould and casements, characterises buildings up to the mid-18th century. Thereafter, wooden, vertically hung sashes are only seen in a very few larger houses and the ubiquitous type is the casement window, wooden and metal, sometimes wooden with a central metal opening light. There are examples of early ledged and braced doors, but most buildings have simple planked, wooden framed types. Manor Farmhouse has fielded panels and Higher Farmhouse has a



Fig 14. The Rectory



Fig 15. Dorset thatch details

flush-panelled door with a semi-circular fanlight and glazing bars over. There are simple, thatched wooden porches on some cottages, but some of these may be modern additions.

There is good ironwork in the Conservation Area, with spear-topped railings, wrought and simple around the Church (the churchyard has urn-topped standards), and on the main street, cast and more elaborate Victorian with trefoil or floriated heads. There is a handsome cast iron wall lamp, with elaborate scrolled bracket at the Hall and a pair of large boot scrapers, with uprights and top rail, at the Church, and a delightful overthrow and lamp at the southern entrance to the graveyard. There is a K6 telephone box opposite Court Orchard.

Boundary walls add to the area's character, ranging from simple rubble structures with a projecting horizontal cap; more elaborate ashlar, ramped up in curved quadrants (Court Orchard) to grand gate piers at The Rectory. Simpler walls have "cock and hen" coping.

Parks, Gardens and Trees

The Conservation Area is greatly enhanced by an abundance of mature trees, hedging and gardens. The importance of "entry" trees, framing and defining approaches to the area, has already been noted, at both the southern and eastern entries and on Norway Lane. At the latter, the 1902 Coronation ceremonial oak is an important piece of village history. The garden of Manor Farm adds to the quality of the village centre and the Old Rectory garden is visible from the churchyard. The latter is a tranquil space with magnificent mature yews. By The Rectory, the large copper beech overhangs the road.

Detrimental features

There are a number of apparent problems in the Conservation Area:

- Poles and wires along the main street;
- Loss of details on Listed Buildings, notably the replacement of white painted wooden casement windows with dark stained units, with no glazing bars in the southern part of the main street, several examples of blocky thatched ridges, typical of water reed thatch, rather than the simple laced ridge, and incongruous cement repointing on some random and squared rubble walling;
- Three modern houses that are visually discordant, by virtue of their materials and detailing;
- Large-scale development (albeit set back, at a higher level and of contemporary design) at Molly Bawn;
- Some well used metal farm buildings by Court Orchard that are seen on the route to the Hall and Church;
- Two Listed Buildings in a poor condition in the western approach (The Thatched House is under refurbishment);
- Pressure for the extension and radical alteration of cottages to meet the requirements of new owners.



Fig 16. A cottage's windows and front door with canopy

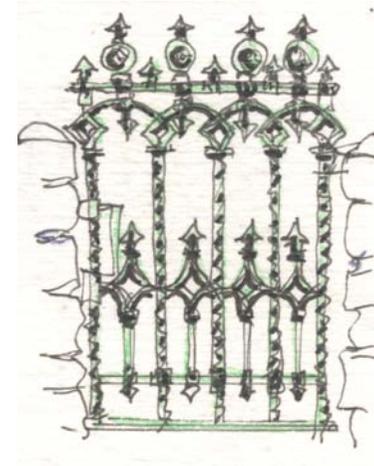


Fig 17. Spear-topped railings

Definition of the special interest of the conservation area

From the Assessment of Special Interest (pages 6-12), it is possible to draw together the detailed information to provide a short overview of the particularly important characteristics of the Conservation Area which are:

- a. The landscape quality of the setting of the village, the backdrop of hills and woodland, particularly when viewed from within the village, over Manor Farm to Lewesdon Hill and from the north-east of the churchyard;
- b. The strong “gateways” into the Conservation Area, marked by roadside trees, woodland, hedge banks and cuttings;
- c. Groups of trees and individual specimens within the Conservation Area providing a termination to views, a dramatic element in townscape progressions and a contrast to groups of buildings;
- d. The importance of stone walls and earth banks in defining road lines and providing a sense of enclosure and an occasional termination to a view;
- e. The varying topography of the Conservation Area gives sudden raised views over parts of it and glimpses of the landmarks, notably the key buildings such as Manor Farm and Court Orchard;
- f. The medieval village plan has survived virtually complete, with small levels of modern development;
- g. The Conservation Area has over 34 Listed Buildings, in remarkably unbroken groups or ribbons: the historic building blocks survive, complete with many of their boundaries and sub-divisions and modern redevelopment has not disrupted this pattern in an overtly damaging way;
- h. The quality of the building stock is high, exemplified by a Grade I Parish Church with a regionally important font, a number of 17th and 18th century “gentry houses”, the shell of an early 19th century chapel and a Victorian school, in the form of the Village Hall; and cottages of a strong vernacular character, some of which are weavers cottages;
- i. The local geology has bequeathed a richness and variety of building materials: an Oolitic limestone, clays for plain and pantiles; and thatch. Stoke Abbott is a village of rich golden yellows and oranges with the reds and browns of bricks and tiles and the soft browns and straw of thatch;
- j. Local building traditions have given a superb quality of details: ashlar mouldings, casements, grander door cases with columns and humbler bracketed canopies, fine ironwork in the form of railings, fences, gates and a wall lamp, ramped and coped boundary walls and gate piers;
- k. There are some examples of sensitive redevelopment and infill schemes, which reflect local traditions.



Fig 18. One of the attractive views within the village

Community involvement

The local community, Group Parish Council, district councillors and statutory authorities were consulted on the appraisal during August and September 2006. Comments received helped finalize the appraisal which was adopted by the district council in January 2007.

Review of the conservation area boundary

The existing boundary embraces the historic core and some of its immediate landscape setting. The whole area is included in the Dorset AONB and there are strong existing policies to ensure the safeguarding of landscape character. The boundary appears to be correctly drawn and no amendments are suggested.

General condition

The buildings and structures of the Conservation Area are in general terms, in good condition. There are a very few agricultural buildings, such as barns and sheds, that may require monitoring, to ensure that they are kept in some form of sympathetic economic use. The public realm is in reasonable condition, with the exception of some overhead wires and poles.

Summary of issues and proposed actions

CONSERVATION AREA ISSUE	PROPOSED ACTION/S	LEAD PARTNER	OTHER PARTNERS
Areas and services that have a negative impact on the conservation area	Identify opportunities to enhance & support joint community projects through availability of Countryside & Conservation Grant	WDDC, Utilities	Group Parish & community groups, DCC
Alterations to unlisted buildings	Encourage high standards as opportunity arises	WDDC	
The contribution of trees & the landscape setting to the character & appearance of the conservation area	Contribution to be perpetuated as far as possible & support suitable schemes through availability of Countryside & Conservation Grant	WDDC	DCC, Group Parish
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 the Dorset Historic Environment Record & benefit from the Dorset Historic Towns Project (Extensive Urban Study)	WDDC, DCC	English Heritage

Developing Management Proposals

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

- a. The contribution of the landscape setting and trees to the conservation area to be perpetuated using all means possible;
- b. Consider additional buildings for listing;
- c. Provide the Dorset Historic Environment Record with relevant information as available;
- d. Agree a method for the receipt of information from the Dorset Historic Towns Project (Extensive Urban Study);
- e. Small-scale improvements 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.

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, shopfronts, alterations and extensions to listed buildings and suitable materials. Contact details are provided towards the end of the document.

Information and contact details

Criteria used for assessing the contribution made by unlisted buildings

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: WDDC, Design & Conservation Officer (01305 251010) or e-mail <planning@westdorset-dc.gov.uk>

References and further reading

A Framework for the Future of the Dorset AONB, Management Plan 2004-2009, Dorset AONB Partnership 2004

Dorset, Volume 1 –West, RCHM.

Dorset Cottages, Dorset Monographs No 4, Barbara Kerr, 1963.

Dorset, Buildings of England, Newman & Pevsner, Penguin 1972.

Register of Parks & Gardens of Special Historic Interest, English Heritage.

Stone Quarrying, Discover Dorset series, Jo Thomas, The Dovecot Press, 1998.

Traditional building materials in selected settlements, personal notes from Jo Thomas, November 2005.

The Dorset Historic Environment Record, DCC.

The Statutory List of Buildings of Special Architectural and Historical Interest, DCMS.

Understanding Place, Guidance on conservation area appraisals and on the management of conservation areas, English Heritage, August 2005.

Planning Policy Guidance 15: Planning & The Historic Environment, Department of the Environment & Department of National Heritage, September 1994.

Planning Policy Guidance 16: Archaeology & Planning, Department of the Environment, November 1990.

Maps

Maps are based upon Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. West Dorset District Council, Licence Number 100019783 2007.

Additional Map Data Copyright West Dorset District Council.



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

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