



Winterborne St Martin Conservation Area Appraisal

Distribution List

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Contents

Introduction	4
Executive Summary	4
The Planning Policy Context	5
Location and Setting	7
Historic Development and Archaeology	7
Spatial and Character Analysis	10
Community Involvement	26
Review of the Conservation Area Boundary	26
Summary of Issues and Proposed Actions	30
Developing Management Proposals	30
Advice	30
Useful Information & Contact Details	31
References	31

Introduction

Winterborne St Martin (otherwise known as Martinstown) is about two and half miles south west of Dorchester. The Winterborne St Martin Conservation Area was designated in November 1990.

Conservation areas have special architectural or historic interest and it is desirable to preserve or enhance their character or appearance. West Dorset has 79 conservation areas, for which there is an ongoing programme of appraisal that includes Martinstown.

Planning decisions must be based on a thorough understanding of the conservation area's character in order to effectively conserve the area's special interest. Conservation area appraisals are therefore essential tools for the planning process. They are also of prime importance for informing any enhancement works and may provide a longer-term basis for effective management of conservation areas.

This appraisal document is prepared following current advice from English Heritage. Included are summaries of the planning policy context, landscape setting, historic development and archaeology. There is also a more detailed description of the character of the village's buildings, groups, building materials and architectural details, green elements and detrimental features. All of these are brought together into a definition of the special interest of the conservation area. There are recommendations for management action and development. The boundary of the conservation area has been reviewed.

For local information, particularly helpful sources are the Martinstown Village Website (Duke, 2002-2010) and The Book of Martinstown (Hearing, 2000).

The appraisal was subject to public consultation (May – July 2011), during which an information event, manned by district council officers, was held in the village. Following consultation, officers recommended amendments and the district council adopted the appraisal in October 2011, as a technical document supporting policies in the West Dorset District Council Local Plan (Adopted 2006).

Executive Summary

The key characteristics of the conservation area village are:

- ❖ The rural setting of the village, which nestles in the Winterborne valley with the chalk Downland on either side, as illustrated from Grove Hill to the south.
- ❖ The three historic clusters – Road to Church Farm, Parish Church and Park House areas – and the land plots and boundaries that comprise them, together with their relationship with the South Winterborne/main street, the old side roads and the stream/sheep washing pool.
- ❖ The South Winterborne and the main street, including the green margins and verges, both singularly and combined and comprising the structural backbone of the village.
- ❖ The farming legacy, including the farmhouses and associated buildings and the sheep washing pool.

- ❖ The rural character of the gateways or entrances into the conservation area, which connect with the South Winterborne/main street backbone.
- ❖ The village green, listed Grade I Parish Church and churchyard both singularly and combined and intrinsic to the South Winterborne/main street backbone.
- ❖ The sense of space around the Parish Church and its churchyard and its continuity with the past.
- ❖ The legacy of vernacular cottages – terraces, single and semi-detached, dating from C16 to early C20.
- ❖ The historic and visual continuity established by the vernacular terraces and cottages by defining the roadside or river edge and by maintaining a modest scale.
- ❖ The large number of identified Important Local Buildings that contribute substantially to the village's character and appearance.
- ❖ The use of traditional materials and details and their beneficial continuity, as illustrated in the local stone.
- ❖ The road to Church Farm and its relationship to the farming legacy.
- ❖ The stone and brick bridges and culverts associated with the South Winterborne river.
- ❖ The stone boundary walls and riverside revetments.
- ❖ The local geology responsible for the Ridgeway Purbeck stone and some flint, providing the village with grey and soft brown colours.
- ❖ The link with the tradition of combed wheat reed thatch.
- ❖ The presence of hedgerows and trees and the abundant amenity that they provide in themselves and whilst defining boundaries and supporting key views, panoramas, the gateways, and the open spaces.
- ❖ The large number of unlisted buildings, structures and features that make a positive contribution to the special interest of the conservation area.

There are some detrimental features: impact on the historic layout due to amalgamation of land plots and loss of plot boundaries; loss of historic details and materials; unsympathetic replacement and poor maintenance of boundary walls; effect of traffic and car parking on the main street and its loss of green verge to highway junctions, vehicular access and parking.

The Planning Policy Context

The **Bournemouth, Dorset and Poole Structure Plan (Adopted 2000)** contains policies relating to the preservation and enhancement of conservation areas.

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

- *Safeguarding Assets*, Policy SA1 seeks to protect the natural beauty of the Area of Outstanding Natural Beauty; development must be in keeping with the landscape character of the area (SA3); SA15 Groundwater Source Protection Zones; Policies 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; SA23 relates to the protection of sites of national archaeological significance; and SA24 to sites of regional or county archaeological significance;
- *Settlement Policy*: Policy SS3 relates to development outside the DDBs;

- *Housing, Employment and Tourism and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Community Issues*: Policy C6 relates to the retention of local community facilities;
- *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;

National Planning Policy and Legislation protects sites of international and national importance for nature conservation. Flood risk is addressed in the Government's Planning Policy Statement 25. **Planning Policy Statement 5 *Planning for the Historic Environment*** [online] is available from <http://www.communities.gov.uk>

The Supplementary Planning Document **Design and Sustainable Development Planning Guidelines** was adopted by the district council in February 2009. This contains 10 design policies that apply to different types and scales of development. Accompanying this is the **West Dorset Landscape Character Assessment** adopted February 2009, which addresses the 35 landscape areas of the District.

The Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan 2009-2014 contains a number of relevant policies relating to the Historic Environment (historic buildings, archaeology, historic parks and gardens); the Built Environment (historic buildings, Conservation Areas and other developed areas); and Landscape.

The West Dorset District Local Plan, Design and Sustainable Development Planning Guidelines and Landscape Character Assessment are available at district council offices, whilst the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan is available from Dorset County Council. The documents can be viewed on www.dorsetforyou.com and main libraries will hold relevant printed copies. Information on Listed Buildings and Conservation Areas is also available on www.dorsetforyou.com

Location and Setting

Situated within the Dorset Area of Outstanding Natural Beauty, the Parish of Winterborne St Martin is almost rectangular in shape, stretching either side of the South Winterborne River to the Bridport/Dorchester Rd (A35) in the north and the South Dorset Ridgeway in the south. From the south boundary, the chalk downland, with its deep valleys, drains towards the river and has a landscape character called the South Dorset Downs. North of the river the land, given the landscape character Dorchester Downs, rises more quickly to the A35 and has shallower valleys.

Within its impressive landscape setting, the village of Winterborne St Martin, known as Martinstown, is situated either side of the South Winterborne River and the B3159 road that follows the river through the village. Unlike the predominantly chalk hillside, the village lies on river valley deposit.

The well-known prehistoric earthwork, Maiden Castle, is situated in the parish, SE of the village and is an important part of the wider context.

Martinstown is one of a string of villages, for example nearby Winterbourne Abbas and Winterbourne Steepleton, bearing the name of the river and is therefore, one of a collection of villages known as the Winterbornes.

Historic Development and Archaeology

There is evidence to suggest that the central part of the parish was comparatively densely settled and farmed before Roman times and there are 118 Bronze Age barrows located on the hills within the parish, especially to the south of the river. Sixty one Scheduled Ancient Monuments lie within the parish, all of which refer to a barrow or group of barrows, apart from Maiden Castle, which is one of the most impressive prehistoric earthworks in Britain and dates from the Neolithic to the Late Roman period. To the east of the village is the conical shaped Clandon Barrow, which sits prominently on the skyline.

There seems to have been three riverside settlements in the parish, with Martinstown situated between Ashton to the east and Rew to the north-west. The lost village of Rew is mentioned in the C13 and by C18 was part of Townfield Farm. According to the Royal Commission of Historic Monuments, the boundaries between the three settlements are still preserved in modern hedge lines.

The earliest reference to Winterborne St Martin is found in the Domesday Book (1086), which states that thanes held the manor of Martinstown jointly and refers to a mill, a meadow of 13 acres, pastures, ploughs, pigs and sheep. The Parish Church of St Martin has been in its central location since at least C12, as evidenced by its baptismal font of the same period. The construction of the current church dates mainly from the C15 and C16 during which, the early C13 piers to the north arcade were reused. It is possible that a medieval Chantry House existed in the area of the C19 villa called The Chantry.



Fig 1 Location map



Fig 2 Extract from Perkins Farm Map c 1776 with notes added
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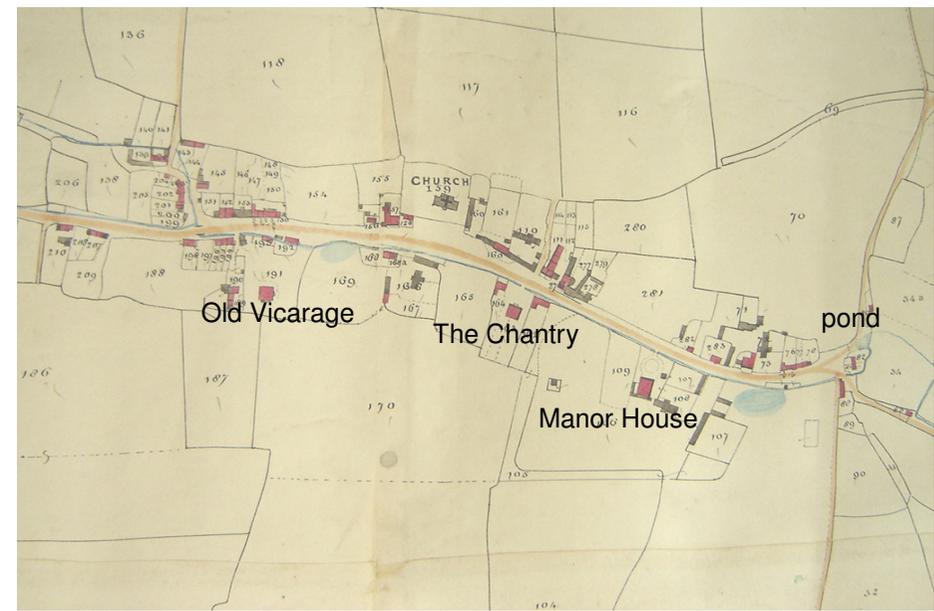


Fig 3 Extract from 1844 Tithe Map with notes added
Copyright Dorset History Centre

The maps of parish farms produced by Isaac Taylor in the 1770s indicate the significance of farming and its role in shaping Martinstown. His map of Perkins Farm shows the layout of the village (fig 2) with rectangular property land plots adjoining the main street and South Winterborne and hemmed in at the rear by farmland. Meadow and pasture also interspersed land plots, establishing three clusters of properties that included at least one farm – Road to Church Farm (Church Farm, now Washing Pool House), where a former highway from the Bridport/Dorchester Rd joined the valley road; the area around the Parish Church (Perkins Farm, later called Grove Farm with Rylstone as the farmhouse, then renamed East Farm); and the Park Farm area. The same settlement pattern is discernible on the 1844 Tithe Map (fig 3), although by that time, the village had expanded modestly onto meadow and pasture alongside the road, for example, east of the church (Stevens Farm), opposite Stevens Farm (The Chantry), opposite Park Farm (Manor House and Manor Farm) and on pasture (The Old Vicarage) diagonally opposite the road to Church Farm; only the land plot of the Manor House extended beyond the rear boundary or limits of the village. This pattern of three clusters and associated boundaries continued into the mid C20, after which, clusters coalesced through the development of intervening farmland (Bartlet's Close, Blagdon Close, Hardy Close, Cowleaze) and along with development on higher ground (St Martin's Field) and in land plots (Duke Close, Manor Grove, Manor Farm Court), has led to intensification of the settlement.

The historic importance of sheep farming is also evident from the granting of a charter by King Henry III in 1268 to hold a market and fair on St Martin's Day every year, which continued as a major event in the area for hundreds of years until 1978.

The market place was the great width of road in front of the church (fig 2), which today incorporates a registered green. Later, the St Martin's Day fair was held in the field opposite the church (now Hardy Close) but its location presumably moved about, as Isaac Taylor's Map of Clendon (now Clandon) Farm shows it in the area of Cowleaze in the 1770s.

The linear form of the village and interconnecting roads are shown on old maps (figs 2 & 3). The maps also underpin the importance of the road to Church Farm with its stream (braiding or diversion of the South Winterborne?), former smithy and sheep washing pool and where land plots and properties line its road travelling northwards (now bridleway S58/14). Indeed, current rights of ways seem to correspond with findings in *The Old Roads of Dorset* (R Good, 1966) and imply a more complex village road network (back lane on north boundary, prior to St Martin's Field; road to Grove Hill and beyond; road over East Hill and beyond).

Besides the C19 sheep washing pool by the road to Church Farm, there is possibly a structure associated with sheep by the cricket field near Ashton Farm. Private and communal wells dug into the chalk were an important source of drinking water. Alternatively, pump houses were used to supply water. The Perkins Farm Map circa 1776 identifies the village pound as a structure in the road opposite Balston Cottage. In the NE of the parish, giving Park Farm its name was a medieval deer park.

NE of Old Shepherd's Cottage, the South Winterborne River loops (fig 3). In the area of the loop, there was a roadside pond fed by the river and near the pond, two semi-detached cottages (lost late C19). The pond is shown on the 1844 Tithe Map and has now been filled in. It is believed that a mill might have been situated in the area of the loop. Another possibility is relic water meadow.

In the mid C19, the C17 manor house (birthplace of Vice-Admiral Hardy) was demolished by Charles Hawkins and replaced by a new mansion today called The Manor House.

The **archaeological issues** are:

- Preservation of land plots and their boundaries.
- Greater understanding of the early village – road system, overall form, land plots and boundaries.
- Identification of the possible sheep associated structure by the cricket field.
- Appreciation of the old wells and pump houses.
- Appreciation of the site of the pound.
- Greater understanding of the location of the Chantry House.
- Appreciation of local industry/workshops.
- Appreciation of the farming legacy.
- Appreciation of the medieval deer park.
- Greater understanding of the area NE of Old Shepherd's Cottage, where the river loops.
- Appreciation of the roadside pond site.
- Appreciation of the earlier manor house.

Spatial and Character Analysis

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

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

Spatial Analysis (refer also to the Review of the Conservation Area)

Martinstown follows the South Winterborne and the east-west route that runs along it (B3159) and consequently is linear in layout. However, there are routes from the north and south that have pulled the village slightly away from the valley floor and the greatest influence is seen in the road to Church Farm with its farm, sheep washing pool and workshops. Significantly, the road to Church Farm still respected the village's historic limits (fig 3), much of which is still evident today, corresponding with the north back lane (now right of way S58/1) and remained below this line. The visual impact of breaching this line and intensifying the form of the village (St Martinsfield, Cowleaze) is evident from the main street and right of ways. On the south side of the valley, the limits, again set by farmland ownership (fig 3), were historically breached by The Manor House and much later by the development of intervening farmland. The visual impact of this intensification varies and is more influenced by boundaries and trees.

In terms of structure, the South Winterborne and the main street constitute the backbone of the village, presenting an impressive length and width (land plot boundary to land plot boundary), and forming singularly and together, a key characteristic. This backbone is also benefited by the strong definition established by boundaries and properties along it. The village green, although key in its own right, is historically and visually intrinsic to the road and vice versa. The gentle bends along the length of the backbone heighten character and arrival at the central green with the church behind, which provide a remarkable visual and spatial contrast.

Rectangular land plots of varying sizes - for example, large plots associated with more prestigious properties and longer plots associated with older properties - by tradition adjoin either the South Winterborne or the main street, including the village green, and are at right angles to the river or the street. The properties within the plots generally respond by having front elevations facing the river or the road and occasionally their gable end instead. The same type of response is evident in former roads, for example, Grove Hill and the road to Church Farm but there are exceptions such as Turnpike Cottage,



Fig 4 View down the main street towards the Parish Church



Fig 5 Parish Church & village green

whose plot follows the road and was probably taken from it. Due to introducing the cul-de-sac, the C20 housing estates and infill schemes have maintained this tradition and response only in part. Today, of the three historic clusters (fig 2), the road to Church Farm cluster is the more discernible in terms of plots and their boundaries, followed by the church cluster and lastly the Park Farm cluster. These clusters are intrinsic to the layout of Martinstown and are a key characteristic.

Where facing directly onto a street, lane or the village green, properties are set back behind gardens of variable size with front boundaries defined by railings, wooden fencing, stone walls and hedges, whereas Hope Terrace, Park Farm, the former primary school and The Library are situated at the back of the footway and Balston Cottage and neighbours have open fronted gardens or verge. The Old Chapel retains the chapel's walled forecourt and other open forecourts are associated with business (Brewers Arms, currently closed Post Office).

The east side of the road to Church Farm has been influenced by the presence of the stream and the sheep washing pool and the space needed by them, in that The Smithy is gable end on to the pool area and Nos 1 & 2 Hill View are situated at the rear of their plots on the back lane (right of way S58/1). In the main street, Church Cottage is also situated at the back of its plot, as it is constrained by the churchyard and only has garden space at the front.

Properties directly by the river are set behind gardens, again of varying size, whose boundaries are often defined by a stone revetment forming the bank of the river, which on occasion, is taken up as railing or stone wall and sometimes as a green bank side with or without vegetation. All such dwellings are accessed at some point by bridges but in the case of The Old Vicarage, The Chantry and The Manor House, driveways indicate a greater set back from the river, allowing these properties to be surrounded by garden.

Due to the proximity of the village green, fields and large gardens, there is a sense of space around the Parish Church and its churchyard that is key to the character of this particular area and also maintains continuity with the past.

Gateways

The current or past (often rights of way) entrances or gateways into the conservation area are part of its setting and contribute to the conservation area and ones experience of it. Three such gateways are as follows:

- *Western Gateway*

At the junction of Blagdon Hill (known locally as Monument Rd) and the B3159, the western gateway benefits from West End House and West End Cottage and associated buildings and boundary wall, once a single farm and part of the farming legacy of the village. The trees in and around West End House and West End Cottage and in the hedgerow opposite the stone boundary wall also contribute to visual amenity. The B3159 then continues towards Martinstown with an attractive straight run of field hedge, verge and South Winterborne on the left and mature field hedgerow and verge on the right that retain the soft transition between the village and the countryside. At this transition point and just inside the conservation area is Balston Cottage, another part of the farming legacy and representing the historic limit of the village. This cottage together with the terrace of Cedar Cottage, Staremahshe, Westward Ho and Old Post Office are visually significant, as is the mature tree (Tree Preservation Order) opposite, near which is the site of the village pound. In the distance is the landmark Brewer's Arms framed by trees.



Fig 6 Cottages set behind the South Winterborne



Fig 7 Western gateway with the boundary wall of West End House on the left

- *Eastern Gateway*

On the B3159 (Weymouth Rd), the eastern gateway starts at the interesting Turnpike Cottage, whilst ahead is a glimpse of Old Shepherd's Cottage. As the latter cottage nears, hedgerows and a group of pine trees enter the attractive view, together with the junction with the northern road. At this junction, the view widens to take in the countryside, the old road south (right of way S58/11), the South Winterborne, wide green verge and treed, stone walled and hedged roadside boundaries. Continuing on, accompanied by the river and green verge, the prominent Park House comes into view, followed by the former private library (Library Cottage) and the attractive trees and boundary wall of The Manor House opposite. The road, verge and river continue, again accompanied by hedges, walls and trees until Hope Terrace signifies the start of the conservation area and in the distance is the Parish Church, at the centre of this long village.

- *Grove Hill Gateway*

Coming off the downs on Grove Hill (now right of way S58/10), there are successive and panoramic views over adjoining field towards the village, which nestles amongst and shelters behind an impressive number of trees, either single, in groups or defining a boundary. Easily observable are landmarks (Parish Church, The Chantry) and attractive thatched cottages, all with the Downs, Clandon Barrow and sky as a backdrop. As the road travels downhill, it is joined by right of way S58/9 at which point, there is a splendid view eastwards along the treed, stone boundary of Manor Grove, The Manor House and Clementine House. At the entry into the conservation area, there is an attractive view of the rear of thatched cottages on one side and trees on the other that frame Stone Cottage across the green. This is a remarkable gateway into the heart of the conservation area, giving a real impression of the village's landscape setting within the valley.

Key Views & Panoramas

Examples of views (see also Gateways) from inside and outside the conservation area that highlight the significance of the village's rural character and countryside setting are as follows:

- The Parish Churchyard, the village green and adjoining highway, green verge and bank of the South Winterborne form a viewshed (area of multiple views/panoramas) from which the Parish Church and its environs, the length and breadth of the village and the immediate and wider countryside can be appreciated. From the right of way S58/1, the viewshed also incorporates successive views southwards of the Parish Church, across the churchyard and garden of Rylstone and towards mature trees, The Chantry and countryside beyond.
- Successive views towards the village green and the Parish Church starting from Hope Terrace in the east and Balston Cottage in the west and conversely. At the same time, there is the experience of the South Winterborne, its bridges and vegetated banks, views and glimpses of the adjacent and wider countryside, landmark buildings, boundary walls and railings, contrasted by mature gardens, green verge, ditches, trees and hedges.
- Starting from near the Brewer's Arms, successive views towards the sheep washing pool and The Smithy, including trees and grass either side of the stream and conversely, from Washing Pool House towards the public house.
- Successive views downhill along the right of way S58/2 towards trees and The Chantry with a backdrop of countryside. On the right are glimpses of the Parish Church.



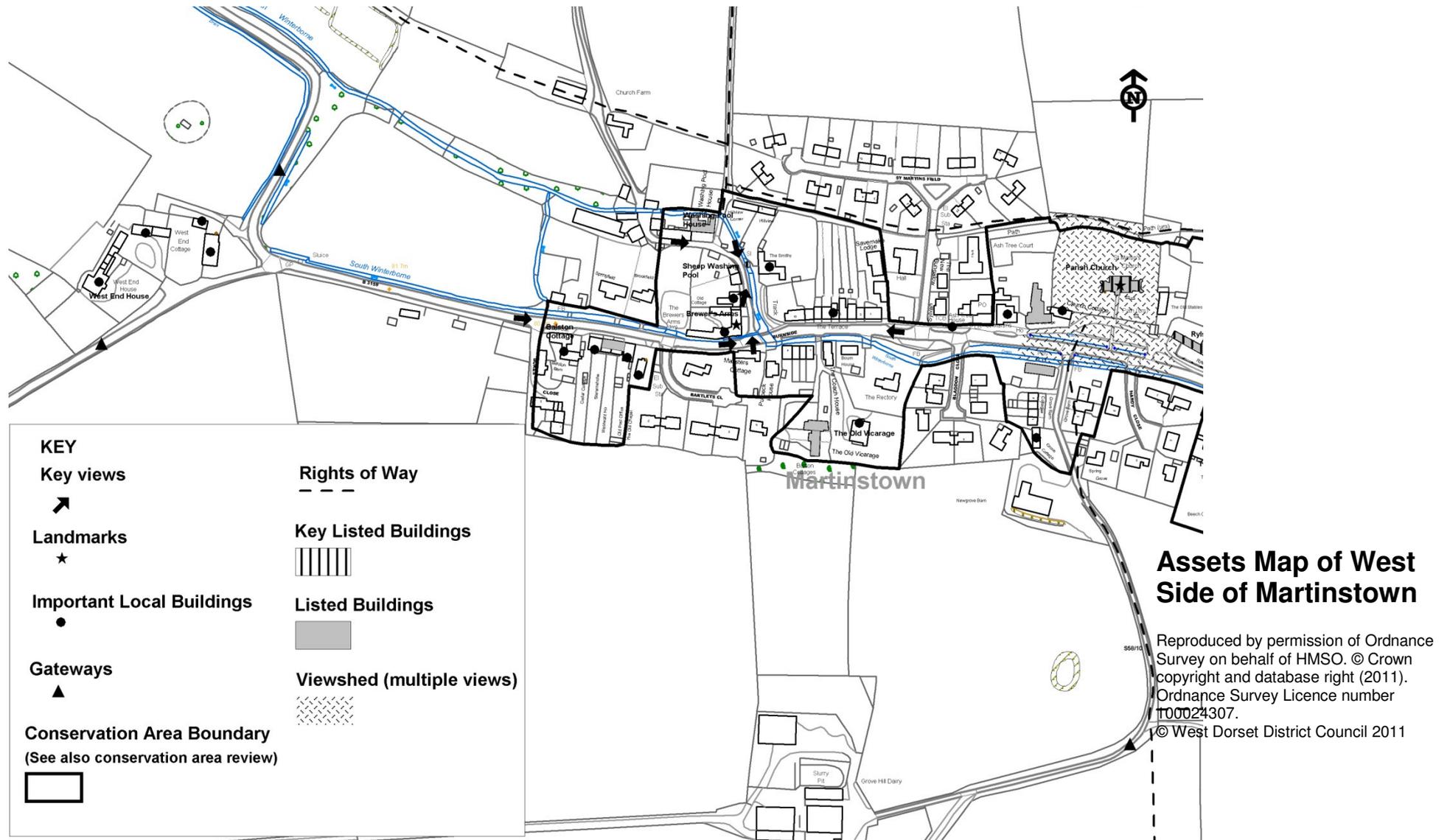
Fig 8 View south across churchyard from right of way S58/1

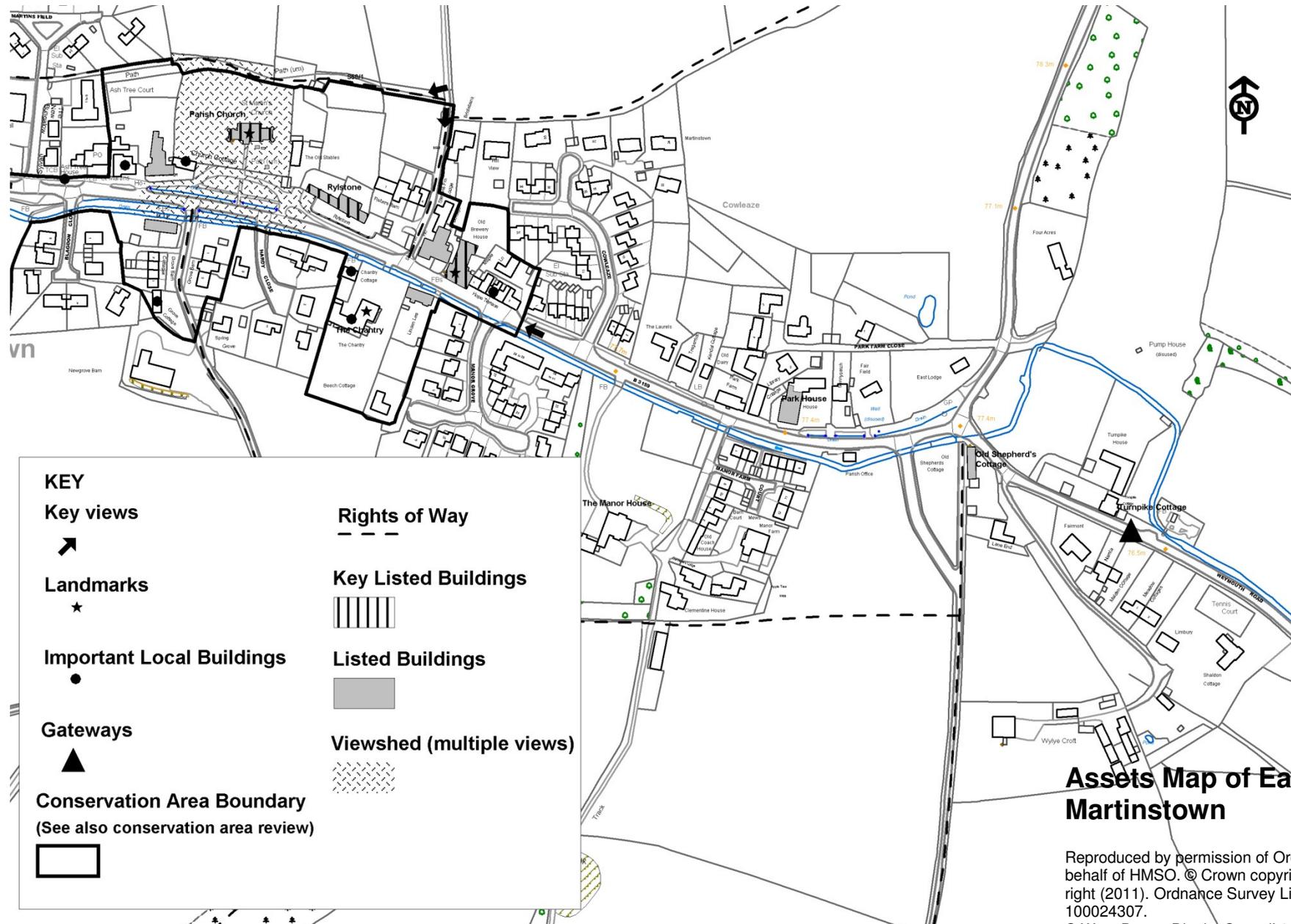


Fig 9 View towards the Parish Church from outside Hope Terrace

Landmarks

The landmarks are St Martin's Parish Church, The Chantry, Old Brewery House and the Brewer's Arms.





Assets Map of East Side of Martinstown

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Character Analysis (refer also to the Review of the Conservation Area)

Building Uses

Today, residential use predominates, although there are three community buildings (Parish Church, village hall, parish office), several businesses (for example, Brewers Arms, currently closed Post Office and shop) and conversions to residential, such as the former Methodist chapel (The Old Chapel) and the former dairy and sheds of Park Farm of which Park House, the farmhouse, is now a residential care home. There is a farm shop at Stevens Farm.

A C17 wing at the rear of Stone Cottage was the poor house until 1837 and there was a bakery at the same cottage until its closure in 1947. The parish office was a store converted into a Reading Room in 1920s and the Brewers Arms was used as a school (1848-1865) for young ladies. Balston Cottage (formerly West End Dairy) and the yard behind it provided the west side of the village with fresh milk and butter. Villagers on the east side would collect milk from the former Park Farm. The Old Post Office was just that until after the Second World War. The mid C19 Old Brewery House was owned by the Scutt family of brewers and closed as a brewery in 1895. West of Stone Cottage, the Sunday school, built in 1841, became a National School that resulted in a classroom extension in 1872. The school finally closed in 1976 and is now residential (St Martin's House). By the sheep washing pool, were once carpenter and blacksmith's workshops and at the east end of Hope Terrace, a small shop, and well behind the terrace, a slaughter house. The high end (No 10) of The Terrace was once a cobbler's.

The highly important farming event, the annual washing of the sheep, took place in May. Hatches directed the flow of water through the gardens of Nos 1 & 2 Hillview into the sheep washing pool. After being pushed into the pool and submerged, sheep were guided to the steps in order to leave. The sheep were then allowed rest in the adjoining open areas, including the roads.

Building Types

Amongst a number of buildings types, the vernacular terraces and cottages form a particularly important legacy, often defining the roadside or river edge, and through their modest scale, establishing an historic and visual continuity throughout the village.

Religious buildings

The Parish Church of St Martin has structural features (reused sub-bases to the north arcade piers) dating to the C13, whereas the font is late C12. In 1367, John Maltravers founded a chantry, which may have been in the area of the North Aisle. The C15 chancel and west tower were followed by rebuilds in the nave in the C16 and C19, although it retains its C15 trussed rafter roof with curved braces, moulded ribs and bosses. The church was restored from 1896 to 1907.

The former Wesleyan Methodist chapel (The Old Chapel) was built in 1891 in a modest Gothic style. The small, single storey chapel became a dwelling after 1972.



Fig 10 Sheep Washing Pool



Fig 11 The Old Chapel

Former Schools

St Martin's House was formerly a purpose built, single storey, church school room (1841) that was extended to the west in 1872. After closure, a residential conversion increased the height of the original extension.

The Brewer's Arms was built mid C19. This villa style building is a converted (1870) girls' school. Its L-shape is due to the construction of a skittle alley (now holiday units) that borders the South Winterborne.

Vernacular Cottages (buildings that reflect local materials and design)

A key characteristic of Martinstown is terraced cottages, together with single and semi-detached cottages that date from C16 – early C20. Some attached cottages have been converted to single dwellings, others have had additional dwellings built at the end and a few, including single dwellings, have had their roofs raised to increase head height. For example, the early C18, thatched, 1½ storey Linden Lea was formerly two cottages; the late C18, Nos 1-10 The Terrace, originally thatched, 1½ storey cottages, nearly all became two storeys and slated; Westward Ho and Staremahshe, late C18, 1½ storey semi-detached, thatched cottages acquired the C19, two storey Old Post Office on the east side; and the late C16, thatched Stone Cottage was 1½ storey but heightened to two storeys in 1698. Overall, there is an important legacy of vernacular cottages.

Vernacular & Polite Farmhouses

The farming tradition is reflected in two storey vernacular farmhouses such as Rylstone (previously Townsfield Farmhouse), built by the Balston family in the mid C18 and then refashioned circa 1840 as a villa with polite (reflecting a national Regency style, whereby appearance, to varying degree, is more important than function) architectural aspirations; and Washing Pool House (formerly Church Farmhouse), dated 1590 on the door head and reroofed in C19. The tradition is continued in polite farmhouses such as Park House (formerly a farmhouse), mid – late C18, double pile of 2½ storeys with asymmetrical frontage and parapet above; West End House, dated 1787, two storeys, symmetrical frontage, originally with a portico; and Stevens Farmhouse and Cottage (formerly a farmhouse and cottage built together), mid C19, two storeys with a symmetrical front. Although not in the conservation area, Park House and West End House are part of the village's farming legacy, which is a key characteristic.

Polite Houses & Cottages

Examples of polite houses and cottages, expressing a fashionable architectural style rather than the local vernacular, are The Chantry, an early C19 villa of two storeys and semi basement with a symmetrical frontage; neighbouring Chantry Cottage, C19 with a symmetrical front; The Old Vicarage, early C19 former vicarage of two storeys with classical detail; and The Manor House demolished (replacing C17 Carrant's Farmhouse) and rebuilt (Victorian Revival) in 1851, becoming the new manor house. The Manor House is in the limits of the village but not within the conservation area.



Fig 12 St Martin's House



Fig 13 The Chantry

Separate Ancillary buildings to Polite Houses

Ancillary buildings to polite houses are evident, such as the former coach house to The Old Vicarage, the former stables to Rylstone and the former coach house to The Manor House. Such ancillary buildings complement the legacy of gentry life in Martinstown.

Farm Buildings, Local Industry, Workshops & Businesses

There are a number of farm buildings, some of which have acquired new uses (Balston Cottage; Grove Barn C16 (?) and converted to dwellings; The Library, C18 (?), now a dwelling but once used as a private library; the C19 Fishers Barn converted to dwellings; the C19 parish office, originally a store), whereas others have remained intact (barn and cart shed, late C18 (?), at West End Cottage and West End House; barn attached at Washing Pool House with 1835 date stone). Such buildings are an important part of the farming legacy – a key characteristic.

An obvious building associated with industry is the C19 Old Brewery House that had a dual purpose (domestic and industrial). Other premises or workshops are less obvious, for example, the buildings at the rear of The Smithy. Businesses (Old Post Office, No 5 Hope Terrace, No 10 The Terrace) and the bakery (Stone Cottage) were either incorporated into dwellings or were extensions to dwellings. In contrast, in the 1930s, there was a purpose built house with shop (Ashtree House and the currently closed Post Office adjoining).

C20 New Development

The first village hall was built in the 1950s and rebuilt in the 1970s following a fire. In the early 1950s, St Martin's Field was developed by the Dorchester Rural District Council for local families. From 1960s onwards, other housing schemes were Hardy Close, Bartlets Close, Blagdon Close, Cowleaze, Manor Grove, Manor Farm Court and Park Farm.

Key Listed Buildings

Within the conservation area, there are 16 listed building entries, and of those, the key listed buildings are:

- Parish Church of St Martin (Grade I) – C13 sub-bases to the north arcade piers which were reused in C16; C15 chancel and tower; C19 south porch; south wall of nave rebuilt in C19; church restored 1896-1907; Portland rubble and dressed stone walls with slate roofs.
- The early C19 sheep washing pool (Grade II) – circular; brick revetments with capstones; 3 metres in diameter.
- Rylstone and attached front walls and railings (Grade II) - mid C18; refashioned and extended circa 1840; rendered stone walls and slate hipped roof.
- Old Brewery (Grade II) – mid C19 and later; three storeys; coursed rubble stone walls with slate roof.



Fig 14 Farm buildings at West End Cottage



Fig 15 Old Brewery House

Important Local Buildings

There are unlisted buildings and structures, which make a positive contribution to the special interest of the conservation area and therefore considered Important Local Buildings:

- The Chantry – William Hawkins (1793-1862) was responsible for this early C19 villa, comprising two storeys and semi basement on a square plan that was extended in the early C20 and linked to late C19 ancillary buildings. Built of slate with over sailing eaves and partially exposed stone rubble (originally rendered in stucco) with brick dressings on a stone plinth, the symmetrical front facade has a central, recessed entrance (timber panelled door with fanlight above and semi glazed panels on each side) flanked by two recessed, timber windows (sash with 6/6 panes) with three timber, sash windows (6/6 panes) on the first floor. The hipped roof has two symmetrical chimneys and its front slope, two modern roof lights. Eight stone steps lead up to the front door. At a later stage perhaps, a stone and slate bay window was added to the eastern elevation. At the rear of the property are high, stone boundary walls and at the front, elegant, iron railings and gates that adjoin an equally attractive stone bridge with iron railings that stop at octagonal, stone piers capped with ball finials. Because of its elevated ground floor and attractive appearance and front boundary, The Chantry is of special interest and enhances views (landmark) from the main street, the rights of way opposite and the rights of way north of the Parish Church.
- Chantry Cottage – C19, two storey cottage of brick, stone and slate with a back wing dated 1837. Earlier walling has been incorporated in lower parts. The cottage's symmetrical front (Broadmayne brick with red brick dressings on a stone plinth) has an entrance (semi glazed timber boarded door, red brick closed sided porch with semi-circular double arch under pitched slate roof with barge board), flanked by two ground floor windows (double segmental arch, stone cills, timber sashes [unequal 1/1 panes] set in timber frame with central mullion) with two first floor lucarne (rectangular headed with barge board) windows (stone cills and lintels, timber sashes [unequal 1/1 panes] above). A central brick chimney completes the symmetry. The cottage's attractiveness, including its front railings and foot bridge enhances the conservation area and is of group value with The Chantry.
- The Old Vicarage – early C19, former vicarage comprising two storeys with a raised ground floor on a U shaped plan with a single storey lean-to in the middle. The slate roof has overhanging eaves, whilst the coursed rubble stonework has stone dressings. There are three chimneys. In main facades, windows are either timber sashes (6/6 panes) or occasionally blank. In contrast, secondary facades generally have multi paned timber casements or fixed lights. Five stone steps lead up to a timber panelled front door with fanlight over and a portico comprising two Doric columns supporting a flat roofed entablature.
- Balston Cottage – formerly West End Dairy and shown on the Perkins Farm Map circa 1776, the cottage was described in the 1912 auction as tenanted by two people, each using a living-room, two bedrooms and a back house. The cottage is single storey and built of coursed rubble stone with partial flint banding and thatch. In the 1970s, the cottage was altered and extended westwards. Prior to this, the chimneys were both at the gable end. The once central, front entrance (panelled and glazed door) and porch (rubble stone with gabled stone tile roof) are reminiscent of the neighbouring, listed Westward Ho and Staremahshe. New, timber casement windows with timber lintels have replaced the existing front windows. Reset in the south wall is an interesting fragment of medieval stone tracery (known as the *oeil de boeuf* and possibly from Bindon Abbey) and attached to the cottage by a modern link is a former barn (mid C19), later dairy house, of stone and clay tile. On the west side of the cottage is a converted cart shed and stable (Balston Barn). Situated at the west end of the conservation area, the cottage is of special interest and together with its stone



Fig 16 The Old Vicarage



Fig 17 Church Cottage

boundary wall, forms an historic group with neighbouring Cedar Cottage, Staremahshe, Westward Ho, Old Post Office and The Old Chapel.

- Church Cottage – a coursed rubble stone cottage with a slate roof located to the west of the Parish Church. Indicated on the circa 1776 Perkins Farm map, the cottage was remodelled in the C19. Stone dressings are evident, such as round an original blocked window in the north wall. Constrained on its plot, access is from the front only, resulting in two doors (timber panelled, one semi glazed) at the front, along with six multi-paned timber casement windows that have stone arches on the ground floor. The cottage has a prominent location on the village green and with its front boundary wall, contributes to the overall quality of this open space and the churchyard behind. The cottage also has group value with Stone Cottage and the Parish Church.
- St Martin’s House – former east-west, single-storey Sunday school room built of stone and slate on glebe in 1841, becoming a National day school by 1859. In 1872, a single storey north-south extension was added at the west end and toilets and coal shed in the yard behind. The school became a dwelling after closure in 1976 and a second floor was added over the extension and the roof changed to concrete tiles. The 1841 school room retains two timber windows (inserted later) of three lights in the gable wall, two south facing windows (original) each of four round headed timber lights with three panes and a stone tablet (original). Important because of its former use, the building has a close proximity to the Parish Church (the National Society of the Church of England paid for the building) and has social and historic associations for local people.
- Brewers Arms – originally built as a school (1848-1865) for young ladies becoming a public house thereafter. Sometime after 1903, the skittle alley alongside the road was built. In the 1990s, a new link connected the skittle alley (to be converted into B&B units) to the public house. The rendered public house is two storeys with a single storey, brick extension attached to the north gable. A north range of outbuildings runs from this extension westwards. With its rectangular floor plan, hipped roof, two entrances and overall symmetry, the public house looks like a pair of semi-detached dwellings. The main frontage comprises twin porches (closed sided with three pointed arch under pitched slate roof with barge board), flanked by three ground floor windows (stone cills, timber casements and fixed lights with multiple panes of glass of different sizes), some with internal timber shutters, whilst at first floor, there are four similar windows. In the south gable wall is a ground floor timber framed bay window (inserted later?) with multi paned timber lights and a flat roof. Two impressive, arcaded brick chimneys rise above the slate roof with its over sailing eaves and ridge and hip lead rolls. The slate roof of the north extension is double pitched, its gable end facing forward, giving the impression of a separate building. The extension’s brick frontage has a window similar to those already described with a stone lintel and sill. The single storey skittle alley is of red brick on a stone plinth with a slate roof that has over sailing eaves, a ridge end finial and two discreet roof lights facing the road. There are also four windows (stone cills and lintels, originally multi paned timber casements) on this side. The hanging and boarded signs do not detract from the Brewers Arms, which is of special interest and a landmark, situated as it is on a prominent corner and visible in long views through the village. It is connected to village brewing, serving the ale from the Old Brewery until 1889 and is of group value with Old Cottage.
- Former Wesleyan Methodist chapel (The Old Chapel) – on land given by Lord Alington, the chapel was built circa 1891 to accommodate the Methodists, many of whom owned smallholdings following the division of Rew Farm. The cost to build was £370 in order to seat 130. Originally, a rectangular, single storey, brick building with a brick entrance porch, the conversion (flat headed dormer windows on each roof slope, side extension, replacement windows) to a dwelling followed closure in 1972. The modest Gothic appearance (an architectural style deemed suitable for Methodist buildings) is evident in the chapel’s front facade (stone rose window, pointed window arches, stone lintel over double



Fig 18 Brewer’s Arms



Fig 19 Old Post Office (left)

entrance doors), whilst other original features also remain (timber barge boards, stone plaque over entrance, ridge finials). The former chapel, together with its front boundary wall and gate piers, is of special interest and has group value with the Old Post Office, Westward Ho, Staremahshe and Cedar Cottage.

- Old Post Office – adjoins Westward Ho and built in 1806 of coursed rubble stonework with multi paned fixed and casement timber windows and a slate roof with a hipped gable end. The semi-glazed, panelled, front door is adjacent to Westward Ho and at the other end is an internal garage. There is a modern, rear extension. The former post office is of special interest and has group value with The Old Chapel, Westward Ho, Staremahshe and Cedar Cottage.
- Cedar Cottage – adjoins Staremahshe and built early C20 of Broadmayne brick with red brick decorative banding, replacement multi paned fixed and casement timber windows and a slate roof. Two gable Broadmayne brick chimneys also have decorative banding. The visual balance of the frontage means the cottage has group value with The Old Chapel, Westward Ho, Staremahshe and the Old Post Office.
- Old Cottage and outbuildings on the road to Church Farm – although older (Perkin's Farm Map 1776), Old Cottage is clearly shown (1844 Tithe Map) attached to a terrace of cottages, which may be reflected (for example, blocked openings) in the stone and metal sheet outbuildings and stone boundary wall in the ownership of the remaining cottage. The cottage was extended at the rear in 1984. Of stone, small areas of flint and slate, the cottage's symmetrical frontage benefits from a brick chimney at each gable end and from triple light (multi paned, fixed and casement) timber windows that have double brick segmental arches and brick reveals. The partly glazed, timber panelled front door has an enclosed timber porch that is over thrown by attractive holly trees. The cottage, together with its outbuildings, boundary wall and front iron railings and gate, is of special interest and has group value with the Brewers Arms.
- The Smithy and associated buildings – shown on the 1844 Tithe Map but possibly older (Perkin's Farm Map 1776). The cottage has metal sheet roofing (thatched previously?) and rendered walls with replacement timber casement windows in the main elevation and an original in the side. The property attached on the east side is a C20 redevelopment of the blacksmith's workshop. On the north side is an attached stone store with blocked doorways again with metal sheet roofing and north of it, a detached, former stable. The Smithy and associated buildings are of special interest and have group value with the sheep washing pool.
- Nos 1-10 The Terrace – a stone terrace that is evident on the Perkin's Farm Map 1776 and which in 1912 (Martinstown Estate sales particulars) is shown as 1½ storeys and thatched with eyebrow dormers, except for No 10, which was roofed in slate. Later in the C20, Nos 4-9 became two storeys and their roofs slated, whereas No 1 merged with No 2, retained the 1½ storey height but opted for a slate roof. Only No 3 has the original height and a thatched roof. Other changes include replacement windows, extensions and roof lights. The line of brick chimneys has been retained and frontages still have period features: stone arches over windows, some of which comprise one, two or three timber casement/fixed lights with horizontal glazing bars; timber panelled doors; iron railings; and a porch of stone with a gabled stone tile roof. The Terrace as a type is a key characteristic and is of special interest. It has group value and defines the main street.
- Hope Terrace – buildings in the location of the cottage adjoining the Old Brewery and Nos 1-4 Hope Terrace are evident on the 1844 Tithe Map (the cottage was part of the brewery, so were the others dwellings for brewery workers?), whereas No 5 Hope Terrace appears later in the century. Such phases of construction are indicated in the changes that are visible on the frontages (1855 date stone on No 3, use of Broadmayne brick). The adjoining cottage and Nos 1-4 are a terrace of rubble stone with slate roofs, except for No 1, which has tiles. The cottage has a lean-to store (stone, brick and slate) at the front and along with Nos 1-4, has altered or blocked window openings with a similar brick dressing. No



Fig 20 Old Cottage



Fig 21 Hope Terrace

5 is slightly set back and has a lean-to at the gable end (former shop?). It is partly stone but mostly flint with brick dressings and banding, again with alterations evident. Nos 1-5 each has a porch (brick with gabled slate roof and barge board and originally all open fronted). Other period features remaining are for example: timber panelled front doors; decorative ridge tiles (No 5); brick window arches; brick chimneys; windows with two or three timber casement/fix lights with horizontal glazing bars; and a timber, multi paned, fixed light with a bottom hung vent (lean-to store). Hope Terrace as a type is a key characteristic and is of special interest. It has group value in itself and with the Old Brewery House.

- Grove Cottage is shown on the 1844 Tithe Map as part of Grovehill Farm (formerly Perkins Farm and latterly East Farm). Built of stone and slate with two chimneys, brick arches above replacement windows and two porches (two cottages once?), the cottage figures strongly in southerly views from the churchyard.
- The old South Winterborne bridges/culverts are a key characteristic of the village.
- The K6 telephone kiosk just west of the Post Office – historic association with a post office.
- Although outside the conservation area, West End House and West End Cottage, once West End Farm, together with the stone boundary walls, mark the beginning of the west gateway into the village. The farmhouse (West End House) and farm buildings (one such being West End Cottage) are not shown on the Perkin's Farm Map (c 1776) but "RB 1787" is apparently cut into stone above the front door of the former. In the 1912 sale particulars, the two storeys farmhouse was said to have five bedrooms and two servants' rooms, entrance hall, three living rooms, kitchen, scullery, two pantries and a cellar under the dining room. Adjoining and near the house was a pump house (in the field behind and now surrounded by trees), brew house and fuel houses. At that time, the farmhouse's front entrance had a portico (replaced by a glass and timber, enclosed porch) and the two storey NE wing was shorter. Otherwise, West End House is constructed of stone (ashlar at the front, coursed rubble for secondary elevations) with stone dressings under a slate roof with overhanging eaves. Multi paned, timber sash windows have stone sills and lintels with key stones. There are four tall rendered chimneys. Attached to the NE wing are single storey, stone and slate ancillary buildings, one of which has a half hipped roof. West End Cottage was formerly a farm building, possibly stables, cart shed and/or granary. The western half is stone, timber boarding and slate with a partly open front, whilst the eastern half is stone and slate with timber casements and a timber side door with stone steps leading up to it. In 1912, the rickyard had a cartshed and a barn. West of the cottage, there is a stone and thatched cartshed with three timber front posts near a stone and slate barn. The barn has a brick, stone and slate aisle on its east side, which is abutted by an open, stone and slate lean-to with coped end wall on one side and a closed, stone and metal sheet lean-to on the other. The house and the cottage are of special interest, enhance the gateway into the conservation area and along with the other associated buildings form a significant group that is also part of the farming legacy.

Important Groups

Important groups inside the conservation area are:

- Balston Cottage, The Old Chapel, Westward Ho, Cedar Cottage, Staremahshe and the Old Post Office
- Brewers Arms, Old Cottage and its outbuildings, The Smithy and sheep washing pool, Washing Pool House.
- Hope Terrace, Old Brewery House, Stevens Farm Cottage and Linden Lea.
- St Martin's House, Stone Cottage, Church Cottage, St Martin's Parish Church, Rylstone, Grove Cottage (No 27) and little Fosters (No 26).



Fig 22 West End Cottage



Fig 23 West End House

Important groups outside the conservation area (see also the Review of the Conservation Area) are:

- West End House, West End Cottage, barn, cart shed and outbuildings.

Traditional Building Materials and Architectural Details

Building Wall

Although the Parish Church is Portland rubble stone, whether for the humble or the grand building, the most common building stone is Ridgeway Purbeck limestone. Rubble stonework is predominant, especially coursed rubble, although it is also squared, as at Washing Pool House, The Manor House and The Old Vicarage. Stevens Farmhouse/Cottage has more smooth faced, squared and coursed stonework (almost ashlar). Dressed stonework (smooth faced, squared stone) at corners and around windows and doors is evident, particularly on more prestigious buildings, for example, the Parish Church, The Old Vicarage and The Manor House. This use of stone is a key characteristic.

Brick buildings are dotted about the village (for example, C18 Park House, C19 The Old Chapel, Chantry Cottage and Park Farm, C20 Cedar Cottage and Ash Tree House). Otherwise, brick is used either for dressings to stonework, dressings and banding to flintwork and for features such as porches and chimneys, for example Hope Terrace, or for ancillary buildings such as those at the Brewer's Arms. The sheep washing pool has a brick revetment with capstones.

Flint is not common, although it is used at Nos 3 & 4 Barton Cottages in conjunction with chalk, which is uncommon. Other buildings with modest amounts of flint are Balston Cottage, Westward Ho, Staremahshe, Church Cottage and Old Cottage and its outbuildings. External render is even less evident but examples are Rylstone, St Martin's House, Park House and The Smithy.

Roofs

Thatch and occasionally clay tile relieve the predominant slate roofing. The once strong thatching tradition (Martinstown is in an area that traditionally was combed wheat reed) is reflected by a small but important number of buildings (Barton Cottages, Linden Lea, Stone Cottage, Old Shepherd's Cottage, No 3 the Terrace, Balston Cottage, Westward Ho, Staremahshe, No 27 Grove Cottage, Little Fosters), amongst which are recurring details (eyebrow dormers, flush ridges). The few instances of galvanised sheeting (The Smithy and various outbuildings at Burnside) usually signify an earlier thatched roof covering.

Clay tile roofing is evident on ancillary buildings of existing and former farms, as at Washing Pool House, Rylstone and Grove Barn; on a former dairy building now attached to Balston Cottage; and on extensions to the main property at Stone Cottage. In the C20, clay tile was possibly first used for the shop and its attached Ash Tree House, becoming more prevalent thereafter.

Windows

In cottages, farmhouses and smaller houses, the multi-paned, timber, fixed and casement windows of either one, two or three lights with timber sills predominant, although Stone Cottage has ground floor, stone mullioned windows with hood moulds (moulding above that throws off rainwater). Over casement windows of earlier or thatched dwellings are often timber lintels (Linden Lea, Westward Ho, No 27 Grove Cottage, Little Fosters), whereas over C19 and early C20 such windows segmental stone (The Terrace, Old Post Office, Malsters Cottage) or segmental brick (Old Cottage, Hope Terrace, Cedar



Fig 24 Chantry Cottage



Fig 25 Old Cottage windows

Cottage) arches are typical. In contrast, Stevens Farm Cottage has stone lintels with key stones, as well as stone sills. In 1½ storey thatched cottages, the first floor windows form eyebrow windows.

Typical of their architectural style, the large houses, and even Chantry Cottage, have multi paned, timber sash windows in at least their main facades with either brick segmental arches (The Chantry, Chantry Cottage), stone segmental arches (The Old Vicarage), stone lintels (Chantry Cottage) or gauged and rubbed brick arches (Park House), all with stone sills. The Manor House has sashes but set within stone mullioned windows, each with a hood mould and a stone sill. In lesser facades, as at The Old Vicarage, there can be multi panes casement windows.

There are locally uncommon features such as the horizontal sliding, timber sash windows of the Old Brewery House, the glazing bar pattern of the Brewer's Arms' timber windows and the round headed lights of the former primary school's (St Martin's) timber windows.

A tradition of dormers windows is limited in extent with only the attic windows at Park House seemingly dated before the C20.

Doors & Porches

The vernacular cottage and farmhouse front door is usually timber boarded, whilst the polite house, farmhouse and cottage door is panelled; sometimes both types of door can be semi-glazed. There are exceptions such as Chantry Cottage, a polite cottage with a semi-glazed boarded door.

Porches also tend to reflect building types, for example, the polite house and farmhouse have a particularly refined porch (Park House with its iron trelliswork and flared metal canopy; The Old Vicarage with its stone columned portico; Rylstone with its timber portico). An exception is the Old Brewery House, (one-time both domestic and industrial), with its intricate iron trellis work and metal flared canopy. A closed sided, stone rubble porch with a gabled stone slab roof is associated with the earlier vernacular cottage, whereas it is a closed sided, brick porch with an arched opening and slate roof that is associated with the later cottage. The Brewer's Arms has two similar porches, albeit rendered. Other traditional porches are limited in number, such as the timber porch of The Smithy.

Boundaries, Bridges & Paving

The extensive, local, rubble stone boundary walls (front, rear and intermediate) and stone riverside revetments complement the predominant use of the stone for buildings and vice versa. Other materials are occasionally used in boundary walls, for example, flint (Washing Pool House) and brick (Rylstone, Park House, The Old Chapel). The churchyard walls are indicative of the features to be found throughout the village and their importance as a whole. The north wall is coursed rubble with jumpers and a cock and hen coping and has a stepped stone stile built in, whereas the high, east wall is uncoursed rubble with a clay Roman and ridge tile capping. The south wall, facing the green, incorporates a stepped stone stile and comprises coursed rubble with dressed capstones that end at the entrance gate with rubble stone piers, each with a dressed capstone.

Contrasting the solid boundaries are attractive wrought and cast iron railings and gates, examples of which can be found at The Chantry, Chantry Cottage, Stevens Farm Cottage, Old Brewery House, No 10 The Terrace, Rylstone, Brewer's Arms and Old Cottage.



Fig 26 Westward Ho & Staremahshe



Fig 27 North wall & stile of the churchyard

The many stone bridges over the South Winterborne, some arched with key stones, often link with revetments and boundaries and have parapets that enhance or reflect the same detail and material as the boundaries. The boundaries and bridges are a key characteristic of Martinstown.

Near and in front of The Terrace, Blue Lias kerb stone is evident.

Gardens, Hedgerows, Trees and Open Spaces

Village Green and Parish Churchyard

These spaces are of exceptional importance singularly and as a whole and are underpinned by the traditional interrelationship between the South Winterborne, the road (once part of market days), building frontages, adjoining large gardens, churchyard limits and the adjoining countryside. At the centre of it all stands the Parish Church not only surrounded by the churchyard, but by space on every side provided by the village green, adjoining fields and large gardens. The green and the churchyard provide public open space with opportunity for community use, rest and peace that culminates in a special sense of place that is key to its character.

South Winterborne and Accompanying Space

The South Winterborne, its banks, green margins (sometimes with hedgerow and trees) and associated ditches form a distinctive linear space. Flowing west to east, the river runs alongside the north side of the main street and then at the junction with the road to Church Farm passes under the road to travel the full length of the village on the south side. Double ditching is particularly evident in the central and eastern part of the space and no pavements adjoin it. The river itself sets the boundary of land plots and properties that adjoin it, many of which are accessed by bridges, including the Grade II listed bridge to the Old Vicarage. The bridges enhance the character of the conservation area and the special interest of the linear space. The river gave the village half its name and the whole space, plus the bridges, constitute a key characteristic of the conservation area and its east and west gateways.

Road to Church Farm

There is a more secluded area of open space heralded by the Brewer's Arms on the SW corner and extending towards and past Washing Pool House (formerly Church Farm). In the past, the space was busier (highway, sheep washing, blacksmith's, carpenter's, farm work), comprising: the northern highway (now right of way S58/14) that follows the stone boundary wall of Washing Pool House and is joined by the shortcut from Rew (S58/15) and the village's back lane (S58/1); the stone walled lane that passes the front of the farm (old maps suggest that this was an earlier route for this highway); the sheep washing pool, together with the stream that provided water as necessary; and the space (today road, track, green margins) near and around the washing pool and the stream that allowed the movement and penning of sheep. Alongside the stream, trees now provide shelter and also enhance the main street. The space is key to village character, tucked away from the main ribbon of the village and an intriguing place to come upon.



Fig 28 Village green



Fig 29 South Winterborne & riverside

Green verges

Old maps show the impressive, albeit varied, width of the main street (helpful for livestock and markets) throughout the village. The green verges, which have ditches at the centre and east end of the village, together and singularly reflect this earlier width and also complement the South Winterborne and accompanying space.

Gardens

The large treed gardens (Rylstone, Stone Cottage) either side of the Parish Churchyard complement this open space and the views in and around it.

Trees

Trees and their importance have already been highlighted, for example, regarding key views, gateways, open spaces and gardens. Underlined by the number of Tree Preservation Orders, trees substantially benefit the conservation area and its setting. Other examples of such trees are as follows:

- ❖ The churchyard trees.
- ❖ The trees by the stream in the road to Church Farm.
- ❖ The group of trees situated alongside the South Winterborne opposite the village hall and south east of The Terrace.
- ❖ The yew tree at Linden Lea and another on the west side of Stone Cottage
- ❖ Trees at the rear of Nos 16 & 17 St Martinsfield, which in conjunction with the tree on the triangular green, form a focal point when viewed from the main street.
- ❖ Trees on the west and south boundaries of Manor Grove, Clementine House and The Manor House.
- ❖ The tree on the west side of the entrance to the Brewer's Arms.
- ❖ The trees in the garden of Old Cottage.
- ❖ The trees in the garden of The Old Vicarage.
- ❖ The trees north and east of Cowleaze, especially as seen from Grove Hill.

Hedgerow

The hedgerow and former hedgerow trees that define the north limits of the village and the edge of the back lane (right of way S58/1) are important and attractive features.

Detrimental Features

Detrimental features are the impact on the historic layout from the amalgamation of land plots and the loss of plot boundaries; the loss of historic details and materials; unsympathetic replacement and poor maintenance of boundary walls; the effect of traffic and car parking on the main street; and on the main street, the loss of green verge to highway junctions, vehicular access and parking.

General condition

The buildings and structures in the conservation area are generally in good condition, although there is one empty property in disrepair.



Fig 30 Road to Church Farm & sheep wash



Fig 31 Hedgerow trees on right of way S58/1

Community Involvement

The appraisal was subject to public consultation (May - July 2011), during which, an information event, manned by district council officers, was held in the village. Comments received helped finalise the appraisal.

Review of the Conservation Area Boundary

The conservation area boundary incorporates two (road to Church Farm and the Parish Church areas) of the historic building clusters (figs 2 & 3). The boundary does not include the third historic cluster, which is the Park Farm area.

Park Farm was owned by the Sturt Family. In the C18, the farm was leased from the Sturt's by William Hawkins (1755 – 1840) who lived in the farmhouse. In 1790, he leased the manor of Martinstown and in 1817 bought the freehold, upon which, he divided the land between his sons, William and Charles. It was Charles who acquired the manor house, diagonally opposite Park Farm. William (1793 - 1862) stayed at Park Farm until he built a villa at Rew in the 1840s. It was he who built The Chantry opposite the church.

There is late C20 housing development within the original land plot of The Manor House with Manor Grove to the west and Manor Farm Court to the east. Within Manor Farm Court, there is a converted coach house, once belonging to the manor house.

Gateways

The entrance or gateway into the Park Farm area on the Weymouth Rd is marked by Turnpike Cottage. From here there is a key view of Old Shepherd's Cottage, a group of tall pine trees and gradually the road junction (former crossroads). The former crossroads is clearly evident on the road from the Dorchester direction, where another key gateway view comprises the gable of Old Shepherd's Cottage with the old road (now right of way S58/11) passing by as it climbs East Hill and open countryside with Grove Hill Bottom on the right. The rural scene complemented by groves, hedgerows, trees, green verges, the Winterborne, drainage ditches and spacious gardens, continues round the corner into the village. East of Park House and opposite the Parish Office, there had been a terrace of thatched cottages (late C18 - early C19?), which were destroyed by fire in 1948. The wide verge, the ditches and the well that were in front of the cottages remain. Residents recall traces of the cottages in the garden/s behind.



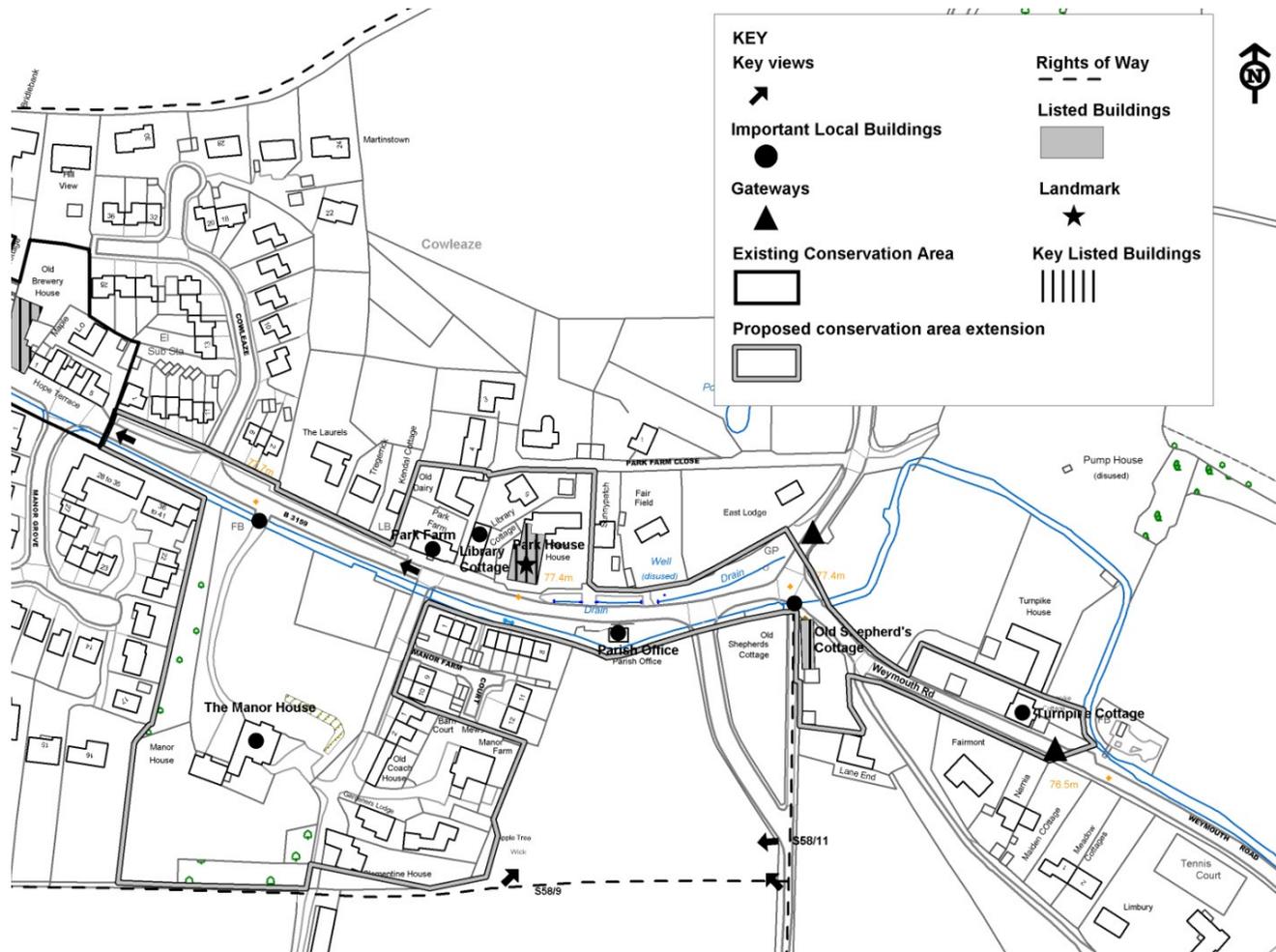
Fig 32 View towards Hope Terrace from alongside the South Winterborne & manor walls

Key views

Beside the key views already mentioned, other key views are alongside the river by the boundary wall of The Manor House, looking towards Hope Terrace; the old road (now right of way S58/11) and right of way S58/9 of the well treed Park Farm area with the downs beyond. Old Shepherd's Cottage acts as a focal point, whereas Clandon Barrow is a landmark.

Landmark

In this area, Park House is a landmark.



Conservation Area Extension

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Key Listed Buildings

There are two listed buildings in the Park Farm area:

- Park House, the former farmhouse of Park Farm, is Grade II listed. The imposing 2½ storey farmhouse (now a residential home) was built in the mid - late C18 of brick on a rubble stone base with two, steep double pitched slate roofs and is a key listed building.
- Old Shepherd's Cottage, is Grade II listed and was formerly two cottages. Later C17 and extended southwards, the 1½ storey cottage comprising stone and thatch with eyebrow dormers is a focal point and a key listed building.

Important Local Buildings & Important Groups

In the Park Farm area, a number of unlisted buildings and features are Important Local Buildings:

- The earlier manor house, built by Sir Francis Hollis in 1654 according to a surviving date stone, was the farmhouse to Carrant's Farm. It was set well back from the road, having a circular driveway that led to the northern, front entrance. Vice-Admiral Sir Thomas Masterman Hardy (Nelson's Hardy) was born at the farmhouse in 1769. When Charles Hawkins acquired the manor house, he had it demolished and the building materials used to construct a new one, even further back from the road. The 1654 date stone was reinstated over the back door. In 1851, Charles moved into his stone and slate manor (Victorian Revival) with its almost H shaped plan and north frontage that presents, gable ended side wings (2 storey and attic) with a single storey, flat roofed entrance porch sandwiched between them. The porch leads into a two storey, double cross wing. The south frontage differs (no porch and a longer gable ended side wing on the west side) from the north. The kneeled gables of the side wings have slit windows and tall, stone windows (two mullions, one transom two thirds up, lower sash opening lights) with hood moulds above, whilst the wings' long elevations have similar windows but with a kneeled gablet above each first floor window. The front cross wing has a tall, stone window (one mullion, one transom two thirds up, lower sashes) with a gablet above with a decorative barge board. A rectangular casement window is either side of the timber boarded, front door, which has a stone arch, hood moulds and coat of arms above. As well as three stone chimneys, there is stone banding at first floor level. An extension (1996) is attached at the SW corner. The Manor House is surrounded by trees and a stone boundary wall, which is particularly high alongside the South Winterborne and road. There are glimpses of the house from the public right of way (S58/9), alongside the south boundary. The house is of special interest and its streamside boundary wall is a feature that has group value with Park Farm and Library Cottage.
- Library Cottage was once part of Park Farm (a building in this location is shown on C18 farm maps) and when in the ownership of Park House, it became the private library of Major Coffin in the 1920s. This former library was converted to a dwelling circa 1979. The 1½ storey, stone and slate former library has an uninterrupted west elevation but its south and east elevations now have a variety of windows (two canted bays, two short lancets, one oriel, two dormers) that were formerly timber. The library is gable end on to the road and adjacent to Park House. It has special interest and group value with Park House.
- In 1844, Park Farm was a cottage owned by the Sturt Family. The cottage is slate and stone with a Broadmayne brick frontage (earlier dwelling re-fronted?). Above replacement windows are camber brick arches. The closed porch of matching brick has a double pitched, slate roof and a double brick arch over a timber panelled door. There is a



Fig 33 Park House



Fig 34 The Manor House

new two storey extension and lean-to garage. The cottage has group value with Library Cottage and the tall -boundary wall of The Manor House.

- The Parish Office was previously a Reading Room (converted 1989). Originally a farm building (shown on 1844 Tithe Map), the brick and slate building became a Reading Room in 1921 in memory of four villagers (commemorated on a metal plaque by the entrance) who lost their lives in the First World War. The Parish Office is of special interest.
- The bridge to the Manor House and the culvert by Old Shepherd's Cottage are part of the key characteristic of South Winterborne bridges/culverts.
- Turnpike Cottage is one of the older properties on Weymouth Rd. In 1844, it was owned by the Trustees of the Turnpike (Weymouth, Melcombe Regis and Dorchester Trust, 1760-1878) and called a toll house. In the 1912 sale particulars, the stone and slate cottage was described as containing two bedrooms, two living rooms and a fuel house and shown as having a narrow frontage, gable end onto the road with a half-hipped roof and a lean-to against the SE wall. In the 1930s, the cottage was divided into two homes (accounting for the lean-to extension against NW wall?) but is a single dwelling again. There have been subsequent alterations and extensions but the earlier configuration at the SW end (entrance, window openings, lean-tos, half-hip, chimney) remains. There is a well in the garden. The cottage is of special interest and constitutes the start of the Weymouth Rd gateway.
- The stone and brick capped boundary wall of Sunny Patch once fronted the garden of Park House and is an attractive feature that supports visual and historic continuity.

Hedgerows trees and open spaces

There are a number of Tree Preservation Orders in the Park Farm area, which underline the important contribution of trees to the amenity of the area. For example, those trees on the south and west boundaries of Manor Grove (formerly boundaries belonging to The Manor House), on the boundaries and in the grounds of The Manor House, on the south boundary of Clementine House, alongside the South Winterborne and Weymouth Rd and the group of pine trees behind Fairfield. Such trees also contribute to the conservation area as a whole.

A key characteristic of Martinstown is the South Winterborne with its bank sides and associated drainage ditches. Another important characteristic is the green verge belonging to the B3159 road through the village. The Park Farm area is of equal importance, being a continuation of such features.

Extended conservation area

The conservation area has been extended to incorporate the Park Farm area, including two listed buildings (Old Shepherd's Cottage, Park House) and Turnpike Cottage on Weymouth Rd.



Fig 35 View westwards from the old road (right of way S58/11) with trees prominent

Summary of Issues and Proposed Actions

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

Developing Management Proposals

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

- the contribution of the landscape setting and trees to the conservation area to be perpetuated using all means possible; suitable schemes could qualify for the Council's Conservation and Community Planning Grant (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 Conservation and Community Planning Grant (see above);

Advice

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

Useful information and contact details

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

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

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

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