

VILLAGE DESIGN STATEMENT

FOR THE PARISH OF LODERS



Written by Residents

Approved as Supplementary Planning Guidance November 2000

by West Dorset District Council

A VILLAGE DESIGN STATEMENT FOR THE PARISH OF LODERS

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FOREWORD

This Village Design Statement has been produced during the Summer of 2000. It is particularly fitting that during this special Millennial Year, our village has been awarded the Dorset County Council plaque and prize for the Best Small Community Village.

The compilation and writing of the Village Design Statement has largely been undertaken by a small Working Group. I am grateful to Alan Best, Esme Campbell, Don Ferns, Pat Hughes, Barbara Wilson and Barry Wilson for all their contributions, enthusiasm, tolerance and good humour in keeping up the momentum of this project. The Working Group has appreciated the support of Derrick Skeats, Chairman and other Members of Loders Parish Council who unanimously agreed that the project should be undertaken.

The Working Group has also been encouraged by the support of the Residents of Loders and especially by the attendance at the three Public Meetings. The Exhibition on 16th September, to show the product of our endeavours, resulted in over 100 Residents (a very substantial proportion) giving their immediate support to the adoption of this Village Design Statement as Supplementary Planning Guidance.

The Working Group received valuable help and guidance from others outside the Village who have been involved in similar projects, and from Simon Ludgate and his colleagues at the West Dorset Planning Office.

We were fortunate to have the help of Duncan Best in designing the layout of this document and helping to prepare it for printing.

Finally, I am extremely grateful to Peter Crawford for his very constructive advice while he has been editing the various stages of this Village Design Statement.

On 28th November 2000 the Village Design Statement was adopted as Supplementary Planning Guidance by West Dorset District Council Environment Committee.

29th November 2000

Tom Wheawell
Chairman Working Group
Loders Village Design Statement

A VILLAGE DESIGN STATEMENT **FOR THE PARISH OF LODERS**

INTRODUCTION

THE PURPOSE of this Village Design Statement is to provide Planning Guidance for future physical development in the village, in order to retain the essential character of the Parish of Loders. It will inform the Parish and District Councils what is considered by the community to be important and special about the physical character of the Village. It is hoped that this Statement will also encourage all residents to continue an active interest in the future shaping of the built and natural environment of Loders.

Throughout this Statement, the use of the term 'Parish', 'village' or 'Loders' refers to the whole settlement. Where the terms 'Loders Village' (rather than just 'Loders'), is used, the Statement refers only to that part of the village. The other key parts of the village are from West to East : Yonderover, Uploders, and Matravers.

At its Meeting on 18th January 2000, Loders Parish Council supported in principle the writing of a Village Design Statement and a preliminary paper was sent to the major Village Organisations to seek their committees' views. Having considered the responses and other matters, the Parish Council, at its Meeting on 21st March, agreed unanimously to proceed. A Public Meeting, attended by 70 residents, was held in the Village Hall on 2nd May to explain the purpose of a Village Design Statement, and a Working Group was formed.

On 3rd June, 40 residents attended a Village Character Workshop and took more than 400 photographs of the village, the settlement pattern and the landscape. From an analysis of the photographs and discussions that took place, the Working Group identified 20 Themes which, together, capture the essential character and distinctiveness of Loders and its setting in the surrounding countryside. The list of Themes was sent to all residents who were invited to select which they considered the most important. From these returns the Working Group placed the Themes in an order of importance according to the number of votes each received. (See Appendix I). From all of these activities this Village Design Statement has been produced.

The Village Design Statement has been written by residents of Loders and is representative of the views of the community. It has been produced with the active support, co-operation and involvement of The Director of Planning, West Dorset District Council and the Planning Staff. The work has also received financial support from the

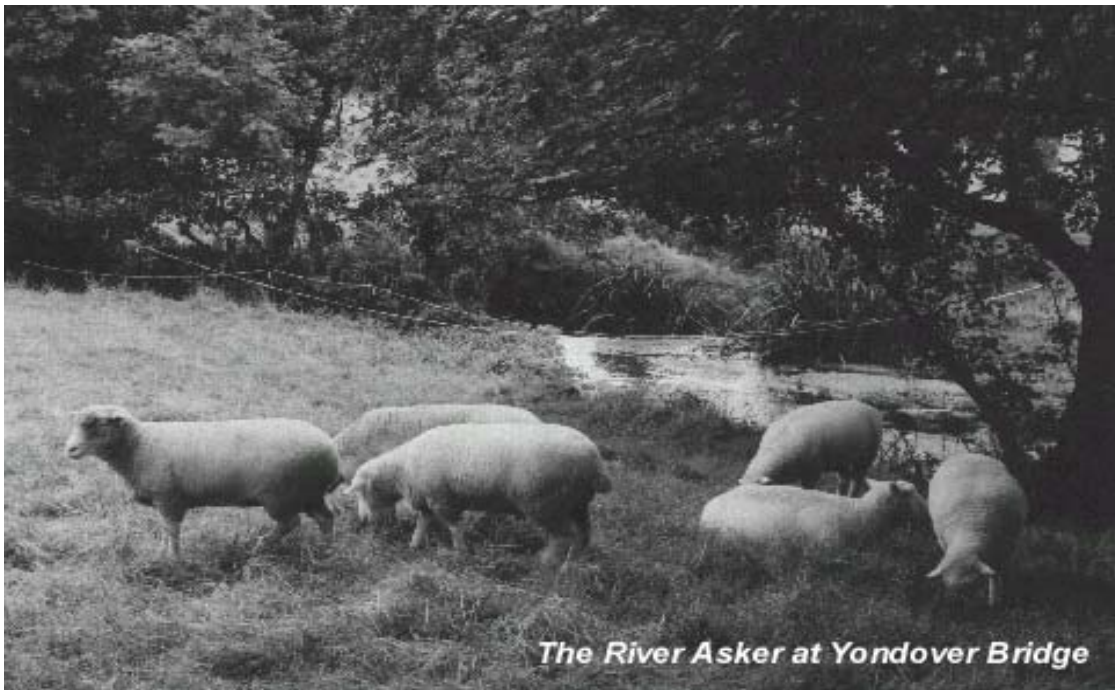
Parish Council, West Dorset District Council and Dorset Community Action. The procedures used have followed the guidance set out by The Countryside Commission.

The paper was displayed in the Village Hall on 16th September 2000, as a result of which over a hundred residents immediately gave their support to the adoption of this document as Supplementary Planning Guidance. It was accepted by the Parish Council at its Meeting on 19th September 2000.

The Village Design Statement is to be sent to all residents and owners of property and land in Lodors and procedures will be set in place so that all new residents will be made aware of its existence. The Parish Council plans to review the Statement after two years in order to determine any need for further action.

Having been adopted by the Local Planning Authority as Supplementary Planning Guidance, all applications for planning approval will be expected to meet the Guidelines detailed in the Village Design Statement.

There are some changes which do not require formal planning approval but may have a marked visual effect on the village. **In such cases the guidelines set out in this Statement will be of help in the collective efforts to retain the essential character of Lodors.** In addition, service providers (such as electricity, water, telephone and cable authorities, and maintenance teams from the County Highways and other bodies) will similarly be expected to take note of the Statement when they carry out work or repairs in the village. Copies will be deposited with the appropriate offices.



The River Asker at Yondover Bridge

THE HISTORICAL DEVELOPMENT

Overview

Loders Parish in West Dorset is situated in a conservation area which is recognised nationally as an *Area of Outstanding Natural Beauty* (AONB). It is an essentially agricultural landscape of great visual diversity and contrasts, and has a strong sense of being 'unspoiled'. The settlement has developed in a linear way, following the valley of the River Asker. The village nestles between rounded hills, typical of this part of the County, which are still mostly grazed by sheep and cattle. The entire settlement is approximately two miles in length. It is surrounded by farmland, mainly pasture with significant areas of arable on the more level parts. Woodland is an important component of the landscape, with many small copses on hilltops and valley slopes, and linear belts of woodland following the watercourses in the valleys. One of the most attractive features of the village is that there are significant green spaces, both within and between the principal settlement areas of Lodors Village, Yonderover, Uploders and Matravers.



Shatcombe Terrace – photographed in the early 1900's

Historical Context

According to John Hutchin's *History and Antiquities of the County of Dorset*, 1863, Loders was surveyed in the Domesday Book as six parcels or manors, the principal manor of Loders belonging to King Harold at the time of the Battle of Hastings in 1066. There is evidence of very early human habitation at nearby Eggardon Hill, a hill fort which began as a Neolithic settlement and developed gradually through the Bronze and Iron Ages. The Roman road from Dorchester climbs right up to the fort and goes on to Bridport via Loders, indicating the existence of a very early road through the village. Fragments of Early Iron Age and Roman pottery were found on Waddon Hill, and Roman and mediaeval pottery in Wellplot. Evidence of mediaeval peasant houses was found in fields between Loders and Uploders.

The Rural Character of Loders

The Loders landscape has been largely shaped by agricultural use - and has changed little during recent centuries. Several dairy farms are still situated on the main village street and there are other farms, including a pig farm, on the periphery. The village street contains mainly 18th and some 19th century terraced houses, interspersed with a number of substantial farmhouses. The great majority of these domestic and agricultural buildings were constructed in locally quarried sandy limestone which has a warm, honey-colour. A sprinkling of these houses goes back to the 17th century or earlier, some dating from mediaeval times. The older houses would originally have been inhabited by farmers, farm workers, local craftsmen, out-workers in the net-making industry, and shopkeepers. Many homes still carry the name of their original function - for example: Old Forge Cottage, Wheelwrights Cottage and The Old Parish Hall in Uploders and The Farmers Arms, The Old Post Office, The Old Mill and Loders Mill in Loders Village.

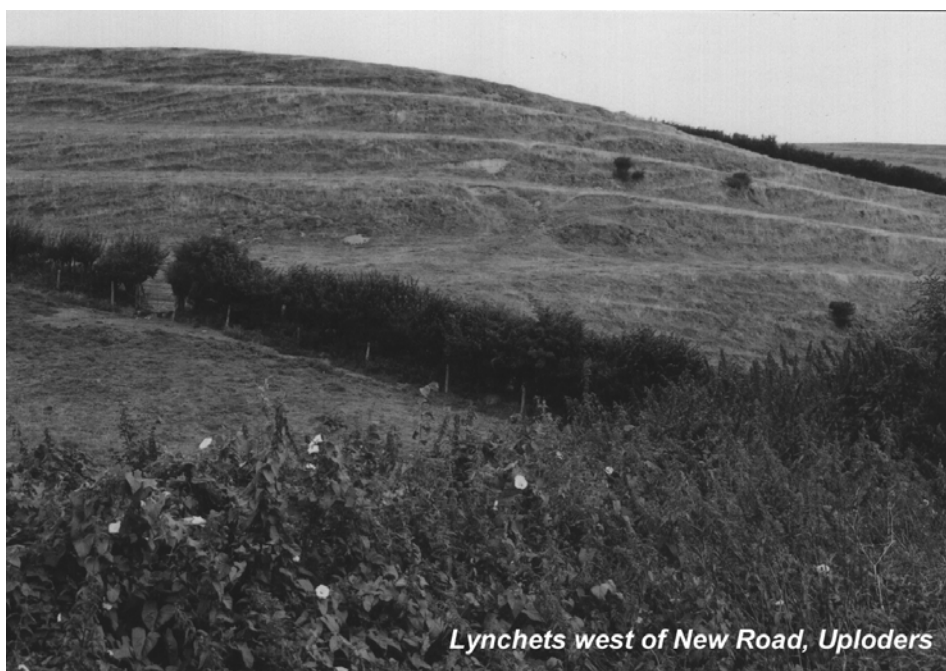
Principal Buildings

St. Mary Magdalene Church, dating in part from Saxon times, is partially surrounded by the land belonging to Loders Court, the manor house. There are 37 *Buildings of Special Architectural or Historic Interest* in Loders, listed by the *Royal Commission for Historic Monuments*. (see Appendix III) These include the Church which is Grade 1 listed, Loders Court and the Old Vicarage in Loders Village. In Uploders, listed buildings include the Methodist Chapel, Uploders Place (a Regency style house), and Upton Manor Farmhouse. In Matravers, notable buildings include Perwen Farmhouse and Matravers House.

Distinctive Features and Landmarks

Other than its buildings, the village has many man-made features and landmarks that are of historical and aesthetic value. They include:

- Archaeological sites dating from the Iron Age to the 20th Century. The Mediaeval period is particularly well represented. 40 sites and finds are recorded on the *Sites and Monuments Record*, none of which is Scheduled.
- An earthwork in the form of a possible barrow at Boarsbarrow Hill, together with a burial site of unknown age.
- Early Iron-age pottery on Waddon Hill.
- The ancient road (probably Roman) from Axminster to Dorchester that passes through the Asker Valley at Loders.
- The mediaeval strip lynchets seen throughout the Parish. Also several mediaeval ‘greenways’ including Bar Lane, Knowl Lane and New Street Lane.
- Two water mills, one with a working wheel.
- Three lime kilns of unknown dates. The kiln at Bell Cottage in Yellow Lane was last used in 1918 and is Grade II listed.
- 18th Century milestones on the A35.
- Victorian post-box in the wall of Brook Barton.
- Various wooden finger signposts.
- Traditional red telephone boxes at Uploders and outside Loders School.
- Long stretches of traditionally-built stone walls bordering the village main street - especially between Matravers and Uploders and at the western end of Loders village.



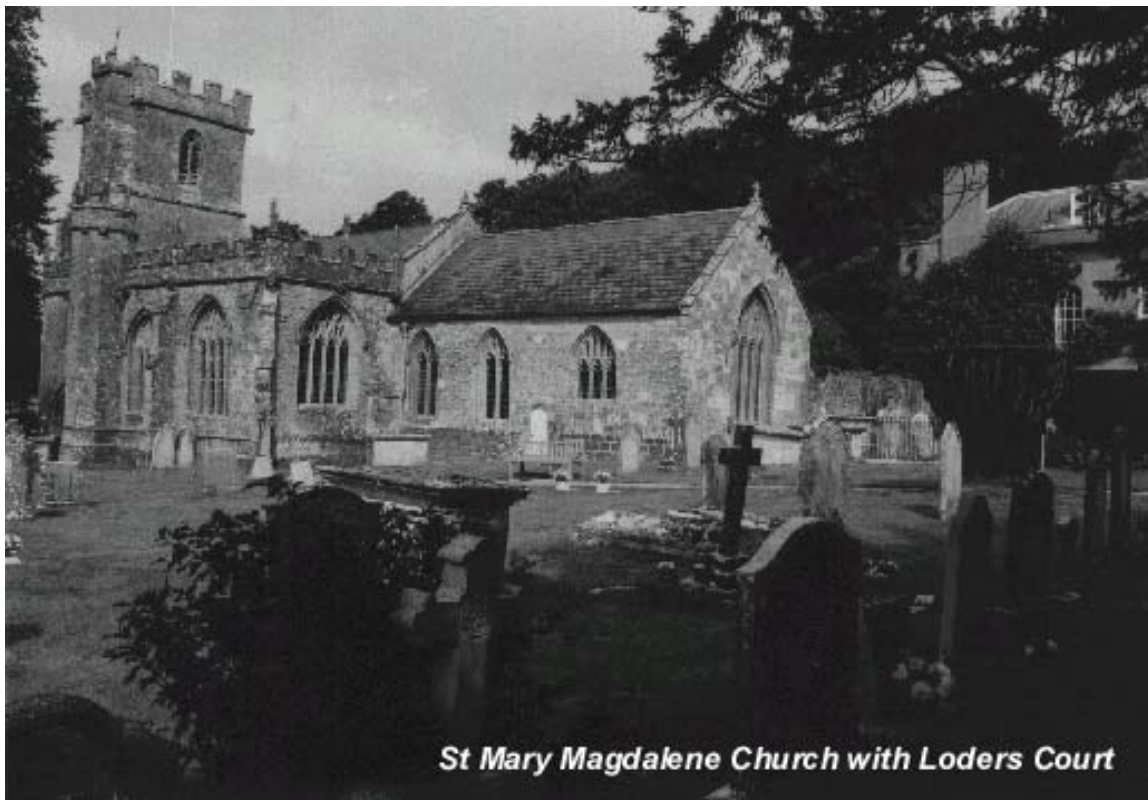
Lynchets west of New Road, Uploders

The Village Today

The present population of under 500 people is less than half the population in 1871, when it stood at 1115. Data taken from the *1992 Loders Village Appraisal* shows that over half the adults are either employed or self-employed, although the majority work outside the village. Approximately one third work in agriculture, another third in manufacturing and construction and the remainder in leisure and catering, health and social services and education. 40% of the adults are retired and approximately one in six houses is a second home or holiday home.

In 1991 the last of the village shops, which included the Post Office, finally closed down. It was the last of seven shops to disappear within living memory. Craftsmen such as blacksmiths and carpenters no longer have their workshops in the village, but have tended to move into units in town industrial estates in nearby Bridport and Beaminster. The advent of modern machinery has resulted in the loss of skilled hand-workers in the net-making industry, once a traditional source of income for many village women.

St Mary Magdalene Church is still an important focal point in village life, with approximately 100 on the Church Electoral Roll. The annual Village Fete is organised by the Church, and religious youth groups include Crusaders and Sunday School. Uploders Methodist Chapel, which has recently enjoyed an upturn in attendance, is another active centre of the community.



Children and Youth

Loders Primary School is flourishing and has an excellent reputation. It is particularly progressive in its IT work for which it has developed its own website and links with other schools through the Internet. Half the 80 or so children live within the catchment area and, judging by the numbers at the annual village children's party, there are 60 to 70 children under 12 living in the village. Older children and students are also much in evidence, so there is a wide spread of all age-groups.



Community Life

Loders has recently funded a replacement Village Hall, opened in November 1999, with the help of grants from the National Lottery Fund and local councils. The new building is an important meeting place for many thriving activity groups, including a Youth Club, Modelling Club, Local History Group, Old Time Dancing, Musical Evenings, Social Functions and the Women's Institute.

These and other Community Activities formed the basis of the Village's submission to the *Dorset Best Village Community Competition 2000*. The Judges awarded Loders the Top Prize in the Small Village Category.

Two of the four original Public Houses in the Parish are still flourishing businesses. The *Loders Arms* at Loders and the *Crown Inn* at Uploders are both very popular social meeting places for local people and for visitors from outside the village.

Outdoor sporting facilities are limited. There is a small village Playing Field, which is not large enough for adult football or cricket and lacks a pavilion. It is used mainly by the local children and by Loders School. There are swings in one corner of the field.

Perhaps because of the local topography, other outdoor recreational activities are better served. There is an abundance of public footpaths and bridleways for walkers and horse-riding, and in 1993 land adjacent to the cemetery was designated an area for allotments which have proved popular.

Employment

Agriculture is still the most important industry in the village, but economic factors, such as the present low prices paid to farmers for milk and livestock, have made the smaller farms barely viable. Tourism is on the increase, with some farm cottages and converted barns being let to holiday-makers. Three small units of light industry operate in converted farm buildings. One enterprise, established in 1975, prints designs on hard plastic tableware. Another produces joinery products and wooden gifts, for major retail chains. There is also a local cabinet maker. The advent of modern technology has made it possible for some residents, particularly those working in the service industries, to work from home. This will become a more common way of life, and will help counteract the trend for Loders to become mainly a dormitory village. Increasing prosperity in recent years has led to a higher demand for part-time and casual workers such as domestic helps, gardeners, builders, decorators and for bar and kitchen staff in the two busy public houses.

As there is very little full time employment available within the village, the majority of residents in full-time employment need to commute daily or even weekly from the village, mainly to the towns of Beaminster, Bridport and Dorchester. In the absence of bus services to the Village (other than the Post bus), cars are essential means of transport.

Community Guidelines

- **New businesses and activities that encourage local employment help balance the social structure of the village.**
- **Loders School forms a vital link between the young and the wider community; more space and modern facilities are needed for it to sustain its high standards.**
- **Community facilities, such as the new village hall, provide opportunities for social activities and for residents of the village to meet and interact.**
- **The Community needs to consider ways of providing a community shop.**
- **The Community needs to investigate ways of making provision for a full-size combined football and cricket pitch. This would create an opportunity for the formation of various local sports clubs.**

THE SETTING AND LAYOUT OF THE VILLAGE

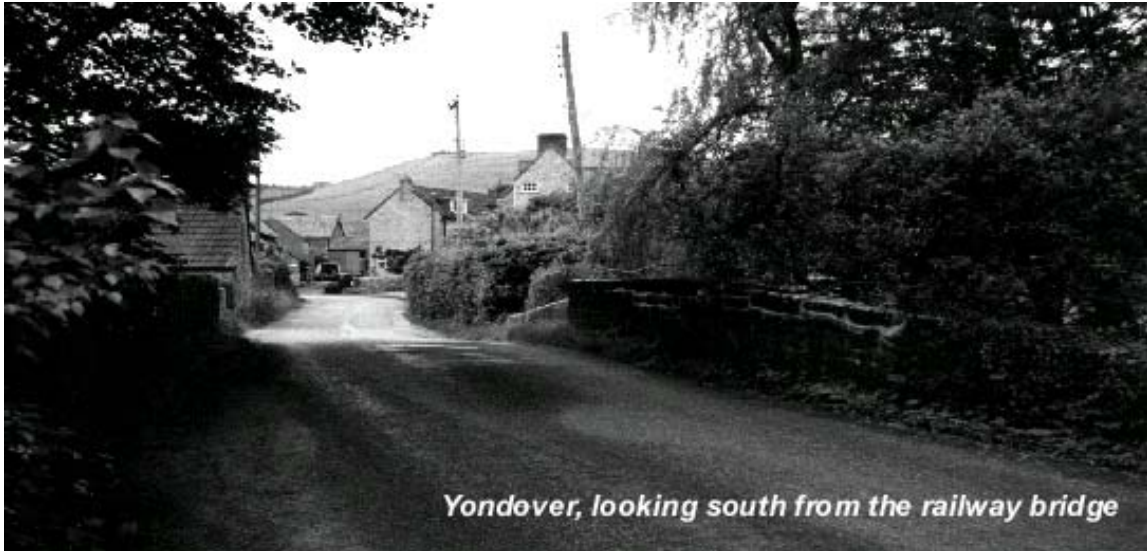
The Village Setting

Loders is principally a linear village. To the north and south, there are several outlying farms and homes, but the more closely populated areas of the Parish lie low along the valleys of the River Asker and its tributaries, broadly in an east-west position between the folds of hills. Very little of the older part of the village can be seen from the surrounding area - with the exception of High Acres, which is a relatively new development partly constructed in 1975 and completed in 1997. There is no clear centre to the village - although a focus of key village buildings exists at the western end, where the church of St Mary Magdalene, Loders Court and the new Village Hall are situated. Many of the older buildings are scattered along this road and are mostly built of local sandy limestone which gives the buildings their characteristic warm honey colour and which, until recent times, was quarried from several small sites within the Parish. There is a welcome absence of urban design elements such as street lighting, continuous pavements and intrusive road markings, and the arrangement of the buildings is characterised by informality and a gentle interface between them and the surrounding agricultural areas. Larger gardens have many mature trees that form an important part of the village landscape.



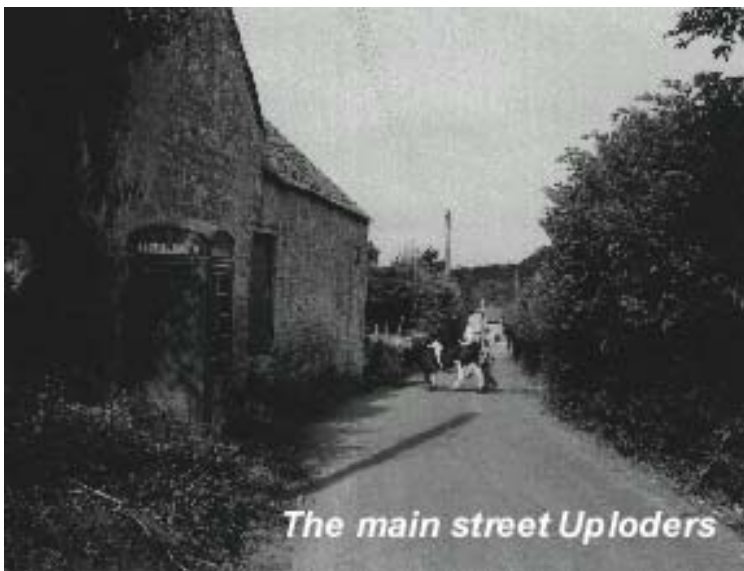
Transport, Roads and Tracks

The approaches to the village create a gentle transition between the surrounding countryside and the village itself - north from Powerstock, east from Askerswell, south from the A35 and west from Bradpole. There are deep cuttings with sheer sandstone banks, extensive green tunnels formed by trees and hedgerows, long stretches of stone walls, and open views of the mediaeval strip lynchets and more recent farming landscape. The lanes through the village are winding and narrow. At Yonderover, the main village road crosses the river by an ancient narrow humped road bridge which, with the view to the east, is of particular scenic beauty. Roadside verges are mostly fringed by



wild vegetation and hedges. There is now no bus service, but a Post Bus provides the opportunity to travel to Bridport and back in the mornings, and the Axminster to Weymouth bus service stops on the main A35 south of Uploders. There is a network of footpaths radiating from the village across the countryside. These follow ancient, well-trodden routes - and each is now adopted by a village resident. A disused railway line passes through the village, sections of which are available to walkers. It also forms a valuable corridor for wildlife.

The Agricultural Scene



Farming is an integral part of Loders village life. There are two farms which straddle the village street. Fields of stock stretch to the edges of gardens and roads and, where there are spaces between houses, there are distant views across the fields, giving a distinctly rural feel to the village. This overcomes the claustrophobic feeling that being in a valley could

produce. Eggardon Hill can be seen to the east, and Shipton Hill to the south. Waddon, Knowl, Loders and Boarsbarrow Hills are all prominent landscape features within the Parish and visible from many parts of the village. Some redundant farm buildings have

been converted to residential or holiday use, and where this has been done in a sympathetic manner, they fit in well with the village scene. Most old farm buildings were originally constructed of the same materials as the houses, and as this stone is part of the local soil in the fields, they blend in completely with the domestic scene. Generally, new farm buildings have been placed in inconspicuous positions.

Soil Types and Diversity of Wildlife

Several different types of soil meet within the Parish boundaries (for example : clay, chalk, river loam, sand and a seam of Fullers earth). Together with the abundance of springs and watercourses, this variation of soils gives rise to a diversity of plant life, which in turn leads to a wide variety of insects, birds and mammals. Seven species of bats are present, and some 25 species of butterflies have been recorded. Most common farmland, woodland and garden-birds are resident, together with a few less usual species such as the Water Rail and the Blackcap. One less welcome wildlife immigrant has been the mink which preys on water voles and broods of mallards. Roe deer and foxes can frequently be seen from or in local gardens, and hedgehogs and badgers are frequent visitors at night.

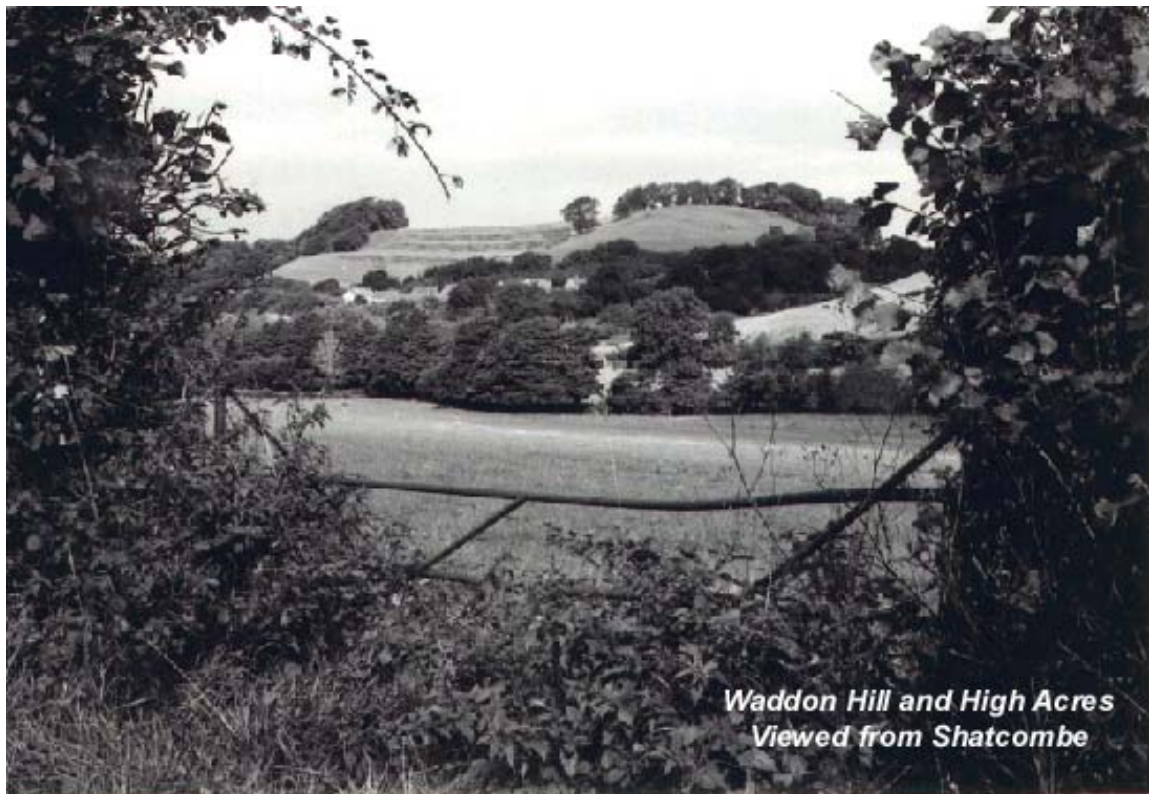
Landscape

The landscape surrounding the village has been designated *land of local landscape importance* and has been fashioned in the main by centuries of farming. In earlier times, flax and hemp were grown in abundance which supplied much of the requirements of the rope and net industry in Bridport. The monks from the now destroyed Abbey grew cider



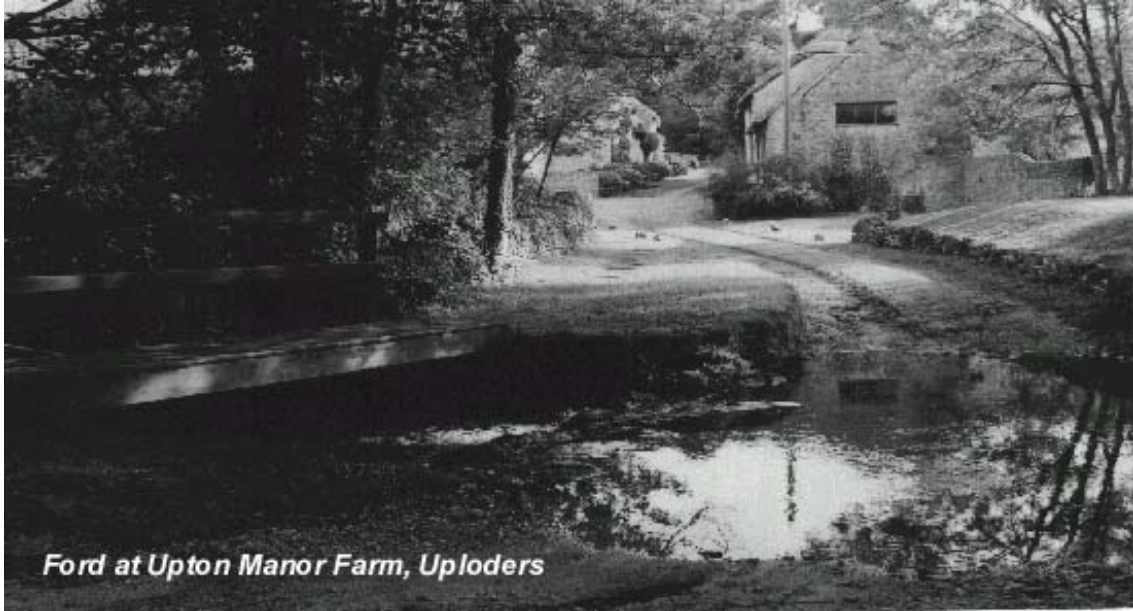
Loder School May Fair with Boarsbarrow Hill in background

apples to brew wine and cider. Many old cider apple trees survive in older village gardens. The conspicuous strip lynchets (which are terraces in the hillsides created in mediaeval times in order to provide flat areas for crop cultivation and to help hold rainwater) are still very much a part of that working history and add to the character of the landscape. Subsequent replacement of crops by dairy and sheep grazing has saved many of the ancient mixed hedgerows which give some protection to the village from winds. They also provide valuable food and shelter for birds and small animals. Their survival is dependent on sympathetic management. Stands of trees are a feature of several hills, and are used as nesting sites for the many resident buzzards. Some farmers have taken advantage of the financial assistance available to plant new woodland. Care needs to be taken that any such change of land use does not impede the views from the village of the distinctive local skyline. This woodland, too, will require appropriate management. The steep nature of many of the fields has made it difficult for weed-killer or artificial fertiliser to be spread, and this has allowed the survival of many native field species. The combination of the undulating shape of the land with the patchwork of open grazed slopes gives the landscape a sculptured quality of considerable diversity and contrast. It has a timeless, unspoiled look.



The River Asker

The river passes through the entire length of the village. It is clean and fast-flowing and supports a healthy population of trout. There are many common water-birds, and sightings of rarer species such as kingfishers, dippers and water rails have been reported.



Residents whose land borders the river have *riparian rights* and, as the river was not taken over by the River Authority, are responsible for clearing and maintaining their sections. In July 2000, the Environmental Agency surveyed the river to establish the distribution and age profile of the fish. Their report will be available in February 2001. The river valleys are substantially wooded and these trees can be seen from many parts of the village. The river valley trees comprise mainly alder, sycamore, ash and field maple with a few Black Poplars which are now considered a rarity. Elsewhere hazel, oak, sweet chestnut, blackthorn, hawthorn and various species of willows are abundant.

Open Spaces

The linear layout of the village is punctuated by several open spaces. These make welcome breaks between the distinct groups of buildings, bringing relief from the linear pattern and creating the long-distance views of the surrounding countryside for which the village is admired. These green spaces are an essential feature of the settlement. They act as punctuation, separating the elements of the village - but also help unite them as a distinctive whole. It is the existence of these open spaces which residents placed at the top of their list of 20 Themes that capture the character of Lodders (see Appendix I).

From west to east, the most notable open spaces are:

- The approach from Bradpole between Hole House Farm and Loders Court.
- The southern side of the river at Loders Village, rising to Boarsbarrow Hill.
- The cemetery and allotments at Highacres.
- The meadows adjacent to the bridge at Yonderover.
- The playing field at Wellplot
- Farmland between Yonderover and Shatcombe to the north of the road and Chapel Lane to the south.
- Pastureland to the west of New Road
- The Asker Valley to the north of the river, between Matravers and Yonderover Bridge.
- The grazing land and the valley to the south of the River Asker from Kelso to Cherry Cottage in Uploders.
- The area of open countryside between the garden of Uploders Place and Upton Manor Farmhouse lying just to the north of the road.
- The open land on both sides between Perwen Farmhouse and Matravers House.
- The eastern approach to the village from Folly Cottage to Matravers.

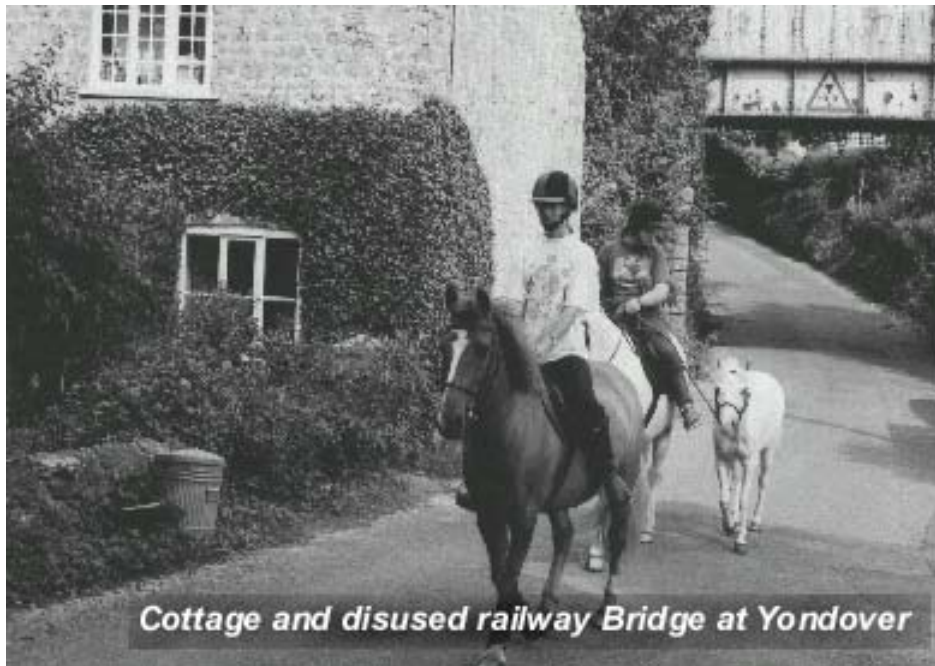


Roads, Streets and Verges

The roads and streets through Loders are generally without pavements (except for a short length in Loders Village). Most have no kerbs, and are edged with grass or other living boundaries. Farmland between Yonderover and Shatcombe and from Uploders through to Matravers is hedged. The natural verges and hedges support a great variety of wildlife, and form a physical and visual link with the open countryside beyond.

There is an absence of street lighting, except on the modern estate of Purbeck Close. This helps maintain the rural character of the village - and, at night, there is very little light pollution reflected in the sky. There are some road markings and a number of modern road signs that are discordant with the rural environment. Elsewhere there are visually interesting and functionally appropriate examples of 'street furniture' such as traditional-style phone boxes, water pumps and letterboxes - all contributing to the rural character of the settlement. In particular the old-style wooden 'finger posts' are in sharp contrast to more graphic design of 'urban-style' signs such as those recently erected by Dorset County Council to sign the national cycle route through the village main street.

Dorset County Council is responsible for the maintenance of the roads, verges and drains. When repairing or resurfacing the road, the highway authorities (including water, electricity, telephone, cable and gas agencies) should be encouraged to use materials which blend with the existing surfaces to avoid unsightly patched effects. Maintenance of the roads, verges and drains should be carried out with due regard to the visual effect on the village, and in a way which has minimum impact on wildlife. This is especially important in deciding how and when to trim roadside hedges.



Over recent years, the proliferation of poles and wires along the main street has become a major eyesore. Utility Services, BT and Cable Companies, should be required to rationalise their existing cabling and ensure that all future cabling is placed underground.

Environmental Guidelines

- **The village wishes the agreed development boundary to be respected.**
- **The green open spaces through the village are considered to be of prime importance and any development of them is discouraged.**
- **Views between the buildings linking the village to the surrounding countryside are greatly valued and should be maintained.**
- **The community's desire to conserve positive established landmarks, both scenic and historical, should be taken into account in any development proposals.**
- **The open, closely grazed character of the hillsides should be protected.**
- **The present level of woodland cover is an important component of the landscape.**
- **It is recognised that mature trees should be conserved but also need management, especially where they form part of the view from the village or form part of the village street scene.**
- **New tree plantings should be sited sympathetically.**
- **The River Asker (including the mill leats) is of great ecological and visual benefit to the village. Its course and banks should be protected from development and environmental change.**
- **The community wishes to retain telephone boxes, post-boxes and road-signs that are sympathetic to the rural setting. Any new additions should be designed and erected in a way that ensures that they are compatible with the existing 'village scene'.**

- **No further overhead cabling should be permitted.**
- **Residents appreciate that night skies unpolluted by reflected light are part of the rural appeal of Loders. Any plans to extend street lighting beyond the existing areas should be strongly resisted. Similar care should be taken by residents installing security lights so that their use does not illuminate adjoining land or properties, nor spill into the night sky.**
- **The character of the bridge at Yonderover is of particular importance to the village. Any plans to widen or visually alter it should be resisted.**
- **The roads, verges, hedgerows, footpaths and bridleways should be managed in a way which is sympathetic to the visual character of the village - and to wildlife.**



Traditional Dorset gate

THE BUILDINGS

Building Types

The blend of different types of building provides a mixture of understatement, informality, individuality and non-uniformity in the built environment of the village. The use of traditional construction methods and local materials gives a natural 'soft' texture to the look of the buildings. Collectively these features give Loders much of its character and distinctiveness.

The types of buildings can be broadly categorised by historical period:

16th, 17th and 18th Century Stone Buildings.



Many of the existing buildings show evidence of having been 'modernised' during the 18th century but their internal details and layout indicate that they date from an earlier period. Some of the date plaques may have been added when the buildings were re-fronted. Generally these houses were built using sandy-limestone (often tinged with iron) which was quarried in the area around Loders. There are some examples where the stone has been rendered and painted white. Most of the older houses would originally have been thatched; some have been re-roofed in slate or pantiles. Later buildings may have used slate or tile from the outset.

Many of the older buildings have massive stone lintels over windows and doors, which add to their visual interest. Most of the traditionally-built buildings are situated in distinct small groups along the main street and have entrances which open directly onto it. This building pattern can be seen throughout, from Loders Village and Yonderover, through Uploders to Matravers. Where houses do not open directly onto the street, porches are a feature of many of them, and there are examples from all periods.

19th Century Stone and Brick Buildings

Many of these are primarily stone with brick at the corners (termed 'quoins') and also surrounding the windows which are frequently of the sash type. The small terrace at Shatcombe is typical of this period and design.



20th Century Buildings

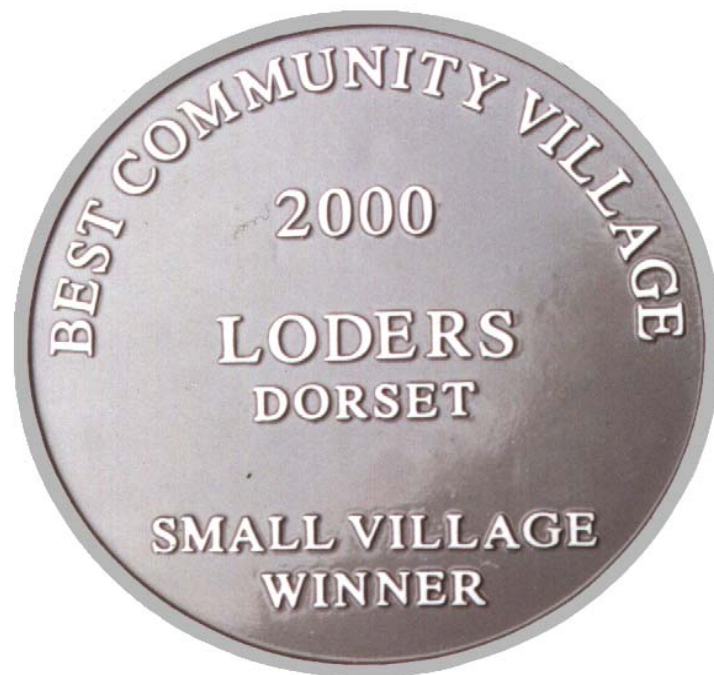
More modern development includes a wide range of house styles from small bungalows to larger houses. Building style also varies, reflecting the changing fashions of the 20th century. There is a large estate at Highacres (Loders Village), and smaller estates at Wellplot (Yondover), Homefarm Close and Purbeck Close (Uploders). Most have matured reasonably well but a number have more 'urban' design elements which conflict visually with their adjacent buildings and with the character of the village as a whole. Some later 20th century development has used a range of less harmonious materials such as artificial stone of inappropriate colour or texture, real stone that is grey in colour (such as Purbeck stone) rather than brown/yellow in hue, pebble dash and other cement rendering, or brick (sometimes painted). Some roofs are tiled with tiles of concrete or artificial stone - which is out of place in a village predominantly roofed with thatch, slates or pantiles.

Building Development Guidelines

The guidelines which follow are supplemented by detail in Appendix III.

- **The village wishes the agreed development boundary to be respected.**
- **To maintain the layout and character of the village, which is set in the folds of the surrounding hills, all future building should be below the level of the Village Hall. Roof heights should respect the height and scale of neighbouring buildings.**
- **Any future building design, construction materials and finishes should be sympathetic with the adjacent buildings and the character of the village as a whole.** For all planning applications, applicants are requested to provide true perspective drawings and verified views to show the impact of proposed development in relation to the overall surroundings. Particular attention should be made to the texture and colour of the proposed exterior walls and roofing materials. The Planning Authority should insist on sample panels.
- **Throughout the village main street, where most of the older houses are situated, it is especially important to ensure a harmonious visual style.** Here the use of sympathetic construction methods and materials is essential - such as warm, honey-coloured sandy limestone for exterior walls, and thatch, slate or clay pantiles for roofs.
- **Pointing and mortar on stonework should be of an appropriate colour and style - and should be shown on the sample panels.**
- **The choice of roofing material is paramount and great care should be taken with the colour and composition of new tiles and slates. Dormer Windows in tiled or slated roofs are not typical of the village.**
- **Thatched roofs should adhere to the traditional West Dorset style.**

- **Care should be taken to ensure that replacement doors and windows match the style and period of the building.** The general style in the village is that door and window frames are white or of a pale colour.
- **The absence of urban design features in building design and detail, settlement patterns, street furniture and landscaping reinforces the rural character and distinctiveness of the village.**
- **Conversion of redundant agricultural buildings is recognised as contributing to the life of the community - but any such development should retain the integrity and shape of the original building.** The impact on neighbouring buildings and the surrounding landscape can be minimised by incorporating building styles and materials that are in keeping with the original structure and retain its original visual character.
- **Special care should be taken with the positioning and design of new farm buildings or other business premises, so that they do not dominate the landscape, either from the point of view of the village or when seen from surrounding hills.**



The Twenty Themes which Capture the Character of Loders

1. Undeveloped green spaces between the main village sections: Loders Village, Yondover, Uploders, Matravers, and within the individual settlement areas. Infilling has been constrained.

- Green areas, surrounding and within the village, are essential to the rural character. These need to be protected and include the spaces detailed in the body of the paper.

2. Traditional construction methods and the use of local materials - harmonises the visual character of the village.

- Use of traditional building stone is warm, honey-coloured, sandy limestone.
- There is a natural 'softness' to the texture and look of the buildings.
- Importance of the large number of thatched and slate-roofed properties.
- Visual appeal of the 18C and 19C main village streets in both Loders Village and Uploders should be preserved (for example: exterior stonework, window, door and roof styles).
- Infilling should harmonise with the whole.
- Sensitive rebuilding and conversions complement buildings rooted in the past.
- Use of brick quoins is effective in some cases, giving firm edges to buildings of softer sandy-limestone.
- Purbeck Stone is not a local stone. It is grey and lacks the warmth of Ham stone and other stones traditionally used in Loders.

3. Characteristic village features - such as stone retaining walls, the river, the old railway line, the gentle topography and the hedges that occur throughout the Parish.

4. Informal highways with wild verges and hedges or dry stone walls all serve as gentle boundaries between road and countryside - frequently retaining views of the landscape beyond.

- Beneficial impact of these ‘natural’ verges and boundaries on wildlife.
- The open spaces give access to far-reaching views.

5. Village situation - nestling low in the valley, and confined to its base.

- Roof heights should remain lower than the Village Hall.
- It is important to protect the village setting hidden in the folds of the surrounding hills.

6. Central locations of working farms and working of agricultural land, including the presence of agricultural buildings within the settlements.

- The delays caused by the cattle on the roads are an accepted part of rural life - helping to set the tempo of the village.

7. Pattern of housing built directly onto the narrow lanes. Absence of road markings, pavements, kerbs, and street lighting.

- The rural feel of the village is extremely important to the community and sub - urbanisation should be strongly resisted.

8. Absence of urban design features in building detail, settlement patterns, street furniture, and landscaping - reinforces the rural character of the settlement.

9. Universal views to the surrounding countryside - particularly those seen through gaps between buildings - give the village scale and a greater “sense of place” in a rural environment.

10. Preservation of long-range views from the village.

- Importance of retaining these ancient views which give a feeling of stability in today’s rapidly changing world.

- Views of important landmarks such as nearby Eggardon - as well as Boarsbarrow, Loders, Knowl and Waddon Hills in the Parish itself - all provide reminders of the long history of Loders.

11. Understatement, informality, individuality and non-uniformity of buildings.

12. Public rights of way and points of access connect the community with the landscape beyond.

13. Positive established landmarks, both historical and scenic, contribute to the character and visual appeal of the village.

14. Visually interesting and functionally appropriate street furniture and features (including traditional and historic items such as phone boxes, road signs, and letterboxes) all add to the rural character of the settlement.

15. The imperceptible interface between the village and its surrounding countryside - helps the settlement merge and blend with the landscape.

16. Wildlife corridors. The presence of informal terrestrial and aquatic wildlife corridors in the heart of the settlement provides habitat for plants and animals.

- The River Asker, relatively unspoiled by countless generations, provides both real and aesthetic benefits to people - as well as attracting wildlife.

17. Sympathetically designed details to buildings - such as doors, windows, entrances, garages and boundary walls and fences - all complement the mature fabric of the village.

- Use of white-painted woodwork on nearly all houses is more appropriate than brown-stained woodwork or vibrant colours.
- Use of 'soft, warm' colours on exterior wall rendering can be more sympathetic to the traditional stone than bright white. From a distance, white-painted houses stand out from the village and landscape.

18. Existing network of roads, lanes, tracks and bridges - provides an infrastructure that sympathetically links the various parts of the village - giving this linear and somewhat fragmented settlement a physical and social 'unity'.

19. Mature vegetation along roadsides and on building boundaries - including roadside weeds – softens the built edges of the settlement.

20. Punctuation of linear development by kinks and bends in the road and by green spaces create a village full of interest and surprises - avoiding monotony of layout.

Guide to Building Materials and Design Detailing

General

Along the village mainstreet from Loders Village to Matravers, it is important to retain a harmonious visual style. This is where the majority of the listed buildings and other older houses are located. They are almost exclusively built in the warm honey-coloured sandy limestone. There are a few properties which look out of place because they have been built with inappropriate 'cold' grey stone. In Purbeck Close, Home Farm Close, Well Plot and Highacres, building designs and materials should continue to reflect the existing, more modern styles of these recent developments but any development elsewhere in the Parish should adhere to the traditional materials typical of the village.

Stonework

It is especially important to use the warm, honey-coloured sandy limestone for exterior walls. Ham Hill stone is considered the most suitable. Although some seams of Purbeck Stone such as Whetson, Thornback, Freestone and Downsvaine look light-coloured on quarrying, they all weather grey and are therefore inappropriate. Marnhull Stone tends to be too white although cream-coloured stones are available. The Planning Authority should insist that sample panels of stone and pointing be provided before planning approval is given.

Pointing

Pointing of stone walling should match the colour of the stone and rubbed flush or under-flush. Raised pointing is not appropriate. Traditionally, lime mortar was used and is still available, but there is a variety of ginger sands, (such as the Corfe Mullen sand), and other materials which can be added to cement-based mortar to achieve an appropriate colour. Care needs also to be taken when repointing especially with old oolite rubble walls. Because of the irregularity of this stonework, there is a tendency to repoint crudely.

Roofs

Bright terra cotta roof tiles are discouraged, especially those cast in concrete rather than clay. Slate and clay tiles mature better. The use of reclaimed tiles and natural slate should be considered. For new buildings in a traditional style the maximum roof span is recommended at 6 metres between external walls. The pitch of slate or clay tile roofs should be between 37.5 and 47.5 degrees but where thatch is used a steeper pitch is acceptable. Flat roofs are not appropriate. New buildings of traditional design should include a conventional, well proportioned chimney stack, constructed of materials that complements the main structure. Stainless steel flues should not be visible from the road.

Thatched Roofs

There are 44 thatched properties in the village (approximately 20% of the village) and all but one are in the West Dorset style. Both long reed (straw) and water reed are appropriate, and the expert advice of one of the local thatchers should be sought.

Doors

Some of the older buildings have retained their original doors, a practice which is encouraged. New doors can be made in timber to match the original. The door size should be in keeping with the size of the building.

Windows

New and replacement windows should use balanced designs that are compatible with the size of the building. On the older properties, and particularly along the village main street, two types of window are considered appropriate: the wooden casement used on 17C and early 18C buildings, and the wooden sliding sash used on late 18C and 19C buildings.

With casement windows the opening and non-opening lights should be the same size. The non-opening light glass should be inset in the same style as the opening light glass. Sliding sash windows should have slender moulded glazing bars and well proportioned panes.

The use of Upvc should be discouraged on older buildings, but may be appropriate on new or more recent buildings. Care should be taken to select a design which matches the size of window panes of adjacent and similar properties. Upvc windows have sometimes been favoured because they offer benefits of double glazing, but this is now readily available with traditional style wooden frames. It is generally more appropriate to paint window frames white in preference to darker colours or staining. However with barn conversions, a dark stain might be appropriate, depending on the location and the neighbouring buildings.

There are relatively few dormer windows built into roofs in the village and they are considered generally inappropriate.

Gates

Apart from those on farms, gates are predominately a 20th century feature. If used sympathetically they can enhance the visual appearance of the older properties and the look of the village. Local gate and fencing manufacturers will advise on the suitability of designs and materials.

Porches

Porches should be in keeping with the style and proportions of the building.

Extensions, Alterations and Outbuildings

On some occasions proposed extensions and alterations may provide a welcome opportunity to redress a previous unsympathetic modification or addition. Extensions and alterations should enhance and complement the property. In the conservation area of Loders there is also a requirement to enhance the environment. In general therefore proposed changes will need to respect the character of the original house in terms of scale, design and material and be in keeping with the surrounding properties and the area as a whole.

Boundaries

Traditional stone walls and hedging are the usual style of boundaries. New walls should be constructed from the traditional range of materials described earlier. Where development involves the breaching of existing walls, they should be reinstated in the appropriate material. The comments on sample panels of stonework and pointing (see above) are also applicable to boundary walls.

Listed Buildings

There are 37 listed buildings in Loders. This is a high proportion of the properties and reflects the historical and architectural interest of the village. Most are to be found along the length of the main street. All are Grade II listed unless otherwise indicated.

LODERS VILLAGE and YONDOVER

Yondover Farmhouse. Detached farmhouse dated R.I.B. 1738. C17 north wing.

Boarsbarrow Farmhouse. Mid C18 or later.

Sunnyside. Detached cottage. Early C19.

Road Bridge over River Asker at Yondover. C18.

1 and 2 Loders End. Two attached cottages. C18 with C 20 renovation.

Pound Cottage. Detached cottage. C17 and refenestrated.

Waynflete, Libra and Lothers. Three attached cottages.. Early C18.

23 Loders. Attached house in row of cottages. Dated R Fuszard 1786.

17 Loders. Oak Cottage. Detached cottage. Dated K B 1755.

12 Loders. Detached Cottage. Late C18.

Parish Church of St Mary Magdelene. **Grade 1.** C12 remains, C13 nave, C14 west tower and south porch, and C15 south chapel.

In the Churchyard: 9 Table-Tombs individually listed with Monuments to: Marsh, Gibbs, Strong, Hansford, Budden, Travers, and Knight. Two are illegible.

The Churchyard Wall and Gate-Piers are also separately listed. C18 and earlier.

Loders Court. Manor House. **Grade II*.** Late C18.

Loders Hall. Former Vicarage. Later C19 with early C16 building incorporated.

The Orchard. Detached former farmhouse. Mid C18.

The Farmer's Arms. Former Public House. Mid C17.

38 Loders. Detached House. Late C18.

Loders Arms Inn. Detached Public House. Early C19.

41 Loders. Detached House. Mid C18.

The Barn House. Farmhouse. Mid-late C18.

43 Loders. Sirio Cottage. Attached cottage. Early-mid C18.

Raikes. Detached Cottage. Mid C18.

Detached **Coach House and Stable.** 15 Metres NW of Raikes. C19.

Lime Kiln. Yellow Lane. 70 metres NE of Bell Cottage. Early C19.

UPLODERS and MATRAVERS

Christmas Cottage and The Cabin. Attached cottages in a row. Dated 1832.

West Winds. Attached cottage. Mid C19.

Knowle Farmhouse. Farmhouse in row. Mid C19.

Wesleyan Methodist Chapel. Built 1827.

Nos. 42-45. Row of cottages. Early C19.

Uploders Place. Attached house. Circa 1820s altered Late C20.

Rose Cottage. Detached cottage. Early C18.

Upton Manor Farmhouse. Detached farmhouse. **Grade II*** C16 with later extensions.

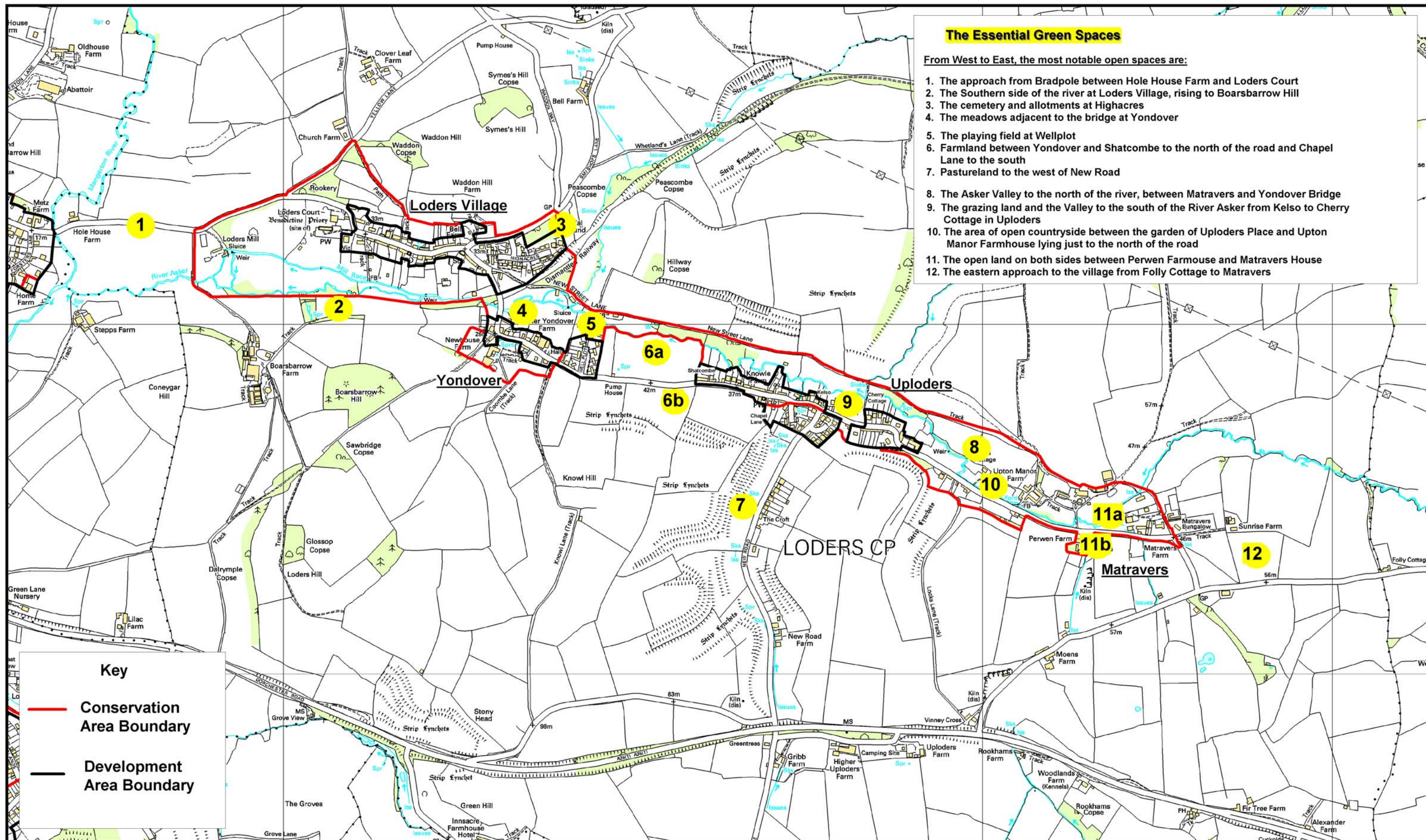
Stable Block (Workshop) at Upton Manor Farmhouse. C18 and later addition.

Barn and attached yard of cow-stalls. 140 metres W of Upton Dairy Farm. C18.

Perwen Farmhouse. Detached Farmhouse. C1800.

Matravers House and No 1 Matravers. Farmhouse attached to cottage. Late C18.

Loders Village Design Statement - Adopted as Supplementary Planning Guidance by WDDC 28th November 2000



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