

Loders & Uploders, Powerstock & Nettlecombe Conservation Area Appraisal

Distribution list:

Loders Parish Council

Powerstock & North Poorton Group Parish

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Introduction & Executive Summary

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

West Dorset has 79 Conservation Areas and the council has agreed on a programme of character appraisals. Loders and Uploders and Powerstock and Nettlecombe Conservation Areas form part of this appraisal work, grouped together because of their geographical proximity.

The two Conservation Areas were designated as follows:

- Loders and Uploders, April 1975, revised February 1990 and December 2007
- Powerstock and Nettlecombe, January 1975

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

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

The appraisal, including initial ideas on management needs and priorities, was the subject of an eight-week public consultation (August-September 2006) during which an information day was held in each village, manned by district council officers. Following consultation, officers recommended a number of amendments to the appraisal and in January 2007, the district council adopted the appraisal as a technical document but subject to the results of further public consultation on proposed extensions to Loders and Uploders conservation area. After this further consultation, on 18 December 2007, the district council's Executive Committee agreed extensions to the conservation area (fig 36).

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

Loders and Uploders

The key points of quality analysis are:

- A fine landscape setting, with dramatic topography, an attractive river course, mature trees, hedged lanes, two landscaped gardens/parkland and views out from the settlement cores;
- Good clean edges to settlement clusters, with important gaps between;
- Related to this, well defined entry points, particularly from the west into Loders; either side of the railway bridge and at Shatcombe;
- A rich archaeological heritage, ranging from bronze and Iron Age earthworks and field systems, trackways, settlement sites and industrial structures;
- Largely intact historic plans of the component settlements;
- 45 Listed Building entries, including a grade I church at Loders, several large gentry houses and farmhouses, a strong underpinning of smaller cottages and farm buildings;
- Nearly twenty unlisted buildings of character and/or group value;
- Coherent groups of Listed and unlisted buildings, boundary walls, trees and details, notably at the west end of Uploders and Main Street in Loders;
- Consistent use of local Inferior Oolite limestone, thatch and vernacular building details that give an overall unity to the settlements;
- Some interesting details, including ironwork, signs and date stones.

Problems are loss of detail on some unlisted buildings of value and poles and wires in Loders.

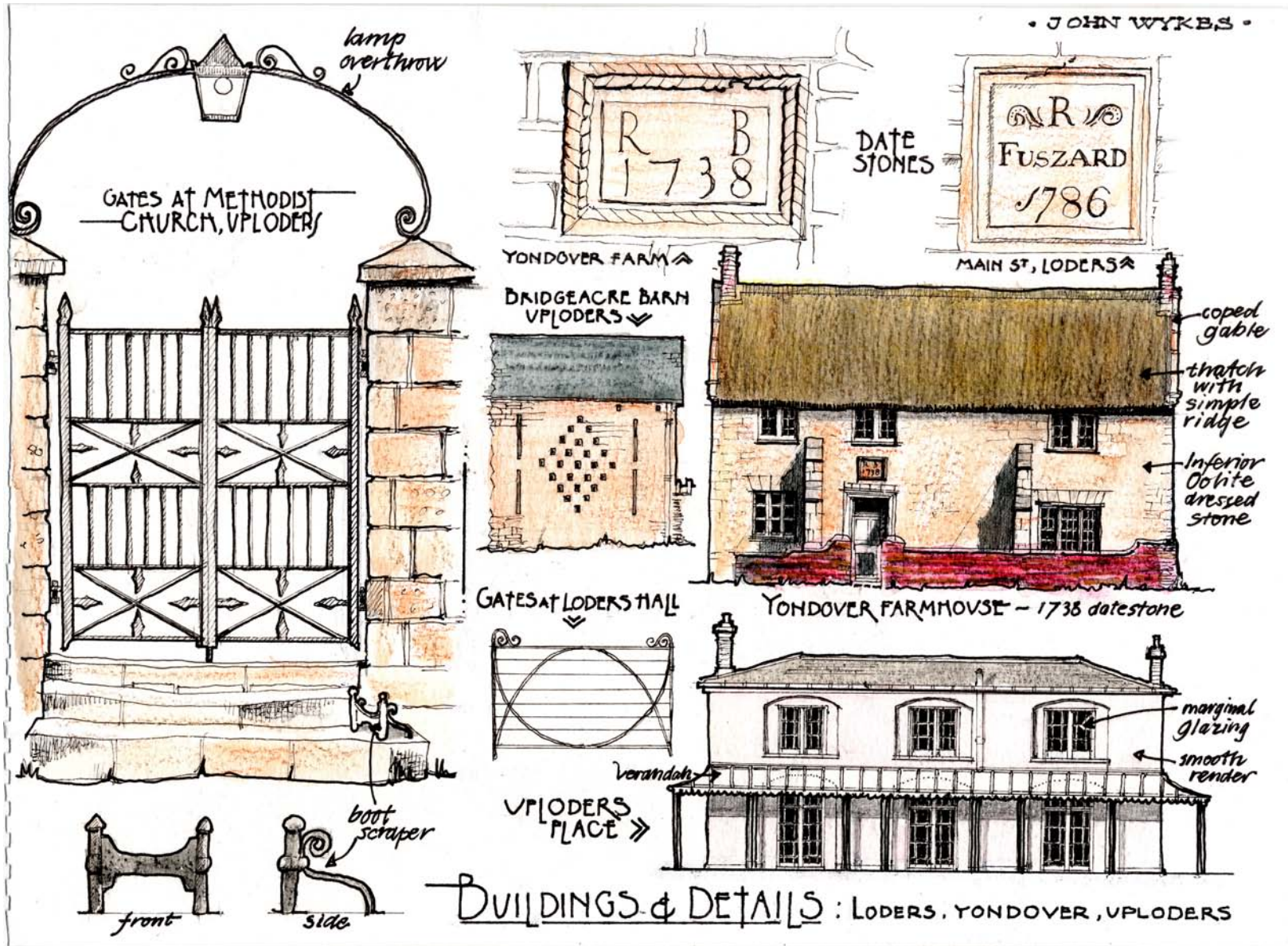


Fig 1. Buildings & details of Loders, Yonderover & Uploders

Powerstock and Nettlecombe

- A fine landscape setting, benefiting from dramatic topography, the incised river valley, mature trees and hedges;
- Two intact village plans, with very little modern extension;
- The obvious contribution of archaeological features in Castle Hill and lynchets on the northern river valley slope;
- Good quality buildings, with 34 Listed Building entries, some high status houses and many vernacular cottages of value, with numbers of unlisted farm and domestic buildings, in coherent groups, linked by stone walls and hedges;
- The consistent use of local materials, unifying building groups and adding to visual enjoyment;
- Interesting details such as plaques, signs and ironwork;
- Architectural character influenced by association with the Mappercombe Estate.

Problems are unsympathetic repairs to older buildings and minor wirescapes.

Common issues

- The importance of details in repairing or maintaining structures: respecting local thatching traditions, avoiding gentrification, using lime mortar for pointing repairs and avoiding strap pointing or other projecting types;
- The problems of sourcing materials where local quarries have closed and the care needed in matching colours and textures of available sources;
- The number (about a dozen) of key unlisted buildings in the villages, most of which have group value and some of which have definite visual qualities and may be potential additions to the Schedule of Buildings of Architectural and Historical Interest;
- The importance of trees and the wider landscape setting of the conservation areas;
- The gaps in archaeological knowledge, particularly vernacular houses.

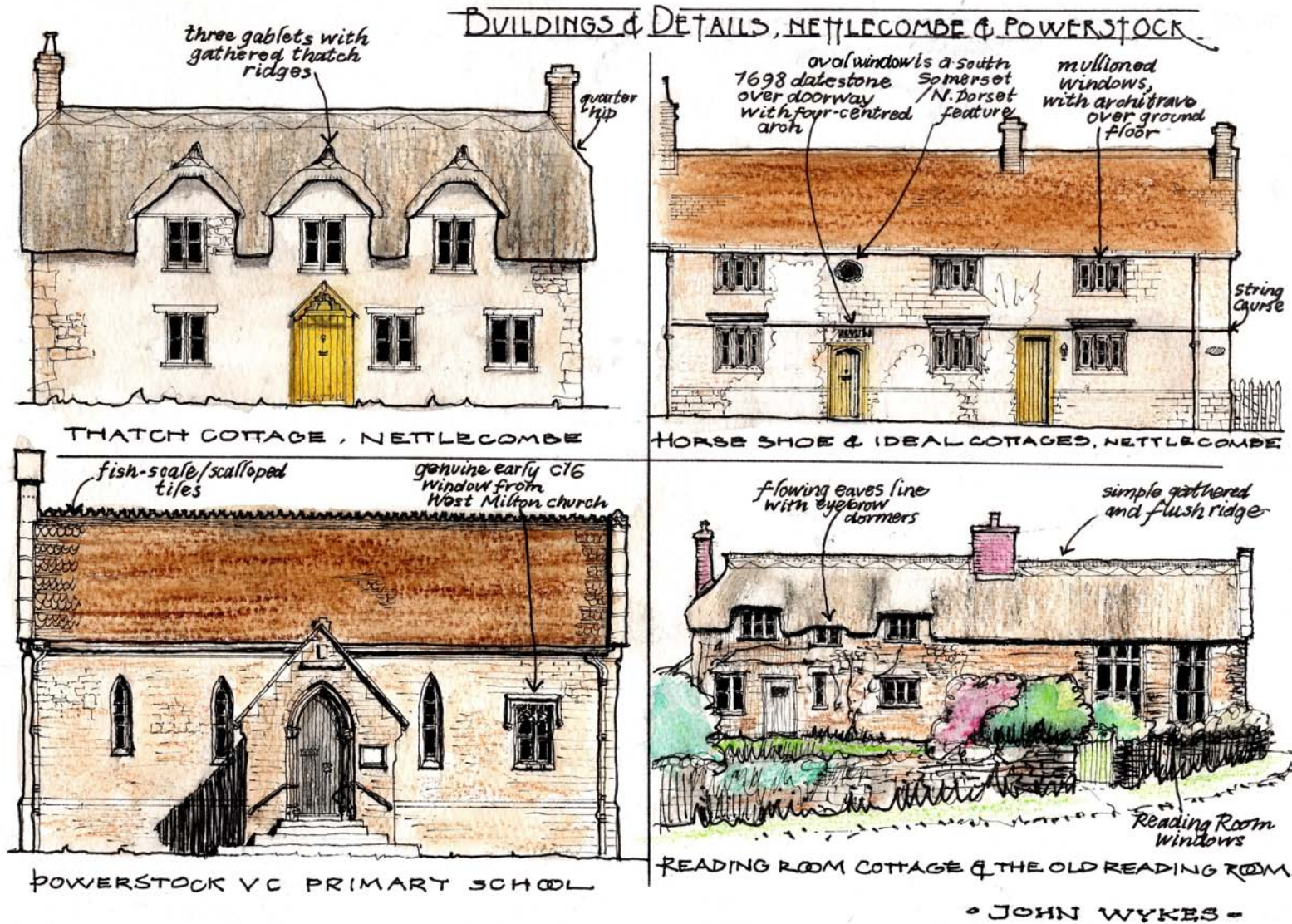


Fig 2. Buildings & details of Nettlecombe & Powerstock

The Planning Policy Context

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

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

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

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

Loders Parish Council and the local community have produced **A Village Design Statement for the Parish of Loders**, which sets out community, environmental and building development guidelines. The District Council adopted it as Supplementary Planning Guidance in November 2000.

The West Dorset District Local Plan and West Dorset 2000 are available at district council offices, whilst the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan is available from Dorset County Council. The documents, including the Village Design Statement 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

Assessment of Special Interest

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

A. Location and setting

The four settlements are situated in the western part of the District, north of the A35 Dorchester to Bridport road and east of the A3066 Bridport-Beaminster route. Loders is about 5km from Bridport town centre and Powerstock about 8km. The general landscape is one of drama and contrast, with high ridges, individual hills, small woods, steep slopes and a verdant river course, with meadows and trees. There are areas of ornamental parkland at the western and eastern extremes of the Loders-Uploders area. The area is geologically varied and the Conservation Areas relate to a number of the West Dorset 2000 Landscape Character Areas, but two, in particular - the rounded steep hills of the Powerstock Hills and the undulating West Dorset Farmland – characterise the immediate setting of the villages. Shipton Hill, to the south of Loders, is a particularly dramatic feature, rising to over 170m AOD and Waddon Hill, between Loders and West Milton, rises to 150m. Powerstock's settlement extends up to the 100m contour.

Loders and Uploders Conservation Area embraces three distinct settlements (Uploders, Yondover and Loders), which have almost merged into one extended linear settlement. All the settlements are located close to the floor of the Asker valley in a landscape of small steep hills and deep valleys. A network of lanes, some in deep cuttings, serves the area. From the surrounding hills, in particular Eggardon, there are distant views of the settlements.

Uploders is situated on the southern side of the River Asker, about 1 km north of the A35. An east-west lane runs westwards to Yondover and Loders, eastwards, eventually, to Spyway and Askerswell. A north-south lane (New Road) joins up to the A35 and Shipton Gorge, running through a deep valley bottom, enriched with particularly visible terracing or lynchets on the slopes. The two lanes meet at a right angle in the main part of the settlement. Extensive groups of trees in the valley ensure that there is an informal relationship between the village and its setting. On the north side of the road private gardens run down to the river but do not impinge on its setting. The eastern end of the settlement, beyond Uploders Place, has more sporadic development, with several older farms and large areas of farmland.

Yondover is a small linear development set below Boarsbarrow Hill, running along the minor road from Uploders parallel to the course of the River Asker (and by a bridging point, at its western end), near to the eastern edge of Loders, but with a clear gap marked by a sharp change in alignment of the road across the watercourse and under the former Maiden Newton-Bridport branch-line.

Loders is also a linear village, built along the foot of a steep hill and above the river. It is tightly enclosed, folded into the landscape, and pressed against the hill behind. As with Uploders, there is an informal relationship between the village and its setting, with most boundaries being concealed and softened by vegetation. The parkland of Loders Court provides a more expansive, open approach to the west end of the village.



Fig 3. Location map
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Powerstock and Nettlecombe Conservation Area's two distinct settlements are located north and south of the Mangerton River, above the valley floor in a landscape of small steep hills and deep valleys. Built around a small spur and a deep, south-facing coombe that overlook the river, Powerstock rises up to a high point in the centre of the village. Around it, the village is loose-knit, with many undeveloped gaps and open spaces, in three areas, north of the church, to the SE, to the Three Horseshoes pub, and west, down a steep hill to a small valley parallel to the projecting spur. Much of the settlement is visible from the minor road NW from The Marquis of Lorne, to the south of the river, viewed across the narrow valley with its copses and orchards. The mature trees in the valley and around and within the village add to the positive relationship between the village and its setting.

Nettlecombe occupies a more open position, above a bluff and in a gentle fold overlooking the river. The landscape to the south and west of the village is a broad, open plateau. To the north of the village, dense tree cover on the steep southern slope and on the northern bank, up to the site of Powerstock Castle, encloses the river. The layout is more compact than that of Powerstock, with short terraces following the curve of the roads, and a space called The Square in the centre of the village, at the junction of several minor lanes.

B. Historic development and archaeology

The two parishes have a rich and varied archaeology of which eight are Scheduled Monuments. Loders Parish is particularly rich in medieval sites and finds, with extensive areas of strip lynchets and greenways, connecting the east-west river valley to the higher ground to the south and the coast. Some hedgerows and hedgebanks appear to be ancient, associated with boundaries and trackways. Loders Court is thought to be built upon the site of an alien priory (dissolved in 1411) and the adjacent parish church has building evidence from the C13 to the C15.

Powerstock Parish has a very rich prehistoric heritage, with the Eggardon Hill Iron Age hillfort, numerous Bronze Age barrows and later lynchets and field systems. The medieval period is also well represented, with an elaborate mid C12 chancel arch in the parish church (and C14-15 elements), the extensive and well-preserved earthworks of Powerstock Castle (a nine acre motte-and-bailey) and a deer park to the east of Nettlecombe. Hedgerows are, again, a significant feature.

There are post-medieval features of interest, notably small settlement sites, watermills and limekilns.

The **archaeological issues** are:

- Lack of understanding of the resource, particularly the Loders Priory and Powerstock Castle sites, industrial archaeology and vernacular houses (only Listed Buildings have some description, mainly confined to the exterior);
- The particularly good example of a lime kiln.

C. Spatial and character analysis of each village

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

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

C1 Loders and Uploders

Loders and Yondover are divided by the river and former railway but may be seen as a whole in terms of historic character, but Uploders is a physically separate settlement, with some differing building types and layouts. It is thus logical to divide the analysis into two Sub-areas, Uploders; and Lodders and Yondover.

i. Sub-area: Uploders

Spatial analysis

Uploders has a long, linear **plan**, with no obvious focal point, apart from the minor one seen in a thickening of development at the junction of New Road (shown on an 1846 tithe map) with the main street. There is a parallel New Street Lane north of the river, running from Lodders to Upton Manor Farm (in footpath form). The linear form reflects the constraints of topography and drainage. There has been some recent development, again in linear form, along New Road, and in the eastern angle with the main street, which is poorly related to the rest of the village. There has also been some infill and cul-de-sac development. Despite this, the village is attractive, with stone cottages and farms helping to retain a strong rural character. Apart from the two modern culs-de-sac at Purbeck and Home Farm Closes, development tends to be single plot depth, set hard onto the street, with few front gardens and no pavements. There are a marked number of properties with gable ends at right angles to the road, associated with yards, exemplified by Croad's Farm with a farmhouse and small farmyard. Modern infill usually is set back from the road, in gardens. To the east of the main cluster, there are several large, detached gentry and farmhouses, related to other larger houses, in the case of Uploders Place, associated with a large group of farm cottages and barns, at Upton Manor and Matravers Farms.



Fig 4. Uploders

The linear form may be subdivided into several smaller divisions:

- The western main settlement group around the Crown Inn junction, with a village hall, and a predominance of older cottages on the east-west route, a C19 Methodist Church, two small farms and two modern closes of houses; there is also some modern infill but generally, building lines are tight to the road;
- A small cluster to the west of (and including) Uploders Place, about 200m east of the junction with New Road;
- Looser, sporadic development along the road eastwards, including Upton Manor Farm, The Retreat, The Old Piggeries, The Dairy House and Perwen Farm. The first three are separated from the road by the river and are at an appreciably lower level than the road;
- A small eastern group around Matravers House and Farm with some modern infill up a northern lane from a minor crossroads at the eastern extremity of the Conservation Area.

The character and interrelationship of spaces within the Conservation Area

The Conservation Area is large and long (about 1.5 km at the Uploders Sub-area) and is composed of a series of linear visual events. From the western, Shatcombe end, there is the character of a tightly-knit small village, with fairly continuous building lines. Firstly, there is a very clean western edge to Shatcombe, with fields sloping down to the river and expansive views towards the eastern edge of Loders. Victorian terraced houses and a hedge on the south side of the road lead the eye to the gable end of Myrtle Cottage and a willow overhanging the carriageway. A trio of bungalows are set back behind a concrete apron and gardens and weaken the enclosure, but provide views of the northern ridge beyond the river, over their roof ridges. Another gable end (Killick Cottage) introduces a long thatched group, Knowle Farm and its attached barn on the left (north side) and on the right (south), Chapel Lane branches off and the prominent white Methodist Church reintroduces enclosure on both sides, only for the tension to be weakened by a pre-War bungalow on the south.

The street falls gently downhill and curves to the right, with cottages of mixed character and materials hugging the road line on both sides and distant views of Eggardon Hill, Haydon and Askerswell Downs are visible to the east, above the village houses. The junction with Home Farm Close reduces the street's visual strength, but more positively, the setback of Riverdale and the views of the river valley to the north enhance it. Looking back west, Rose Cottage rises up above sheds and garages.

The main road continues to curve and a series of three gable ends marks the outside of the curve and then the garden of the Crown pub heralds the junction with New Road, as does the grey stone of Purbeck Close, set above the junction. There are long views south, up the valley, with impressive terracing to the west and a good view over Rose Cottage and Shatcombe about 100m up New Road.

Back on the main east-west route, Croad's Farm and yard marks the end of the main development cluster and there are views of open countryside to north and south. A stone barn and telephone box introduce the next small development group, with a long terrace of cottages on the road line, to the right and mixed development to the left, with views into the river valley. The road has a double bend and an attractive barn and vegetation visually stop the view east, whilst a tall hedgebank and trees stop the second part of the dogleg. A long rural lane then opens up, overhung with trees and bordered to the north by the walls of Uploders House (set back at a lower level) and the more prominent Uploders Place, with attractive rendered extensions and gateways, one providing a partial view of a well-treed garden and the river and northern ridge. The lane has two small groups of cottages and a modern house on its southern side and suddenly, on the other (north) side, there is a wide view of the whole valley bottom, with ponds and the main watercourse, through a screen of trees. The elevation of the



Fig 5. Lane towards Matravers



Fig 6. Uploders Place & boundary walls

road affords good views of Upton Manor farmhouse and its extensive associated buildings. One access to these properties is by a steep descent and ford across the river.

Further east, the attractive façade of Perwen Farm is seen on the south, together with views of fields and trees. Matravers House provides a complement to the north, with a high boundary wall and bridge over a stream, as well as a glimpse into a stable yard. At the eastern end of the Conservation Area, a northern lane passes modern bungalows and Matravers Cottage, which is attractively set by the stream.

Key views and vistas are the first impressions of Uploders on New Road, set into its narrow valley; the western view out to Loders at the end of Shatcombe; the internal view from Shatcombe down towards the Methodist Church; and the views into the garden of Uploders Place and across Upton Manor Farm from the main lane. **Landmarks** are not particularly evident, with only the minor punctuations of The Crown pub, at the main junction; the Methodist Church seen in sharp perspective; the stone Bridgeacre Barn firmly marking the sharp curve in the road; and the Upton Manor Farm complex.

Character analysis

Building Uses

The original uses varied from larger gentry houses and detached farmhouses (with barns and facilities for dairy herds attached or separated by a yard), rows of smaller cottages and detached houses set at right angles to the road, public buildings like the pub and Methodist Church. Some property names give clues to former uses, notably Old Forge and Wheelwrights Cottages. Most buildings have retained their original uses, although there have been a number of barn conversions to residential use. Bridgeacre Barn is currently used as a museum of the local flax, rope and net industries. Some of the Upton Manor Farm buildings have become residential or have been converted to small business uses.

Building Types and Layouts

C17 large houses like Upton Manor Farmhouse tend to be accretions of rooms and wings over time, with little evidence of formal planning. Upton Manor Farmhouse originally had a main house and a lower end byre in line. There are more obvious degrees of planning from the end of the C18, seen in central entrances and symmetrical elevations in Perwen Farmhouse and Matravers House. Uploders Place has a regular arrangement of rooms along its east, garden front, with the main entrance and staircase behind and an older service wing behind (now part of Uploders House). Knowle Farmhouse has a large attached barn, now converted to residential use. Smaller cottages are usually composed of single pile arrangements of rooms, with rear outshuts and off-centre front entrances. Some thatched examples have one and a half storeys, with eyebrow dormers. Half dormers are also seen in the C19 Wheelwrights Cottage. Victorian terraced houses are more obviously planned and standardised in their plans.

There are a number of unaltered farm buildings, notably Bridgeacre Barn and the listed barn and stable block at Upton Dairy Farm and Upton Manor farmhouse respectively.

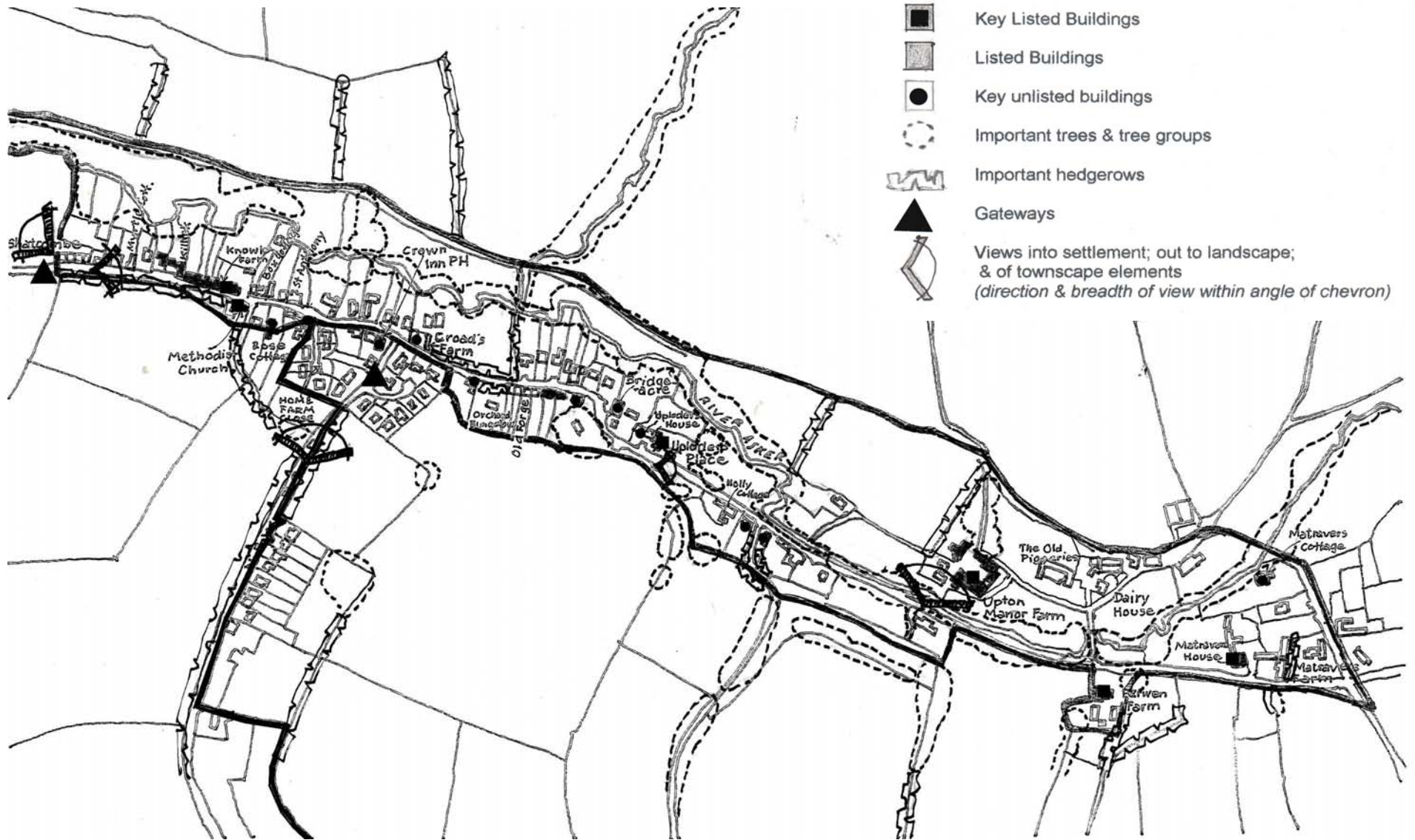


Fig 7. Matravers Farmhouse



Fig 8. Knowle Farm to Christmas Cottage

Map 1: setting & assets of Uploders



Key Listed Buildings and Structures

There are twelve Listed Buildings in the Sub-area, one of which, Upton Manor Farmhouse is Grade II*. The key Listed Buildings are:

- Upton Manor Farmhouse, C16 and C17, C18 additions, important internal details; landmark building, with a group of stone barns;
- The Methodist Church, dated 1827, with stone portico, miniature bell-turret and original iron gates and lamp overthrow;
- Uploders Place, rendered early C19, good interior woodwork, although not easily seen from the road, the house relates to a fine designed garden;
- Perwen Farmhouse, thatched, with good stone boundary walls and gate pillars;
- Matravers House, a gentry house of similar date and status as the former;
- Knowle Farmhouse, a large house in the centre of the main developed area, with a well-converted large barn.



Fig 9. Crown Inn

Key Unlisted Buildings

The contribution made by key unlisted buildings is significant, as part of the groups outlined above and as buildings in their own right. They vary between thatched cottages and several early C19 small houses:

- Uploders House, early C19, squared rubble, slate, casements; much altered but groups well with Uploders Place;
- Nos. 48 (Briar Cottage) and 50, rubble, casements, early C19, thatch to No. 48 (at right angles to the road); unspoilt and of group value;
- Matravers Cottage, stone and slate, pantiles on lean-to; nicely related to a watercourse and a good end point to the eastern extremity of the conservation area;
- Bridgeacre Barn, stone, loop lights and diamond patterns of lights or ventilation holes either side of a large central entrance, modernised, but of group value;
- The barn north of Orchard Bungalow, T-shaped, stone, mid-C19, with pantiles, various doors and openings, in a parlous condition, but very visible up the lane from the New Road junction;
- K6 telephone box adjacent to the above;
- No. 47, Coombe Cottage, rubble, thatched with eyebrow dormers; important position on sharp bend and groups with Nos. 42-5 and Bridgeacre Barn;
- Croad's Farm and barn, a stone early-mid C19 double fronted house with casements, the barn has pantiles; a good terminal group at eastern end of the main development cluster;
- The Crown Inn, rubble, casements, mid C19, an entry feature from New Road;
- Former barn adjacent to the entrance into Home Farm Close, opposite Riverdale, a simple but effective corner feature, with a prominent gable end.



Fig 10. Croad's Farm

Some of the above may be worthy of consideration of Listing.

There are several important building **groups**:

- The row formed by Killick Cottage, Christmas Cottage, West Winds, Knowle Farm, Wheelwright's Cottage to St. Anthony on the north, and the Methodist Church, Rose Cottage and Home Farm to the south;

- Nos. 42-5, 47, Bridgeacre Barn and Nos. 1 (Hill View Cottages), 2 and 3 on the north side; coherent group on or near a sharp bend;
- The Upton Manor/Retreat/River View complex, The Old Piggeries and Dairy House.

Building Materials and Architectural Details

The older properties are built predominantly of Inferior Oolite rubble, giving a characteristic warm brown colour, usually squared and brought to courses with dressed stone quoins and window and door surrounds on the larger houses. There are 22 recorded quarry sites in the Parish. Uncoursed stone rubble is commonly used in boundary walls. Brick is sometimes used for quoins and window surrounds (e.g. Shatcombe and Wheelwrights Cottage). Home Farmhouse has a complete façade of late C19-early C20 orange/red brick. Render appears on the Methodist Church and Uploders Place.

Thatch and slate roofs are common. The thatch is characterised by simple, rounded local detailing, with laced ridges and swept dormers. Pantiles are used on a few Victorian cottages and on farm buildings (e.g. Croad's Farm).

Coped and moulded gable ends, with shaped (ovolo or, more commonly, hollow-chamfered) kneelers, are very evident. Originally a post-medieval detail, it seems to have survived in this area until the late C18 or early C19 on vernacular houses (Knowle, Perwen, Matravers and Upton Manor Farmhouses, the latter being genuine late C16). Other thatched cottages have simple gables, sometimes with a half or quarter hip to an end chimney.

Porches are fairly common, ashlar Classical at the Methodist Chapel and Bridgeacre; cast iron columns at Perwen Farmhouse; bracketed wooden or thatched canopies elsewhere. Windows vary between ovolo sectioned stone mullions at Upton Manor Farm, where there are also C17 labels or drip moulds over some of the windows; wooden casements of varying complexity (numbers of lights and glazing bar patterns); and vertically hung sashes at Perwen Farmhouse. Uploders Place has typical marginal glazing bars of about 1840. The Methodist Chapel has circular headed windows with Y-shaped bars. Lintels are commonly of stone blocks, but wooden and brick types may be seen. Doors are usually of planked or boarded form, but some of the bigger houses have flush or moulded six panel types, with glazing to the top two.

There are early C19 gates, with vertical bars and saltires, with a lamp overthrow and boot scraper (see fig 1). There is a Victorian wall post box near the Crown Inn junction. The K6 telephone call box has been mentioned previously. There is an intact DCC circular-finished directional post at the Matravers crossroad. There are several rustic wooden road signs with raised lettering at the New Road junction. Date stones on buildings are also an interesting detail: 1655 at Upton Manor farmhouse; 1827 on the Methodist Church; and 1832 on Jorwyn and The Cabin.

Stone of the correct type and pantiles are successfully reintroduced for some of the refurbished and new buildings at Upton Manor and The Old Piggeries.

Parks, Gardens, Trees and Open Spaces

There are a number of important gaps:

- The gap between Shatcombe and Yondover;
- The undeveloped land between the ribbon development on New Road and the main settlement;
- The break in the linear development at Croad's Farm on both sides of the road;

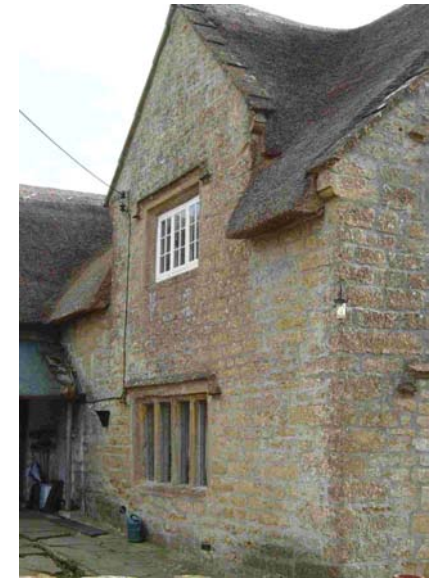


Fig 11. Details at Upton Manor Farmhouse



Fig 12. Gap between Shatcombe & Yondover

- The large area of open countryside north of the main road, both sides of Upton Manor Farm;
- The open countryside east of Perwen Farm and, on the north side of the road, west of Matravers House.

The ornamental grounds of Uploders Place are embellished by specimen trees and a modern wooden bridge and can be glimpsed through an entrance gate. Trees are important throughout the Sub-area: along the course of the river and in back gardens at Shatcombe, the main settlement area, north of Bridgeacre and Uploders House and Place, behind Upton Manor Farm and along the main road to Perwen and Matravers Farms.

Front gardens are rare and older cottages may contribute a small area of grass, with low shrubs or wall climbers.

Detrimental Features

There are:

- An open space at the junction of Home Farm Close with a modern garage and lack of enclosure;
- A wirescape on the western end of the main settlement;
- A broken DCC finger post at the Crown junction;
- The poor condition of an attractive barn east of Purbeck Close;
- An intrusive garage and hard standing between Nos. 45 and 47;
- Unsympathetic pointing of rubble stone wall.

ii. Sub-area: Loders and Yondover

Spatial analysis

Plan: Loders consists of two distinct settlement clusters: the small linear hamlet of Yondover, extending round a sharp right-angled bend in the road towards a river crossing; and the main village of Loders which, again, is a linear settlement set under Waddon Hill on the northern side of the river. The layout of Loders has been constrained by topography and drainage to a narrow shelf. The fact that the village effectively ends at the gates of Loders Court may be of great significance, possibly reflecting the siting of a French Benedictine priory cell in the early C12 and the development of a street from its boundary (pre-C18 Milton Abbas had this relationship). There is no evidence of planning, in the form of regular plots or straight boundaries). The monastic land and later parkland of the Court certainly prevented any development to the west, apart from Loders Mill (which may also be an ancient foundation). The Parish Church lies adjacent to the Priory site, suggesting a dependency.

The main road bridges the river at Yondover and passes under the former railway line before it enters Loders. A no-through-road, New Street Lane, forms a junction on the eastern edge of the village, runs under a second former railway bridge and leads to the Old Mill (and, in footpath form, further east).

There are two road junctions: a minor road from Powerstock and Nettlecombe, Smishops Lane, joins Main Street obliquely at its eastern end, and at its western end beyond the Parish Church, with a lane leading around the western side of Waddon Hill to West Milton and Powerstock. This layout appears to be historic, shown on an 1846 Tithe Map. There was little development on the two eastern lanes apart from a mill and one plot on the angle of both junctions with Main Street.



Fig 13. The parish church & Loders Court

Yonderover has two working farms (Higher Yonderover and Newhouse Farms) but no obvious focal point created by its layout plan or specific building functions. Loders has a definite major focus at its western end, in the Parish Church, Vicarage and Loders Court all on or related to Main Street. The village primary school and pub, The Loders Arms, are minor public features, to the east and the new village hall is hidden away to the north of Main Street.

Apart from The Court, Victorian Vicarage and some other late C19 houses at the west end of Main Street, set in gardens, all historic properties are set on the road line. No. 41 has a small front space and The Farmers Arms has an L-shaped plan, which allows a small paved space in the angle.

Yonderover has a small, modern cul-de-sac, Well Plot, on its eastern edge. Loders has a larger infill, to the angle between Main Street and Smishops Lane, at Highacres.

The character and interrelationship of spaces within the Conservation Area

Yonderover's Well Plot is reasonably well landscaped and has a wide green. The main road has groups of buildings set between hedges and stone walls. There are distinctive older stone buildings with thatch or slate, glimpses into farmyards with a wider variety of materials and one or two good older barns, which project tight to the highway. The highlights in Yonderover are minor but important to the quality of the main street. Yonderover Farm House and Brook House define the road curve and have individual qualities (Yonderover Farm House also has attractive pantiled outbuildings). There are several coherent groups of older buildings on the main street: Rumble Cottage and neighbours to the south with Higher Yonderover Farm to the north; further west, the Barns, Yonderover Farm House and outbuildings, the gable end of Newhouse Farm and Brook House.

The river with its weir and mill race provide a high quality open space either side of a small bridge, with views of meadows and trees. The railway over-bridge provides a framed entry into Loders from the south. Two thatched cottages on either side of the road underline the sense of arrival and New Street Lane drops eastwards into a green tunnel and under another railway bridge.

The thatched No. 12 sits hard on the junction with New Street Lane. There is a glimpse into the yard and garden of Raikes and its handsome stable block. Bell Cottages and Sirio Cottage step uphill to the junction with Smishops Lane. The Highacres development is set on a plateau above the main street but is well screened by trees. The Village School forms a very positive feature on the point of the road curve opposite the Smishops Lane junction, its porch, in particular, projecting out into the road.

Main Street gently curves left (south) and then right and is bordered by an almost by an almost continuous run of good quality historic buildings on both sides. Golden stone, thatch and tile predominate. The curving line throws into prominence a series of buildings on the outside edges, where they provide visual closure until the next section of facades is seen. No. 17, Oak Cottage, appears handsomely at the end of the view up the beginning of Main Street, by Bell Cottages; The Loders Arms forms an obvious focal point on the south and the gable end of the nearby (former) Farmers Arms is another is another punctuation. There are some larger Victorian detached houses on the north side, set-back behind walls and railings and the visual tension is relaxed somewhat at the western end of Main Street.



Fig 14. Properties situated on the road



Fig 15. View of the river & meadows from the bridge, Yonderover

The street opens-out at its western end, with cottages with gardens and a small green to the north and the impressive stone wall of Loders Court to the west. The Vicarage is modern and 'in keeping' and, at a sharp bend northwards, the Parish Church effectively stops the view along Main Street. Church, Loders Court (viewable above stone boundary walls or through its set-in entrance gates) and magnificent trees create a splendid group, and the valley sides and more woodland are visible to the north and south, after another sharp bend in the road. Parkland and the Church can be seen from the road, which runs westwards through a well-treed tunnel. Loders Mill is a final flourish of good buildings to the south, backed by green hills, hedgerows and trees.

Key views and vistas are the view from the northern end of Well Plot, down to the river; across the outside of the sharp bend, over Newhouse Farm to Boarsbarrow Hill; the views east and west from the river bridge; the sequence of townscape experiences up Main Street to the Church and Court; views of the river and Boarsbarrow Hill between the buildings on the south side of Main Street; and glimpses of the Court's parkland from the churchyard and from the rural section of the main road towards the Mill. The only **landmarks** are The Court and the church tower (not easily seen, apart from across the churchyard or, intermittently, from the western approach, and the railway bridge on the eastern entry to Loders).

Character analysis

Building Uses

Traditional uses have largely been continued, with the Court and Loders Hall remaining as large houses, although the Hall has changed from being the vicarage to private residential use. Other large houses and smaller cottages have remained unchanged, apart from extensions and internal alterations. There have been several barns attached to houses that have been converted to residential use. A 1992 survey showed that one in six residential properties were either second or holiday homes (probably a higher percentage now). The School remains in active use, but (according to the Village Design Statement) seven shops have disappeared, the last being the Post Office in 1991. The Loders Arms Inn has survived, but The Farmers Arms has obviously changed from a public house to residential use.

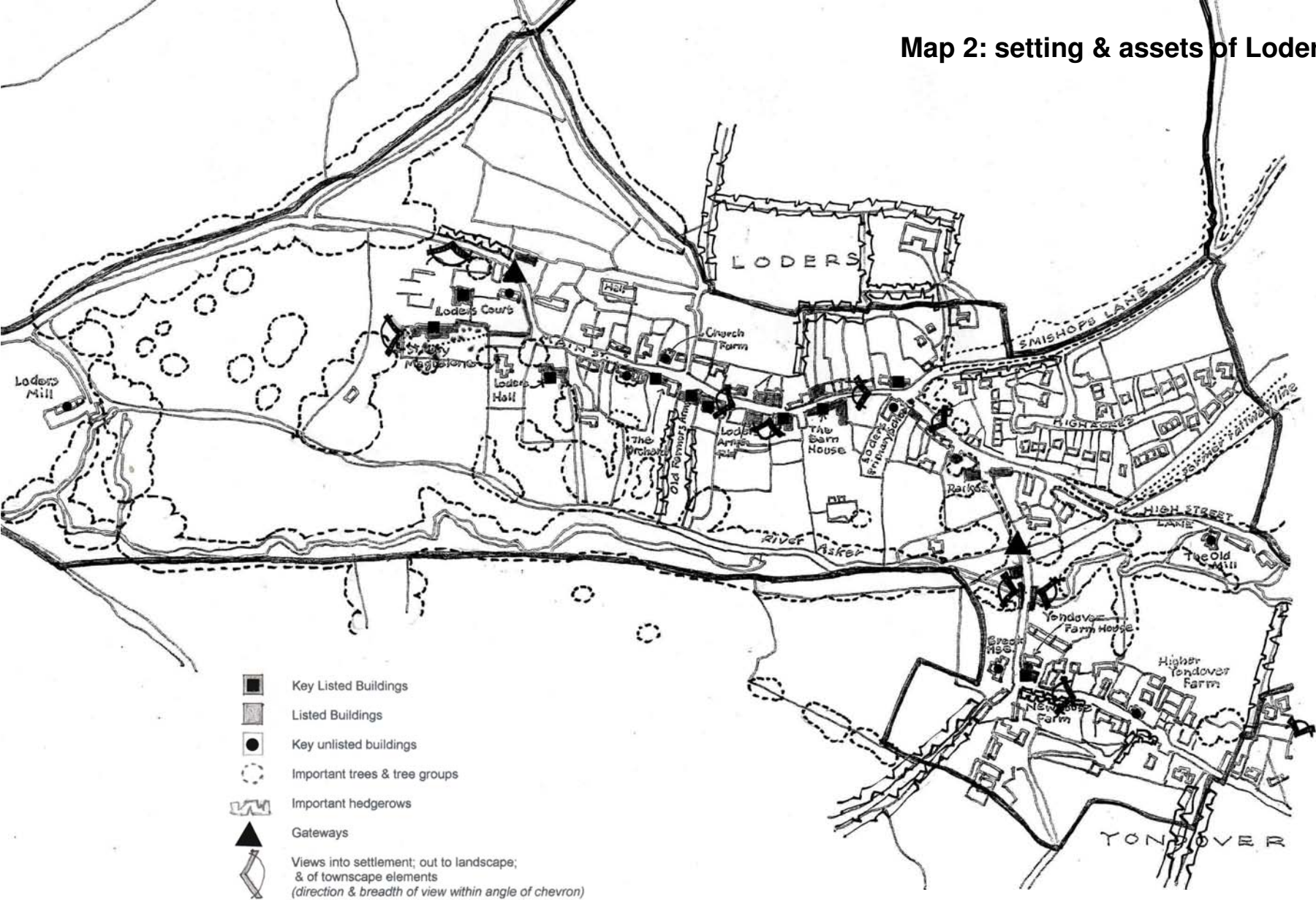
Building Types

The Parish Church is a good example of medieval accretions and re-planning, from the C12 to the C15, with an aisleless nave and long chancel, as well as a west tower and large south porch and chapel. The Court may have medieval features in the basement, but is more obviously a late C18 small country house, with symmetrical north and west fronts and a staircase hall with a semi-circular wall, but with a less organised south and east facades and various additions. Loders Hall has an early C16 core and substantial Victorian additions and is of organic planning and form.



Fig 16. View westwards to Loders End

Map 2: setting & assets of Loders



There are a number of large late C17-C18 houses with rooms in a row and offset doorways, with no obvious planning: Oak Cottage and The Barn House (this with farm buildings attached). Yonderover Farmhouse has an almost symmetrical south front dated 1738 and with a large C17 north wing. The Farmer's Arms has an L-plan, with the doorway in the angle. No. 41 Main Street has a symmetrical front, with a central front entrance. Symmetry is a feature of later, Victorian, detached houses and the 1.5 storey terrace, Nos. 32-36A, with dormers in small gablets.

Attached farm buildings may be two storeys, with separate loading doors or single storey. Detached stone one and a half or two storey sheds are to be seen at Raikes (coach house and stables) and in front of Loders Hall. The Parish had a number of lime kilns and there is one fairly complete example at bell House and remnants at other sites.

Key Listed Buildings and Structures

Loders and Yonderover have some important individual buildings and coherent groups. There are 33 Listed Building entries, including the Grade I Church and Grade II* Court.

The key buildings are:

- The Parish Church and graveyard (including nine Listed monuments), stone boundary walls;
- Loders Court and its boundary wall;
- Loders Hall and its wall and gate piers;
- Yonderover Farmhouse, a particularly attractive thatched house, positioned on the sharp bend (see fig 1);
- The Farmer's Arms, a Mid-C17 house, with some good details and very visible in the townscape sequence;
- A series of farm and gentry houses on Main Street: The Barn House, No. 41, No.38, The Orchard and No. 17 (Oak Cottage);
- The Bell House lime kiln and shed, a well-preserved, rare example of a local source of building and agricultural materials.

Key Unlisted Buildings

These include several cottages and agricultural buildings and Victorian detached houses:

- A stone shed on the road frontage of Higher Yonderover Farm;
- Brook House at Yonderover, a large severe frontage that encloses an important corner;
- The Old Mill on New Street Lane, stone and thatched, with a lower pantiled unit;
- Loders Mill, a long range of stone, thatched and tiled buildings, a good western entry feature;
- Loders Primary School, Victorian Gothic with a porch and bell turret, stone boundary walls, an important building on the curve into the central part of Main Street;
- The lodge to the Court, with a circular gable window and a characterful keyhole arrangement of door and flanking windows;
- Nos. 32-36A, Victorian stone and brick, gablets, of group value;
- Church Farmhouse, on the north side of Main Street, Edwardian stone and brick, unspoilt, with decorative railings and gate.



Fig 17. Loders Court



Fig 18. Loders Mill

There are several coherent **groups**:

- The row (including Trinity Cottage and The Retreat) on the curving south-eastern entrance, the school and Oak Cottage across the street;
- The north side of Main Street from No. 19 westwards, including Hope Cottage to No. 23 and the thatched Barn House and No. 41 on the southern side;
- The row on the north side, including Waynflete and Pound Cottage, opposite the Loders Arms on the south side, the Old Farmers Arms, the Orchard and a western terrace of smaller stone and slate cottages (No. 36a westwards) with small gables;
- Loders Hall, outbuilding and boundary wall and gates, the churchyard wall and gates, church, Court and boundary wall and the unlisted stone entry lodge to the Court;
- The Barns, Yonder Farmhouse, Brook House and Newhouse Farmhouse, defining the sharp bend towards the river bridge.



Fig 19. Yonder Farmhouse & Brook House

Building Materials and Architectural Details

The two settlements have a preponderance of orange-to-honey coloured Inferior Oolite limestone laid as coursed rubble (with some larger blocks squared) and dressed stone quoins and massive lintels over windows and doors. The Church and School have ashlar dressings to window and door openings, as have one or two better quality older buildings like The Old Farmers Arms and Yonder Farmhouse (see fig 1). The Church has a Forest Marble plinth to its chancel. Brick lintels and quoins are also evident on C19 buildings. Older roofs are thatched or have clay tiles or pantiles, which are also in evidence on farm buildings. Loders Court is faced with Roman Cement or smooth render with a slate roof. The roof to Loders Hall is of clay tiles with fish-scale and lozenge courses and a decorated ridge. Red brick crops up on several Victorian buildings. Boundary walls are generally of rubble with dressed copings. The coped and moulded gable end with shaped kneelers is, as in Uploders, a notable feature.



Fig 20. Stone head in the churchyard

Window and door details relate to those previously described for the Uploders Sub-area. There are many interesting details: a number of date stones and initials (see fig 1); spear-headed railings at the churchyard, more elaborate flared spears at Church Farmhouse, gates with two intersecting arcs at Loders Hall (along with floriated gate pier finials) and Victorian enamelled circular door numbers on Nos. 32 and 33. There is a (medieval?) stone head attached to a shed in the churchyard.

Some new or refurbished buildings have rubble, render and thatch, notably in The Barns, properties opposite Loders Court and the small New Street Lane development.

Parks, Gardens, Trees and Open Spaces

There are a number of obvious gaps:

- The river corridor between the Yonder and Loders;
- The undeveloped plot between the School and The Barn House;
- Meadows sloping southwards from the southern edge of Loders to the river;
- Parkland south of the western approach road (associated with Loders Court);
- The churchyard;
- The southern side of the river valley rising to Boarsbarrow Hill.

Gardens are fairly minor elements, being confined to small front area shrubs or climbers. Those of Loders Hall and Court are largely hidden behind boundary walls. The parkland of the Court is a valuable feature of the western approach to Loders. There is an attractive informal border in the churchyard, against the boundary wall to the Court.

Trees are important: on the river corridor and in the rear gardens of the Main Street south side properties; on the slopes of Waddon and Boarsbarrow Hills, west, north and south of the historic core; rarely on Main Street, for example, a fine beech in the grounds of Loders Hall; and the churchyard yews and other trees that are seen in the view west along Main Street.

The parish cemetery, allotments and Peascombe Nature Reserve to the north of Loders on Smishops Lane represent a collaboration between the parish and wildlife trust to create an amenity area for the village.

Detrimental features

These include:

- Loss of architectural detail on a number of key, unlisted buildings, notably involving replacement windows, doors and dormers;
- Pointing of stonework in hard cement, with intrusive raised pointing or in black material;
- The decorative state of the railway bridge;
- The reduced sense of roadside enclosure in the lowest part of Main Street;
- The bare space in front of properties on the corner opposite the entrance to the churchyard;
- Obtrusive poles and wires on the western end of Main Street.

Definition of the Special Interest of the Conservation Area

From the two sets of Spatial and Character Analysis, it is possible to draw together the detailed information to provide a short overview of the particularly important characteristics of the Conservation Area:

- A fine landscape setting, with dramatic topography, an attractive river course, mature trees, hedged lanes, two landscaped gardens/parkland and views out from the settlement cores;
- Good clean edges to settlement clusters, with important gaps between;
- Related to this, well defined entry points, particularly from the west into Loders; either side of the railway bridge and at Shatcombe;
- A rich archaeological heritage, ranging from Bronze and Iron Age earthworks and field systems, trackways, settlement sites and industrial structures;
- Largely intact historic plans of the component settlements;
- 45 Listed Building entries, including a grade I church at Loders, several large gentry houses and farmhouses, a strong underpinning of smaller cottages and farm buildings;
- Nearly twenty unlisted buildings of character and/or group value;
- Coherent groups of Listed and unlisted buildings, boundary walls, trees and details, notably at the west end of Uploders and Main Street in Loders;
- Consistent use of local Inferior Oolite limestone, thatch and vernacular building details that give an overall unity to the settlements;
- Some pleasant details, including ironwork, signs and date stones.



Fig 21. The western approach into the village

C2 Powerstock and Nettlecombe

Powerstock and Nettlecombe have many common elements, notably their building materials, some building details and types, but there are also marked differences in layout, size and the context of each settlement. Each settlement will thus be described as a separate character area.

i. Sub-area: Powerstock

Spatial analysis

North of the Mangerton River, which is deeply incised below a series of sharp slopes and rounded hills, Powerstock is sited on an inclined southern lane from Merriot and Nettlecombe (that crosses the river and becomes School Hill), and an eastern lane (King's Lane) from Eggardon Hill that rises sharply to the village centre (clustered on a more level platform by a crossroads) from the river valley. From the centre, a minor road with ribbon development heads north to the Poortons, a western cul-de-sac falls to Manor Farm, and a north-eastern lane heads towards the A356.

The Parish Church, larger houses, farmhouses, cottages, school and pub (The Three Horse Shoes) are all situated around the crossroads. Buildings are positioned at different levels (the Church, notably, is elevated on a platform, necessitating a strong retaining wall). Doll Lane forms a footpath link between King's Lane and School Hill to the south of the Three Horseshoes.

The overall **plan form** of Powerstock is nuclear with a north and south development ribbon related to lanes and the topography of the surrounding area. The Parish Church, Glebe House, large Vicarage, pub, school, former Reading Room and several other large gentry and farmhouses are situated on or very near the five-way crossroads by the church. King's Lane has a lower density, sporadic scatter of houses. In the C19, there were 19 houses and a shop at the Knapp, now the eastern edge of the village, with three houses, thus there has been a contraction of development in this area. The 1841 Census recorded 1090 people, but the current population is about a quarter of this figure. Similarly, there are now about half of the 103 houses recorded in 1871 in the village.

There are at least four substantial former or active farm units in the village core, with houses and attached or adjacent barns and sheds (now converted to residential accommodation or other uses in three of the properties). Older properties are either set in their plots with gardens, are at right angles to the road or are built close to the back edge of the highway. There is little new development, limited to infill plots. The village has no pavements.

Castle Hill was the medieval 'raison d'etre' of the village, but the Castle does not seem to have dictated or distorted the village layout. Castle Lane is a narrow north-south track running round the bailey from King's Lane to a ford across the river to Nettlecombe.

The character and interrelationship of spaces in the Conservation Area

From the Merriott crossroads, the Powerstock entry passes down through a green tunnel to the river, crosses a bridge, with views of meadows and pollarded trees and then turns past several older rubble cottages and sheds and climbs steeply up School Hill, which reveals the attractive Victorian Gothic school. The Church tower, elevated above a steep bank, sits behind



Fig 22. Powerstock seen from the Nettlecombe Road



Fig 23. The crossroads

a stone retaining wall and dominates the crossroads. An excellent group of stone and thatched buildings surrounds the road junctions, notably Thatch Cottage (partly dug into the slope), Old Reading Room Cottage (slightly above the crossroads) and the long Glebe House (above, at an angle) with a triangular, walled garden and a drinking trough between the house and the road. The left (west) cul-de-sac drops down to the Victorian (1889) Manor Farm, the Gothic but derelict School House and Myrtle Cottage. There is a wide view over the lower ground and the backing ridge to the west.

Back on the main north-south street, an attractive mixture of thatched and Victorian cottages forms the northern limb of the village. The road climbs towards some fine, mature trees. The Old Vicarage provides a grand classical note and Old Vicarage, Adams and Ivy Cottages provide definition to a curving road line. There are partial views into the yard of Glebe Farm and the garden of the Old Vicarage, both on the right and, on the left, through hedges and trees, of the elaborate Victorian gables of Lindisfarne. Ivy Cottage appears to be single storey on the road, but, on closer examination, it is two of storeys on its western side, overhanging a steep slope to a treed valley. Lower Townsend Farm and its stable yard on the left (west) is a fitting C17 termination to the historic core, down a slope off the road. The views southwards show the Church tower and trees and a distant prospect to the river and Castle Hill.

Back at the crossroads, a bold Victorian lych gate and dark yews herald the churchyard. Walking towards King's Lane, the sense of enclosure provided by the massive retaining wall to the church contrasts with the wide views on the other side over the south and west of the village. This promenade leads to the long form of the Three Horseshoes and there is a narrow lane back north to the church past May and Church Cottages, giving a framed view of porch and tower. The lane curves round to the east and suddenly drops away. There is a higher access to Knapp Farm and a lower one to Hillside Cottage and the Castle site, with superb views to the south and extensive woodland.

The walk along Castle Lane provides views of the Castle earthworks. It terminates in a river crossing and the buildings of Castle Mill Farm.

From the above, the **key views and vistas** are the views of the whole village from the Nettlecombe road and from the entry road down to the river; the view of the church tower from School Hill; the views west and north at the crossroads; the view back south to the church from the northern spur, by the Old Vicarage; the elevated views of the west and south of the village from the churchyard and from the approach to the Three Horseshoes (from where, there is also a good view of the buildings around the crossroads and of the Old Vicarage); and the view east on King's Lane, where it drops away to Hillside Cottage, taking in the Castle site and Nettlecombe, through thick woodland.

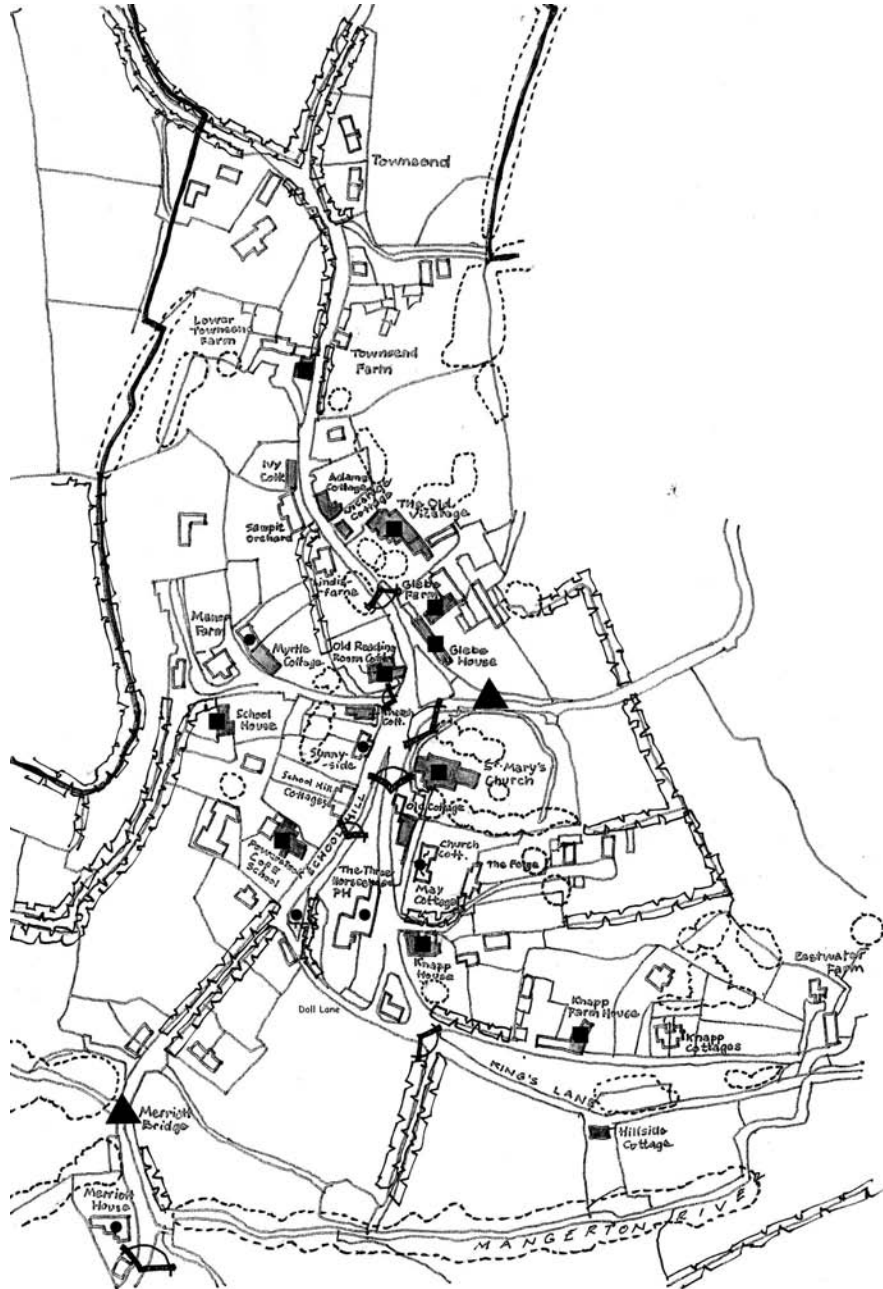
The church tower and Glebe House, both very visible from the heart of the village, are the obvious **landmarks**.










Fig 24. The cul-de-sac to Manor Farm



Fig 25. Lane leading to the church past May & Church Cottages



Map 3: setting & assets of Powerstock

-  Key Listed Buildings
-  Listed Buildings
-  Key unlisted buildings
-  Important trees & tree groups
-  Important hedgerows
-  Gateways
-  Views into settlement; out to landscape;
& of townscape elements
(direction & breadth of view within angle of chevron)

Character analysis

Building Uses

Historic uses were related to agriculture, social status and village needs. The former Old Vicarage is a grand house and there were several large farmhouses of quality, related to working yards. From the 1902 OS edition, School House (built in 1873) appears to have been an infant school. The current village primary school was built in 1876. The Three Horseshoes pub is dated 1906, but is a rebuild of an older structure.

There are examples of former farm workers and Mappercombe estate cottages and council houses (at the north of the village). The Forge was a village industry. The 1902 map also shows a saw-pit and a Post Office (at Ivy Cottage). There are no extant shops, but there is a village hut or hall to the west of the school.

Building Types and Layouts

The church is an example of accretion and rebuilding, originally consisting of Norman chancel, nave and west tower, with C14 aisles and substantial Victorian rebuilding and extension.

C17 buildings, including obvious gentry houses, tend to be of one and a half (with eyebrow dormers) or two storeys, thatched or tiled, with asymmetrical layouts, characterised by offset doors (Knapp Farmhouse is a good example of rooms in a row, one and a half storeys, with eyebrow dormers set into a thatched roof.). Glebe House, dated 1669, has an offset door, despite its more formal display of windows. It also has a two storey detached former dairy house.

C18 and early C19 cottages are characterised by informal planning, with offset doors and single storey outbuildings and lean-tos (Adams Cottage, Old Reading Room Cottage and the Old Reading Room- see fig 2). Into the C19, frontages tended to become symmetrical, with central doorways (Myrtle Cottage, Merriott House, Eastwater Farmhouse, Lindisfarne, Manor Farmhouse). The Old Vicarage is an 1843 rebuild after a fire and has a central block with lower side wings. It is characterised by deliberate show and careful detailing. Townsend Farmhouse and Knapp House both have attached two storey worker's cottages. There are several examples of smaller cottages of one and a half storeys, with dormers through the eaves or gablets. At the end of the C19, several planned semi-detached pairs of cottages were built, with twin gables and identical plans (Knapp Cottages and Nos. 1 & 2 Sunnyside). May and Church Cottages are an example of late Victorian semis, with gables and one and a half storeys. The Three Horseshoes is a purpose-built pub with a restaurant. School House and the present Primary School are also examples of Victorian purpose-built structures, either side of the 1870 Education Act, the latter with master's house and older, medieval elements incorporated.

There are a number of barns and sheds, humble single storey buildings, sometimes with lofts in the roof space (Knapp Farm and Knapp Farmhouse, Townsend Farmhouse, Manor Farm and Lower Townsend).

Key Listed Buildings and Structures

There are 22 Listed Building entries in Powerstock village, the Parish Church being Grade I and the remainder Grade II. The key buildings are:

- Glebe House and the nearby Dairy House, a good (but altered and extended) example of mid C17 vernacular building, with little acquaintance with Classicism; prominent siting, along with stone walls and gate piers;



Fig 26. Myrtle Cottage



Fig 27. Nos. 1 & 2 Sunnyside

- Knapp Farmhouse and Lower Townsend Farmhouses, both important C17 buildings with some original internal features;
- The Parish Church, with a fine C12 chancel arch and very prominent position in the heart of the village;
- The Old Vicarage, 1843, with a Classical portico, and stone boundary walls, heraldic beast finials to the gate piers and some fine trees; a major focus in the northern part of the village;
- The Primary School, 1876, Gothic Revival, with C16 material from West Milton church; good modern extensions; in a prominent position on the southern entry;
- The School House, 1843, a large Gothic presence that groups well with adjacent larger houses;
- Knapp House (1781), a neat thatched building, with pleasant details; Myrtle Cottage is similar;
- Reading Room Cottage and the Old Reading Room, an unspoilt vernacular row in a very prominent position, grouping with Glebe House.

Key Unlisted Buildings

These are small in number, but add to the value of groups of buildings:

- Merriot House, mid-C19 stone detached house, with fanlight over central door; a key position by the river bridge;
- K6 telephone call box on School Hill;
- Sunnyside and Hillhead, a pair of gabled slightly Arts and Crafts cottages, in an important position by the crossroads;
- The single storey thatched barn, with one eyebrow dormer and cart doors, well converted to residential use, joined to Myrtle Cottage;
- The Three Horseshoes PH, a 1906 stone and brick building with interesting details (date cartouche, gables and tin sign on gable end) in a prominent position;
- Church and May Cottages, Victorian stone, gabled, group well with church and graveyard.

Important **groups** are widespread but include:

- The cottages around the crossroads, including Glebe House and the Church and its churchyard walls
- Glebe House and Farm, The Old Vicarage, Vicarage Cottage, Adams Cottage and Ivy Cottages, on the northern spur;
- The School House, Manor Farmhouse and Myrtle Cottage, in the western area of the village;
- Church Cottage, May Cottage, Knapp House, Sunnyside and The Three Horseshoes.

Building Materials and Architectural Details

The complex area of small hills is capped by Inferior Oolite and Fullers Earth clay. All the older buildings are built of Inferior Oolite rubble or ashlar (walling as well as window and door dressings) from local quarries. Walling is typically of squared or dressed rubble, laid to courses, with ashlar door and window dressings. Roofs are thatched, slated or tiled, with flat or Double Roman pantiles on cottages and farm buildings. The school has decorative clay tiles with fish-scales and scallops.

The coped and moulded gable end, with shaped kneelers is, as at Loders and Uploders, a common feature. It can be seen in late C18 houses like Knapp House (1781) and even in the C19, at The Old Vicarage, on a basically Classical house. Some thatched buildings have half or quarter hipped ends. Reading Room Cottage and the Old reading Room (see fig 2) have a stone, coped gable at one end and a half hip at the other. The village has a very important network of rubble stone walls,

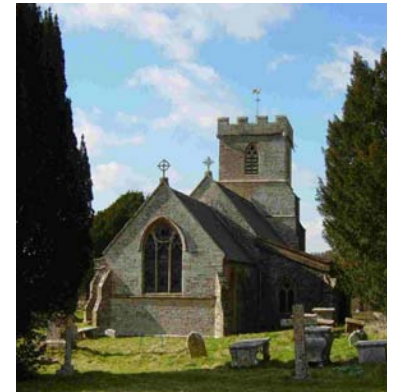


Fig 28. Parish church



Fig 29. The Three Horseshoes

particularly in the centre. Copings are formed of rounded, shaped large stones, smaller stones mortared into a generally chamfered profile, flat stones or more rustic cock-and-hen vertically set stones.

Windows have the expected range of types: stone mullions with returned drip moulds and leaded lights wooden casements with varying numbers and arrangements of glazing bars; and vertical sliding sashes. Lintels are either simple wooden types or large stone blocks. Brick lintels also appear on some later C19 buildings. Doors vary between planked and panelled, with, typically, glazed top lights in later doors. Porches vary between wooden gabled forms, thatch bonnets on wooden posts and simple flat canopies on brackets. The Old Vicarage has a Doric ashlar projecting porch.

Details, apart from building elements, are surprisingly sparse. There are a few date and initial stones, a GR postbox, an enamelled sign on the Three Horseshoes and simple hooped and speared gates at the School. There is a traditional finger post, complete with circular finial, at the crossroads. Opposite the Three Horseshoes is a water tap complete with stone surround and manorial coat of arms.

Parks, Gardens, Trees and Open Spaces

There are a number of gaps and open spaces:

- The river meadows from Merriott Bridge to Castle Lane;
- Castle Hill itself, as a landscape and archaeological feature and the fields with the strip lynchets to the west of Castle Lane;
- The undeveloped north-eastern entry road to the north of the Church;
- The undeveloped frontages along King's Lane and between it and the Knapp Farm access, underlining the sense of buildings set in a landscape at differing levels & the curving lane from Castle Mill Farm to Wallhayes, with Rose Cottage as the only building.

There is no formal green but the triangular space south of Glebe House is visually important. The village has more garden space visible from the public realm, compared to Loders or Uploders. Gardens and trees at the Old Vicarage, Glebe House, Lindisfarne and Reading Room Cottage/the Old Reading Room all add to the attractiveness of the core and northern limb. There are significant tree groups along the Nettlecombe Road, at the southern entry, along the river to Castle Mill, in the churchyard (yews), in the valley west of the main spur upon which the core of the village is built, on King's Lane and on the southern slopes of castle Hill, facing Nettlecombe.

Detrimental features

There are a few problems:

- A seemingly unused adjunct to the unlisted Townsend Farm;
- A minor wirescape in the northern limb by Ivy Cottage.



Fig 30. View near Merriott Bridge towards Daws Lane

ii. Sub-area: Nettlecombe

Spatial analysis

Nettlecombe is a small village situated on the south side of the river, opposite Castle Hill, on a fairly level plateau that has a very steep fall to a former mill and ford. Its **plan** is nucleated, with a minor crossroads in the centre, forming a triangular space called The Square. Into this lead the lane from the main Powerstock-Loders road (and the Marquis of Lorne pub, which is the western outlier to the village); an eastern lane to a ford over the river and Castle Lane; a southern lane leading back to the Loders road; and a short northern spur (Wellditch Lane). Development consists of about two-dozen houses, the pub and agricultural buildings in single plots along the pattern of lanes (basically a trident shape, rather than a cross, because of the curving shape of the east-west lane). Cottages are either set in small gardens or arranged in rows on the lane edges. The longest row defines the SW corner of The Square, curving round the angle of the western and southern lanes. There is an intensification of development density in the centre, marked by detached houses and larger gardens on the approaches and a closer arrangement of terraces and individual houses around The Square. There are no pavements or street lighting and, with the proximity of several yards of farm buildings, there is a marked informal, rustic character to the settlement.



Fig 31. Properties on the roadside

The character and interrelationship of spaces within the Conservation Area

There is a good walk through the village, from the pub to the river that reveals its basic form and sequence of spaces:

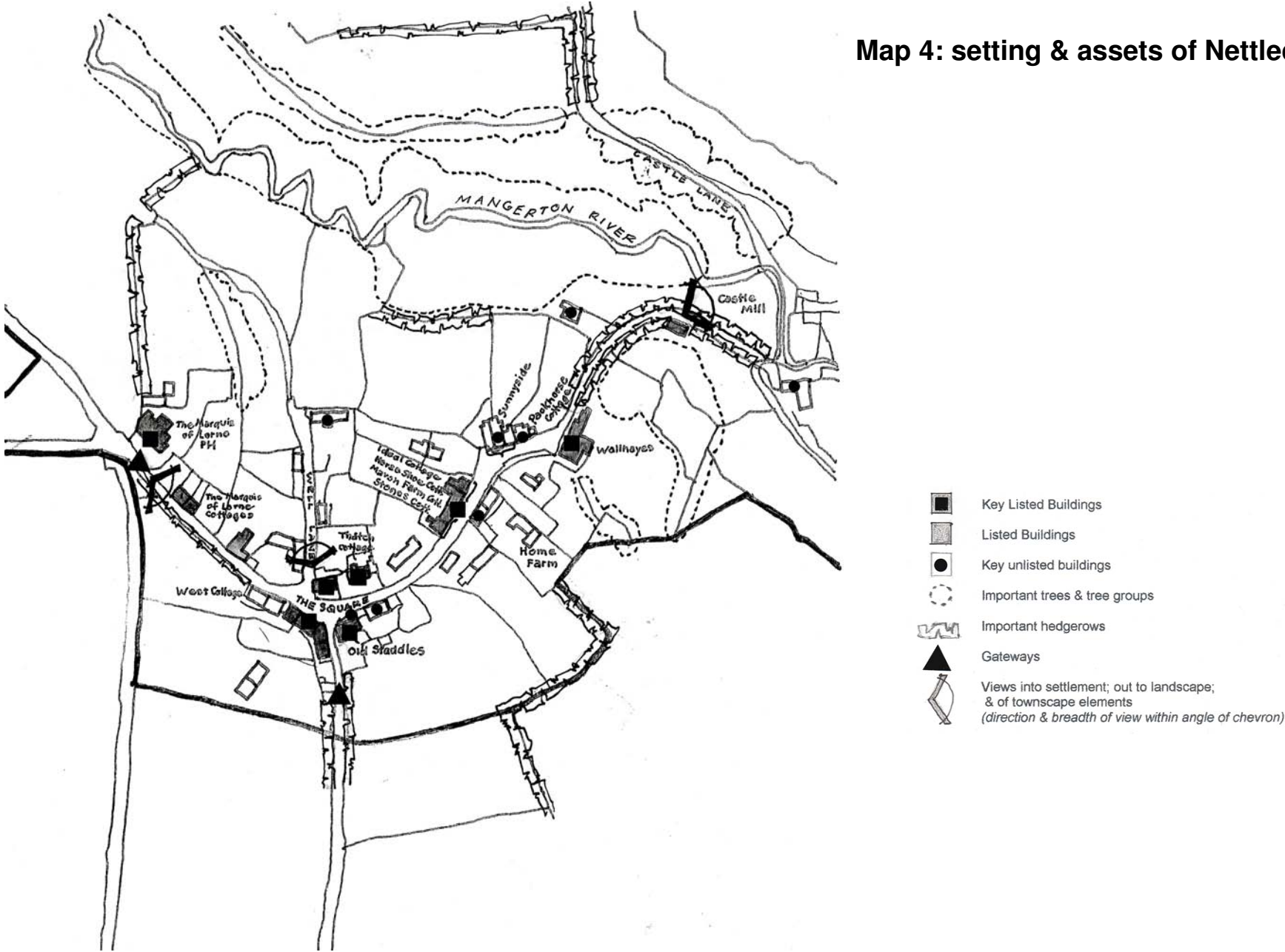
- The Marquis of Lorne is set obliquely to the main road; a junction gives to a narrow downhill lane where cottages can be glimpsed;
- A curving lane reveals flanks of small cottages on the left (west), between which topiary projects;
- The curve reveals a neat Victorian row on the right and a sudden view of The Square, with houses on three of its corners; the triangular space is very informal, but there is a small grassed verge in the SE angle;
- On the northern spur, a narrow track falls past stone sheds, a small farm yard and a detached house to an interesting, hidden row at its end, set off to the right;
- Back at The Square, the eastern lane curves, revealing a series of thatched and tiled cottages, with gardens; a small yard to the right gives views of countryside;
- On the left, a row sits on the road, with a particularly handsome late C17 end cottage; cottages on the other side help to create a feeling of a pinch-point;
- The lane swings around again, marked by a row of cottages on the outside of the bend (now north); a grand thatched house is set obliquely at the termination of the view;
- The lane, however, goes left, narrows and falls dramatically past a small cottage dug into the slope; it curves round to the ESE and there are fine views of trees, Castle Hill and Powerstock on its southern slope;
- The final section of the lane leads to a group of old cottages, Castle Mill Farm and a ford across the river, which leads to Castle Lane and, via a footpath, more directly to Powerstock.



Fig 32. Lane to Castle Mill Farm

Key views and vistas are the unfolding entry lane from the pub to The Square; the view from The Square north towards Powerstock; and the extensive views of Castle Hill and the river from the lane down to Castle Mill Farm. The Marquis of Lorne pub is the only **landmark**.

Map 4: setting & assets of Nettlecombe



Character analysis

Building Uses

The settlement consists of larger farmhouses, a few gentry houses and estate cottages (the Mappercombe Estate) and farm buildings. There is one pair of semi-detached former council houses. There is interesting evidence of population decline from Census information: a population of 293 in 1871 and about 70 now; 74 houses in 1871 and about 35 today.

The Second Edition of the Ordnance Survey 1903 shows a smithy on Wellditch Lane, a saw pit east of The Square and a Methodist Chapel on the southern lane. There was a Post Office at Marsh Farm Cottage. Old Staddles was formerly the Police House.

Building Types and Layouts

There are several larger detached houses with central entrances (cottage on NE side of The Square, Wallhayes, Southmead Farmhouse and Old Staddles). Most of the other cottages seem to have elements of planning, with regular window openings or, in the case of estate cottages, repeated rhythms of windows and doors (suggesting identical layouts). Nos. 1, 2 and 3 Sunnyside are examples of this. Horse Shoe Cottage is a late C17 example of an organised frontage with a front entrance and cross passage set symmetrically between two windows and two more windows in line above and an oval window over the door. Originally one house, the northern portion has been converted to a separate house (Ideal Cottage). Extensions are in the form of two storey continuations or side or rear lean-tos.

Most cottages are two storeys, but Thatch Cottage has eyebrow dormers and a one and a half storey form.

Key Listed Buildings and Structures

There are 12 Listed Building entries, all Grade II. There is an overall modest quality to the village's buildings, but the main buildings are:

- The Marquis of Lorne PH, early C19 with Victorian embellishments; a good entry building at the main road junction;
- Nos. 1, 2 and 3 The Square, a curving row of cottages that helps to define one corner of The Square;
- House on NE angle of The Square and Wellditch Lane, a handsome detached, thatched house that adds to the sense of focus in this part of the village;
- Thatch Cottage, a picturesque *cottage ornee*, part of the larger group (see fig 2);
- Old Staddles, an effective part of a wider group, enclosing the southern part of The Square;
- Stone, Marsh Farm, Horse Shoe and Ideal Cottages (see fig 2), a good quality, tiled row; Horse Shoe Cottage is arguably the most interesting house in Nettlecombe, 1698 datestone, mullioned windows, but with elements of the coming Classicism, in the form of string courses and arrangement of doors and windows;
- Wallhayes, a larger thatched house of c.1700 and C19 refacing; effectively ends sequence of good buildings along east-west route.

Key Unlisted Buildings

These are limited in number, but they add to the qualities of the village:

- Nos. 1, 2 and 3 Sunnyside and Packhorse Cottage, an unspoilt mid-C19 row, of group value;
- Well Cottage at northern end of Wellditch Lane, stone and slate, casements, mid-C19, an unspoilt terminal feature;
- A K6 telephone box in front of Old Staddles;



Fig 33. Wallhayes



Fig 34. Nos. 1, 2 & 3 Sunnyside

- A stone barn east of Old Staddles, pantiled, of group value;
- Marsh Farm Cottage and stone shed to the SW, of group value;
- Tom's Hayes, a detached stone, casemented mid-C19 house, important to the lane leading down to the river;
- Mill Farmhouse, thatched, stone block, visually important to the view down to the ford.

The whole of the village, from the Marquis of Lorne to Wallhayes, forms a coherent **group**.

Building Materials and Architectural Details

The whole village is built of local (four known quarries in the immediate vicinity) Inferior Oolite, giving a honeyed uniformity to its buildings and boundary walls. It may be seen in the form of squared and worked blocks, brought to courses, with ashlar dressings (Horse Shoe Cottage, where the general stonework is of high quality, almost ashlar-like in its regularity and jointing – see fig 2). On more humble or older cottages it tends to be less regular. Lintels are in the form of shaped stone blocks (straight or cambered, according to the shape of the opening beneath), timber or, in one case, brick. Boundary walls are rubble, with small stone, rough copings, cock and hen vertical stones or, in the case of Wallhayes, squared stones. There are some examples of dry stone walls.

Roofs are of thatch, plain tile, pantile or slate. Windows accord with those of Powerstock: stone mullions, wooden casements and later C19 sashes at Wallhayes, Doors are of planked form, with occasional upper lights. Canopies vary between thatched bonnets and simple bracketed wooden canopies. There are pitched roofs with bargeboards at Nos. 1, 2 and 3 The Square and Thatch Cottage (see fig 2).

There are some interesting details: the Victorian lettering around the door of the pub; the traditional finger post in The Square; the date stone on Horse Shoe Cottage. There are very simple, thin-sectioned iron rails in front of Southmead Farmhouse.

Parks, Gardens and Trees

The village has some pleasant gardens, notably on its western approach and on the NE side of The Square. The topiary birds provide interest and there are small front spaces with shrubs and climbers on several cottages. Trees do not make a great impact on the developed area, but add greatly to the wider setting, along the course of the river and down the slopes either side of the ford. They form strong boundaries behind Wallhayes and there are hedges to the west of the pub and, bounding a sunken lane, down to the ford.

Detrimental Features

These are:

- A minor wirescape in The Square;
- Some poor quality repairs to cottages.



Fig 35. Entrance to Marquis of Lorne

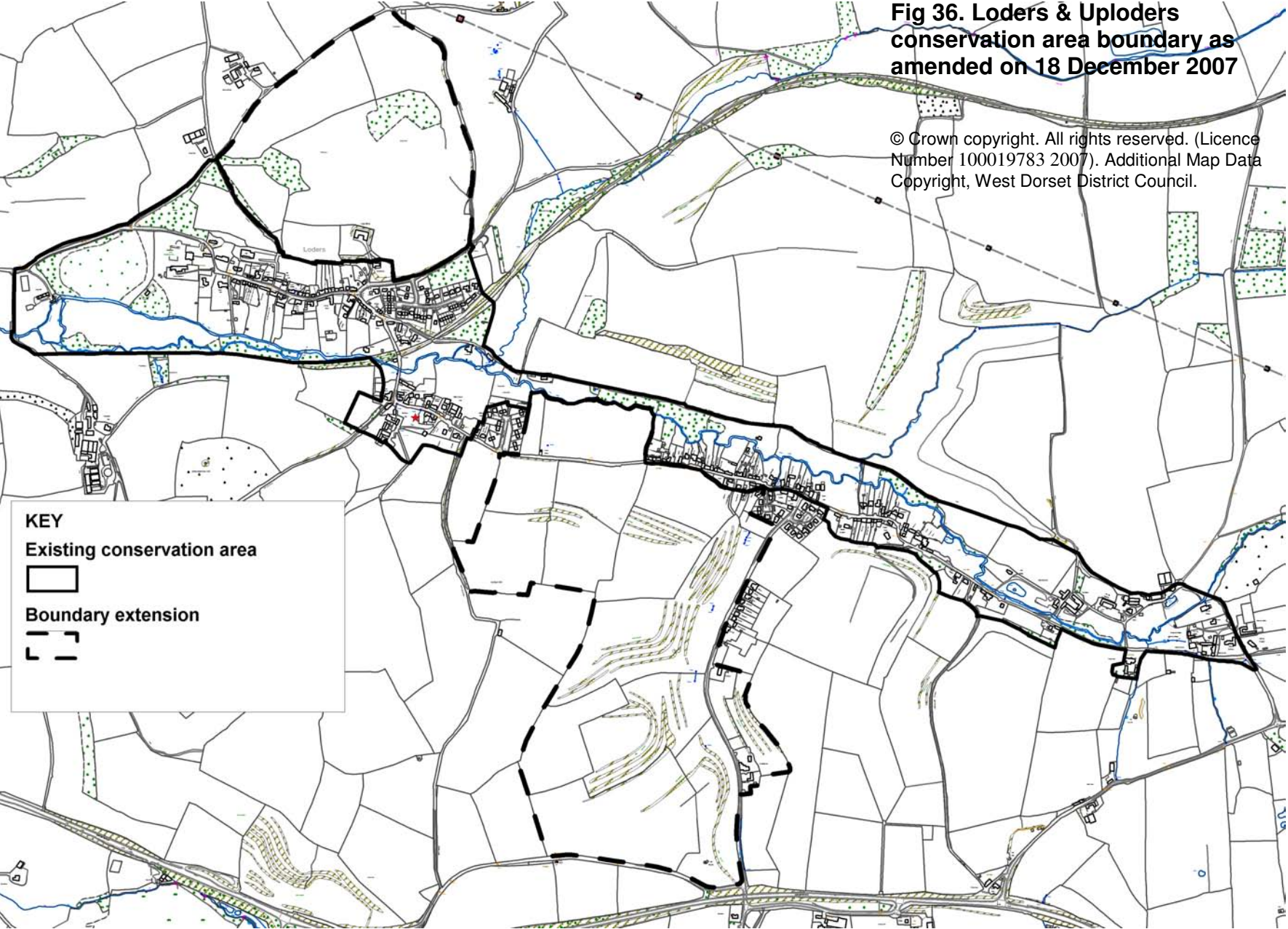
Definition of the special interest of the Conservation Area

Bringing together the various pieces of information from the assessment, it is possible to summarise the particularly important characteristics of the Conservation Area:

- A fine landscape setting, benefiting from dramatic topography, the incised river valley, mature trees and hedges;
- Two intact village plans, with very little modern extension;
- The obvious contribution of archaeological features in Castle Hill and lynchets on the northern river valley slope;
- Good quality buildings, with 34 Listed Building entries, some high status houses and many vernacular cottages of value, with numbers of unlisted farm and domestic buildings, in coherent groups, linked by stone walls and hedges;
- The consistent use of local materials, unifying building groups and adding to visual enjoyment;
- Interesting details such as plaques, signs and ironwork.

Conservation Area Boundary

Upon Loders Parish Council's request that the conservation area boundary be reviewed, further appraisal work and public consultation were undertaken. Following the consultation, and as agreed by the district council's Executive Committee on 18 December 2007, the conservation area boundary has been amended as set out on the map (fig 36) overleaf. The extension to Loders and Uploders conservation area exhibits well-preserved strip lynchets on a number of sites in the parish, which together make up one of the best-preserved groups of these features in Dorset and are striking features in distant views and on the approach to the village.



Community Involvement

The local community, Group and Parish Councils, district councillors and statutory authorities were consulted on the appraisal during August and September 2006. Comments received helped finalize the appraisal which was adopted by the district council in January 2007 but was subject to the results of further public consultation on proposed extensions to the Loders & Uploders conservation area. This further consultation took place from 16 March to 27 April 2007 and included an information event in Loders.

General Condition

The villages are characterised by a general good condition of the building stock, boundaries and the public realm.

Summary of Issues & Proposed Actions

CONSERVATION AREA ISSUE	PROPOSED ACTION/S	LEAD PARTNER	OTHER PARTNERS
Standards & methods of repair and maintenance of historic buildings and structures	Upon request provide advice	WDDC	
Sourcing local materials & continuation of building traditions	Upon request provide advice on known sources & building traditions	WDDC	
The contribution of trees & the landscape setting to the character & appearance of the conservation area	Contribution to be perpetuated as far as possible & support suitable schemes through availability of Countryside & Conservation Grant	WDDC	DCC, Parish Council, Group Parish, Dorset Wildlife Trust
A number of unlisted buildings have architectural & historic interest	Additions to the Statutory List of Buildings of Special Architectural and Historic Interest should be considered	WDDC	BT, Royal Mail
Exchange of archaeological information	Consider how to assist the Dorset Historic Environment Record	WDDC, DCC, Loders History Society	English Heritage

Developing Management Proposals

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

- a. The contribution of the landscape setting and trees to the conservation area to be perpetuated using all means possible. Suitable schemes could qualify for the council's Countryside and Conservation Grant Scheme (offers limited financial support subject to criteria and availability). Details available on *dorsetforyou.com* website;
- b. Consider additional buildings for listing;
- c. Provide the Dorset Historic Environment Record with relevant information as available;
- d. Agree a method for the receipt of information from the Dorset Historic Towns Project (Extensive Urban Study).

Advice

The district council can advise on the need for Listed Building Consent or any planning permission that may be required, and can provide advice on matters such as methods of maintenance and repair, shopfronts, alterations and extensions to listed buildings and suitable materials. Contact details are provided towards the end of the document.

Information and Contact Details

Criteria used for assessing the contribution made by unlisted buildings

Two basic criteria were used; the actual design characteristics, such as mass, skyline, interesting details, materials and existing or former use; and position relative to the wider setting, individual or groups of Listed Buildings.

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

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Maps

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