

Kington Magna Conservation Area Appraisal



North Dorset District Council

Adopted 23 August 2018

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OS Maps

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Introduction

Kington Magna is a small village contained within a parish of nearly 2,000 acres, which includes the hamlets of Bowden, Hartmoor and Nyland. Kington Magna occupies two-thirds of the parish and is situated in North Dorset, approximately midway between the historic abbey towns of Sherborne and Shaftesbury, located in the heart of the Blackmore Vale. The settlement is bounded on the east by West Stour, on the west by Henstridge, on the north by Buckhorn Western, and on the south by Fifehead Magdalen. Kington Magna is set in a broad clay valley, standing at the foot of a steeply rising limestone escarpment, with the parish church and old manor sited prominently on the rising high ground, which gives the settlement its distinctive character. The Conservation Area is situated at the heart of Kington Magna.

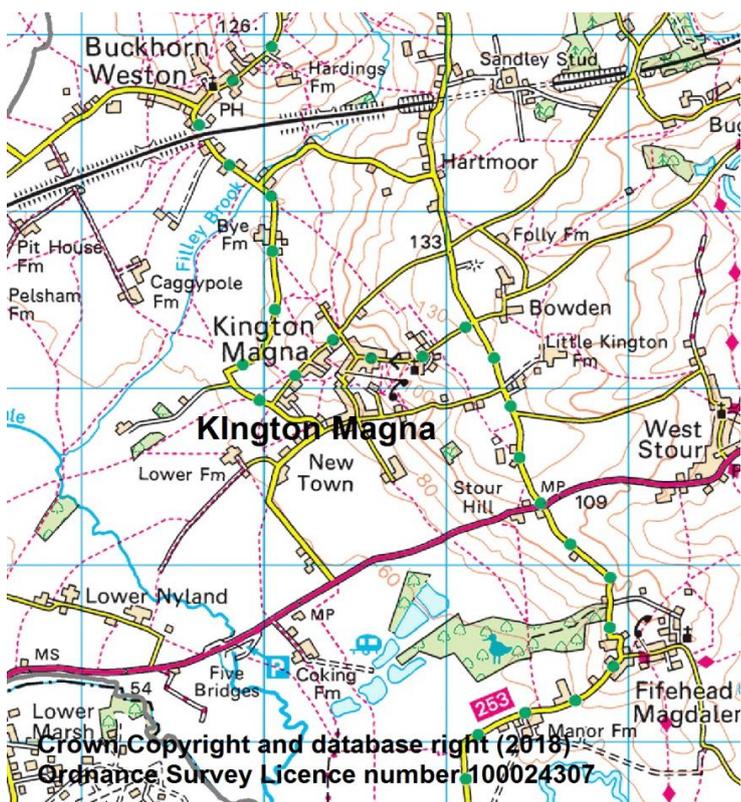


Fig 1 Location plan

The Conservation Area was designated by North Dorset District Council in January 1995 in recognition of the special architectural and historic interest of the village. The special interest of the Conservation Area is formed by individual, as well as groups of, small domestic vernacular houses, which are arranged informally within a framework of hedges, walls and trees. This area is enhanced by the pasture radiating from the parish church and Manor Farm, which allow important views of the houses and the wider landscape of the Blackmore Vale. The abrupt change in topography, from the foot of the escarpment to the prominent church and buildings on the rising ground to the east, combined with the widening and narrowing encircling lanes, is one of its most distinctive features of the village.

The Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced. This is especially relevant when considering planning applications for any new development, alterations and changes of use of existing buildings.

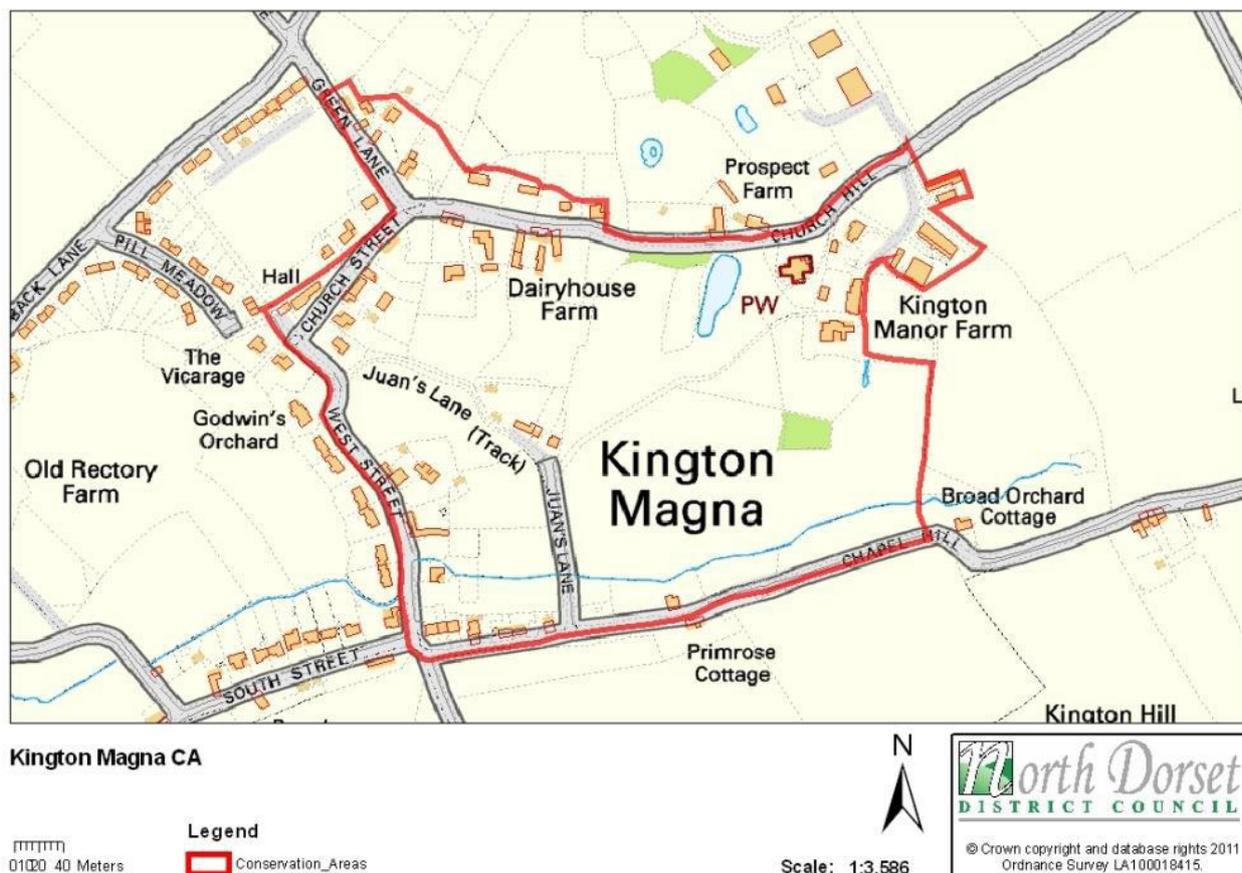


Fig 2 Existing Conservation Area – for extensions to the conservation area see page 33

Purpose of the Conservation Area Appraisal and Management Policies

The Kington Magna Conservation Area Appraisal is prepared jointly by Kington Magna Parish Council and North Dorset District Council. Together with the Management Guidance, it is seen as the first step in a dynamic process, the aim of which is to preserve and enhance the character or appearance of the Conservation Area and to provide a basis for making sustainable decisions about its future management.

The appraisal and management guidance aim to identify those elements of the Kington Magna Conservation Area that contribute to its character. Factors can include:

- its historic development
- the contribution of individual or groups of buildings to the street-scene and the spaces that surround them
- the relationship of the built environment with the landscape

The appraisal also aims to identify elements which detract from the character of the Conservation Area, and to propose measures to maintain or improve the positive character and local distinctiveness of the built environment and landscape within the Conservation Area.

The framework for the study followed Historic England's former: *Guidance on Conservation Area Appraisals* and its companion *Guidance on the Management of Conservation Areas*, both published August 2005.¹

Whilst every attempt has been made to consider all aspects of the character of the Conservation Area, there may be elements that have been omitted due to lack of space or inaccessibility (private land or restricted access). Planning applications which affect the Conservation Area should be considered on their own merits and in accordance with the local planning policies and the National Planning Policy Framework (NPPF) and associated guidance. This appraisal and management guidance should be used to guide and inform this process.

Planning Policy Context

Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines Conservation Areas as:

'Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance'

In addition, the Act puts particular emphasis on specific duties:

'It shall be the duty of the local authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas...'

Further, the NPPF² states at paragraph 126:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

¹ Now Historic England Advice Note 1

² Revised July 2018

At paragraph 127 it states:

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Of particular relevance is paragraph 137 and 138 of the NPPF which state:

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

In order to undertake works of enhancement, the character of the Conservation Area needs to be clearly defined and understood (i.e. the Character Appraisal). This is in line with government guidance on the management of the historic environment through *Informed Conservation* (English Heritage, 2001). It also seeks to utilise some of the principles used in characterisation techniques promoted by Historic England.

North Dorset District Council has encapsulated the broad principles of this Government Guidance in its Local Plan Part 1, adopted January 2016. This makes clear much of North Dorset's unique character is derived from the interaction between people and places over time, giving us the historic environment we have today. This character is rich and varied, for example, with different and distinctive architectural and vernacular styles in towns and villages reflecting the age and function of settlements and locally available building materials.

The District's rich historic environment is one of its key strengths, which needs to be conserved and enhanced for future generations. National policy indicates that local councils should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Central to any strategy is the conservation of 'heritage assets'.

Heritage Assets

The historic environment (Fig 2) includes many individual 'heritage assets', which contribute to local identity and distinctiveness. A heritage asset is: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated assets and non-designated assets identified by the local planning authority, including local listings (Annex 2 of the National Planning Policy Framework, March 2012³).

Heritage assets in Kington Magna include:

- archaeological remains (for example in the field below the church and Manor Farm)
- listed buildings of architectural or historic interest including the parish church of All Saints, Manor Farm and other domestic secular buildings (designated assets)
- buildings or features which are not listed but are of local heritage interest (non-designated assets) including the stone water trough on Church Hill and the medieval fishpond

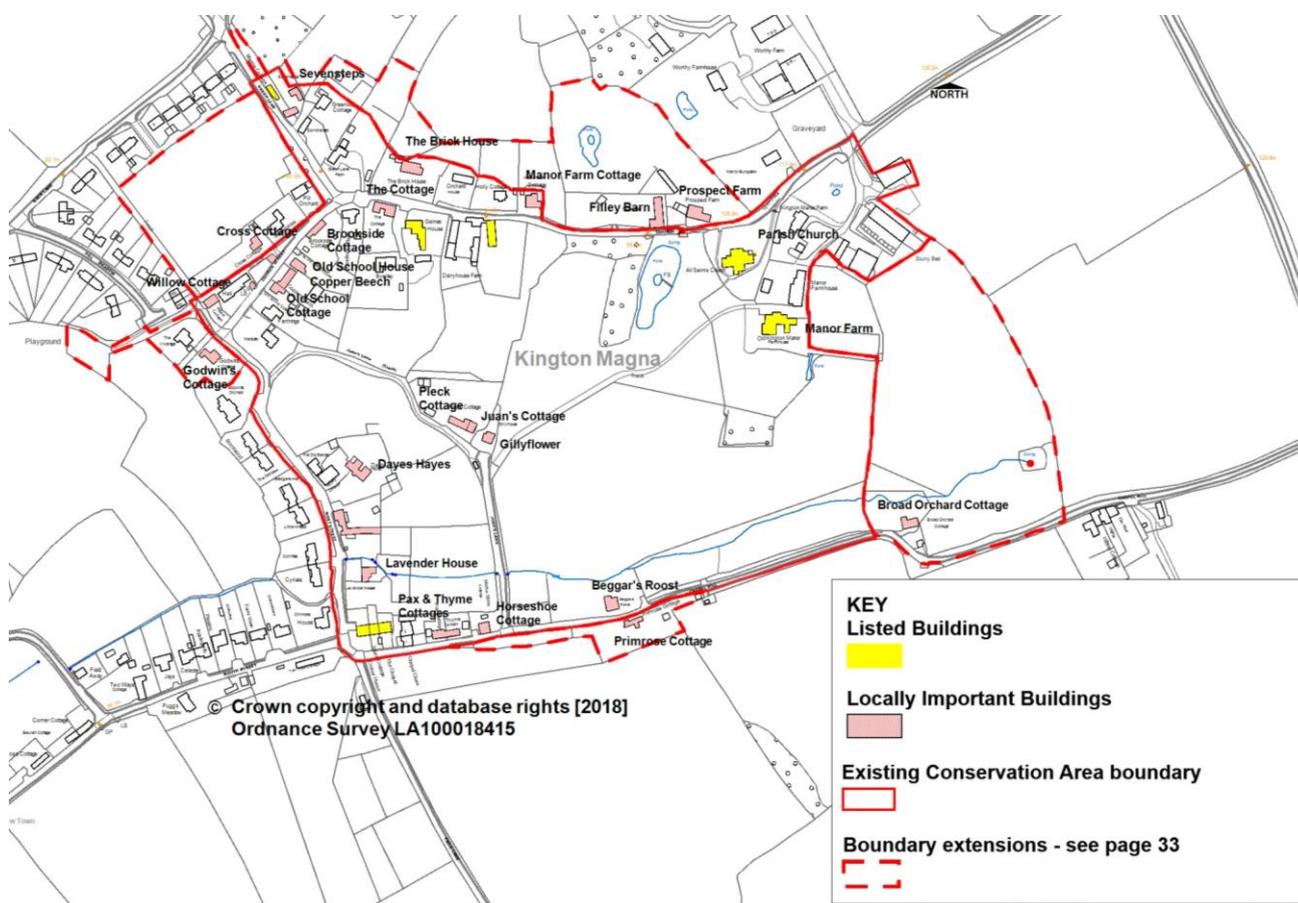


Fig 3 Listed Buildings & Locally Important Buildings – for conservation area extensions see page 33.

The Council's approach to the conservation of heritage assets is the cornerstone of its positive strategy for the conservation and enjoyment of the historic environment. The Council's policy is as follows:

³ Revised July 2018

POLICY 5: THE HISTORIC ENVIRONMENT

Assessing Proposals That Would Harm a Heritage Asset

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

Justifying Substantial Harm to or the Loss of a Designated Heritage Asset

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the harm or loss, or all of the following apply:

- a the nature of the heritage asset prevents all reasonable uses of the site; and
- b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c conservation by grant-funding or some form of charitable or public ownership is not possible; and
- d the harm or loss is outweighed by the benefit of bringing the site back into use.

In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II* listed buildings and registered parks and gardens, scheduled monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional.

Justifying Less Than Substantial Harm to a Designated Heritage Asset

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

POLICY 5 (CONT'D): THE HISTORIC ENVIRONMENT

Justifying Harm to a Non-Designated Heritage Asset

Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to:

- e the desirability of sustaining and enhancing the significance of the asset; and
- f the scale of any harm or loss; and
- g the significance of the heritage asset.

Hidden and Unidentified Heritage Assets

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

Enabling Development

In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if:

- h it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and
- i it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and
- j the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy.

HISTORY

General Character and Plan Form

The physical character of Kington Magna has been determined by the natural topography of the vale in the south-west and the escarpment in the north east of the settlement. The fertile soils under the hill have been ideal for cultivation and the limestone and gravel on the escarpment would have been useful for building, which over the centuries has moulded the settlement's rural development. The open field system has shaped the outline appearance of the settlement by the typical reverse s-shape of centuries of ploughing. Kington Magna has an irregular agglomerated plan form, which can be described as polyfocal in nature.

Settlement Origins

The origins of settlement at Kington Magna can be seen in the landscape. A Mesolithic flint-working site has been recorded in the parish and Roman artefacts have been found. Evidence of settlement in the medieval period is very strong, as traces of cultivation and house platforms remain.

Kington Magna's variable geology would have provided the necessary resources to attract settlement to the area and was essential for the viability of the village. Furthermore, Kington was linked by a considerable medieval road network, in part a likely reason for its position (Ross, 1985). An extensive area of settlement, thought to be post-conquest, existed in the field below the church and Manor Farm. This is thought to be the origin of the settlement. House platforms have been recognized running north-south across the contour slope of the pond, continuing downhill beyond the present field boundary, flanked on the north by Church Hill and on the south by the trackway. Further house platforms to the east of the manor, running east-west have been established (Ross, 1985). The regularity of the nucleated settlement aligned to the trackway and the road indicates some planning and was probably created for commercial reasons by the lord of the manor (Ross, 1985).



Fig 4 Original settlement area of the village below the church

The Name 'Kington' means 'Royal Settlement'. It originates from the Saxon pronunciation *cyne tun*, which suggests its position as an ancient royal estate of the Saxon king and a site for administrative purposes. 'Magna (Great) would have been added later to distinguish it from Little Kington and Kington Plukenet. At the time of the Domesday Survey, the land was surveyed in two parcels and the holdings were held for the King, designated to Ernulf de Hesding and Rannulf

Waleran. By the 12th century, the manor was held by Robert Waleran and he and his heirs were given permission to enclose a wood at Kington and make a park of the same reserved for the king and his villeins. Little is known about who held the manor after; it is evident that the manor was merely a tenanted farm held by absentee landlords. Records indicate that it was the yeomen and tenants who administered the community (Ross, 1985).

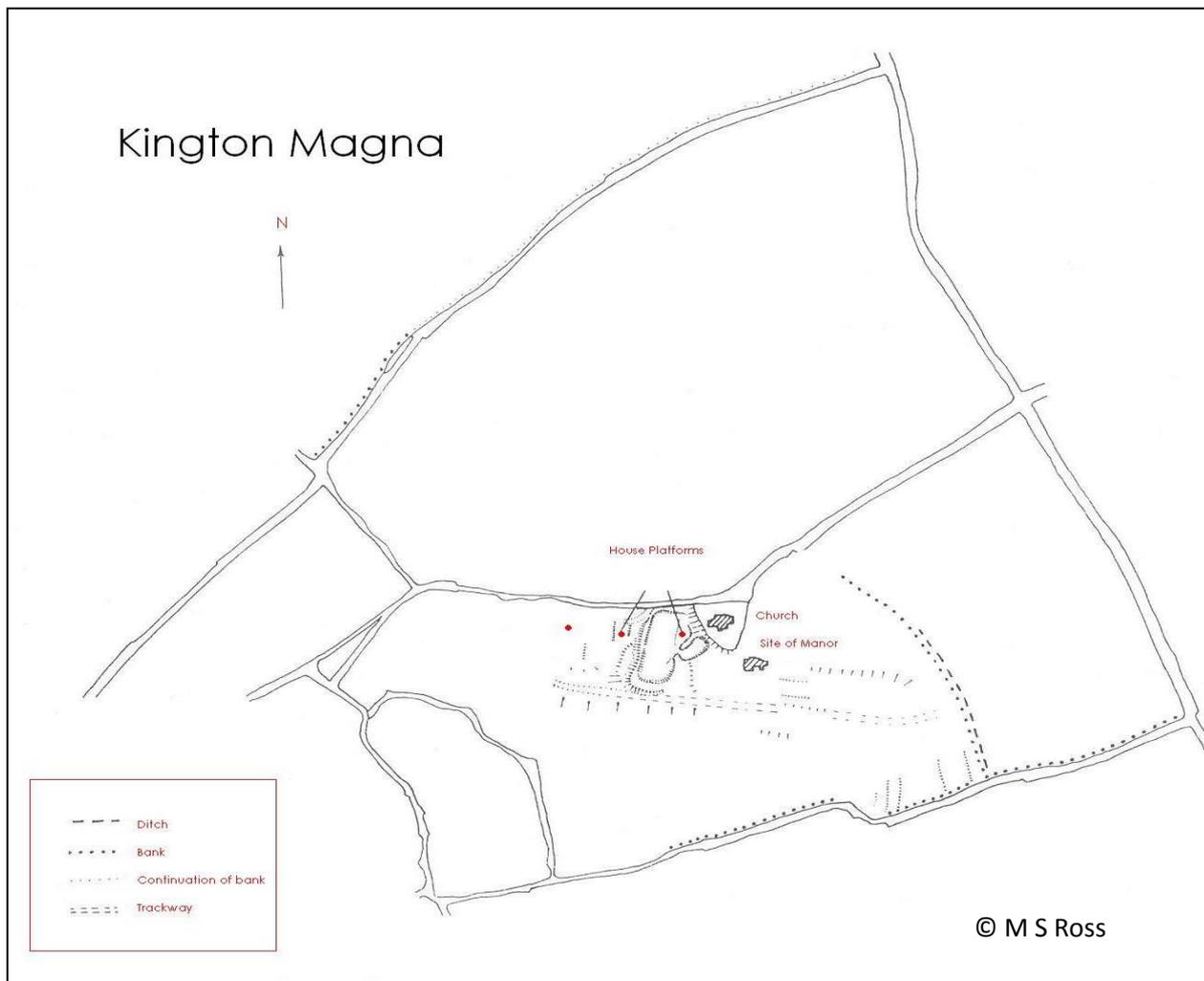


Fig 5 Origins of the Settlement (M. S. Ross; 1985. *Kington Magna: A Parish Survey*. PDNHAS)

Settlement Development

The only significant event recorded in the 13th century is the building of All Saint's Church, with the first patron and rector listed in 1295 (Hutchins IV, 1873). During the 14th century it appears that Kington Magna was one of the most prosperous villages within the Hundred to which it belonged. However, the Black Death had a tremendous impact and, although the village survived, the population was reduced greatly. The result was the abandonment of the settlement below the church (Fig 4). This area later became a large fish pond and the land was converted into pasture for sheep and cattle rearing. It must be assumed that the population had sufficiently recovered, as by the 15th century there were enough parishioners to raise money for the building of the church tower. It is thought that from the 15th-century occupation was moving downhill to the lower end of the village. Excavation during the building of the new parsonage has shown that there was settlement activity on the site at this time.

While the extent and character of mediaeval Kington Magna is unknown, the pattern of development in the 17th and 18th centuries can still be seen in the remaining buildings of the period. The buildings reflect a period of expansion and increased private ownership in the village through piecemeal enclosure and the rewards of agrarian improvement.

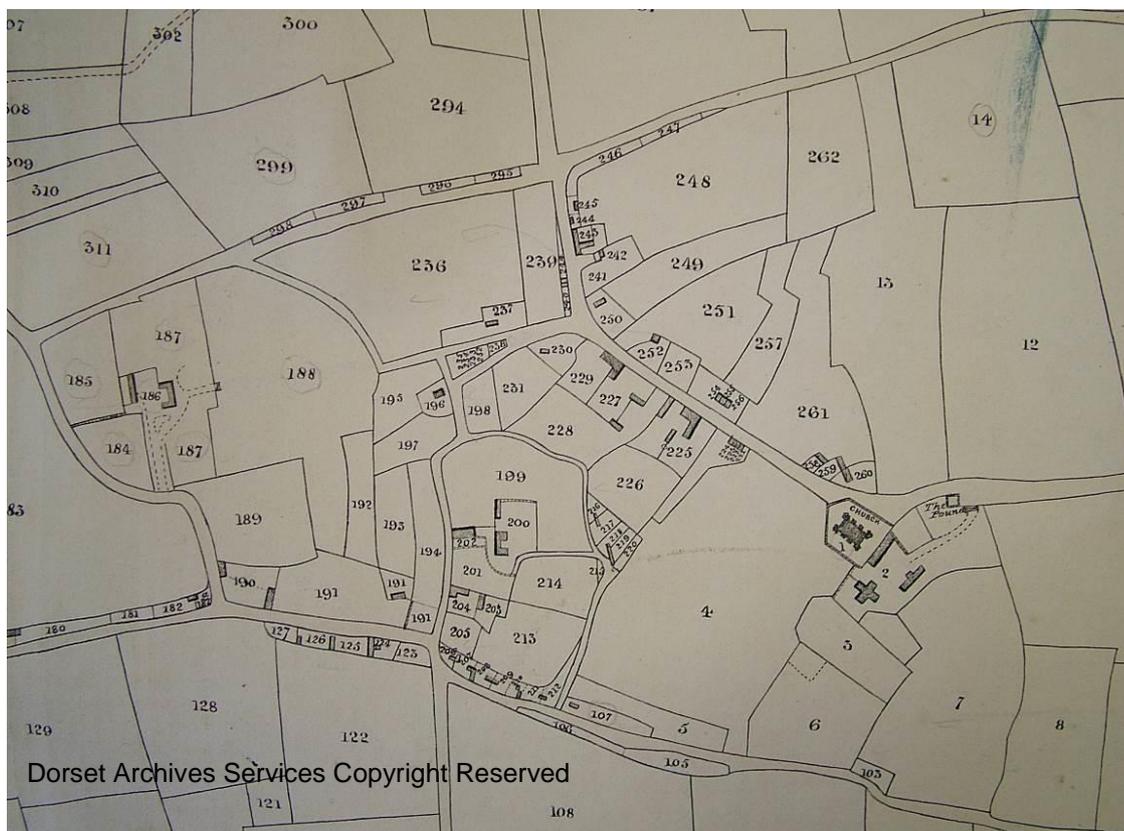


Fig 6 Kington Magna Tithe Map, 1846.

Kington Magna played its part in the agrarian improvements of the 18th and 19th centuries; new crops such as sainfoin, clover and vetch, as well as oats and beans, were grown and are recorded within the field names of the period (Ross, 1985). The 19th century was a period of social change and expansion in the parish. Landowners were consolidating their holdings and, by the 1851 census, of those nineteen listed as farmers just four were freeholders and only one had a substantial holding of 150 acres. One land owner, the Marquis of Anglesey, held some 42 per cent of the parish land before a sale in 1825. This was a period of uncertainty for agricultural labourers as many were landless, having lost their common grazing rights through enclosure. Fewer labourers were needed to work the land as mechanisation was slowly adopted. From the mid-19th century the character of the village was changing, foremost because the church had been rebuilt in 1862 and in 1827 a Methodist Chapel was erected and subsequently enlarged in 1851. Furthermore, the Nation School was founded in the centre of the village and a number of further houses were built. Kington Magna was still predominantly an agricultural settlement throughout this period, although the village, like many others, had a bakery, post office, general store, tailor, blacksmith and wheel wright. The village also had a brick works, first mentioned in the 1853 (*Kelly's Directory*) which closed in 1920, and an organ builder to serve the church and chapel.

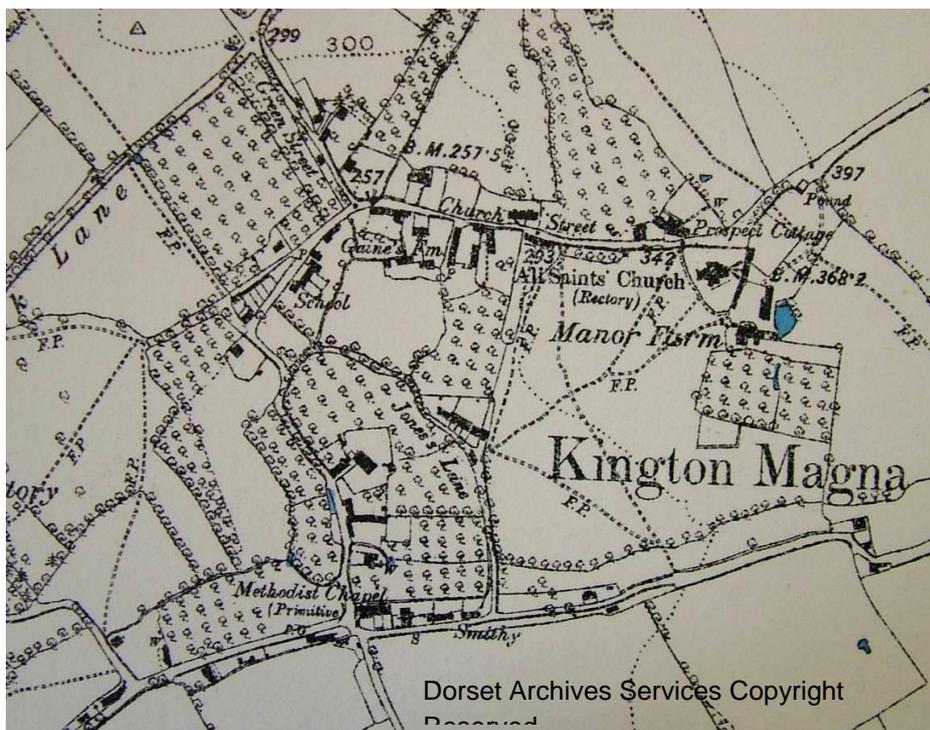


Fig 7 Kington Magna OS Map 6 inch 1890

During the 20th century, the village was affected by the two World Wars. The First World War was commemorated by the unveiling of the 'Wayside Cross' (War Memorial) in 1925. The Second World War re-invigorated agriculture through the introduction of intensive farming and mechanisation (Ross, 1985). In the remaining decades of the 20th century, the school, pub, bakery, forge and post office were lost to a more mobile population. Farms only required a small work force, though importantly many were still owned and worked by the sons and grandsons of local people. New residents made their homes in the village, council houses were built at Pill Meadow in the 1960s and 70s, and a blend of new homes were built along West and South Street. Since the 1980s, development has continued in a piecemeal fashion when suitable sites have been deemed available.

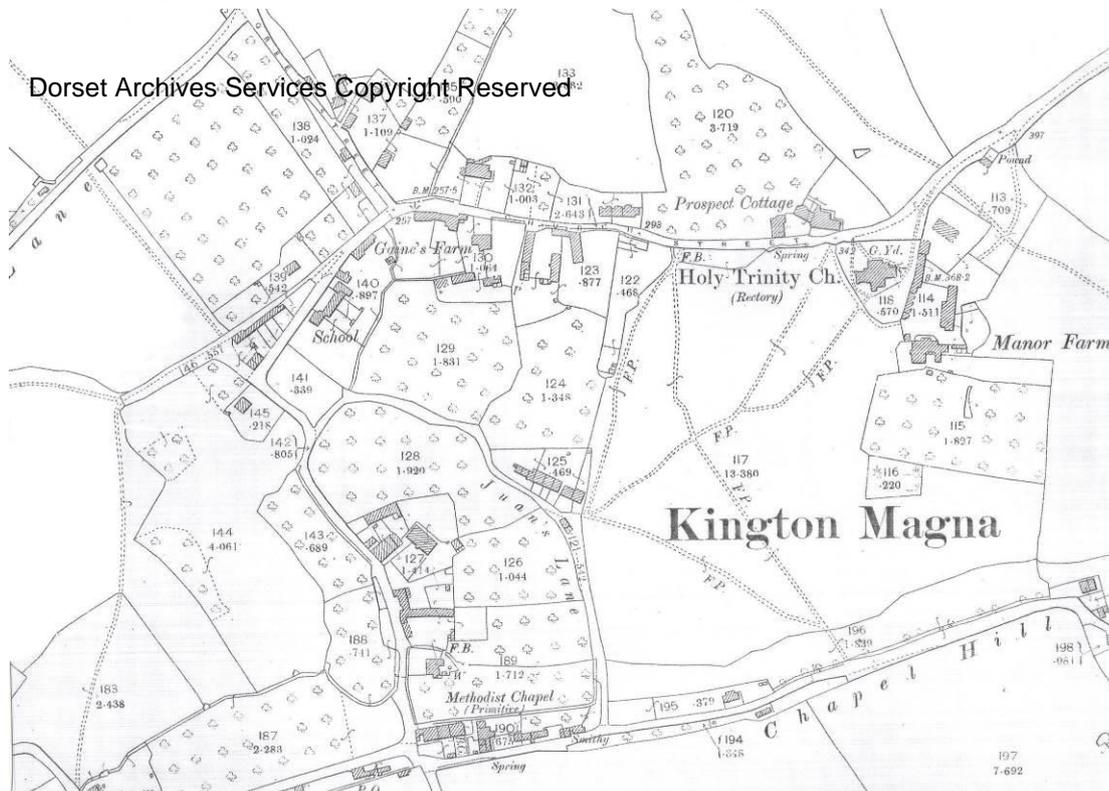


Fig 8 Kington Magna OS Map 6 inch 1890

SPATIAL AND CHARACTER ANALYSIS

Landscape Setting

Kington Magna is set in a complex mosaic of pastoral farmland enclosed by dense hedgerows and dotted with distinctive mature trees. A distinctive feature of the village is the green island of pasture that surrounds the church and Old Manor farm, characterised by undulating and uneven ground which remains strongly linked to the origins of the settlement and is the natural nucleus of the village.



Fig 9 Undulating pasture below the church and the manor

The location, size and differing character of the spaces that comprise the Conservation Area of Kington Magna, are an essential component of its special character and appearance. They

provide both intimate and long range views of buildings from a variety of aspects. This is particularly so at the church, its elevated position allowing it to relate to both the village and the wider landscape.



Fig 10 Chapel Hill



Fig 11 Church Hill



Fig 12 West Street

The open countryside which surrounds the settlement provides a rural setting for the village and the church. Open spaces are characterised by small pockets of pasture divided by hedges, combined with expanses of rising ground radiating out from the church; this space is intersected by narrow lanes and hollows. Low building heights allow important views to the open countryside and to All Saints Church. The view of All Saint's Church dominates the village from most vantage points. A spectacular panorama of the northern end of the Blackmore Vale can be seen from the churchyard, as well as the entirety of the village.



Fig 13 All Saints from Juan's Lane



Fig 14 View from bottom of Chapel Hill

Lanes and hollows to the east, north and south disappear from the Conservation Area into the open countryside and serve as reminder to the village's rural past.

Alongside Common Lane and alongside or close to South St are attractive C19 cottages built in the local vernacular and situated within long plots with mature gardens, boundary hedgerows and trees. These cottages and their characteristic plots parallel to the road preserve the rural character and appearance of the Conservation Area.



Fig 15 Field Lane



Fig 16 Chapel Hill



Fig 17 Green Lane

Designated Heritage Assets

Of the 14 buildings in the parish protected by inclusion on the Statutory List of Buildings of Special Architectural or Historic Interest, eight of them are located in the Kington Magna Conservation Area:

- Church of All Saints – II*
- Corner House, Chapel Hill – Grade II
- Dairy House Farm, Church Hill -
- Gaines Farmhouse, Church Hill – Grade II
- Magna Cottage, Green Lane – Grade II
- Old Kington Manor Farmhouse – Grade II
- Stone Cottage, Chapel Hill – Grade II
- The Chapel, Chapel Hill – Grade II

All statutory listed buildings are of national interest.

Except for the Parish Church, the listed buildings date between the 16th and 19th centuries and are dispersed throughout the village (fig 18). Often located at key visual points within the streetscene, they make a significant contribution to the special qualities of the Conservation Area. Some older buildings have been altered successively to accommodate changes in their use, but have usually retained their vernacular form and materials.

Each of the eight listed buildings in the conservation area is referred to separately below.

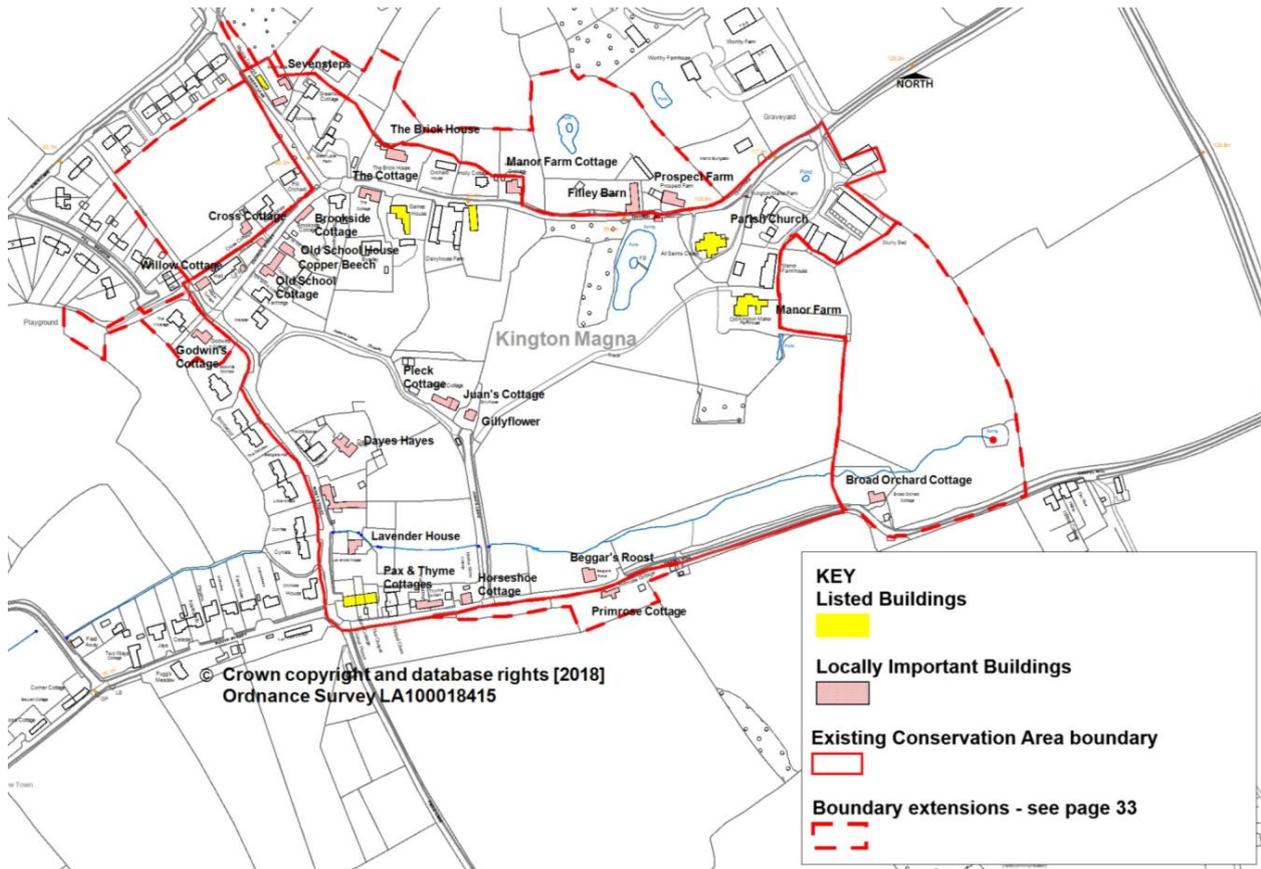


Fig 18 Listed Buildings & Locally Important Buildings – for conservation area extensions see page 33

The **Church of All Saints** (Grade II*) sits on a commanding position on the edge of an escarpment overlooking the farmland of the Blackmore Vale. It dates from the 13th century with the later additions, including the 15th century West Tower. There are three stages to the tower, with a string course between, topped by an embattled parapet. The S. E. corner has a broad rectangular stair turret which ends below the top with a lean-to roof. At the N.W. and S.W. corners are diagonal buttresses of four weathered stages; the tops of the buttresses coincide with the string-course between the second and third tower stages. The N.E. corner has a square-set buttress of five stages, the top stage extending into the top tower stage, or belfry (RCHM Dorset Vo. IV). It is built from local Oolite limestone in the Perpendicular style and dressed with nearby green sandstone. The chancel, nave and north and south aisles were rebuilt in 1862 by Charles Turner of Southampton, mainly in the decorated style. A lych-gate frames the entrance to the church and grounds on the north-east.



Fig 19 All Saints from the north east towards the Blackmore Vale and from the south

Adjoining the church to the east is **Old Kington Manor Farm** (Grade II), dated to the mid-17th century. The farmhouse site is of notable historic significance because of its close association with the church. The house consists of two storeys with attics and is characterised by its distinctive cross-passage form, now incorporated in a later 19th century addition. The main characteristics of the house are a chamfered plinth and string course, projecting stair bay, and three- and four-light mullion windows. The walls are rubble with ashlar dressings. It has a commanding position which complements the church. Together they create an important historic group.



Fig 20 Old Kington Manor Farm



Fig 21 Boundary between the manor & churchyard

At the end of Church Hill before the apex of Green Lane and Church Street is **Dairy House Farm** (Grade II), the first of an important group of buildings which mark the development of the Yeoman house in the village. This late 17th century house is symmetrical and two storeys, and it is characterised by casement windows and a gable roof. The character of this building is reinforced by **Gaines House** (Grade II), a substantial period house of the mid-18th century. The two-storey house is built from square coursed limestone and has casement windows which give it a handsome manner.



Fig 22 Dairy House Farm



Fig 23 Gaines House

Magna Cottage (Grade II) is late 18th or early 19th century in origin. Possibly the site of a former squatter's cottage, it is sited on Green Lane, the historic route out to the open fields. With whitewashed rubble walls, it is a small symmetrical house characterised by casement windows and a half-hipped and gabled thatched roof. This roof is not a characteristic of the village.



Fig 24 Magna Cottage

The south-west boundary of the Conservation Area at the junction of West Street with South Street and Field Lane is marked by a row of three heritage assets. **Corner House, Stone Cottage** and **The Chapel** (all Grade II) are a strong and prominent group. The late 18th and 19th century buildings are a pleasing sight at the entrance of the Conservation Area. Corner House is dated 18th century and is the most dominant of the buildings. Its size and symmetry combined with sash windows, attics, voussoirs and raised key stones give the house a polite manner. The adjoining house to the east, dated early 19th century, is smaller in elevation and stature, built of coursed rubble with slate roof and end brick stacks, and is characterised by casement windows. The chapel of 1851 is connected to the latter and shares the same building materials. Its gabled front elevation has a narrow centred window and a central doorway with shafted jambs.



Fig 25 Corner House



Fig 26 The Chapel

Non-Designated Heritage Assets

There are a number of unlisted buildings in the village that contribute positively to the special interest of the Conservation Area. These buildings, dating mainly from the 19th and early 20th centuries, are scattered among the listed buildings and represent the expansion of the village. They are predominantly constructed of vernacular materials and reinforce the street pattern of the village. Some possess features of particular interest although, in general, it is their group value, including in association with adjacent listed buildings, which contributes to the overall special interest of the Conservation Area.

Manor Farm Cottage was once the end of a terrace of three cottages, as shown on the Tithe Map of 1846. The limestone and clay tile cottage underwent alterations and extension in the 1970s but retains sufficient character to benefit the appearance of the Conservation Area.



Fig 27 Manor Farm Cottage

Sevensteps has undergone change and extension but its 19th century roofscape, including the chimney, visible above boundary hedge, adds interest to the Conservation Area; as does an ancillary stone and clay tile workshop or outbuilding (with modern extension) that has a wooden, multi-paned casement window.



Fig 28 Sevensteps roofscape



Fig 29 Former workshop or outbuilding

The **Brick House** (Church Hill) is of two storeys, with brick walls and a slate-covered roof. It is of the late 19th century. The S. front is of four bays, with a doorway and elliptical-headed sashed windows on the ground floor, similar sashed windows in the upper storey and a plain plat-band at first-floor level (RHCM Dorset Vol. IV). It comprises a rare construction material in the settlement. Opposite is **The Cottage** – slightly later in date than its neighbour, Gaines House, but shares the same strong characteristics.



Fig 30 Brick House



Fig 31 The Cottage

In Church Street, **The Old School House**, **Copper Beech** and **Old School Cottage** command a formal position in the village. The former 19th century school and school house comprise a series of interesting, interconnecting buildings of different scales and roof heights. The buildings are Gothic style, characterised by two-centred windows with diamond lattice comes, and of interest are the rusticated brick quoins and windows surrounds found on other buildings of the period. There are decorated barge boards and finials on the former school house. These buildings form a complementary group to the older buildings; they show the development of this area of the village during the 19th and early part of the 20th century. They also form a visual group with the Wayside Cross, Wayside Cottage and the roadside stone and slate rear of **Brookside Cottage**.



Fig 32 The Old School House



Fig 33 Copper Beech and Old School Cottage



Fig 34 Brookside Cottage

Willow Cottage, the end property of a former 19th century terrace (now occupied by the village hall and club) is built of limestone and clay tiles and complements the character and appearance of the conservation area, in particular, the neutral area established by the communal buildings.



Fig 35 Willow Cottage & Kington Magna Club

Dash Hayes (West Street) is a house of two storeys, with rubble walls and stone-slatted roofs. It is probably of early 17th-century origin, but was much altered in the 18th century. The plan is a half-H, with the main range on the S. and with subsidiary wings projecting N. at the rear; the narrow yard which formerly lay between the wings was filled in, perhaps in the 18th century. The 18th-century S. front is symmetrical with a central doorway and with sashed windows in both storeys (RHCM Dorset Vol. IV). The house has a commanding position away from the road; with its soft brown Oolite stone, it complements the southern edge of the Conservation Area with Lavender House. The 19th century **Lavender House** built of stone and slate, retains an attractive, frontage symmetry and is also set back in attractive grounds.



Fig 36 Dash Hayes



Fig 37 Lavender House

Between the fronts gardens of Dash Hayes and Lavender House are **outbuildings** (one possibly a former bakery, see page 32) with attached walls. These outbuildings, mainly of stone and clay tile, and stone walls, a length capped with clay tile, help define the roadside and the yard of Lavender House. These outbuildings and walls are of local interest, complementing the character of the conservation area.



Fig 38 Outbuildings in West St defining the roadside & yard of Lavender House

On Chapel Hill, beyond the listed chapel, are a range of two cottages – **Pax Cottage** and **Thyme Cottage**. They are of eighteenth-century origin and have limestone rubble walls, tiled roofs and brick arched surrounds on the ground floor windows (Dorset RHCM Vol. IV). Unusually for this village, the cottages have gabled second storey windows with weatherboarding. Both cottages also have gabled porches.



Fig 39 Pax Cottage



Fig 40 Thyme Cottage

On the corner of Juan's Lane is **Horseshoe Cottage**, which was the site of the smithy according to the 1890 and 1902 Ordnance Surveys. Built of limestone and clay tile, the attractive cottage defines the corner of Chapel Hill and Juan's Lane and has group value with Pax and Thyme Cottages.



Fig 41 Horseshoe Cottage – the former smithy

At the end of Juan's Lane are the late C19 **Gillyflower** and the early C19 **Pleck Cottage** that now incorporates the attached Juan's Cottage. This attractive group of buildings is situated prominently in the important pasture landscape that links together occupied parts of the village with its gardens and paddocks, parish church and churchyard, and manor holdings both past and present.



Fig 42 Gillyflower with the pasture & church behind



Fig 43 Juan's Cottage and Pleck Cottage

The distinctive **Beggar's Roost** was built in the 19th century of limestone and clay tile. It appears above a high boundary hedge and has group value with Primrose Cottage opposite (page 37).



Fig 44 Beggar's Roost

Other non-designated heritage assets that are of local importance (Primrose Cottage, Broad Orchard Cottage, Prospect Farm, Filley Barn, Cross Cottage, Godwin's Cottage), benefiting the character or appearance of the conservation area and its setting, are referred to in the Conservation Area boundary extensions (page 33).

Other Non-Designated Heritage Assets of Local Interest

Located to the north-east of the Conservation Area on Church Hill is a small stone **water trough**. The trough is embedded in a wall and is framed by a Romanesque-style arch. The antiquity of the trough is uncertain, but until engineering works took place which diverted the supply of water it was fed by a spring via a cistern adjacent to the Parish Church. The trough creates a point of interest and adds value to the Conservation Area.



Fig 45 Water trough on Church Hill

The **ornamental pond** that lies below the church occupies part of the late medieval fishpond. Around it are the remains of the medieval village of Kington Magna, making it of central importance within the heritage landscape of the village. From the pond are far-reaching views of the village and the Blackmore Vale.



Fig 46 Ornamental pool

The **Wayside Cross** is the stone memorial located at the centre of the village and set within its own attractive green space. The War Memorial was unveiled in 1920 to commemorate the loss of village lives during the First World War. The monument is an important part of social history and its location opposite the old school buildings adds further interest to that group of buildings.



Fig 47 Wayside cross

Outside the village hall, the former **telephone kiosk** (K6 Mk2) and the **Post Office lamp box** (George VI onwards) are an important pair, benefiting the group of locally important properties opposite (The Old School House, Copper Beech and Old School Cottage).



Fig 48 Post box & former kiosk

Modern Development

New dwellings and large extensions are uncommon within the Conservation Area, but most have used traditional building styles and materials or maintain the character of the street scene with boundary walls, hedges and green spaces.



Fig 49 Garden Cottage (bottom of Church Hill)



Fig 50 Farthings (Church Street)



Fig 51 Bakery Cottage (West Street)

Prevalent and Traditional Building Materials

Buildings in Kington Magna have been characterised by local building materials and traditions. The predominant building material is limestone, a material of local distinctiveness, quarried in the past at Todber and Marnhull. The honey, light-brown and beige stone appears in buildings and walls, as either rubble or square blocks laid to courses. Gabled, red clay tiled roofs are prevalent to the village, although slates are common on a number of 19th century buildings. Given the vernacular forms of buildings in the Conservation Area, historic windows are casement. Sash windows are fewer. Plank and panel doors are dominant styles in the settlement.

Rusticated brick quoins, window and door surrounds are distinctive from the mid-19th century period onwards. As well as the old school buildings, examples include Beggar's Roost and Willow Cottage.



Fig 52 Willow Cottage



Fig 53 Beggar's Roost

A few historic properties have replaced historic joinery with inappropriate windows and doors.

Contribution Made by Greenery and Green Spaces

Tree cover is predominantly broad-leaved with ash, beech and oak well represented. A few conifers are scattered through the Conservation Area, including spruce and yew, which can be found mainly in the grounds surrounding the church. Tree preservation orders (TPOs) are in place to protect important specimens and mature trees which define the old settlement boundary around All Saints Church and Manor Farm, and throughout the Conservation Area.



Fig 54 TPO area below Manor Farm



Fig 55 Boundary of the pasture area

Hedgerows to the south and north of the Conservation Area help to retain the important rural character of the settlement. They consist of hawthorn, blackthorn, and hazel, elder and privet. Hedges also form an important feature in the Conservation Area and are found along the verges, often enclosing the road as it meanders through the village.

The parish churchyard is a key open green space, forming the immediate setting of the parish church (Grade II*), the setting of Old Kington Manor Farmhouse (Grade II) and providing views and panoramas over the Conservation Area and its setting, as referred to elsewhere.



Fig 56 Views NW & SE from the parish churchyard



Fig 57 Hedgerows enclose the southern boundary of the Conservation Area on Chapel Hill

Green spaces, which are mainly grazing, are an important feature within the Conservation Area. They are accessed and crossed by public footpaths which are well-signposted and maintained.

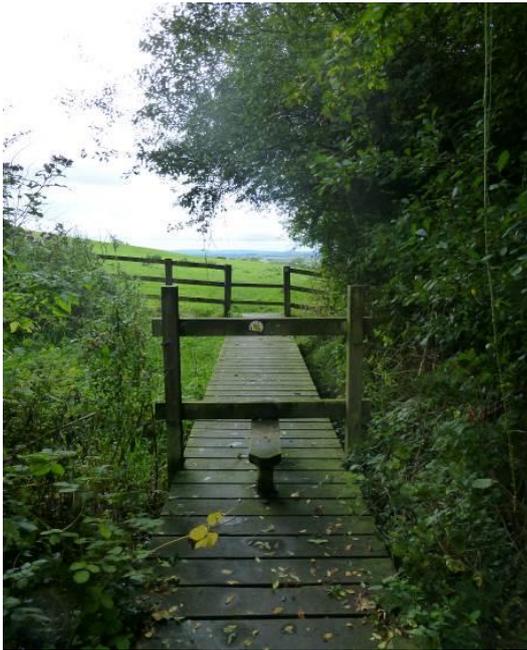


Fig 58 Footpath from Church Hill

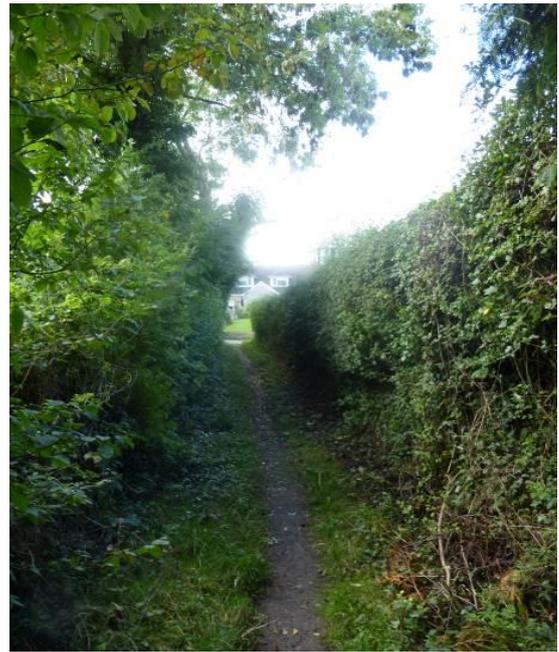


Fig 59 Juan's Lane (track) from West Street

Large green spaces separate many of the houses from each other. Front gardens, boundary walls and hedges are characteristics of the street scene. A few examples are shown below.



Fig 60 Orchard by Old Bakery



Fig 61 Godwin's Orchard – garden used by the bi-annual street fayre



Fig 62 Front garden of Farthings



Fig 63 Church St & West St junction

Extent of Intrusion or Damage

The extent of intrusion and damage which would have a detrimental effect to the special interest of the Conservation Area is limited at present. However there has been some loss in historic joinery by modern replacement windows and doors, and the occasional satellite dish.

Negative Features

The **village hall** and outside parking area can be viewed as a neutral area. Although the building is in good repair and decorative order, its design is bland. There is a large area of hard standing for car parking, galvanised railing as fencing, and a lack of planting and greenery. In other areas of the village, the strong sense of enclosure has been lost with the creation of wide concrete drives.



Fig 64 Village Hall

Outbuildings (West Street). Possibly related to the village bakery, dated mid-19th century, they now appear to be used for storage. Built of random stone rubble wall, the attached lean-to building is also random rubble with pan-tile roof. Taking-in door boarded over. Currently on the NDDC *Buildings At Risk Register* for major structural movement and exposure damage (October 2013). These buildings are of local importance (page 21).



Fig 65 Building at risk in West Street

EXTENSIONS TO THE CONSERVATION AREA

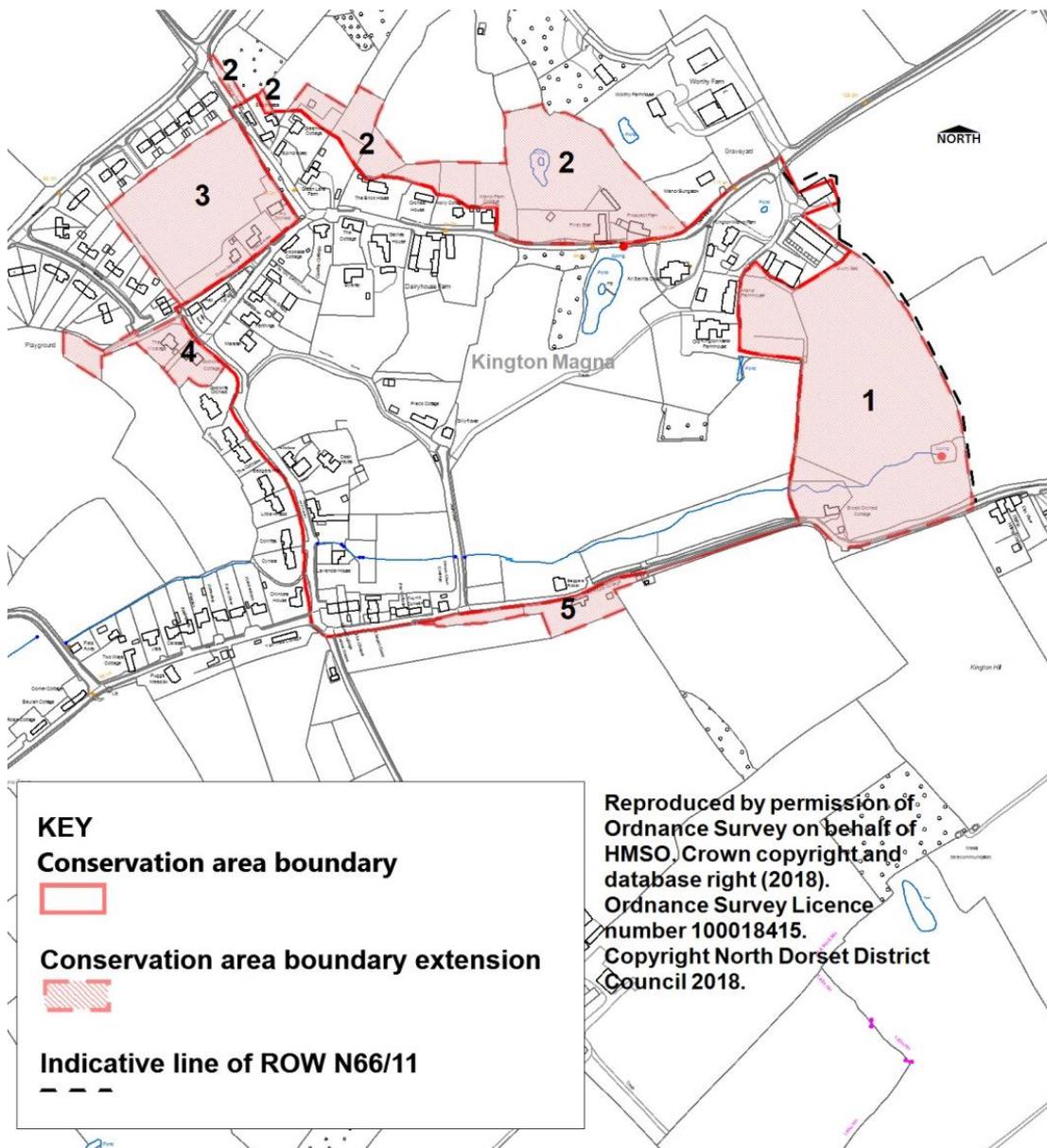


Fig 66 Extensions to the Kington Magna Conservation Area

As a result of analysis undertaken, the following are boundary revisions to incorporate heritage assets of local importance (Fig 18), and those which have a direct impact on the visual and physical characteristics of the Conservation Area. The extensions are designed principally to rationalise the boundaries of the present Conservation Area. It is curious, for example, why such a dominant building in the Kington Magna landscape as Prospect Farm, and on a lesser scale Primrose Cottage, was left outside the Conservation Area when they complement it. Moreover, on Church Street and West Street, the current boundaries exclude all properties on one side of those streets; although those properties are predominantly modern, their boundary features, spaces and views are crucial in preserving the characteristics which make Kington Magna special (discussed above).

1. Manor Farm

Following a curved hedgerow boundary to the east of Old Kington Manor, the Right of Way N66/11, from Chapel Hill to Church Hill, allows glimpses (in winter, views) into and over the open green spaces that are a key characteristic of the Conservation Area. These green spaces also form the setting to the Parish Church (Grade II*) and Old Kington Manor (Grade II). The boundary extension rationalises the Conservation Area, incorporating the easterly setting of the two listed buildings and more fully the green spaces.

The boundary extension includes more of the Chapel Hill entry and the early 19th century (likely earlier) and locally important **Broad Orchard Cottage**. Built of slate and limestone, the attractive cottage is of historic interest and complements this entry of the Conservation Area.



Fig 67 Broad Orchard Cottage

2. Prospect Farm, Filley Barn and adjoining land in Church Hill & Gardens of Properties in Church Hill and Green Lane

Prospect Farm and the land to the north lie in close proximity to the church and Manor Farm. Originally of three bays now extended to four, it is of 17th century origin, but was much altered in the 18th century. It now has uniform sash window openings, but has lost many original features. The house and its surrounding land are integral parts of the medieval landscape: they are prominent features visible from the churchyard, the site of the medieval settlement and Church Hill. The neighbouring property of **Filley Barn** forms a pair of buildings with Prospect Farm at the top of Church Hill. As a group, they have a direct impact on the northern boundary of the Conservation Area on the lane leading from the escarpment into the village. Both properties are locally important heritage assets, but given their position and historical significance, are included within the Conservation Area. There are instances of the existing Conservation Area boundary cutting across gardens. This is generally due to enlarged garden areas since the designation of the Conservation Area in 1995. To rationalise the line of the boundary, it is extended in a northerly direction behind **Manor Farm Cottage**, **Holly Cottage**, **Orchard House**, **The Brick House**, **Green Lane Farm** and **Greenway Cottage**. **Sevensteps** and **Magna Cottage** have part of their historic gardens outside the Conservation Area. The boundary is extended to include these gardens more in their entirety.



Fig 68 Prospect Farm & land from the churchyard



Fig 69 Prospect Farm looking up Church Hill



Fig 70 Prospect Farm & Filley Barn from pond



Fig 71 Filley Barn looking down Church Hill



Fig 72 Prospect Farm and its land from Church Hill

3. Church Street (north side) and land to the rear

Greystones and **Pill Orchard** are modern buildings set back from the street by large front gardens, hedges and gates. Their location opposite Brookside Cottage and the Old School House makes them an integral part of the street scene in Church Street; the eastern hedge near to the boundary of Pill Orchard also has a major visual impact on Green Lane. Thus any significant alterations to these structures or their road boundaries would have a visual impact on the Conservation Area as a whole. **Cross Cottage** is a late 18th - early 19th century house in the same style as the Dairy House Farm group, and is constructed of limestone with casement windows

under a tiled gable roof. It is a locally important heritage asset and its location forms the backdrop to the Wayside Cross war memorial and as such is a visually integral part of the heart of the village. The field to the rear of these properties forms an important buffer that maintains the village's historic limits and landscape setting and therefore is included in the conservation area.



Fig 73 Cross Cottage and the war memorial



Fig 74 Pill Orchard



Fig 75 Greystones



Fig 76 North side of Church Street

4. West Street (west side)

The junction of West Street with Church Street lies at the centre of Kington Magna and is adjoins heritage assets of local importance, such as **Godwin's Cottage** and Willow Cottage (page 22). Just along Church Street are the locally important old school buildings. **Godwin's Cottage** (early 19th century if not earlier, built of limestone and clay tile) is near this junction, as is the playground. The historic buildings, open green spaces (the play area serves as the village green), gardens, hedges and trees create the impression of turning into a former country lane, as shown on the OS 1811 map, rather than a residential street, thereby complementing rural character, and are therefore included in the Conservation Area.



Fig 77 Godwin's Cottage



Fig 78 Church & West Street junction

5. Primrose Cottage (Chapel Hill)

Primrose Cottage was built during the mid to late 19th century and certainly by 1890. Its location opposite the locally important Beggar's Roost and position on the road overlooking the Blackmore Vale, albeit behind a boundary hedge, means it is a prominent feature as one descends Chapel Hill into the village. It appears to be a building of three phases: the central part of painted limestone, the left part is rendered, and the right part has the upper storey clad in red tile. The land associated with the cottage is shown as two long roadside plots on the tithe map (Fig 5). It is noticeable that there were a number of such plots in the village in 1846. This may imply a lack of land for labourers and their acquiring of slithers of land in order to feed their families.

This property and its associated land are important non-designated heritage assets but are also included in the Conservation Area because of their special interest.



Fig 79 Primrose Cottage descending Chapel Hill



Fig 80 Primrose Cottage

MANAGEMENT STRATEGY

It is adopted District Council Policy to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Proposals for any new development, alterations and changes of use of existing buildings and land which have an adverse effect on the character or appearance of the Conservation Area will not generally be permitted (North Dorset District-wide Local plan, Policy 1.24).

Living in or owning a property in a Conservation Area clearly whether listed or not places certain responsibilities on both residents and the Local Planning Authority. The following policies will assist the consideration of any application required for planning permission or consent which may impact on the Kington Magna Conservation Area. They also provide guidance to property owners and residents in encouraging attitudes and methods which will assist the conservation and enhancement of the character and appearance of the Conservation Area, whether or not statutory permission is required.

Demolition

In addition to the general presumption against the demolition of statutory listed buildings, there will also be a general presumption in favour of retaining buildings (both principal and service buildings e.g. outbuildings) which make a positive contribution to the character or appearance of the Conservation Area. Thus it is expected that proposals to demolish such buildings will be considered against the same criteria as proposals to demolish statutory listed buildings. For cases where a building makes little or no such contribution, the District Council will require a heritage statement outlining the value of the building to be demolished in architectural or historic terms together with clear information about what is proposed for the site after demolition. In such instances and for new development sites consent will not be given unless acceptable and detailed plans are submitted.

New Development

Siting and Layout

Whilst opportunities for new development will be extremely limited, proposals for new development should respect the character and appearance of the Conservation Area. The siting and layout of new buildings will need careful consideration and will need to reflect the scale, form, common roof heights and the detailing and materials of the contributory buildings. Spaces around and between buildings allow views into and from the open countryside and are important to the character and appearance of the area and the setting of buildings. Where it is evident areas or buildings are characterised by open settings, regular spacing or large gardens, the introduction of additional substantial buildings may not be appropriate particularly where it is evident that the spatial characteristics of the locality will be reduced, diminished or harmed.

To be able to assess the impact of a development on the character and appearance of a Conservation Area, the District Council will need to be provided with detail of the proposal. It is expected that planning applications will be submitted with sufficient detail on the siting, layout, design, use of materials, landscaping and any other details necessary to allow a full understanding of the proposals and the likely effect on the area.

New Building Design

The District Council expects all new development within the Conservation Area to be of the highest architecture quality. Assertive or unsympathetic modern design can soon dilute the special characteristics and local distinctiveness of the Conservation Area and will be resisted. The adaptation of local vernacular styles and use of local materials will normally be expected within the Conservation Area to reinforce the character and appearance of the area. Innovative design solutions will also be considered on their merits. The main elevation of new buildings and general orientation will be expected to reflect those of the immediate area to help integrate new development into existing patterns of development.

Alterations and Extensions

The Conservation Area is not a museum, but a living historic landscape. Changing lifestyles and expectations will result in pressure for changes to existing buildings and spaces. Requirements can frequently be met without diminishing the character and appearance of the area, but care is required to ensure that new developments preserve or enhance the character of the Conservation Area. Even changes such as the installation of external plumbing fixtures or ventilation stacks can have a detrimental impact on the external character of a building and therefore the area. The Council has produced guidance on alterations to historic buildings which can be found under North Dorset on the www.dorsetforyou.com website. This provides guidance on the principles to be adopted when considering changes to historic buildings and they can also be applied to any building within an historic area.

Locations and Form of Extension

Any extension or addition should reflect the design, form, materials, textures and finishes of the existing building. These constraints will vary between individual buildings in the Conservation Area, and any proposals will need to respond to the specific building and local environment. In general, extensions should be subservient to the original building and not dominate or compete in visual terms with that building.

Materials and Methods

Oolite limestone is a key characteristic of the Conservation Area which defines local distinctiveness. In all cases it should be used in new development, new additions and alterations, either by the reuse of reclaimed materials where possible, or by carefully matching of new materials. The use of other complementary materials will be considered but only where it can be demonstrated that their use preserves or enhances the character or appearance of the Conservation Area. Care should be taken to take note of local details such as string courses, eaves projections, lintels etc. and incorporate them in local development where appropriate. The matching of bonds and styles of walling, render, mortar material and pointing style will be encouraged. Windows and doors should also aim to reflect local character and appearance and the use of sustainable materials will be sought.

Exterior Details

Many historic buildings in the Conservation Area are vernacular in nature. Other buildings reflect a particular age or style of construction (e.g. 19th Century polite architecture).

Typical details, which are characteristic of these buildings, should be retained wherever possible. Alterations to the exterior form and detailing should respond sensitively to the significant elements

of the building. In particular attention should be paid to protecting and reflecting elements of the original design and detailing, such as chimney stacks, ridge tiles, lintels and string courses.

The personalising or improving of houses through replacement windows and doors, rendering and stone cladding can have a dramatic and adverse effect on the character and appearance of the Conservation Area. Although many such alterations may not require planning permission or listed building consent, if it is demonstrated that the character and appearance of the Conservation Area is being harmed by cumulative change then the Council can consider issuing an Article 4 Direction under the relevant planning legislation in order to prevent the loss of special interest.

Windows

Casement and sash windows are distinctive to the settlement and Conservation Area. Where repair or replacement is necessary, any new work should match the existing material and character of historic windows. Insensitive replacement of windows can seriously detract from the character of the building and, the Conservation Area. Mass produced windows including those made from UPVC, can alter and involve the loss of historic proportions and detailing of originals windows and will not be allowed within listed buildings.

Doors

Historic front doors, door cases, and porches are important in adding character to the street scene and should be retained wherever possible. As stated above, mass produced doors including those made from UPVC, can alter and involve the loss of historic detailing and harm the appearance of the building. The removal of original doors and their replacement with inappropriate doors in timber, UPVC or other material will not be allowed within listed buildings.

Cladding

The cladding of walls with stone, timber or plastic does require planning permission and where relevant, listed building consent. Given the limited pallet of materials within the Conservation Area it can have a diverse effect on the character of the building and the conservation area and therefore any applications for such proposals will not be supported on existing principal or host buildings.

Rendering

Planning permission may be required for covering brick or stone walls with modern renders. Rendering of good quality facing material is not recommended and may be refused planning permission. Apart from the aesthetic considerations, the application of such materials could provide a continuing maintenance problem in the future and affect the fabric of the building.

Dormers and Roof Lights

Dormer windows are not a common feature within the Conservation Area, however where they exist they are an important component of the architectural style of the buildings. In some case the introduction of dormers and roof lights will be inappropriate, but sometimes dormer windows can be a more suitable insertion into a roof although they should always be of a size, scale and design appropriate for the appearance and age of the building and the character of the area. Only conservation type rooflight are considered appropriate in buildings pre-dating the mid-twentieth century.

Ancillary Works

Alterations to, or the introduction of, outbuildings, walls, paved areas, particularly to the front or side of properties can all impact on the character and appearance of the Conservation Area. In isolated situations where hard standings are considered acceptable, minimisation of the width of the opening in a front wall and/or hedging, while retaining some screening of the front garden by shrubs or mature trees may reduce the impact upon the streetscape. Paving may be addressed as a component part of a comprehensive design treatment, so visually remains part of the garden, rather than appearing as a separate area. Any works of making good damaged surfaces should reflect the historic pattern thereby safeguarding both the character and appearance of the Conservation Area.

Garages

Within the Conservation Area a number of houses have garages which were an integral element of the frontage design. Other houses have purpose-built detached garages, usually recessed behind the general building line, in turn preserving the sense of separation between the detached houses. Where new garages are proposed, similar recessing should be employed. Any new garages should be constructed in materials and adopting details that are compatible with host and adjacent buildings.

Fences, Boundary Walls, Gates and Front Hedges

Hedges and walls form important features along the verges enclosing the road in the Conservation Area and the presumption will be to resist their removal. The retention of existing boundary treatments and gates will be encouraged wherever practical. The reinstatement of known earlier boundary treatments will be encouraged provided there is clear archival evidence of their existence. Historic materials and detailing should be accurately reinstated.

The creation of new or widened openings through existing boundary structures or plantings can erode the streetscape, and should only be undertaken where alternatives or more modest arrangements are not available. Where new or replacement boundary treatments are proposed, these should reflect the height, scale, materials and detailing used adjacent to the proposal. The planting of hedges of traditional native species will be supported. Where security is a concern, the selection of native thorny species such as holly, hawthorn or blackthorn will be encouraged, and can be protected while establishing by temporary wire mesh fencing set discreetly within the hedge.

Trees and Gardens

Areas of mature trees and gardens exist both within the Conservation Area and in the surrounding landscape. The Local Planning Authority must be notified of any work to trees within the conservation areas. The local authority will have particular regard to preserving the character and appearance of the conservation area and will place a Tree Preservation Order (TPO) on a tree or trees where it is expedient.

Trees in a Conservation Area that are not protected by a TPO are protected by the provisions listed in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', six weeks before carrying out any works, unless an exception applies. Formal advice on what is exempt and how to submit a notification can be sought from The Dorset Partnerships Tree & Landscape Department.

A key characteristic of the Conservation Area is the rural views to and from the parish church. It is noted that trees planted near or by the parish churchyard have reached a stage where they affect these rural views, in particular the semi-mature willows by the pond to the west of the parish church. The effect of this planting is such that the church tower and clock can no longer be seen from some points in the village and the panoramic view into the vale from the church is significantly reduced.

Under the Town & Country Planning (General Permitted Development) Order 1995 with amendments, tree plantings do not require planning permission. This means the planning authority can inform of the effect of these trees, as part of the Conservation Area appraisal, but cannot enforce the reduction, maintenance or removal of trees through planning control, thereby ensuring that the views are always maintained.

Villagers have expressed concern about the effect of the willows on the character of the conservation area, the setting of the listed church and the amenity afforded residents by such rural views. These concerns are shared by the Parish Council and North Dorset District Council. It is hoped that the conservation area appraisal will assist in establishing a positive and local resolution regarding the willows.

Satellite Antennas

The installation of satellite dishes on to the front elevations, or chimneys of buildings in the Conservation Area requires careful consideration. The Local Planning Authority will usually resist granting planning permission for dishes on the front or on the elevation of buildings facing roads, public spaces or above the roof line.

General

This appraisal will be used in judging the way in which individual development proposals will affect the character or appearance of the Conservation Area. Any proposal that has an adverse effect on the character or appearance will not be permitted. Proposals that can be seen to preserve or enhance the Conservation Area, subject to other prevailing planning policies, will be supported.

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Kington Magna Tithe Map, 1846

Kington Magna OS Map 6 inch 1890

Kington Magna OS Map 1:250 1902



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