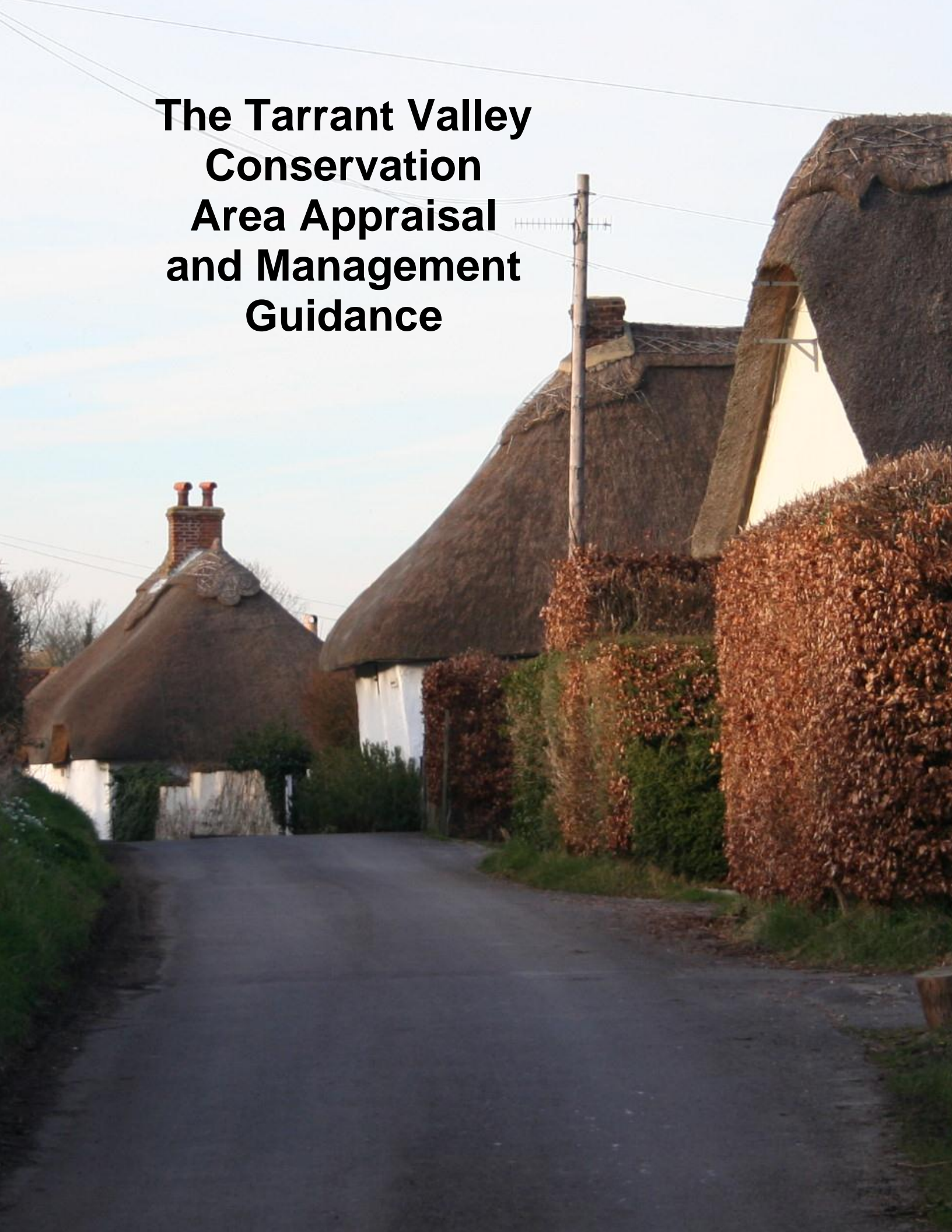


The Tarrant Valley Conservation Area Appraisal and Management Guidance



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1. Executive Summary

1.1 The Tarrant Valley comprises six conservation areas:

Stubhampton (designated 2012)
Tarrant Keynston (designated in 1995),
Tarrant Rushton (1995),
Tarrant Monkton (1971),
Tarrant Hinton (1971) and
Tarrant Gunville (1972).

1.2 The status of the conservation area appraisal and management policies will inform decision makers when determining proposals for development within and adjacent to the conservation areas and considered within the light the National Planning Policy Framework (NPPF) and current guidance on the historic environment and heritage assets issued by English Heritage. This appraisal and conservation area boundaries formed the subject of public consultation via letters to properties and public exhibitions held in Tarrant Gunville and Tarrant Keynston between 2008 and 2012.

1.3 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

1.4 It is the particular mix of these elements which gives the Tarrant Valley its character, namely:

- The open rural landscape setting
- The clustering of villages to the floor and lower slopes of Tarrant Valley
- The River Tarrant and its important historic and contemporary role in the character of the villages (particularly the small historic brick and stone bridges across the river)
- The consistent vernacular palette of materials throughout the valley – particularly the use of cob and straw thatch
- The long views to and settings of churches, other important buildings and structures
- The fine restored stone churches seen within their village setting
- A large number of mature trees (particularly surrounding the churches) framing and forming the backdrop to historic buildings throughout
- Historic boundary walls of cob, flint and brick and combinations of these materials which survive throughout the valley
- The narrow section of lanes with built form set right on the roadside or slightly set back creating dynamic and constantly changing townscape

- The grouping of built form which addresses the street either; with facades running parallel to the roadside or with their gable end to the road (as seen at Tarrant Rushton and Stubhampton).

Part 1: Introduction

2. Purpose and Scope of Study

2.1 The Tarrant Valley Conservation Area Appraisal and Management Guidance 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 Tarrant Valley Conservation Areas and to provide a basis for making sustainable decisions about their future management.

2.2 The appraisal and management guidance aim to:

- Identify those elements of The Tarrant Valley Conservation Areas which contribute to its character.
- Identify elements which detract from the character.
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of The Tarrant Valley.

2.3 The framework for the study follows the English Heritage guidance 'consultative documents'; *Guidance on conservation area appraisals* and its companion *Guidance on the management of conservation areas*, both published August 2005.

2.4 The initial fieldwork, research and analysis for the appraisal and management plan were undertaken by Forum Conservation in November 2007-November 2008 and more recent work undertaken by NDDC officers. 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 NPPF. The appraisal and management guidance should be used to guide and inform this process.

3. Consultation

3.1 The Tarrant Valley Conservation Area Appraisal and Management Guidance has been the subject of several (five) public consultation events held at Tarrant Gunville Village Hall and Tarrant Keyneston Village Hall between 2008 and 2012. In addition, all those affected by the proposals have been written to. Comments received as a result of the consultations can be inspected via the Environment, Land and Property Team at North Dorset District Council.

4. Planning Policy Context:

4.1 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'

4.2 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...'

4.3 Further, the NPPF 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.*

4.4 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

4.5 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.

- 4.6 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 English Heritage.
- 4.7 North Dorset District Council has encapsulated the broad principles of this Government Guidance in its local planning policies in both the retained and emerging policies as part of its Core Strategy.

Part 2: Appraisal

5. Landscape Setting and Character

- 5.1 The Tarrant river drains the chalk of the Cranborne Chase south-east to the River Stour. The valley begins high on the Chase in the parish of Ashmore, where it is now a dry valley. As it passes through Ashmore Wood the narrow steep sided valley is joined by other dry tributary valleys. Just above Stubhampton, the road from Iwerne Minster, following the line of a tributary valley, descends from the downs into the Tarrant Valley. At Stubhampton the Tarrant itself makes its first appearance. From Stubhampton the road follows the line of the valley until the road and the river leave Tarrant Keyneston, where the road climbs out of the valley leaving the river accompanied only by a footpath. This is the historic route to Tarrant Crawford, from where it makes the final leg of its journey to its confluence with the River Stour. Along this valley is a string of villages, farms and abandoned settlement sites, all of which take their name from the river, except Stubhampton.

6.0 Historic Development and Archaeology

- 6.1 The downs over-looking the valley retain evidence of the communities who lived, farmed and died nearby with Neolithic long barrows, numerous Bronze Age barrows and Iron Age and Roman settlement sites, including the hill-fort at Buzbury and the Roman villa at Tarrant Hinton. Evidence of the fields of the late Iron Age or Roman farming communities survive in many places, showing that even two thousand years ago the landscape of the valley was not so different from that of today.
- 6.2 As is typical of much of the chalk valleys of Dorset, and neighbouring Wiltshire and Hampshire, settlement has been concentrated in the river valleys since at least the Saxon period. Only Tarrant Hinton can be definitively identified in a Saxon charter, granting land to the nuns at Shaftesbury Abbey in 935AD. King Alfred had also granted land at 'Tarrant' to the church of Shaftesbury in the 870s AD, but whether this grant related to Tarrant Hinton is uncertain. The evidence from Saxon charters across Dorset shows that in general the parish system in use today had been established by the tenth century at least.
- 6.3 In the late eleventh century the Domesday Book recorded a string of estates that went by the name 'Tarrant'. The principal estates recorded can mostly be associated with the existing villages (Crawford, Keyneston, Hinton, Monkton and

- Launceston), but there are several smaller estates that have not been specifically identified, and it is probable that some of these land-holdings, (representing no more than a solitary farm), formed part of what we now recognise as a single village. Others will represent farmsteads such as Tarrant Rawston, and Preston Farm to the south of Tarrant Rushton. Rushton and Gunville are the two larger settlements that have not been definitively linked to their Domesday entries. The entry for Stubhampton in Gunville parish has been identified.
- 6.4 The Domesday Book is silent on the presence of churches in any of the villages. The only hint we get is the reference to a priest living in 'Tarrant' who held land in Hinton Martell. The establishment (and in some cases re-establishment) of churches in Wessex commenced in the late seventh to early eighth century, with the founding of churches on many royal estates. These churches housed a college of priests who travelled to the various settlements within a large *parochia*. Over time subsidiary chapels were founded within the outlying estates which eventually gained parochial status. There is no known royal estate in the Tarrant Valley but it is thought that the church at Crawford was a minster or mother church, possibly founded on the site of a Roman building. The earliest architectural evidence in any of the Tarrant churches dates from the early twelfth century, although most are predominantly of 14th and 15th century date, often with Victorian alterations or extensions as at Gunville, Monkton and Keyneston.
- 6.5 The relatively narrow valley dictated the form of the settlements along its length; typically linear, single street villages lying parallel to the river. Whilst a linear form is a characteristic feature of the villages along the valley, each has its own particular attributes and character. Some are 'irregular rows', where properties are intermittently spaced along the roadside in plots of irregular shape and size. In contrast, some of the villages appear to show signs of planning with regular plots and boundaries. In common with some other chalk valleys in Dorset, the present-day settlement represents only part of the extent of medieval settlement in the valley. The areas of pasture on the edge of and between villages often contain the earthworks of deserted or shrunken settlement; areas of occupation that were abandoned from the late fourteenth and fifteenth centuries. This was partly as a result of plague, and also due to changes in farming leading to the amalgamation of small farms, enclosure and a move towards increased grazing of sheep for wool requiring fewer labourers.

The Villages

- 6.6 The degree of change experienced in the villages of the Tarrant Valley can make interpretation of the historic plan form using old maps difficult. Here follows a brief analysis of the character of the plan form of each village, with a conservation area (or proposed conservation area) based on its form, as shown on the Tithe map or other historic maps, beginning at the north end of the valley.



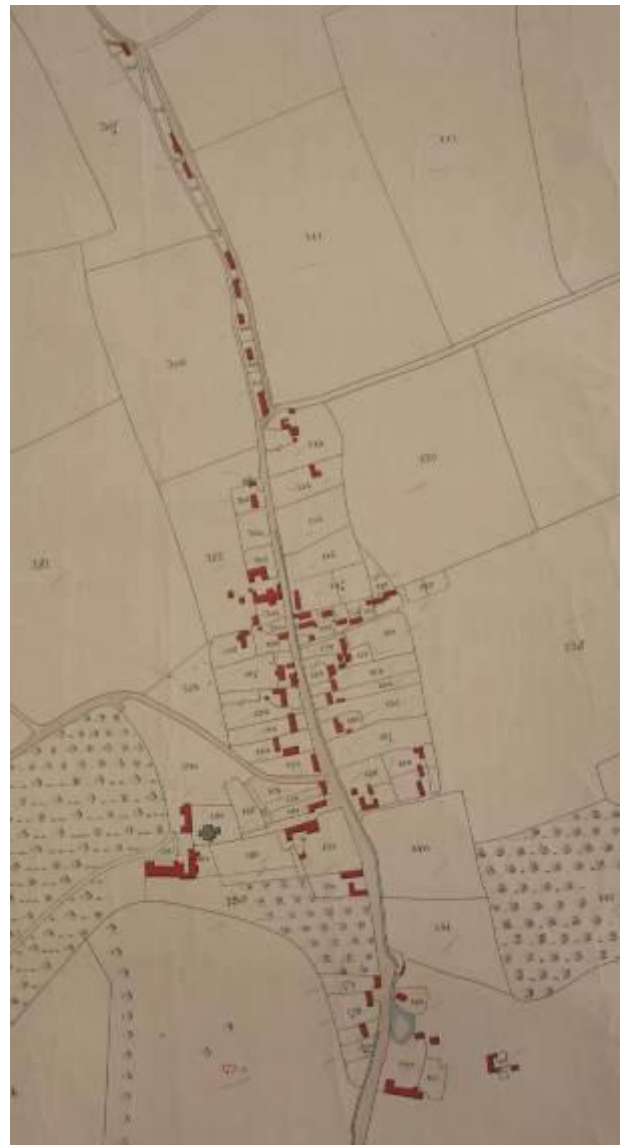
Stubhampton

Stubhampton is an irregular row, now consisting of a few cottages and farmsteads set along both sides of the road, since the mid-nineteenth century. Earthworks in the field south-east of Chestnut Cottage suggest the presence of former houses.

Tarrant Gunville

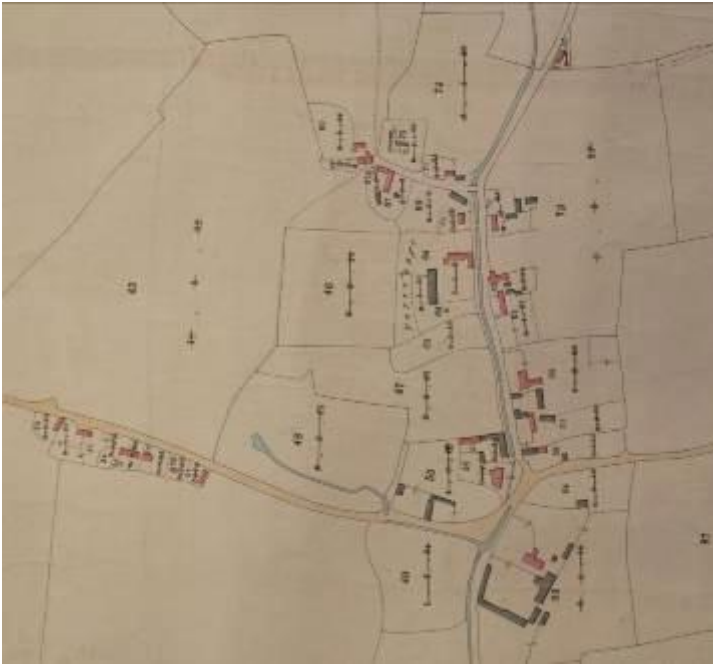
The Tithe map for Gunville shows a plan that has five distinct elements. From the junction of the lane leading to Home Farm northwards, and on both sides of the road, are the characteristic long, narrow plots sharing common rear boundaries which are accessed by footpaths and indicative of planning in the layout of the properties. The church and the manor house, with the former rectory close-by, lies to the south of the western block of properties. To the north of the regular plots there is a series of short, square plots on the west side of the street and longer plots, several of which were unoccupied in the mid-nineteenth century, on the east side of the street. Further to the north the road appears to divide into two with a series of cottages set in very narrow plots in between the two roads. These small plots are typical of squatter settlement encroaching onto roadside waste. This process is typically associated with the seventeenth century onwards.

The village is bounded on its southern side by parkland. On the east side of the road is the park of Eastbury House, a remnant of a large mansion built by Vanbrugh in the eighteenth century. Within the park, alongside the road near the gate, are earthworks suggestive of former settlement. The Tithe map shows a house with outbuildings here, possibly the last vestiges of the village of Gunville Eastbury. On the west side of the road is the park of Gunville Manor.



Tarrant Hinton

The Tithe map for Hinton shows that it was a collection of farmsteads irregularly spaced along the valley road with a short lane branching off to the church, which sits on slightly higher ground over-looking the valley accompanied by a small cluster of cottages. Following a fire in 1885, which burned four or five farms and part of the rectory, it is unclear whether these are surviving farmsteads or have been re-built.



The survival of so many farmsteads in the village, compared to the other Tarrant villages, may be due to the relatively late enclosure of the open fields which survived here until the early nineteenth century. At Hinton, the valley is crossed by the main road between Blandford and Salisbury. Whilst this junction of routes had little impact on the form of the settlement, a short row of cottages developed on the valley side alongside the road towards Blandford. The line of the main road crossing the valley has been straightened, necessitating the part demolition of a barn on the west side of the road.

Tarrant Monkton

Tarrant Monkton differs from the other villages along the valley in that houses and farms lie along two streets on either bank of the river. The eastern street (High Street) has experienced some abandonment leaving a farmstead and a number of cottages. The main area of settlement lies alongside the west street, which necessitated crossing the river at either end of the village to enter the settlement. The southern part of the street, to the west of the river, consists of plots of irregular size but with a hint of regularity. At the northern end however, the pattern changes. Here the road splits and twists to create an irregular cluster of properties set in plots that appear as though they may have encroached onto what was originally an open green. The church, set off the street, overlooks the southern edge of this 'green' area.



Tarrant Rushton

Tarrant Rushton is now by-passed by the main valley road which runs along the west side of the river, with the village on the rising valley side to the east. However, there was an historic route-way down the east side of the valley, passing the church and forming the main street of the village, before fording the river to join the road to the west of the river. The regularity of the village, clearly visible as one passes along the valley road, is its principal characteristic. Whilst historic maps show that this village was a regular row plan, the strong regularity created by the repetitive form and positioning of the houses of the settlement is due to re-building in the late eighteenth and nineteenth centuries. A map of 1789 shows a far greater number of buildings along the west side of the village street, sitting within plots that stretched down to the river. Earthworks in the field to the west of the gardens of the existing houses may represent the former boundaries of these plots.

At the north end of the village in the valley bottom, set apart from the area of regular plots, is the church, the mill and River House (a moated site, possibly the site of the medieval manor house).



Tarrant Keyneston

Mid-nineteenth century Keyneston consisted of three distinct elements: a small cluster of farms and cottages near the church; a regular row along the east side of the street, south of the junction between the valley road and the Blandford – Wimborne road (although there were a number of vacant plots at the southern end) with a few properties in small plots on the west side of the street; and, as at Hinton, a number of cottages in narrow roadside plots along the Wimborne - Blandford road as it climbs out of the valley to the west. Between the church cluster and the regular row was the large plot occupied by Keyneston House.

In the mid-nineteenth century the road into the southern end of the village took a course to the east of Manor Farm, passing between the farmhouse and the river. This road was straightened so that it passes between the church and Manor Farmhouse, enabling it to stay on higher ground.

Archaeological Potential

6.7 Overview

The Tarrant Valley has been the focus for settlement for thousands of years, and the lower slopes of the valley and along the valley floor have attracted settlement since at least the Roman period. The wider landscape of the valley is considered to have archaeological potential for evidence of the previous communities who have occupied and utilised the valley.

6.8 There is only one Scheduled Monument within the existing conservation areas; the moated site at Tarrant Rushton.

6.9 In relation to the conservation areas, Areas of Archaeological Potential have been identified based on the extent of historic settlement as evidenced by historic maps and archaeological data derived from the Dorset County Historic Environment Record (HER). Any future development proposals on sites that have not been compromised by development within the Areas of Archaeological Potential may be subject to archaeological conditions. Such conditions would primarily relate to the potential for the discovery of medieval or Saxon settlement, although the possibility of encountering earlier archaeological remains should be considered.

Key Historic Influences

6.10 The key historic characteristics of The Tarrant Valley are:

- Linear valley-based settlements of at least Saxon origin, some with evidence of medieval planning.
- Medieval parish churches with Victorian 'restorations'.
- Evidence of deserted areas of medieval settlement along the valley and on the edges of existing settlements.
- Historic farmsteads reflecting the agricultural origins and history of the villages.

7.0 Spatial Analysis

7.1 Character Areas

7.1.1 Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development services terms.

7.1.2 It should be noted that whilst fourteen sub areas have been identified within the designated conservation areas (with the exception of Stubhampton) it is also important to appreciate the cohesion to the whole conservation area and the overall valley setting, which should always be considered when addressing the character of the Tarrant Valley Conservation Areas.

7.1.3 Each character area makes reference to the following in bullet points:

- Form (cohesiveness – what makes it a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

7.2 Tarrant Valley Overview

7.2.1 The Tarrant Valley has a varying section as one travels from south to north. The lower sections of the valley are steep to the east and west, rising quickly out of the valley floor (**Figure 1** [LS21]). This becomes less pronounced through Tarrant Rushton (**Figure 2** [TR15]) and Tarrant Hinton (**Figure 3** [TH11]) where the valley is broader and lends itself to low sweeping views of gently rising ground. Tarrant Monkton is a wider village with its roads either side of the river taking up much of the lower ground of the valley with steep sides to the east. From Tarrant Gunville, moving north the valley narrows considerably, with tree lined slopes to Tarrant Gunville and the developed section of Stubhampton sitting on the edge of the valley floor (**Figure 4** [S6]) with the sides rising steeply behind it. In some cases the buildings are built into the valley side - for example at Stubhampton Manor (**Figure 5** [S7]).

7.2.2 The river links these settlements together and is an integral part of the valley villages. It is often the central feature, as in Tarrant Monkton, Hinton and Gunville, or can be glimpsed in long and short views, as in Tarrant Rushton and Keyneston. These glimpsed views in the latter settlements are a strongly defining element in the character of these villages.

7.2.3 All the villages are experienced in an essentially linear fashion. There are limited points where access tracks and lanes rise out of the valley, for example the

- steeply rising spurs to the church at Tarrant Hinton (**Figure 6** [TH(98)]) and to the Manor at Tarrant Monkton, also Eastbury House in Tarrant Gunville) . They are rarely through roads. This perception of being in the valley is a very strong part of the overall character of the Tarrant villages. The strong ridge lines, even to the shallower parts of the valley, are a key defining characteristic and form an important part of the wider setting to all the conservation areas.
- 7.2.4 An overriding characteristic of the built form of the valley is its consistent scale. Domestic buildings are rarely more than two storey, and are often single storey with attic windows to the first floor (**Figure 7** [TM5]). Where scale changes it is part of a clear hierarchy of the status of buildings. So we find the manor houses, rectories and vicarages are two and a half storey (for example Tarrant Hinton Rectory, and the Manor Farm House, Tarrant Keyneston - **Figure 8** [TK197]).
- 7.2.5 The materials palette within the valley and the conservation areas is focussed on the local vernacular and is a very attractive mix of rendered cob and thatch, brick and flint, clay tile and natural slate. There is no predominant material though there is a good survival of thatched buildings in the valley. This is particularly evident in Tarrant Monkton (**Figure 9** [TM95]) and the area around St Mary's church in Tarrant Hinton (**Figure 10** [TH167]).
- 7.2.6 The natural and man-made boundaries of the conservation areas, in combination with houses and outbuildings, help define the roadsides providing almost consistent positive enclosure for much of the valley, particularly in the villages. Beech hedges are seen in a number of the conservation areas – (for example Tarrant Keyneston **Figure 11** [TK168]), and cob boundary walls are also a common site making a positive contribution towards the character and appearance of the conservation areas – (for example Tarrant Gunville (**Figure 12** [TG146]) and Tarrant Keyneston (**Figure 13** [TK29])).
- 7.2.7 There are some very fine trees throughout the conservation areas. Some particularly notable groupings occur around the churches and associated buildings of Tarrant Hinton and Tarrant Gunville. The latter also has some specimen trees planted to enhance the impact and enjoyment of Eastbury House (as was), some of which survive today to form a very fine grouping of mature trees to the north of the village at the entrance to the estate (**Figure 14** [TG50]).

7.3 **Character Areas**

(please note these areas are dealt with from north to south through the Valley):

Stubhampton

Overview

The settlement of Stubhampton has a very distinctive layout, defined by the narrow section of the valley with very steep sides and restricted area for development. The built form borders the roadside on both sides, but is distinctive to each. To the west side, dwellings and outbuildings are set perpendicular to the road with gables set hard to the roadside forming a series of punctuations. To

the east side are the remnants of the larger farms with their farmhouses. The houses face the road and are set to one side of their respective farm groups.

Character of the area

There is a consistency to the pattern of development within this area which covers the whole of the proposed designation:

- Buildings range from one storey outbuildings and outshuts, to two storey houses. Most buildings are set perpendicular to the road with their principle facades facing south down the valley. The gable ends of these cottages are set onto or just back from the road edge.
- There are two groups physically separated but defined by similar characteristics. The main group contains two listed buildings, Stubhampton House and Stubhampton Manor Farm House. The outbuildings to both form an important part of the character and appearance of the proposed conservation area. To the south side of the road, the buildings are remarkably similar in their layout in relation to their plot and subsequent relationship with the road (Figure 112 [S3]). These long narrow ranges of buildings and outbuildings are a strong positive characteristic of this small settlement and make for a very distinctive part of the valley.
- The predominant materials are flint and painted rendered over flint. There is a distinctive use of clay tile in this part of the valley, with some key buildings having natural slate. For example, Stubhampton House and its prominent converted cartshed at right angles to the roadside.
- Good views can be had from the steeply sloping sides of the valley down into the settlement (see *Figure 5* [S7]).
- The settlement pattern to this part of the valley is very distinctive. A more pronounced example of this type of distribution is seen in Tarrant Rushton.

Tarrant Gunville

Overview

Tarrant Gunville is one of the larger settlements in the valley. It has the advantage of an intimate relationship with the river, which runs in an open waterway parallel with the entire length of the High Street, necessitating on the north side of the road a number of small access bridges to houses (**Figure 15** [TG44]). This culminates with a fine stone bridge (forming part of a sequence of small access bridges crossing the Tarrant) which serves as part of the village entrance to Eastbury House. This is a small Vanbrughesque stone bridge which helps define the stone gates; one of the key landmarks on entering the village from the south (**Figure 16** [TG64] - may need a better photo).

St Mary's church (Grade II* listed) is set higher up the valley, slightly out of the village, in a fine grouping of houses and outbuildings (including a very large walled kitchen garden) all of them Grade II listed. Views are had of the church on approaching the village from the south. From the north, views are far more restricted by a dense tree belt.

The southern part of the village, south of The Forge, is dominated by mature beech and other tree species. These provide a very dense boundary to the Old Rectory, but a more open park-like feel to the north side of the road (see Figure 14 [TG50]). The trees and their enclosure of the street are a very important part of the character and appearance of the conservation area.

The northern part of the village is dominated by the soft and hard boundary treatments of the houses, which are generally set back from the roadside. The cob walls to Downlea, the brick walls to Westbury House, and the hedges, fences and retaining walls to the open waterway (**Figure 17** [TG111]) all play an important role in defining and enclosing the road.

An important local feature is the gabled brick arched porch (**Figure 18** [TG106]). This is seen in the other villages but is used almost consistently on the cottages and small houses of Tarrant Gunville. It unites terraces and separate cottages, giving them an estate type character and common language. Combining this with the frequent use of flint and brick banding and slate roofs, gives a consistency to the village housing.

There are three character areas defined within the Tarrant Gunville Conservation Area: the High Street, north of May Lane (check name) to the end of the village; China Lane, a small group of houses to the east of the High Street set off a track leading to the fields behind the village (now a footpath); and the Church and Manor group, an important set of listed buildings largely hidden by dense tree belts and landscaping.

Character Areas

High Street

- From the junction with the road which leads to Home Farm, looking north, the High Street takes on a consistent character different from that of the area south of the junction.
- Houses are consistently two storey with steeply pitched roofs (**Figure 19** [TG45]). The exception to this is The Forge, at one storey plus attic, at the entrance to the character area on the junction with May Lane (check name). This cottage is highly visible and forms an important part of the transition between character areas (**Figure 20** [TG93]). The building line is very important to the character of Tarrant Gunville. Historic houses are almost consistently set back from the road. The exception to this is Downlea and its outbuildings, and Garth Cottage opposite with its gable onto the road (this house is set to relate to China Lane rather than the High Street). These buildings create a pinch point in the townscape by narrowing the road at this point. (**Figure 21** [photo required]).
- The group of Westbury cottages, The Old Post Office, The Dairy House and Pitts Cottage, and Everetts, are defined by their consistency of materials; brick/stone flint banding and natural slate roofs, and features such as the gabled brick arched porches. There is also an important survival of working farm buildings at Downlea.

- The predominant material in this character area is brick or Greensand ashlar, or a mix of both combined with flint in bands. This is seen almost consistently with natural slate or thatch (usually water reed though some combed wheat reed survives). Cob also survives and forms part of an important group of farm buildings to Downlea. Sections of brick, and brick and flint boundary walls line the road in places and these form an important part of the semi informal enclosure to the roadside.
- Views are funnelled along the road by a combination of boundary walls and hedges, with the glimpse of a building or roof punctuating these view corridors. The Forge partially terminates the views looking north into the character area, and south along the High Street (**Figure 22** [TG48]). There are also important views down into the character area from the ridge to the west. These views (**Figure 23** [TG15]) emphasise the sensitivity of both the front and rear of these houses and their roof profiles in relation to alterations or extensions.
- Key local features of the character area are the predominance of the gabled brick arched porch, the flint and brick banding, and the use of stone (which is said to have been taken from the former Eastbury House, dismantled around the late eighteenth century). The traditional red 'K6' telephone box is an attractive feature in the streetscene and forms the setting of a number of important listed buildings. The waterway to the side of the road is a key feature of the village, as are the survival of brick arched bridges along the length of the High Street (although some have been heavily altered or replaced (**Figure 24** [TG120])). The use of cast iron windows is also a local feature of some of the houses within the character area (for example, Little Tarrant). These are seen in lattice (**Figure 25** [TG35]) as well as grid glazing patterns (**Figure 26** [TG87]).

China Lane

- China Lane comprises an unmade track leading from the High Street to open fields to the east of the village. The houses are centred around an informal space with an important tree forming a focal point (**Figure 27** [TG128]).
- Houses and a row of cottages are a modest traditional two storey, with their façades facing China Lane. The exception to this is 'Ballard Down', set parallel to the High Street but well back from this road. It strongly defines one edge of the informal space created by the row of cottages to China Lane, their outbuildings, and Hydeaway Cottage and its outbuildings to the east end of the lane, and the modern brick built 'Cob Cottage' which backs onto the space from the south.
- All cottages and houses to China Lane form an informal group centred around an informal courtyard.
- Greensand ashlar in banding and random stonework is combined with flint, and seen with stone dressings for openings. A combination of thatch, natural slate and clay tiles is seen on the roofs.
- There are some open views of the farmland and the tree belts to Eastbury House from the edge of the character area looking south-east.

- Local features to this part of the conservation area are shared with the High Street: the use of the open gable brick arched porch; and the reuse of Greensand ashlar for some walling.

Church and Manor

- The Church, Tarrant Gunville Manor and the Old Rectory form an important group of listed buildings, complemented by a fine set of outbuildings. For example, the tall brick wall to the kitchen garden to the south east of the church forms an important part of the pedestrian approach to the church.
- The houses to this part of the conservation area are an imposing three storeys. They are set in grounds and largely obscured from public view by dense tree belts. Tarrant Gunville Manor is orientated to look out (south west) to Gunville Park, the park created for the house.
- All the buildings in this character area form a group of some significance, despite the fact that due to the trees there appears to be a limited relationship between them. Historically this was not the case. The kitchen garden wall and outbuildings to Tarrant Gunville Manor form an important sub-group which provides a valuable insight into the status of these buildings.
- Flint with Greensand ashlar banding is seen at the Old Rectory and St Mary's church (although the bulk of the church is flint and stone rubble). Tarrant Gunville Manor is colour-washed render and ashlar work. Roofs are natural slate and clay tile.
- There are some important views from south of the village up to the church, where the long roofs of the aisled naves predominate (**Figure 28** [TG3]). There are further glimpsed views to the church from the east side (roadside) with the tower being the focus for these views.
- The use of reuse Greensand ashlar is a strong local feature of this part of the conservation area.

Tarrant Hinton

Overview

The A354 has a significant impact as it passes through the southern section of the conservation area. Linking the southern part of the village, and the Manor Farm House and Hinton Business Park, are the mature beech trees which line both sides of the road, almost forming a gateway with their canopies (**Figure 29** [TH51]).

However, the road does somewhat sever the Manor Farm House and former farm (now business park) from the rest of the village. This is part of the reason for defining this section of the conservation area as a separate character area. The main part of the village lies to the north of the A354 and comprises a single road lined with farmhouses and estate cottages.

A spur lane leads up to St Mary's church at the northern end of the settlement, and a number of attractive cob and thatch cottages form a group with the church, churchyard and Greensand ashlar wall which encloses the churchyard to the

south. The modern rectory (1950s) stands to the north, with the Old Rectory to the south completely enclosed by mature trees of various species (check with Byron), detached from both the church group and the village. This fine building of c1836 was designed by Benjamin Ferry and is Grade II listed.

The steeply rising ground upon which the church is built makes for a good combination of local and distant views of the tower, from within and beyond the conservation area. Glimpses of St Mary's tower are a particularly pleasing aspect of the townscape quality of Tarrant Hinton.

The valley is markedly flatter here and long views south are characterised by the River Tarrant running away along a wide flat bottom to the valley (**Figure 30** [TH187]).

The river maintains its presence through the village, running in a man-made waterway to the west side of the High Street. As seen in Tarrant Gunville, the small bridges allowing access to properties to the west of the High Street also form a characteristic feature of this village, but they are more substantial brick arched structures. The brick bridge providing access to the lane leading to the church is Grade II listed, and is a well executed example of its type (**Figure 31** [TH102]).

St Mary's Church environs

- A very attractive and cohesive group of mostly Grade II listed cottages which complement the setting of the church, and are of a different form and scale to the cottages and houses lining the High Street.
- One storey and attic throughout, with eyebrow dormers in thatch. The houses face on, or are gable on, to the lane, apart from Apple Cottage which is slightly offset and addresses the corner of both lane and High Street. The character area is dominated by the west tower of St Mary's (**Figure 32** [TH157]).
- All the cottages fronting the lane to the Church, including Apple Cottage to the junction, form a very attractive, significant historic group with St Mary's Church, churchyard and its boundary wall.
- Rendered and limewashed/painted cob with flint and brick underpins. Some rebuilding in flint and brick and combed wheat reed thatch with plain block cut ridges and eyebrow dormers. Of note is the use of multi-paned cast iron casements to some of the cottages (**Figure 33** [TH93]).
- There are distant views of the ridge and the open character of the valley looking south from the church, and the view down the lane east is to open farmland and on to the ridge. These views provide an indication of the open character of the valley at this point. Views up the lane are terminated by the grouping of cottages. There are also open views up the valley from the church, which reflect the changing narrowing character of the valley on travelling on to Tarrant Gunville.
- The local vernacular is well represented in this character area with the use of cob, flint and brick, and thatch. The use of Greensand stone for the church and boundary wall also firmly ground this part of the conservation

area in the Dorset vernacular. The use of cast iron windows is also a notable local feature – (seen also in the neighbouring Tarrant Gunville).

High Street

- The High Street character area follows the form of the main village roads in the valley; a linear settlement with cottages and farmhouses distributed along its length in their own plots.
- Houses are consistently two storey with steeply pitched roofs. They mostly sit with their façade parallel with the roadside, set slightly back from the road with a boundary wall or fence fronting the roadside (**Figure 34** [TH137]). The exception to this is Rose Tree Cottage which is perpendicular with its gable end sat hard to the road (**Figure 35** [TH70]). This narrows the road considerably at this point, pinching the townscape and creating a strong partially terminated view looking north along the Street. Similarly Tarrant Close has a projecting wing forward of the principal façade which also finishes hard to the road and creates a similar tightening of the townscape.
- The dispersed nature of these former farmhouses set in their own plots means there is no clear grouping of buildings. However, the combination of houses in various views, particularly centred around the junction with the lane leading to the Church and around Rose Tree Cottage and the water-course, make for very attractive informal groupings that are sensitive to change (**Figure 36** [TH76]).
- There is a wide variation to the materials used to this part of the conservation area. Flint and brick banding is seen, as well as painted render, and an orange/red brickwork (flank wall of Lothlorren). There is variation to roof materials with clay tile (some with scalloped patterning - Old South Farm House) and combed wheat reed thatch (with a mix of plain block cut ridges and the more traditional flush wrapover ridges) making up the dominant roofing materials. The variation between materials along the street is a very attractive part of the street composition.
- Views looking north and south along High Street are focussed on Rose Tree Cottage. Its flank elevation hard to the road provides an effective visual stop in the streetscene (**Figure 37** [TH68]). The northern section of the High Street is generally more enclosed which lends itself to much shorter and tighter views. The southern section opens slightly but, because of topography and vegetation, views are still limited and are mainly up and down High Street. There are important glimpses to the church tower which emerges above more recent development, attractively framed by mature trees
- The river running along the west side of the High Street is a local feature of considerable importance and firmly plants the village in its Tarrant context (**Figure 38** [TH184]). Regrettably, recently completed flood alleviation work has been finished with a stone facing to the river culvert and not a more traditional flint facing. The small bridges crossing the river are also a very important part of the character and appearance of this part of the conservation area.

Manor Farm (Hinton Business Park)

- Manor Farm House and Manor Farm (now Hinton Business Park) are south of the A354, somewhat detached from the village because of this truncation by this busy road.
- The farm complex runs along the roadside in part, with a single storey red brick building with a low hipped natural slate roof. The remaining group of converted farm buildings to the former Manor Farm are a mix of one and two storey (equivalent) buildings arranged in a 'u' shape (including the roadside building). Manor Farm House is a fairly modest two storey house but set back off the road in generous grounds.
- The farm group and Manor Farm House form a group, despite the trees between the two sets of buildings. The distinctive banded brick and flint boundary wall links the house and farm both visually and physically, and forms a memorable and positive feature in the street scene (**Figure 39** [TH191]).
- The farm complex comprises brick and flint banding with large Greensand quoins. The consistency of this material in the farm complex is a very attractive feature of the group. Roofing material is natural slate, also consistent throughout the complex (**Figure 40** [TH200]). Manor Farm House is painted render in contrast to the adjacent vernacular group but has a natural slate roof and large rendered chimney stacks.
- There are views into the farm complex's internal courtyard from the main road and glimpsed views of the Manor Farm House protruding above the trees. The farm roofs form a long low feature in the surrounding open landscape, but are essentially simple and agricultural in character.
- The use of banded flint and brick and some Greensand for quoins gives the farm group a locally distinctive character, which is continued in the wall.

Tarrant Monkton

Overview

Tarrant Monkton is one of two villages in the valley (the other being Tarrant Rushton) with a road pattern that comprises a split of the main road to form a lane either side of the river. As in Tarrant Rushton, one lane is noticeably higher and set further up the valley than the other, but unlike Tarrant Rushton there are less views down across the valley to the other lane.

The settlement has the highest number of thatch cottages of the valley, with a good number of them being Grade II listed. The church is not set on significantly higher ground, as seen in other villages, and as a consequence does not have as much of a visual role in the street scene as other settlements along the valley. However, the valley sides to the west and east rise steadily to provide gradually revealing views back to the church tower. Nestled in the trees with glimpses of dispersed thatch cottages and groups of houses, the church forms a very attractive part of the distant views of the village (**Figure 41a and 41b** [LS12 - cropped and TM3]).

Houses are generally modest (often only one and a half storey cottages) but set in large plots. The plot to building ratio is a regular, repeated characteristic to both lanes and is most evident in views from the water meadows into the gardens both east and west of the Tarrant. This openness and lack of inappropriate extensions to buildings is an important part of the character and appearance of the conservation area.

There are some very good tree groups within Tarrant Monkton, mostly defining the section of river to the north part of the conservation area, particularly around the ford and to the southern edge where the tree lined river and road make a very attractive gateway to the village from the south-west.

Common to the other villages (other than Tarrant Keyneston), the river flows through the heart of the village and is best seen at the crossing points to the north and south of the conservation area. The ford and Grade II listed seventeenth century bridge form a particularly attractive group and allow the river to permeate into the settlement (**Figure 42** [TM76]).

Modest vernacular building materials are seen throughout the conservation area with the frequent use of flint with brick dressings, cob and thatch. There is some clay tile and natural slate as well as the use of Purbeck slips to the eaves (as seen at Orchard Cottage (**Figure 43** [TM38])).

The Green

- This character area comprises both an informal and, in part, formal cluster of houses around what appears to be an encroached village green.
- Houses and cottages are a consistent one and a half storeys with the use of eyebrow dormers in thatch used to great effect. There are two informal groups: those which loosely define the historic green, for example Box Cottage, Old Post Cottage and Laurel Cottage; and those set at angles to the road in a more haphazard manor, such as Little Thatch and The Old Farmhouse. The former group are generally set to back of pavement or slightly set back.
- All of the buildings within this character area form a loose group, as they can all be seen in relation to each other and this relationship makes an important and sensitive contribution towards the character and appearance of the conservation area. The cottages to the southern edge of the green make up a particularly attractive grouping and strongly define this edge (*see Figure 9* [TM95]). The group also includes the stone War Memorial and the traditional red (K6) telephone box.
- The houses are a mix of rendered cob, and some exposed banded brick or stone and flint, for example the attractive and prominent gable end of Little Thatch (**Figure 44** [TM(94)]). Roofs are predominantly thatch; combed wheat reed with simple block cut ridges and patterned aprons. The thatch is generally multi-layered and forms wide swept eyebrow dormers (*see Figure 7* [TM5]). There is a good survival of cast iron painted casement windows (**Figure 45** [TM59]).
- There are open views across the former Green which is now used as a paddock. These views are interspersed with thatched houses and are usually

terminated by built form or the tree belts to the north, forming an attractive backdrop to the cottages. Well Cottage performs the important role of terminating views looking north across the Green and from the Drove track to the west. The openness of parts of the Green is an important characteristic of the general views in this part of the conservation area.

- The small timber bridges providing access to the cottages on the south side of the Green are an attractive and distinctive local feature. The ford and Listed stone bridge form a very distinctive and recognisable landmark on entering the village from the north. These structures form a group with the recently sympathetically converted Old Chapel on the banks of the river to the south of the bridge.

Village Lane (Tarrant Monkton)

- Though still part of the 'High Street' which runs through the valley, this lane is considered as the secondary tributary road to the 'main' road to the east. It generally has a more tranquil and village character than that of the 'main' road, although the character of built form and grain is similar.
- Scale is predominantly one and a half storey with eyebrow dormers to thatch roofs lighting upper storeys. However, unlike the remaining part of the conservation area, there are two storey houses also which vary in scale. The Post House (**Figure 46** [TH43]) is a very modest two storey cob cottage which, although unlisted, makes a very important positive contribution towards the character and appearance of the conservation area. There are larger houses such as Orchard Cottage (see *Figure 43* - TM38) at two and a half storeys in part, although its scale is diminished by being set slightly down from the road towards the river. The building line and position of houses is very important to this part of the conservation area, with thatch cottages in particular mostly hipped and set perpendicular to the road, and some fronting directly onto the road, forming a very attractive sequence of pinch points along the lane (**Figure 47** [TM9]).
- The placing of buildings hard to the edge of the lane creates a sequence of progressive groups of cottages and houses as one travels along it. Each group is subtly different but complements the next. This constantly changing grouping, interspersed with good historic buildings slightly set back, makes for positive townscape and is an integral part of the character of this part of the conservation area.
- Cob and thatch are the dominant materials, the cob being rendered and painted white or limewashed. The thatch is multi-layered combed wheat reed with block cut decorative ridges. Some eyebrow dormers (particularly to Riversdale) have a more traditional thatched cheek (**Figure 48** [TM(2)]) rather than being of a 'swept', type. Red clay tiles and Purbeck Stone slates at eaves are seen at Orchard Cottage (check name) and walls comprise a mix of cob, brick and flint.
- Views are tightly controlled by the enclosure of the high hedges (to the west) and built form (to the east), defining the lane. The Nook nicely encloses views looking north along the lane. Between Bay Farm and Riverside there is an opening vista to the river, which forms a pleasant

punctuation in the generally enclosed street scene. This is the only place where the river is glimpsed from the lane.

- Of local note is the fine group of farm buildings to the north of Manor Farm House. They are protected by virtue of their curtilage relationship to the Manor House and from a very positive part of the setting of the southern edge of the conservation area.

High Street

- This character area forms the 'main' through road of the village and is distinctive from the village lane in that it is far less built up than the latter. This part of the conservation area is far more rural and dispersed in character.
- Houses and cottages are generally one and a half to two storey. Buildings either front onto the road with slight set backs, or are gable or hipped roof hard to the road. There is an attractive mix of both.
- Unlike the village lane character area, the built form is far more dispersed meaning that groupings are generally houses and associated outbuildings rather than groups of houses. Launceston Cottage and its flint with brick banded boundary wall running south forms a group which positively encloses the road at this point (**Figure 49** [TM87]).
- A mix of mostly cob (rendered and painted) and some brick is seen, with thatch (combed wheat reed with block cut ridges) and some clay tile.
- Due to the curves of the street and the high banking and hedging along most of its length, this character area does not lend itself to long or focussed views. Buildings are generally set in trees and behind mature hedges.

Tarrant Rushton

Overview

Tarrant Rushton (with the exception of the undesignated Stubhampton) is the smallest of the Tarrant Valley villages, but is very distinctive because of the pattern of development to the southern half of the village.

The conservation area divides very easily into two character areas: the church and mill environs to the north; and the 'High Street' (which is little more than a lane) to the south.

The two character areas are contrast with one displaying a strong sense of enclosure and the other having an open character. This is primarily the result of tree cover to the northern area which, along with built form, provides enclosure to the lanes and privacy for gardens, largely obscuring the church from extended views (**Figure 50** [TR34]). This is in contrast to the south, where the development is very open and there is little by way of structural landscaping other than what lines the eastern, steeply sided edge to the lane (**Figure 51** [TR1]).

The river plays less of an integral role than is seen in other Tarrant villages, but is nonetheless an important part of the flat bottomed, open setting of the historic development within the conservation area. This culminates at the southern tip of

the village where the lane becomes no more than a track and fords the river in a very informal manner, adding to the rural character of this part of the valley (**Figure 52** [TR39]).

Church, former mill and environs

- This group of houses and functional buildings is a remnant from the period when the main road through the valley came up past the mill and the church. Only a footpath now remains of this route, with the church tucked behind trees and built form.
- Buildings are generally two storey; some displaying a modest cottage scale, others a grander more classical massing. The building lines appear far more informal when compared with the rest of the conservation area, but buildings are generally located parallel to lanes or perpendicular with gables or hips hard to the roadside. The lane is strongly defined in places by built form, for example the outbuildings to Tarrant Rushton House (**Figure 53** [TR72]).
- The gable and outbuildings of Tarrant Rushton House and the connected Merewood and Dorset Cottages and School House form a diverse (in terms of materials) but attractive group, defining the 'gateway' to the church hidden in trees beyond.
- There is a varied palette of materials to this part of the conservation area, from the use of handmade red bricks with flared headers (gable to Tarrant Rushton House and the mill **Figure 54** [TR22]) to the rendered cob of Dorset and Merewood Cottages (**Figure 55** [TR19]). The mix of unpainted brick and cob is very pleasing. The survival and juxtaposition of the cob side wall of outbuildings to Tarrant Rushton House with the painted and rendered cob and red brick forms part of this complex mix of materials. The church is knapped and squared flints laid to courses with larger limestone units interspersed in the wall and to the quoins. Roofs are mostly red handmade clay tiles. Merewood Cottage and Dorset Cottage are thatched. This is probably water reed, although it has still managed to retain some aspects of the Dorset vernacular. The decorated deep block cut ridge is regrettable (**Figure 56** [TR77]).
- Given the very mature hedge and tree boundaries to this part of the conservation area, local views are very restricted and are mere glimpses of built form set within the treed landscape. One exception is the view terminated by the former mill building, which sits prominently marking the rivers progress in the valley. It can be seen from a number of viewpoints along the (now) main road, which runs to the west of the village (see *Figure 50* [TR34]). The formal elevations to Tarrant Rushton House are glimpsed through trees from the west and are attractively framed by a dense backdrop of mature trees (**Figure 57** [TR35]).
- There is a good mix of locally distinctive handmade bricks and cob walls which stretch down to the river to the west of Tarrant Rushton House and form the gardens of the dwelling to the south. The George V Posting box set into the wall of Tarrant Rushton House is a good survival of traditional street furniture handled in an appropriate way (**Figure 58** [TR68]).

High Street, Tarrant Rushton

- The High Street has a distinctive form of development which strongly defines this part of the conservation area. This lane was the former principal route through the valley; now an access lane to the cottages which line the road, as the ford to the southern end is only passable by four-wheel drive vehicles.
- The scale of buildings is consistently a modest two storey, the exception being Charlton cottage to the southern end at a more traditional thatch one and a half storey with the use of eyebrow dormers. The building line is consistent and, with the exception of the post-war houses at the southern end of the street, is defined by pairs of cottages set perpendicular to the road with their flank hipped or gable elevations (the latter formed of later extensions) set slightly back from the road (**Figure 59** [TR26]). This forms a very pleasing rhythm of built form as one travels along the road.
- All the cottages and their gardens to the west side of the High Street form a cohesive group of some significance and quality (despite some later post war housing). This is best appreciated on travelling north along the lane as the progressive facades of the traditional cottages, each group slightly different, emerge along the lane (**Figure 60** [TR23]). This cohesive rhythm of development can also be appreciated from the west looking east (**Figure 61** [TR2]). The central chimney stacks, hipped roofs and general consistency of materials all contribute to the cohesive qualities of this important group. To the north side of the cottage pairs the grouping is less successful, as the treatment of outshuts and extensions to the original cottage envelope is more varied. They are, however, generally in scale with the existing buildings and built of traditional materials (although some have uPVC windows inserted).
- The traditional cottages are predominantly knapped flints with brick dressings (**Figure 62** [TR27]). Some of the cottages have string courses of brick and others have diamond patterns (**Figure 63** [TR52]). This variation in the use of vernacular materials makes a very positive contribution towards the character and appearance of the conservation area. Roofs are red handmade clay tiles in places and machine made clay tiles in others. Windows are varied with some original timber casements but others changed for later crittall windows. In this case, these windows also make a positive contribution towards the simple character of these cottages. There is also the curious and (it would appear) retro-fitting of hoodmoulds above windows in at least one set of cottages (**Figure 64** [TR48]). The traditional cottages have small enclosed gable end porches with clay tile roofs and arched openings (some are flat lintels) (**Figure 65** [TR25]). These make a very positive contribution to the cottage character of these dwellings and give an Estate cottage feel to the group.
- Attractive open views of the western ridges of the valley are seen between groups of cottages (**Figure 66** [TR55]). These are sometimes framed by the built form, at other times are open vistas. The openness of the gardens and these emerging views out to the valley are a very important part of the character of this part of the conservation area. Where these views have been blocked or development has taken place this is generally to the detriment of the conservation area (**Figure 67** [TR59]).

- The use of the enclosed brick porch (similar to those of the Tarrant Gunville cottages) is a valuable local feature which unifies the group and makes for very distinctive high quality townscape.

Tarrant Keyneston

Overview

This relatively small conservation area only covers half of the village as presently developed. It extends from the church at the southern edge of the settlement to north east of Keyneston Lodge (to the north side of the High Street). It includes four sizeable houses, three of which are Grade II listed. Much of the conservation area extends south to the river which is noticeably distant from the settlement, unlike all the other Tarrant conservation areas. In this respect the conservation area is as much to do with preserving the setting of some fine buildings in their river valley context as it is about protecting the best and most cohesive collection of historic buildings and structures of the village.

There are two character areas defined within the Tarrant Keyneston Conservation Area. They are Tarrant Keyneston House and environs, which comprises the house and its setting, and the more complex church and manor character area which defines a key grouping of the village linked by three listed buildings; All Saints Church, the Manor Farm House and The Old Rectory. Of note is the important role Old Rectory Cottage plays in the transition between these character areas and its townscape importance located on the kink in the road which travels on round Tarrant Keyneston House.

Character areas of Tarrant Keyneston Conservation Area

Tarrant Keyneston House and environs

- The character area is essentially defined by the grounds of Tarrant Keyneston House and its outbuildings.
- The house is two and half storeys (check), set well back from the road and is largely obscured from public view because of the significant tree and hedge lined screen to the road. There is a low brick and flint wall which continues the line of the road and helps both define and contain the natural boundary (**Figure 68** [TK16]). A painted two storey brick and flint cottage lines the roadside and narrows the road at this point. The enclosure is then accentuated by the high cob wall (with its corner replaced in brick) which forms the boundary of the main house which stretches along the road for some 70 metres (**Figure 69** [TK19]). This then returns towards the river and continues for a further 50-60 metres.
- The cob boundary wall and Brookfield Cottage and the outbuildings within Tarrant Keyneston House grounds form an important group in the streetscene.
- Brick and render for Tarrant Keyneston House does not have a significant influence on the character of the conservation area as it is largely obscured. The unpainted cob and painted brick and flint of the Brookfield Cottage is

dominant, as is the use of flint with brick dressing for the long low boundary wall of Tarrant Keyneston House (**Figure 70 [TK21]**).

- There is a key view to the church funnelled south-west along the road and there are some excellent open views to the river from north-east of the house on the edge of the character area (and the present conservation area boundary). Broadfield Cottage, given its location hard to the edge of the road, partially encloses the view towards the church. This is further accentuated by the natural tree and hedge boundaries to both sides of the road.
- The use of cob and flint is a particularly positive aspect of this part of the conservation area. The grass verges to modern junctions should be included within the conservation area boundary as they are an attractive part of the streetscene, as is the survival of a traditional 'K6' red telephone box (**Figure 71 [TK30]**). The beech hedge to Keyneston Lodge is a very characteristic and attractive feature of the village and the Tarrant Valley (**Figure 72 [TK13]**).

Church and Manor

- The character area is defined by the complementary relationship between All Saints Church, Manor Farm House, Manor farm and The Old Rectory.
- The scale of buildings varies between one and a half, to two and a half storey (and equivalent). Manor House Farm at two and a half storey (see figure (para 7.24)) is however set down from the road so that its height is diminished from the roadside. New buildings to Manor Farm have been carefully designed to respond to a traditional scale and the larger, higher status houses of Manor Farm and The Old Rectory still rightly dominate. Most buildings in this character area are set in their own grounds. The exceptions to this are the new buildings to Manor Farm, and Old Rectory Cottage which is hard to the roadside and forms the end of the character area.
- The Manor Farm group are important and generally successful. A very carefully considered minimal barn conversion retains the barn's historic integrity and forms an important focal point for the group (**Figure 73 [TK192]**). The Manor Farm group, All Saints Church and Church House (formerly two estate cottages) make an informal group with the converted and new buildings to the farm performing an enclosing role helped by the retaining wall to the church and the brick and flint wall to Manor Farm house (**Figure 74 [TK47]**).
- There is a wide mix of materials used in the character area. The stone of the church dominates and strongly defines the entrance to the village from the south-west but is not seen elsewhere. Otherwise, it is a mix of brick, flint, cob with clay tile, natural slate and thatch roofs. There is also the relatively uncommon use of Roman cement to Manor Farm House.
- The view towards the church from the south-west on entering the settlement is a village defining view. Views from the south looking down from the ridge help put the church in the context of the group of historic buildings forming the heart of this character area and contribute to an understanding of the wider village context. More local views within the conservation area include the attractive termination of the view along the High Street towards Old Rectory Cottage (**Figure 75 [TK41]**).

- Boundary walls strongly define the entrance route to the conservation area at the south west edge. These are very much part of the local vernacular red/orange brick, brick and knapped flint and rubble stone.

8.0 *Architectural and Historic Qualities of Buildings*

- 8.1 There is a definite hierarchy of architectural styles throughout the valley defined by the polite buildings of the villages versus the vernacular and estate type housing and buildings in the settlements. The mix of these two styles, which represent very different levels of former society within the villages, is a striking and very positive element of the character and appearance of the conservation areas of the valley.
- 8.2 Mention must first be made of the remains of the Grade I listed Eastbury House on the southern outskirts of Tarrant Gunville. Whilst outside the conservation area (although a set of entrance gates and bridge are within the conservation area - **Figure 76** TG58) the buildings have a significant impact on the setting of the Tarrant Gunville Conservation Area. The building is important for two reasons: built between 1717 to 1738 for George Dodington and George Bubb (a notorious Politician) it was one of Vanbrugh's most important houses and his third largest behind Blenheim and Castle Howard; the second reason is that the house was demolished between c1775 and 1782 (reported to have been an untenable eyesore) and the materials reused in the many farmhouses and cottages in the area, most notably in the village of Tarrant Gunville. The very fine gate piers and stone bridge on the eastern side of the road (see **Figure 16** TG64) at the southern entrance to the village make a very strong architectural statement and are a fine remnant of the grandeur and opulence of this important house. They are Grade II listed and make a very positive contribution towards the character and appearance of this part of the Tarrant Gunville Conservation Area.
- 8.3 In addition to Eastbury House, mention must also be made of the churches of the village conservation areas. This group of buildings of national importance, reflected in their Grade II* and Grade I listings, contain fabric dating to the early periods of settlement of the valley and, of equal importance, the work of the great Victorian church architects and restorers of the period. This includes the work of Benjamin Ferrey (Church of St Mary, Tarrant Hinton – see **Figure 32** TH157) and T H Wyatt (Church of St Mary, Tarrant Gunville - **Figure 77** TG32), better known for his country houses. The churches demonstrate an excellent use of local materials in local styles, with the common use of Greensand banded with knapped flints. There are also some fine stone carved chest tombs to the graveyards of the churches, most notably Tarrant Hinton (**Figure 78** TH162) and Tarrant Keyneston where a number are individually Grade II listed.
- 8.4 The churches form significant groups with other important buildings of the villages. This is usually the Manor House and/or Farm and/or the Rectory or Vicarage. This is perhaps best represented in Tarrant Gunville and Tarrant Keyneston. In almost all cases these buildings are statutory listed (Grade II).

- There are some very eclectic buildings in this category, such as the well hidden Old Rectory at Tarrant Hinton to the south of the church. This was designed by Benjamin Ferrey (c1850) who also undertook the restoration of the church. This building is in a Tudor style with huge paired offset diamond-shaped chimney stacks and large gable dormers to the attic storey. The Rectories are generally eighteenth and nineteenth century in date, being large houses set in generous grounds. Materials vary from brick to brick and flint banding with red/brown handmade tile roofs.
- 8.5 The Rectory, Manor House and Manor Farmhouses generally display the polite vernacular detailing of classical proportions, sometimes with doorcases (as in Tarrant Keyneston Manor Farmhouse) and often with vertical sliding timber framed sash windows of various glazing configurations. This is a common and overriding feature of this group and distinguishes them as buildings of higher status in the village.
- 8.6 Towards the lower end of the hierarchy of built form, but of no less value, farmhouses and cottages make up the majority of the village settlement building stock and have some very attractive and distinctive features and characteristics. Farmhouses and cottages generally either run parallel to the street or at right angles; presenting their gable to the street. The farmhouse is usually two storey, often with a catslide outshut to the rear. The original depth of these houses is relatively narrow presenting a modest massing to the street (**Figure 79** TH18). Most of the larger farmhouses date from the eighteenth century and as such their plan usually presents a symmetrical façade with central entrance and hall and flanking rooms of one bay depth.
- 8.7 Cottages are modest, often incorporating first floors in attic storeys (these are generally thatched) (*see Figure 7* cottages in Tarrant Monkton TM5) and are irregular in plan, often reflecting some remodelling or alterations. A number of cottages have been created by the sub-division of a larger farmhouse. Some of the larger thatched houses have also been divided into a number of smaller cottages. This often manifests itself in blocked up doors and a profusion of brick built chimney stacks. These elements all contribute to the rich character of these vernacular buildings.
- 8.8 The estate cottage style of building is seen in a number of the villages, incorporating local materials; often banded brick and knapped flint in lime mortar with slate or old tile roofs (**Figure 80** row of cottages Tarrant Gunville TG40). The windows are casement often with timber or cast iron frames. Most have glazing bars in lattice diamond patterns (**Figure 81** TG34) or multi-paned square examples (**Figure 82** TG38). The use of small brick gabled porches with arched doorways is a very attractive and distinctive feature of these cottages and is seen throughout the valley on these modest dwellings.

- 8.9 There are some remnant survivals of early farm buildings, some of which are still in use as agricultural buildings, for example the cartshed and stable range in Tarrant Gunville (**Figure 83** TG22), and others which are used as garages and outbuildings to main houses. Where these survive they are of particular importance and their simple form and honest use of materials make a very positive contribution towards the character and appearance of the conservation areas.
- 8.10 The Hinton Business Park located on the southern end of the Tarrant Hinton Conservation Area, comprises a 'U' shaped complex of converted farm barns, stables and outbuildings which have managed to retain the essential qualities of the original farm buildings by keeping the openings unfussy and varied, and resisting the temptation to produce a rhythm of ground and first floor windows which would have resulted in a domestic character. The courtyard is left uncluttered and modestly landscaped (though grass is not the ideal surface treatment) and the walls have been left scarred and retaining the patina of age accumulated over the period of farm occupation (**Figure 84** TH36).

9.0 ***Activity: Prevailing and former uses***

- 9.1 The pattern of use and occupation within the villages has radically changed in the past century. Much of the villages of the Tarrant Valley comprised farmhouses and associated yards, outbuildings and labourers cottages strung along the High Street with the farm stretching up out of the valley behind and across the Street. It is not known whether any farmhouses survive in their working capacity along the valley, with most having been disengaged from their land and presently in private residential use. Residential use is by far the predominant use in the valley. Within each community the church plays a key role in bringing the village together and this is complemented by the presence of small but well maintained village halls in most of the settlements. Tarrant Gunville Village hall is the most recent addition and is well used by Gunville residents.
- 9.2 To complement the residential uses there is a surprisingly small number of public houses (The Langton Arms, Tarrant Monkton and the Lovers Knot, Tarrant Keyneston - the latter being outside the conservation area) and a car repair garage (Tarrant Hinton). There are no shops or post office within the Tarrant Valley.
- 9.3 Some farm buildings have been converted to office space, most notably the Hinton Business Park, but there is very little integration with the village. Similarly in Stubhampton, some farm buildings have been converted to home office spaces which have relatively limited impact on the character or appearance of the conservation area.

10.0 ***Contribution made by Key Unlisted Buildings***

- 10.1 There are a significant number of unlisted buildings which make a very positive contribution towards the character and appearance of the Tarrant Valley conservation areas. These buildings have been identified in Appendix A.
- 10.2 There is a presumption in favour of retaining these buildings and their contribution to the conservation areas can be measured in architectural as well as historic terms.
- 10.3 There are some key groups within the conservation areas which form very attractive set piece townscape. Most of these groups are complemented by the presence of listed buildings. The following are of note:
- Downlea, Garth Cottage and the cottages and houses to China Lane, Tarrant Gunville.
 - Traditionally built houses from Bay Farm (which is listed) to Riversdale fronting onto the lane on the west side of the river.
 - Houses on the east side of High Street, Tarrant Hinton.
 - The paired traditionally built cottages to the southern section of High Street, Tarrant Rushton.
 - Houses, particularly those gable on to the road, which form the proposed Stubhampton Conservation Area.
- 10.4 It should be noted that many of these buildings share common characteristics with adjacent listed houses, for example the use of cob and red brick for walls, and thatch and tile for roofs.

11.0 ***Prevalent Local and Traditional Materials***

- 11.1 The mix of local materials in the Tarrant Valley is one of the most striking and consistent features of its character. There is an underlying background of brick, knapped flint, cob, and render, and this is attractively combined with natural slate, handmade clay tile and thatch. Windows are predominantly timber but there are a good number of surviving cast iron windows and frames, and some early twentieth century metal framed windows which are also of value. The following is a more detailed breakdown of materials within the conservation areas.

Stone

- 11.2 All of the churches in the village conservation areas have some form of stone in their fabric. This ranges from rubble stone to finely cut and carved ashlar work. The stone is invariably Greensand and seen on its own, or in banding, or chequerwork with flint. This can be seen to particular effect at St Mary's, Tarrant Hinton where the stonework is extended to include some very grand and robust boundary walls (although in need of repair in places) which shows off this stone to great effect.
- 11.3 Elsewhere, stone is seen less often, apart from Tarrant Gunville which is strongly characterised by the use of stone; some of it very fine ashlar in the walls of the

- cottages and houses which line the main street. It is understood that these stone sections came from the former Eastbury House (demolished 1777-82). It is often used in a fairly random way, particularly evident on Westbury Cottages, and also Jasmine Cottage for quoins and then interspersed with brick and flint panels to create a very rich texture of traditional materials displaying a strong patina of age.
- 11.4 Stone is often combined with brick dressings for windows and doors. These are usually shallow cambered brick arches.

Brick

- 11.5 Brick is rarely seen in elevations on its own, though there are some examples in Tarrant Rushton, Tarrant Gunville and Tarrant Hinton. In the latter it is most notable on Old South Farmhouse, where the front elevation is in an English bond with some flared headers, reflecting the higher status of this building as it displays its brick front to the road (**Figure 85** TH67).
- 11.6 The brick varies from a deep red to an orange/brown and is interspersed with grey headers on older properties (those early than c1850). It is most commonly seen in combination with flint, mostly knapped but some unknapped (for example the fine boundary wall to Launceston Cottage on the northern edge of the Tarrant Monkton Conservation Area - **Figure 86** TM84). The banding is fairly consistent and comprises between three and five courses of bricks to the equivalent in flintwork, usually between 350-450 mm. These flint bands are usually slightly wider than their brick counterparts, making flint the dominant material. This is seen to great effect at Hinton Business Park where old and new buildings combine and share this common language with their considered use of traditional materials. The banding is a consistent and uniting feature of the vernacular building stock of the valley and as such makes a very positive contribution towards the character and appearance of the conservation areas.
- 11.7 It should be noted that, unlike some other materials, brick is not dominant in any of the conservation areas.

Cob

- 11.8 Cob is found in a number of the modest cottages which line the lanes of the villages. It is usually seen with thatch on buildings, no higher than one and a half storeys with the first floor as an attic storey. It is always seen rendered in buildings, even outbuildings, but remains unrendered on some boundary walls (**Figure 87** TG143). It is not clear whether the original finish was unrendered (as seen further east in parts of Hampshire and Wiltshire) or was always intended to take a render. Unfortunately many of the boundary walls and a number of the walls to cottages have been rendered with hard cement renders which can severely restrict the breathability of the material and hence its long term capacity to remain stable.
- 11.9 When seen properly finished; with a natural undulation to the surface and a limewash finish to the lime render, the cob walls in the villages are an extremely important part of the character of the valley. Tarrant Monkton and Tarrant Hinton (around the church) are particularly notable for the use of this material for

cottages. There are good survivals of cob boundary walls in Tarrant Keyneston (to the south-west of Tarrant Keyneston House) and Tarrant Gunville (to Downlea). The walls are often seen with clay tile cappings. These probably replaced thatch finishes although non thatched boundary walls survive.

Flint

- 11.10 Flint was the poorer substitute for brick or stone, and was generally knapped to provide a more pleasing finish and help with coursing of the flintwork. It is a skill that is rarely repeated with any skill in modern interpretations of the flint panel, and for this reason (as well as its extremely attractive appearance in the valleys' houses) it should be preserved wherever possible.
- 11.11 Traditionally the flints were laid in lime mortar and carefully squared or knapped to form coursing, or laid randomly but tightly packed together. Flint knapping and laying was a widespread skill, as it was the building material for buildings at the lower end of society.
- 11.12 It is most commonly seen in banding with either brick or stone, with brick dressings to windows and doors. Occasionally flint banding has been painted over thus reducing its visual impact. This is seen in Tarrant Monkton and other places. Tarrant Monkton also has some attractive flint and brick walls, with the flints being a mix of knapped and unknapped flints, and uncoursed. This gives a distinctly rural character to the wall (**Figure 88** TM42).

Render

- 11.13 Render is seen infrequently in the valley and is usually as a finish to cob. There are some brick rendered houses and cottages which have been painted, usually in white and cream. Notably the gable end of the north transept to St Mary's church, Tarrant Rushton is rendered but does not make the impact it might on the wider landscape thanks to a dense tree belt which encloses the church on all sides.

Tile

- 11.14 The handmade clay tile is seen to good effect on a number of the church roofs and when combined with the traditional pitch of 38-45 degrees makes a very attractive roof finish. Some later Victorian roofs are finished with decorative ridge tiles adding to the interest of the roofscape (**Figure 89** TG33). Elsewhere tile roofs have alternating bands of plain tiles with ornamental club or spade tiles (with rounded ends) adding to the richness of the texture of these old tile roofs. There is a very subtle but pleasing variation in colour in the traditional clay tiles which is particularly noticeable when the roofs are in partial or full sunlight. Older tiles roofs have a very attractive patina of age and are well detailed, particularly at verges with half tiles used rather than modern tile-and-a-halves.

Natural slate

- 11.15 Natural slate roofs are not seen in large numbers and are mainly confined to agricultural buildings. For example, Tarrant Hinton Business Park and Manor

Farm, Tarrant Monkton (on the edge of the conservation area), and nineteenth century houses or the remodelling of earlier houses, most notably Tarrant Gunville (Bugle Horn House). Tarrant Gunville is the exception where the long terraces of estate type cottages are natural slate (see **figure 19**) as well as some individual houses. It could be considered to be the predominant material here, as it is seen in long stretches of roofs which form an important part of the perception of the village from the road. These roofs are uncharacteristically steep which leads to the probable conclusion that they were originally roofed in another material; clay tile or thatch (for example, The Dairy House (**Figure 90** TG6)). Elsewhere, there are a small number of houses in the valley which also have natural slate roofs, but these are very much in the minority.

Thatch

- 11.16 The valley has a significant number of thatched houses in the conservation areas and in Tarrant Monkton and Tarrant Hinton they form very attractive groups of cottages. They are generally one and a half storey with the first floor housed in an attic storey and lit with eyebrow dormers.
- 11.17 Traditionally in this area roofs were thatched in straw, and many of the multi-layered straw roofs in this part of Dorset have underlayers and base layers of long straw thatch. Over time these have been added to in layers, with more long straw or combed wheat reed (a type of straw) to form the multi-layered roofs seen in the valley today.
- 11.18 The multi-layered thatch roof has a distinctive profile being deep at the eaves, around dormers, and at gables or half hips. This is not replicated in water reed replacement and the roof becomes much more angular and austere due to the lack of layers of material underneath. The difference in roof material is particularly evident on the treatment around the dormers. The Tarrant Valley generally displays wide eyebrow dormers which sweep over the window in a gentle curve, a good example is Apple Cottage, Tarrant Hinton (see *figure 33*). There are some long-straw style dormers in the valley, these are characterised by the side of the thatch (rather than the ends) forming the side structure of the dormer and usually leaves the windows deeply set in the roof, for example at Riversdale, Tarrant Monkton (see *Figure 48* TM2). The difference is clear when compared with a roof which has been rethatched with water reed, for example Charlton Cottage, Tarrant Rushton (**Figure 91** TR10). The eyebrow dormer is much more pronounced and angular and is formed from the ends of the reed rather than the sides (as at Riversdale). The roof is also much flatter without the pronounced bulge at the eaves. The water reed roof is an alien feature in the Valley landscape.
- 11.19 Ridges are generally block cut, some plain and some decorative with scalloped or diamond profiles to the ridge line. These also have diamond ligger patterns set into the plane. There is a general lack of liggers to eaves, although there is one example in Tarrant Monkton (Launceston Cottage **Figure 92** TM83). This roof appears to be long straw, hence the need for liggers at the eaves, but would need closer inspection to confirm this.

- 11.20 It should be noted that the dominant character of the thatch roofs of the valley comprises block cut ridges. However this is not a thatching tradition of Dorset, where it is more traditional to see a flush wrapover ridge, similar to those seen in the group around the church at Tarrant Hinton (although these are still slightly raised). There should be a presumption of reinstating flush wrapover ridges when the ridge comes up for renewal, which is typically every 7 to 10 years.
- 11.21 The roof pitch for thatched houses is between 45-50 degrees and chimneys are usually brick with some lead or lime-mortar flashings (although most of these are cement). There are particularly good groups of thatch houses around the church at Tarrant Hinton and on the west side of Tarrant Monkton. This material is always a delight to see in a rural situation such as the Tarrant Valley and its continued survival should be supported and encouraged wherever possible.
- 12.0 ***Contribution made by Green spaces, Trees, Hedges and Natural Boundaries***
- 12.1 There is very little public green space within the conservation areas of the Tarrant Valley, although there are small parks and playgrounds within the villages beyond the boundaries of the conservation areas. The most significant semi-green spaces within the conservation areas themselves are the churchyards. These are often characterised by good boundary enclosure, using traditional materials, with mature trees providing attractive settings and backdrops to the churches.
- 12.2 Within the settlements there are green spaces, although in almost all cases these are not public. (There is some ambiguity over some spaces, for example the field to the north of the entrance to Eastbury House). These open spaces make a very important contribution to the spatial qualities of these parts of the conservation areas. Another example is the field system adjacent to the river in Tarrant Monkton which creates a green, partially tree-lined corridor through the settlement, dividing the two separate roads of the village. This space continues north providing a very attractive setting to the ford and listed stone bridge.
- 12.3 Trees, hedges and natural boundaries form an integral part of the character of all of the conservation areas of the valley. Mature, indigenous trees such as beech, horse chestnut, ash, and oak form the backdrop to, and often enclose, the church, manor houses and Rectory or Vicarage of the villages. This is often to the extent that they are partially or fully screened from the public realm, such as at Tarrant Hinton, Tarrant Rushton, Tarrant Gunville, and to a lesser extent at Tarrant Keyneston.
- 12.4 Trees often demark the line of the river as it passes through the settlements. Sometimes this is the occasional tree, as at Tarrant Rushton (**Figure 93** TR12) or sometimes along the entire length of the river as it passes through the settlement and beyond, as at Tarrant Monkton (**Figure 94** TM18). This means that from the built up sections of the conservation areas the path of the river can often be identified, which helps with orientation in the villages and provides a sense of scale, as the river can always be seen. This is not the case in Tarrant Gunville or Tarrant Hinton where the river is culverted to line the roadside, but still has trees

- to its north and south defining the path of the river as it enters and leaves the villages.
- 12.5 Hedges form natural boundaries to much of the roads and subsidiary lanes which run along the valley. They often enclose the lanes providing strong townscape features which accentuate the built form. This is particularly the case in Tarrant Monkton on the western side of the valley, and Tarrant Rushton where the road is enclosed to one side by the valley slope topped by trees and hedges which form a very attractive boundary and setting to the houses lining the road (**Figure 95 TR58**).
- 12.6 Beech hedges form an important part of the enclosure of the roads to some of the conservation areas, most notably Tarrant Keyneston (**Figure 96 TK15**), Tarrant Monkton and Tarrant Gunville (**Figure 97 TG41**). Most of the smaller cottages to the villages are open to the roadside or form part of the edge with a gable end. Tarrant Gunville is noticeably different with strong hedge lines throughout (*see figure 22 TG48 p16*).
- 12.7 Some of the most important trees and tree groups are found forming part of the setting and backdrop to the churches of the valley. These are often of a scale commensurate with that of the tower or nave of the church and so create attractive quintessential English views to these historic buildings (**Figure 98 TM4**).
- 13.0 **Key Views, Vistas and Panoramas**

There is a typology of views directly related to the conservation areas within the valley. These comprise: long views into and out of the conservation areas; views to the church within and beyond the conservation area; and internal views terminated by built form within the townscape of the villages.

Long Views

- 13.1 The topography of the valley is such that long views can be had down into the settlements of the Tarrant Valley, but they are not as numerous as expected due to the high hedge boundaries to drove tracks and paths leading up to and along the ridge. Where these views are open, the church tower is often the most defining element in the view and is often set within trees (**Figure 99 LS19**). The roofscape is important in these views, particularly where a proliferation of rooflights may be seen in extended views, or a building out of scale with its neighbours (particularly in relation to the church) will be an obvious and unwelcome addition to the village scene. Encroachment of modern buildings up from the valley floor is having an impact on the setting of these villages, appearing extremely prominent and affecting the setting of historic buildings (*see Figure 1 LS21*).
- 13.2 Views from the conservation areas are characterised by the constant presence of a ridgeline. This changes its character through the valley, but always forms part of the wider enclosure of the settlements. It reminds the observer of the reason for the form of the settlement; that of a linear sequence of buildings and spaces

which are on or near the valley floor with the land rising slowly (Tarrant Hinton) or steeply (Stubhampton) out from the river bed. It is this variation between settlements which maintains their distinctive character but also acts holistically to bring the valley together as an entity. Views along the valley from the conservation areas are rare; perhaps the best sense of this is gained from Tarrant Hinton looking south from the roadside (see *Figure 30*) and also from rising ground adjacent to the Old Rectory. This is the flattest section of the valley, and the long views which take in the shape of the landform are a defining element of this part of the valley character.

Views to the church (of each settlement)

- 13.3 The church is, in almost all cases, the most prominent building within each of the settlements, particularly the towers. Other elements can also be prominent, such as the gable to the nave, the aisle roof, or the chancel, depending upon where the church is viewed from and what time of year the view is experienced. These views are important for their tranquility and traditional English qualities. The church is often grouped with mature trees and other buildings, and these elements are important to the setting of the church. This can often extend for some distance because of the expansive views down from the ridges of the valley into the settlements. This is particularly the case in Tarrant Monkton and Tarrant Keyneston where the villages are set deep in the bottom of the valley which is steeply sloping on the east side.

Terminated views

- 13.4 The linear nature of the developments within the conservation areas and the enclosure on both sides by either buildings, boundary walls or hedges and trees (and often a combination of these elements), means that views are funnelled through the village and often terminated or partially terminated by buildings. One of the best examples of this is how Old Rectory Cottage terminates the view on travelling north through the Tarrant Keyneston Conservation Area (see *Figure 75*). A good example of partial termination (more commonly known as a deflected view) is in Tarrant Hinton, where Rose Tree Cottage is seen from some distance as a distinct landmark in the townscape of this settlement. Another good example is Well Cottage in Tarrant Monkton and there are many more (see townscape maps for each conservation area). The importance of these terminated views is that they punctuate the street scene and provide important incidents which help define particular areas, reducing the information the viewer has to take in. They form manageable sections of townscape and provide visual interest, particularly where the view in question is of a historic and/or architecturally important building (which is almost always the case in the Tarrant Valley).

14.0 Degree of Loss of Architectural and/or Historic Elements

- 14.1 There is relatively little replacement of original or traditional windows or doors with modern uPVC or other materials, as a high proportion of the traditional buildings within the conservation areas are statutory listed. Tarrant Rushton has a number of crittall framed windows (**Figure 100** TR57) which have replaced the

- original windows. Emphasis should be placed on reinstating traditional timber framed casements rather than replacing these windows with uPVC.
- 14.2 There is a threat to the loss of historic thatch and the erosion of the thatching tradition of the area through the use of water reed in place of combed wheat reed. In addition the continued use of block cut ridges, particularly decorative ridges, is also eroding the local distinctiveness of these pockets of thatched buildings in the County. The removal of historic underlayers of thatch on listed or unlisted buildings is an unacceptable loss of a valuable archaeological asset.
- 14.3 The potential loss of early brick bridges across the Tarrant accessing houses on the east side of the road in Tarrant Gunville is of concern. These small structures have been repaired, and in some cases covered with a concrete hardstanding, and have lost their architectural integrity. Owners should be encouraged to repair and where possible reinstate brick bridges across the channel.
- 14.4 Boundary walls in general are in a poor state of repair, with many of the valuable survivals of cob walls having been poorly repaired (although well intended) with cement renders, thus exacerbating the rate of decay of these important structures. There are also examples of brick, flint and stone walls in very poor repair, many of which will collapse in the near future if they are not repaired and regularly maintained.

15.0 **Negative Elements**

- 15.1 At the consultation stages residents identified numerous negative elements which impacted upon the underlying character and appearance of the conservation areas:
- Wirescape in Tarrant Monkton – detracts from the character and appearance of the conservation area.
 - Largely dry river course, particularly in Tarrant Gunville.
 - Traffic speed (30 mile per hour speed limit) not adhered to.
 - The planting of unsuitable trees, which are now causing blight to the houses (particularly Tarrant Monkton).
 - Sign posts need painting/cleaning.
 - Heavy lorries eroding side of Main Road through village.
 - The road edges/verges are in a very poor state of repair.

16.0 **Conclusion**

- 16.1 One of the main purposes of undertaking conservation area appraisals is to confirm the validity and integrity of present conservation areas, including a re-assessment of the boundaries. It is also incumbent on the local authority to, from time to time, nominate areas which it considers are of special architectural or historic interest. These areas are designated as conservation areas. Presently Stubhampton, Tarrant Gunville, Tarrant Hinton, Tarrant Keyneston, Tarrant

- Monkton and Tarrant Rushton all meet the criteria of being areas of special architectural and historic interest.
- 16.2 The review of the *North Dorset District Wide Local Plan* in January 2003 was the last point at which the conservation areas of the Tarrant Valley would have been tested for soundness, although this process is unlikely to have been as rigorous or robust as the appraisal undertaken to produce this document. The present conservation areas are generally in a good condition, with only a limited number of buildings which would be considered 'at risk'. The spatial quality of these villages and the fact that they are experienced as a sequence of settlements along a shared waterway is of particular interest and adds to the quality of the wider valley context of each of the individual designations. There were a number of minor proposed amendments to the boundaries as a result of the review process with only one suggested removal from a conservation area in Tarrant Hinton.
- 16.3 There has been some erosion of architectural and historic character through the replacement of original windows and doors and roofs with inappropriate modern materials such as uPVC, or changing the pattern of glazing producing a modern appearance in traditional buildings. Traditional roofing materials survive in high numbers throughout the conservation areas although traditional thatching methods have in places been eroded by the use of water reed (instead of combed wheat reed or long straw) and the use of block cut plain and patterned ridges; a non-traditional finish for Dorset straw thatched cottages.
- 16.4 Traditional boundary walls and their general condition is an issue of national importance. These structures are often some of the most important and authentic locally distinctive elements within a conservation area. Their future protection and repair should be of the utmost priority in the Tarrant Valley as they make such an important contribution towards the character and appearance of all of the conservation areas.
- 16.5 The quality of the built and natural environment of the Tarrant Valley is reflected in the designation of the five conservation areas. Their future protection and management should be seen as a high priority. The management plan for the Tarrant Valley conservation areas expands on how the areas might be managed for the next five years and directly responds to the findings of the appraisal work and public consultation.

Part 3: Management Guidance

17.0 Introduction

17.1 The management guidance for the Tarrant Valley Conservation Areas has been prepared in accordance with English Heritage *Guidance on the management of conservation areas* (Feb. 2006) and should be read in conjunction with the Tarrant Valley Conservation Area Appraisals as part of the process of ongoing assessment and management of the conservation areas of the District.

17.2 The purpose of the management guidance is to present proposals to achieve the preservation and enhancement of the conservation areas' special architectural or historic character, identified by the Appraisal.

17.3 Since they were originally designated, no reviews have taken place including an examination of the boundaries. The management guidance develops some of the themes identified in the negative issues section of the conservation area appraisal and provides a framework for achieving the statutory requirements of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

17.4 Section 69(2) states:

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

17.5 The management guidance has been prepared and submitted for adoption in accordance with Government guidance set out in English Heritage guidance titled '*Guidance on the management of conservation areas*' (February 2006), Best Practice guidelines, retained policies within the North Dorset District Wide Local Plan and any policies which supercede this in the Core Strategy and associated documents.

Statutory controls

17.6 Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the "preservation and enhancement" of the area. These controls include requiring Conservation Area Consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed tree works.

17.7 The conservation management guidance includes a series of measures to protect and enhance the significance of the cultural, historic and aesthetic values

of the conservation areas of the Tarrant Valley. These recommendations are subject to resource allocation and encourage community ownership of conservation areas in partnership with other bodies such as North Dorset District Council and English Heritage.

18.0 **Vulnerable Buildings and Buildings at Risk**

18.1 Part of the process of appraisal and monitoring change is based on ensuring the designated area is in a good condition. Where this is not the case, a series of measures provide options for the District Council for dealing with cases of neglect of a building or lack of maintenance, potentially leading to the loss of important historic features which contribute to the character and appearance of the conservation area.

18.2 The survey of the Tarrant Valley Conservation Areas revealed that the following are considered to be buildings which are at risk or vulnerable to loss of historic fabric due to their poor condition. They are listed in order of priority; listed buildings at risk, vulnerable buildings at risk, unlisted buildings (which make a positive contribution) at risk and unlisted vulnerable buildings. This list is not exhaustive and is based on the work undertaken as part of the appraisal and will be reviewed and where necessary added to the Council's Buildings at Risk Register.

18.3 **Listed Buildings**

(i) **Boundary Wall to Old Home Cottage, Tarrant Gunville (Figure 101 TG162)**

The brick boundary forms an important part of the enclosure to the roadside and also forms a retaining section of wall to the riverside. The curved corner section to the north-east of the house is badly cracked to the corner. The crack passes along the mortar joints.

(ii) **Walls to Tarrant Hinton Churchyard (Figure 102 TH180)**

The Greensand ashlar stone boundary walls to the churchyard of St Mary's, Tarrant Hinton are an important part of the character and appearance of this part of the conservation area. They form the boundary to one side of a very attractive lane leading to the church and a group of cob and thatch houses. Many of the stone mortar joints are cracked or missing and the wall has previously been repointed using a hard cementitious mortar, which is now cracked away from the stone and failing. There is vegetation ingress to cracks. This will lead to lifting and dislodging of the stonework if not treated and removed.

(iii) **Chest tomb, Tarrant Hinton Churchyard (see Figure 78 TH162)**

This nineteenth century stone ashlar chest tomb to the east of the church has a cracked and dislodged corner piece which is threatening to cause major failure to the structural integrity of the tomb. The cover and remaining framework is moving as a result of the corner failure.

(iv) Retaining walls to Tarrant Keyneston Churchyard (Figure 103 TK46)

The rubblestone and flint with brick bands retaining walls to the churchyard of All Saints church are prominent and important features in the street scene. Parts of the walls have been replaced with unattractive and inappropriate concrete blockwork. Other sections have been shored with steel posts and shuttering to prevent collapse into the road.

The sections of concrete blockwork should be reinstated in stone, flint and brick to match adjacent work, and the shored section should be taken down and rebuilt with a retaining wall of blockwork built to the rear of a facing wall of stone, brick and flint to match adjacent work.

(v) Gate piers to entrance gates of Eastbury House (Eastbury Park) Tarrant Gunville

The remains of Vanbrugh's house at Eastbury is reached via a long driveway which starts at the village and is marked by a fine set of ornamental Greensand stone square banded gate piers and gates and small stone bridge over the Tarrant. The piers shows signs of having been repaired a number of times previously. Iron cramps used to locate and pin stones within the structure are corroding and blowing sections of the stone away. The outer piers appear to have been knocked and the stones are offset to each other (**Figure 104 TG67**).

(vi) River culvert brick retaining wall adjacent to Entrance Gates, Eastbury House (Figure 105 TG65)

The brick retaining wall to the Tarrant River culvert has open joints with some vegetation. Left alone, these walls will eventually fail due to the ingress of vegetation. Joints should be raked out, vegetation removed where necessary and repointed in lime mortar with flush or slightly recessed joints.

18.4 Unlisted Buildings (which make a positive contribution)

(i) Flint walls to Tarrant Keyneston House (Figure 106 TK17)

The low flint walls to Tarrant Keyneston House form an important part of the boundary treatment to the grounds of the house. Behind the walls are a large number of mature trees which dominate the roadside and provide privacy. The wall is in a poor state of repair with a number of sections having failed (mortar missing and flints loose or missing) and partly collapsed into the road. The wall requires complete rebuilding to a number of sections and repointing in other areas. The trees to the garden should be carefully assessed to ascertain their quality, contribution to the street scene and impact on the structural integrity of the walls. Where appropriate action should be taken to prevent further failure of the wall.

19.0 Article 4 Directions

- 19.1 Article 4 Directions are issued by a Local Planning Authority in circumstances where specific control over development is required, primarily where the defined character of an area would be threatened. They are commonly, but not solely, applied to conservation areas. These powers come under Article 4 of the Town and Country Planning (General Permitted Development) Order, 1995 (The GPDO) as amended..
- 19.2 The GPDO at Article 4(1) gives a power whereby the Secretary of State (SoS) by Direction may, in a specified area, take away all or some of the permitted development rights given by Schedule 2 of the GPDO. The Council may make an Article 4 Direction but the approval of the SoS. is required if it is to have effect. Special provisions for the making of a Direction relating to a conservation area are to be found at Article 4(2). There may be compensation implications raised by the serving of an Article 4 Direction.
- 19.3 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, planning permission is granted as 'permitted development' for a range of minor developments subject to limits and conditions designed to protect the amenity of the environment. Due to the sensitive nature of conservation areas and the fact that such 'permitted development' in this environment could be harmful to the character of the area, it is recommended that these 'permitted development rights' are restricted in order to preserve the character of the conservation area.
- 19.4 Article 4(1) Directions can be used to control development on land within or outside conservation areas. For example, any extensions to a house on any elevation would need planning permission, or on open land the erection of a fence or wall enclosure. Note that the proposed development does not have to front a highway or waterway. In almost all circumstances the Secretary of State will have to confirm the Article 4 Direction either before it takes effect, or after six months depending on the nature of the direction.
- 19.5 Article 4(2) of the General Permitted Development Order (GPDO) enables local planning authorities to make directions withdrawing the permitted development rights given under the order. These rights should only be withdrawn where there is firm evidence to suggest that permitted development is likely to take place which could damage the character or appearance of a conservation area, and which therefore should be brought within full planning control in the public interest.
- 19.6 There are different areas where permitted development rights may be taken away; generally affecting the external appearance of dwelling houses in the conservation area.

Examples would include:

- The erection, alteration or removal of a chimney.
- Various kinds of development fronting a highway.

- The construction of an external porch.
- The painting of the dwelling house.
- The construction of a building or enclosure within the curtilage of a building.
- Alteration including partial demolition of a gate fence or any other means of enclosure.

19.7 Within the Tarrant Valley Conservation Areas there a number of small groups of important unlisted buildings and some individual houses which could, subject to further public consultation, benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest. For example, groups could include:

- Central group of unlisted houses and cottages either side of the High Street and Bugle Horn House, Tarrant Gunville.
- Houses to High Street, Tarrant Hinton.
- Tarrant Monkton Cottage, High Street and houses to Village Lane, Tarrant Monkton (the latter form important groups with listed buildings along the lane).
- Houses gable on to Tarrant Rushton High Street.

20.0 **Boundary Revisions**

20.1 As a result of analysis undertaken and in addition to the designation of Stubhampton as a conservation area, the following are suggested boundary revisions to reflect ownership changes, recent development, and local and national policy designations and changes.

20.2 **Remove:**

(i) Nos. 2-8 (inclusive) South Farm Close, Tarrant Hinton (Figure 107 TH136)

Description

This small group of detached houses was developed in the 1990s and, whilst the built form shows some regard for the materials of the valley, the houses are standard house types on a large scale made all the more incongruous by their grouping round a heavily engineered tarmac cul-de-sac.

The combination of arbitrary house design, scale and grouping diminishes the quality of this small urban extension and as such they are not considered to be of sufficient special character to remain in the conservation area.

20.2 **Include:**

Tarrant Gunville

(i) The Old School and garden setting, School Lane

Description

Despite an uncompromising 1950s extension to the south (roadside) elevation of The Old School (now converted to residential **Figure 108** TG91) this building still retains its architectural form and associative values. The gable of the Old School can be seen for some distance on travelling south along the footpath to the rear of the houses on the north-eastern side of the road.

Given this building's architectural quality and historic relevance to the village as the former school, and the potential for returning the building to its original form, it is considered appropriate to recommend its inclusion within the conservation area.

(ii) Entrance Gates to Eastbury House, grounds and environs, retaining wall and pond and Park Cottage, opposite (Figure 109 TG77)

Description

The important southern approach and gateway to the village is characterised and defined by the mature natural boundary treatment to Park Cottage to the south-west side of the road, and the pond and low retaining wall to Eastbury Park to the north-east. Inclusion of this section of the road would ensure the protection of valuable trees, walls and boundaries which form such an important part of the southern gateway to the village.

(iii) Garden to China Cottage, China Lane

Presently the conservation area truncates the garden of China Cottage at the eastern end of China Lane. It is suggested that a more appropriate boundary would take in the entire garden. This is a more defensible and sensible boundary for this part of the conservation area.

Suggestion for inclusion made during the Public Consultation:

Gunville and Eastbury Park

Gunville Park forms an area of meadow land which although forming part of an agricultural holding provides an important setting for the church and manor.

Eastbury House and Park is a nationally important building (Listed grade 1) and forms a surviving portion of the mansion by Sir John Vanbrugh between 1717 and 1738 and subsequent demolished between 1775 and 1782 (RCHM Dorset Volume iv.North).

Nos. 1-8 (inclusive) School Close

Nos. 1 to 8 (inclusive) are a group of post-war houses constructed to the north-east of the boundary of the conservation area, which presently includes part of School Lane but excludes the former school and School Close. These houses are well designed and of a modest scale, and with their chimneys and relatively steeply pitched roofs have a neo-vernacular quality reminiscent of this period of

rural housing. They perform a successful role of enclosing the open space to the west and terminating the views up School Lane.

These houses, despite their scale and form, are not good examples of their type. Whilst they do demonstrate a period of the village's development, they have been significantly altered from their original design with windows and doors changed, and additions which include large extensions and enclosed brick porches. For this reason, it is considered that these buildings are **not** of sufficient quality to be considered for inclusion within the conservation area. They are not of special architectural or historic interest.

Tarrant Hinton – no extensions proposed

Tarrant Keyneston

(iv) Corner Cottage and fields to the south of corner cottage (including this section of the river (Figure 110 TK157))

Description

The open character of the southern section of the road east of Tarrant Keyneston House is an important part of the setting of Corner Cottage, a traditionally built house to the back of pavement at an important curve in the road as it travels through the village. It is considered that the cottage, with its glimpsed views to the opposite tree lined ridge to the east and the field to the south (also offering attractive views across the valley) form a very important part of the entrance to the historic core of the village, and as such would benefit from inclusion within the conservation area boundary.

(v) The grass verges and telephone kiosk to Richards Close (see Figure 71 TK30)

Description

Despite the modern turning radius to the junction, the grass verge, post box and the Grade II listed traditional red telephone kiosk (K6) make a good group. The green edges are entirely appropriate for this semi-rural setting. Inclusion within the conservation area would ensure the setting of the telephone kiosk was protected.

(vi) The grass verges to the cul-de-sac opposite Tarrant Keyneston House (Figure 111 TK18)

Description

The green verges to this part of the conservation area form an important part of the setting to the flint walls of Tarrant Keyneston House and are appropriate for the semi-rural character of the village.

Tarrant Monkton – no extensions proposed

Tarrant Rushton

(vii) Ford and its tree lined river setting to the southern edge of the settlement (see Figure 52 TR39)

The ford and its tree lined setting is an historic crossing point of the river and an important part of the historic character of the village. Whilst appearing separated from the settlement, views from this crossing point (particularly the adjacent bridge) towards the houses can be gained, and this area is seen as an important edge in views looking south-west from between houses along the lane. Extending the boundary would ensure the setting of the ford, particularly in terms of tree enclosure.

21.0 Proposals for Enhancement

21.1 Footpath signs

21.1.1 The Tarrant Valley is crossed by a number of footpaths, and public footpaths link the villages and settlements of the Valley. There is, at present, a lack of good quality but low key signage for the footpath network which could be better used by visitors and local residents alike. There is the opportunity of providing bespoke signage for Tarrant Valley footpaths, enhancing the sense of place and distinguishing this part of North Dorset from other parts of the district.

21.2 The impact of the river on the road (particularly Tarrant Gunville)

21.2.1 An issue raised by a number of local residents is the impact of the River Tarrant on the condition of the road. This is particularly the case in Tarrant Gunville where the river is most integrated into the street layout. The river is prone to flooding along this stretch of the valley and runs in a ditch to the side of the road, crossing under the road approximately half way along the built up section of High Street.

21.2.2 The river is perceived as having an adverse effect on the integrity of the road. Care is needed in addressing this issue as over engineering of the river culvert could have a significant impact on the special character of the conservation areas of the valley. Presently the river is an integral part of the street scene, but its presence is under-played and forms a low key but important element in the townscape.

21.2.3 The impact of the river on the structural integrity of the road should be monitored to ascertain whether there is evidence of medium to long term damage. If this is the case, remedial action should be led by the requirement to preserve or enhance the character or appearance of the conservation area. Works should be minimal and undertaken in appropriate materials. Standard engineering solutions are to be avoided, as is the use of reinforced concrete sections for walling, banking, retaining or lining. Any additional lining of culverts should be undertaken in flintwork with a lime mortar joint.

21.2.4 The rebuilding of bridges across the Tarrant should replicate existing traditional built structures (of red brick) and avoid the use of modern replacements of reinforced concrete or similar (**Figure 113** [picture 146 of photos taken 28.11.08]). The small bridges and crossings of the river form an important part of the special character of the Tarrant Valley conservation areas. This is particularly the case for Tarrant Gunville and Tarrant Hinton.

21.3 **New trees in the conservation areas**

21.3.1 In some parts of the Tarrant Valley, the open nature of the river corridor is an important part of the special character of the conservation areas. This is particularly the case for Tarrant Monkton and Tarrant Rushton where open views to the river are an important part of the character and appearance of these settlements. The public consultation exercise highlighted concerns regarding the relatively recent planting of trees in the late 1980s to certain parts of the Tarrant Monkton Conservation Area which are now starting to become large trees. The concerns raised highlight the wider issue of new trees in the conservation area, and ensuring that any new trees are carefully planted so as to ensure the established character of the conservation areas is maintained. This is particularly relevant to the river corridor.

21.4 **Boundary walls**

21.4.1 Boundary walls are a valley issue and also a Buildings at Risk issue (see Buildings at Risk section). Boundary walls often display locally distinctive materials and methods of construction. In the Tarrant Valley, these include the use of cob, flint and some stone (seen in some part of the conservation area). Many of these walls, particularly the cob examples, are suffering from poor maintenance. Some are losing capping details and others are the subject of poor repointing work, which has damaged the character of the wall, as well as potentially leading to their failure.

21.4.2 Consideration could be given to producing an advice leaflet for the care and repair of boundary walls and should seek their repair and/or reinstatement as part of day to day development control decision making. The provision of financial assistance for repair work to boundary walls has been particularly successful in neighbouring counties (notably Hampshire) where grant schemes have provided up to 20% of the total cost of repair work to important boundary walls in historic settlements. A relatively modest budget can go some way to encouraging good practice in terms of repair and maintenance work and often encourages the use of local firms with specialist skills (such as the repair of cob) thus helping to continue the training of contractors in traditional building repair.

22.0 **Traffic Management/Street Improvements**

22.1 ***Speed limit***

22.1.1 There was a wide consensus of opinion on speed and the general lack of respect from road users for the 30 mph limit within settlements. A number of residents suggested the speed limit should be reduced to 20 mph within villages.

- Reducing the speed limit is no guarantee for changing driving behaviour and if implemented would need to be supplemented by other ways of controlling speed, such as traffic calming measures.
- 22.1.2 Proposals for the reduction of a speed limit need to be carefully managed, particularly with regard to signage. The County Council has signed up to the Dorset Rural Roads Protocol. This is a commitment to dealing with road management, particularly in relation to signage and reducing signage, or providing bespoke signage of a smaller size in areas of particular sensitivity, such as Areas of Outstanding Natural Beauty (AONBs) and conservation areas.
- 22.1.3 This needs to be combined with traffic calming measures which are not going to dominate the street scene and impact on the semi-rural character of the village settlements. This can be achieved by the subtle use of materials and narrowing of the carriageway at strategic points. This must be undertaken with the utmost care in terms of minimising additional signage or bollards. Over engineering of traffic calming will have an urbanising effect on the character of the semi-rural villages of the Tarrant Valley. This would have a significant detrimental impact on the character and appearance of the conservation areas.
- 22.2 **Wirescape** - especially Tarrant Rushton, Tarrant Monkton
- 22.2.1 The presence of unsightly overhead wires has a significant detrimental impact on the character and appearance of some parts of the conservation areas. Overhead wires are particularly prevalent and prominent in Tarrant Monkton, but are present in all of the conservation areas of the Tarrant Valley.
- 22.2.2 Proposed development which requires additional utilities should avoid adding to the present wirescape. In addition, developer contributions should be used to bury existing overhead wires to greatly reduce, and ideally remove, these from the streetscape of the conservation areas.
- 22.2.3 There should be a general presumption against further additional overhead wires and telegraph poles. Additional telegraph poles are likely to have a negative impact on the character and appearance of the conservation areas and should wherever possible be resisted in favour of buried utilities.
- 23.0 **Guidance for New Buildings (generally smaller infill sites)**
- 23.1 All new building within the conservation areas should meet the following key test outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990. North Dorset District Council, in the exercising of its planning duties, must be able to demonstrate that it has undertaken the following:
- 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'* (section 72)
- 23.2 In the conservation areas, where the quality of the general environment is already acknowledged by designation, the Council should encourage good

quality schemes that respond positively to their historic setting. General guidance and a checklist for prospective developers can be found in Appendix A of this guidance.

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Tithe maps:

- Tarrant Gunville DRO T/TTG (1840)
- Tarrant Hinton DRO T/TTH (1840)
- Tarrant Keyneston DRO T/TTK (1840)
- Tarrant Monkton DRO T/TTM (1840)
- Tarrant Rushton DRO T/TTR

Other historic maps:

- Tarrant Hinton DRO D304/1 (1827)
- Tarrant Rushton DRO Photocopy 1/26

APPENDIX A: Design Guidance Checklist for new buildings in conservation areas

The character of the site should be considered.

- The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.
- The access point to the site will have to be agreed. Care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines which may have the effect of removing most of a boundary.
- Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows which might be incorporated into the scheme.
- Develop a Design Concept. This should include: What is the role of this development within the setting?
 - Is this a gateway or other edge development on the approach or periphery of the site?
 - Is it a focal point development terminating a view or providing a skyline?
 - Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?
- The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.
- The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal/symmetrical or informal?
- The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.
- Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, which should derive from the character of surrounding buildings forming the setting.
- Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site.

GLOSSARY

- Article 4(2) Direction:** An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors, roof, and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.
- Building Line:** The common alignment of building frontages in relation to the back edge of the carriageway, footpath or waterfront. The building line might also refer to a common alignment of the backs of buildings.
- Building at Risk:** A phrase used to describe a building which is in poor repair (eg, leaking/blocked gutters, broken slates, structural problems) and often vacant with no use. English Heritage advise using these two factors (vacancy and use) combined with the severity of the repair issues to determine the degree of risk and the need for action.
- Buildings of Local Importance:** A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.
- Burgage Plot** Tenure of land in a town or city, which originally involved a fixed money rent. Often used to describe the pattern of plots in a planned town.
- Enclosure:** The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.

Public Realm: The spaces between buildings accessible to the public, including the highway, green areas, squares etc.

Scale: This can have two meanings: it can be used to define the mass or bulk of a building often in comparison to other buildings or spaces; or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects, for example the architectural expression of structural bays, intervals of windows, proportions etc.

Setting/context: The physical (built and landscape) community and economic setting in which the development takes place.

Streetscape: The character of the street environment, existing or proposed.

Townscape: The urban equivalent of landscape; the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

Vernacular/polite:

Vernacular

Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials.

Polite

Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.