

Buildings at Risk

2013



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Building at Risk

North Dorset District Council

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Introduction

This publication is the sixth register of buildings and structures that has special architectural and historic interest within North Dorset and which are considered to be at risk.

Historic buildings are especially vulnerable to the problems of vacancy, neglect and lack of suitable repair. Many of the agricultural buildings within the area have been left in a poor state of repair in preference for more modern buildings which may be deemed to be more suitable for current use. It should be also noted that many buildings have been poorly repaired and have suffered as a result of lack of knowledge and information.

The buildings within this register account for only a small fraction of the total buildings which help to make up the historic fabric of this very important area of Dorset, and the council fully acknowledge that there are a great many other buildings which have not yet come to their attention.

North Dorset District Council (NDDC) is determined to conserve its historic assets and encourage new uses for these structures through the publication of this register as part of a diverse and comprehensive approach towards the care of the environment.

Inclusion of a structure within this register does **NOT** mean that it is for sale or that the owner is known. The Council does **NOT** act as agent or mediator between interested parties.

This work is intended for members of the general public who may be interested in furthering their own research and to bring these structures to the attention of their owners (where applicable).

Parties which may require help and assistance with reference to formulating sensitive proposals are free to make enquiries to the Council's Environment department whose number is given within this document.

Further advice may be obtained from the development control department with reference to planning aspects of any proposal.

'All efforts have been made to ensure that this register is correct; the information contained within is published in good faith and NDDC cannot be held responsible for any incorrect information.'

North Dorset District Council Contacts

Environment Department = 01258 484212

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Priority for action

The degree of risk, the rate of decay and the current situation for each building has been assessed when determining priority for action, and has been guided by advice within English Heritage's Register of Buildings at risk 2010.

Priority for Action has been graded as follows:

- 6*** **A** = Immediate risk of further rapid deterioration or loss of fabric no solution agreed.
- 5*** **B** = Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- 4*** **C** = Slow decay; no solution agreed.
- 3*** **D** = Slow decay; solution agreed but not yet implemented.
- 2*** **E** = under repair or in fair to good repair, but no user identified, or under threat of vacancy with no obvious new user (applicable to buildings capable of beneficial use)
- 1*** **F** = Repair Scheme in progress and (where applicable) end use or user identified, functionally redundant buildings with new use agreed but not yet implemented.

Building Occupancy.

For the first time this register also contains a building occupancy score to help to establish the amount of properties that are fully utilised and to help to bring attention to structures that may require attention before they are beyond repair and the community lose a vital part of the historic fabric.

Keys:

Building Occupancy Assessment:

0 = N/A

1= Vacant

2= Partly Occupied

3= Fully Occupied

Risk Score:

1 = Immediate Risk

2 = Grave Risk

3 = At Risk

4 = Vulnerable

5 = Not a risk

The following schedule shows the locations which have been visited as part of the 2013 survey. Although, it must be acknowledged this survey could never be fully comprehensive, every effort was made to view as many of the buildings and structures in each location on foot and by car as possible. This edition has added the grades of listed buildings which are at risk, including those structures which are listed by association.

16 buildings have been removed from the register owing to remedial or restoration work. There have been **21** additions which have been documented during the extensive perambulations undertaken for this survey.

*28/08/13: Blandford Forum (centre)**

29/08/13: Bourton, Silton, Milton on Stour, Gillingham (centre* and Peacemarsh), Kington Magna*, Buckhorn Weston**

30/08/13: Motcombe, Gillingham (Newbury and Wyke), Langham, Buckhorn Weston*, West Stour, East Stour**

03/09/13: Bourton Mill, West Bourton, Shaftesbury (Enmore Green), Fifehead Magdalen, Stour Provost, Woodville, East Orchard*, West Orchard, Manston, Hammoon*

04/09/13: Shillingstone, Okeford Fitzpaine, Belchalwell, Fifehead St Quintin, Fifehead Neville*

05/09/13: Todber, Marnhull, Hinton St Mary*, Sturminster Newton**

09/09/13: Durweston, Fiddleford, Lydlinch*, Stourton Caundle, Stalbridge Weston, Stalbridge*, King's Stag, Pulham, Glanville's Wootton, Child Okeford**

10/09/13: Hazelbury Bryan (Wonston, Droop, Kingston), Mappowder, Stoke Wake, Higher Anstey, Hilton, Milton Abbas, Milborne St Andrew**

12/09/13: Gillingham, Stour Provost (Scotchey Lane), Stour Row, West Melbury, Melbury Abbas*, East Melbury, Cann Common*, Cann, Compton Abbas, Twyford, Bedchester, Fontmell Magna, Sutton Waldron*

16/09/13: Pimperne, Stourpaine*, Farrington, Shroton (Iwerne Courtney)**

18/09/13: Woolland, Ibberton and Leigh, Turnworth, Winterborne Stickland, Winterborne Houghton, Winterborne Clenston, Winterborne Whitechurch**

*19/09/13: Shaftesbury**

20/09/13: Ashmore, Farnham, Chettle, Tarrant Launceston, Tarrant Monkton, Tarrant Rushton, Tarrant Keyneston, Tarrant Crawford*, Langton Long, Bryanston (village)*

23/09/13: Winterborne Kingston, Anderson, Winterborne Tomson, Spetisbury*, Charlton Marshall, Blandford St Mary*

24/09/13: Tarrant Hinton, Tarrant Gunville and Stubhampton, Iwerne Minster*

*Denotes the presence of a structure at risk

Blandford Forum

Agricultural		Domestic			Retail			Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey	
ST8866064		E388741 N106377		26 East St			Blandford Forum	28/08/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR	
MRW DJC	2	5	Yes	II	Wooden Sash	Plain tile	Brick	4*	

Description:

Two-storey 18th-century town house, with dormer casement windows in attic. Sash windows with glazing bars, four-panel door with canopy over and fanlight. One blocked window. Partly vacant for over 15 years – concern was expressed in 2009 about blocked gutters and water penetration.

Condition:

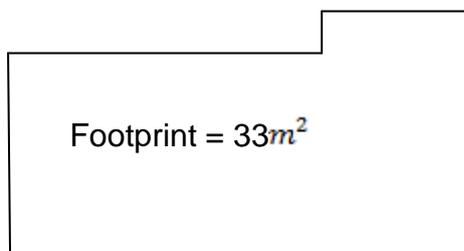
General: Chimney of brick construction - lead flashing failing on left side. (Poor)

Roof: Plain tile with slate course at eaves level - small amount of dipping (fair)

Walling: Flemish Bond with 3-brick plat band (fair)
Stone Plinth (fair)

Pointing: Flush (good)

Joinery: All wood work (fair)



2010



2013

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
ST885063		E388568 N106281		Accommodation above 67 East St			Blandford Forum	28/08/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW DJC	2	5	Yes	II	Sash	Plain tile	Brick	4*

Description:

Two-storey retail unit with accommodation above. Unchanged since 2010 survey.

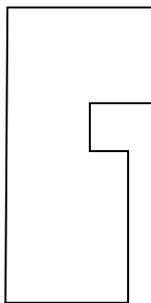
Condition:

Roof: Mansard with single plain plate glass sash dormer and plain tile (fair)

Walling: Fair

Pointing: Flush (fair)

Joinery: Sash at roof level (poor) and 1st floor sash windows decoratively poor with some evidence of rot (poor).



Footprint = 40m²



2010



2013

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
ST885065		E388507 N106470		52 Salisbury St			Blandford Forum	28/08/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	1	3	Yes	II	Sash	Slate	Brick/Render	6*

Description:

Mid18th Century Town House formerly a grocer's shop which has been closed for some years. Gabled roof with slates. Major problems with gable wall as reported in 2007 and 1997. Venetian window with lead glazing. 19th Century shop front with double bay.

Condition:

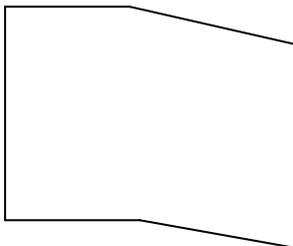
Roof: Minor dipping on both sides of apex (fair)

Walling: Clear evidence of movement with large cracks appearing, it appears bracing is failing across whole of gable wall, some evidence of poor remedial work.(poor)

Pointing: N/A

Joinery: Poor state of repair of all windows. Lead and glazing of Venetian window appears in good condition, but frame is poor.

Footprint = 30m²



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
ST885065		E388510 N106467		52a Salisbury St			Blandford Forum	28/08/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	1	3	Yes	II	Sash/casement	Plain tile	Brick	6*

Description:

Possible Early 18th Century cottage. Roof appears to have been heightened at some point with a mansard roof section butting 52 Salisbury St and what appears to be a cat slide on the bedlam yard side. There is evidence of movement most noticeably below the sash window running to the top right of the four panel door.

Condition:

Roof: Mansard and catslide with plain tiles, some dipping (poor)

Walling: Evidence of movement butting number 52, especially mansard side and above segmental arch of door (poor). Evidence of deterioration since 2010.

Pointing: Flush with major loss throughout (poor)

Joinery: Rotting woodwork and decoration required (poor)

N.B. For footprint see previous property



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E388486 N106455		43, Salisbury Street			Blandford Forum	17/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	2	4	Yes	II	Sash Dormer	Tile Slate	Painted brick	

Description:

A post-1731 structure. 2 storeys and attic. 19th Century or later shop front and doorway.

Condition:

Roof: Tile with slate verges. Good

Walling: Fair – some cracks appearing where the structure meets the neighbouring buildings. Decoratively poor.

Pointing: Some missing or loose mortar around the windows but generally fair

Joinery: Some weather damage, especially to the dormer



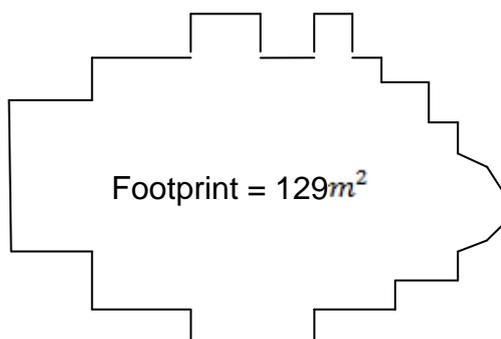
Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E N		St. Peter's Church			Blandford Forum	28/08/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW DJC	n/a	2	Yes	I			Greensand ashlar	6*

Description:

Early 18th Century church designed by the Bastard Brothers, cupola was constructed from wood and lead as a cheaper alternative to a spire as the project ran out of money

Condition:

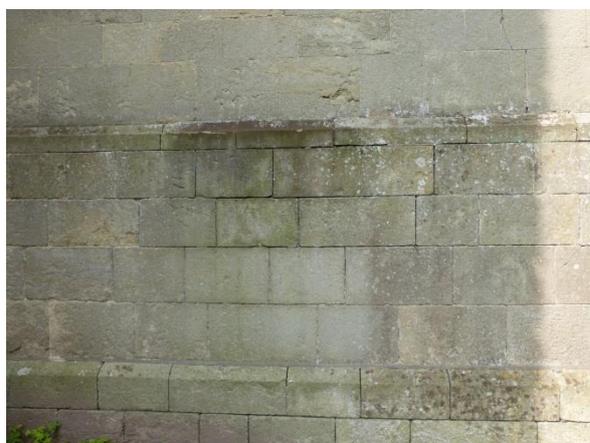
A visual inspection of the cupola is difficult due to access but it is clear that it is in a very poor state, the wood work is in need of attention; additionally the north wall which is built of Shaftesbury green sandstone is in an extremely poor condition. On a visual inspection and photographic evidence it is clear that the wall is de-laminating at several points and urgent attention is required. Pointing generally fair but gaps on south wall of chancel.



Cupola



North Aisle



Chancel (south wall)

Defence		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E388294 N106387		BT Exchange, Short's Lane			Blandford Forum	17/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	4	Yes		NA		Brick Concrete	4*

Description:

A WWII pill box constructed in 1940-1, probably as a component of the anti-tank ditch defence (Grade II listed). Strategically located on the corner of the ditch between the Bryanston Estate and the Borough. Part of an extensive complex of anti-tank defences along the western edge of the town. Blandford was the focal point of the stop-line which ran along the River Stour from Stalbridge to Christchurch. Completely overgrown with vegetation and large trees – potential root damage. BT to be contacted to clear the structure.

Condition:

Roof: Difficult to assess owing to extensive ivy and vegetation growth

Walling: Brick and concrete. Appears to be in good condition but large areas are obscured.

Pointing: Fair

Joinery: NA



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
			White Cliff Mill Street			Blandford Forum	17/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	4	Yes					

Description:

George VI post box, redundant. In poor condition and poorly sealed, with litter forced into the opening. Royal Mail to be contacted for preservation. Blandford Civic Society is willing to take over responsibility for maintenance.

Condition:

Roof:

Walling:

Pointing:

Joinery:



Bourton

Agricultural		Domestic			Industrial		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
		E377458 N131035		Bourton Mill, Factory Hill			Bourton	03/09/13
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	3	No		Casement Sash	Clay tile Corrugated iron	Ashlar Brick Rubble	4*

Description: a former cloth mill built in 1820 and later a foundry with blast furnace, though a mill is mentioned here in Domesday. Over-shot water wheel, now removed. Munitions factory in WWI. More recently a dried milk processing plant which closed in 1998. Now derelict with many of the oldest buildings in a state of collapse.

Planning permission to demolish the modern factory buildings and to convert the mill into 4 dwellings was refused in 2006.

Condition:

Roof: Very poor, with areas of total collapse. Other parts very unsafe.

Walling: 1820 structure is rubble and ashlar. Adjoining machine house with water race is brick. Significant damage brought about by exposure to the weather and vegetation growth.

Pointing: Fair

Joinery: Most windows and doors are boarded or missing. Any remaining frames are in a poor condition.



Buckhorn Weston

Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates	Address			Parish	Survey	
ST 759 242	E376001 N124196	Outbuildings Hartmoor Hill			Buckhorn Weston	29/08/13	
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW DJC	2	4	No	Sash Casement	Thin Slate	Brick	4*

Description:

Mid 19th Century outbuildings of brick construction and plain tile roof, it appears to have been built in two phases the newest close to the road. The rear of the building is in domestic use for storage and the front is unoccupied, the front of the building may have been in use as a workshop. It should be noted that there is extensive vegetation growth and this is having a detrimental effect on the long term structure of the building.

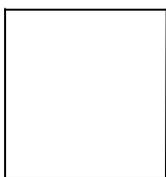
Condition:

Roof: Thin slate (fair)

Walling: Major structural crack at front of building – no visible repairs since 2010 survey (poor)

Pointing: Recessed mortar loss in places (Poor)

Joinery: Poor condition and rotten throughout.



Footprint = 23m²



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address		Parish	Survey
ST 759 242		E375986 N124190		Filleybrook Cottage and ancillary building Hartmoor Hill		Buckhorn Weston	29/08/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW DJC	2	4	N0	Casement	Slate/Corrugated Iron	Brick Stone	4*

Description:

Early 19th Century brick and stone built Cottage. Gabled roof with later building attached which has a corrugated roof. Cottage is in reasonable state of repair.

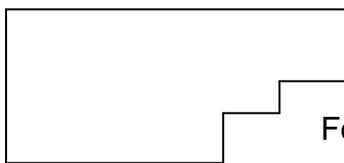
Condition:

Roof: Fair

Walling: Fair

Pointing: Recessed & Flush and generally good after repairs.

Joinery: Wood work on ancillary building very poor in 2010 – now boarded. Wood work on cottage poor, though window frame on end wall currently being replaced.



Footprint = 36m²



Cann

<u>Agricultural</u>		Domestic			Retail			Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey		
ST872215	E387991 N121557		Cannfield Lodge, Cannfield Farm B3081			Cann	12/09/13		
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR	
MRW/DJC	1	1	No		leaded	Thin Slate	Stone	6*	

Description:

Mid 19th Century Lodge (formerly one of two) constructed of dressed Shaftesbury sandstone possibly from the quarry at Upjohn which was in use until 1888. The roof is a two part hipped style with a bed of slate. There is considerable vegetation growth at the rear of the building, causing further damage to the roof.

Condition:

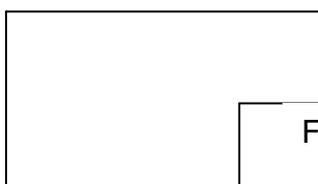
Roof: Major collapse of roof structure. Considerable loss of slate since 2010 survey leading to further exposure of the timbers (poor)

Walling: Top of rear collapsed, some minor damage at front, wooden lintel is in extremely poor condition (poor)

Pointing: Raked (fair)

Joinery: Poor throughout due to exposure to elements.

N.B. The lodge has a perimeter of 21.3yds



Footprint = 20m²



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference		Co-Ordinates		Address			Parish		Survey
		384685 121782		Coles Lane Farm, Coles Lane			Cann		11/2013
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
JN	2	3	No	II	N/A	Corrugated sheeting	Corrugated sheeting	4*	

Description:

A detached timber-framed granary on staddle stones, probably from the 18th century. The original weather-boarding has been replaced with patchy corrugated sheeting, but much of the original fabric has been retained. Used for storage.

Condition:

Roof: Pitched corrugated sheeting (signs of some decay).

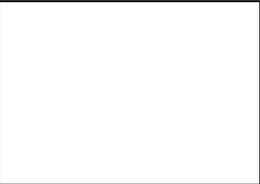
Walling: Corrugated sheeting. Weather-boarding on the gables rotten and damaged with several missing boards.

Pointing: n/a

Joinery: The timber framing appears in fair condition.



Child Okeford

<u>Agricultural</u>		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
ST831116		E383268 N111836		End of Melway Lane, Child Okeford			Child Okeford	09/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR	
MRW DJC	0	1	No	N/A	Convex concrete	Stone	6*	
Description:					  			
<p>Mid 19th Century Field Barn constructed of Upper Greensand Stone with half hipped roof of concrete tiles, previously of thatch.</p> <p>Since the 2010 survey, the structure has collapsed completely. The stone rear wall has mostly fallen outwards – was this a natural collapse? Without attention, further collapse is imminent.</p>								
Condition:								
<p><i>Roof:</i> NA – all roofing structure has collapsed</p> <p><i>Walling:</i> The rear wall and part of the field side wall have collapsed. The remaining part of the rear wall contains loose rubble and mortar and is very unstable. The track-side wall contains major structural faults.</p> <p><i>Pointing:</i> Various types used, mortar loss throughout the structure (poor)</p> <p><i>Joinery:</i> Extensive damage due to collapse (very poor).</p>								
<div style="border: 1px solid black; width: 150px; height: 80px; display: flex; align-items: center; justify-content: center;">  </div> <p style="text-align: right;">Footprint = 21m²</p>								

East Orchard

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
ST795225	E379866 N123060		Allset, Hartgrove			East Orchard	03/09/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW DJC	3	2	No	II	N/A	Thin Slate	Coursed Rubble and render	4*

Description:

Part domestic part former chapel. Chapel restored and converted into a dwelling. Chapel house, probably 18C, enlarged 1824. 2 storeys with irregular fenestration. Condition unchanged since 2011 survey, with some deterioration especially in the woodwork.

Condition:

Roof: Thin slate (good). Significant dip across the centre of the roof.

Walling: Coursed rubble and render (fair). The rear of the property is obscured by vegetation growth.

Pointing: Good (chapel); n/a house.

Joinery: all window and door frames very poor on the house, mostly rotten.



East Stour

Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address		Parish	Survey
ST795225		E379866 N123060		Rear of Forge House, Head Lane		East Stour	30/08/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW DJC	1	2	No	N/A	Thin Slate	Coursed Rubble	4*

Description:

19th Century extension with catslide roof most likely of agricultural origin. Currently unoccupied (property for sale).

Condition:

Roof: Thin slate (good).
Corrugated sheets on the rear building.

Walling: Coursed rubble extensive structural movement (poor)

Pointing: Some loss of mortar (fair)



Footprint = 20m²



Fiddleford

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
ST961135		E380080 N113620		Calf Close Lane, Fiddleford			Sturminster Newton	09/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR	
MRW/DJC	1	3	No	Panel	Plain tile	Stone	4*	

Description:

Outbuilding associated with Fiddleford Mill with stable door. Associated with the Grade II listed mill and Grade I listed manor.

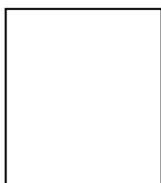
Condition:

Roof: Some dipping and vegetation penetrating the tiles (poor)

Walling: Structural movement (poor)

Pointing: Significant missing mortar (poor)

Joinery: Some damage (poor)



Footprint = 20m²



Fifehead Neville

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
ST773104	E377282 N110424		Lower Fifehead Farmhouse			Fifehead Neville	04/09/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	0	3	No		Wooden Frame	Clay tile	Brick	6*

Description:

Late 19th Century farm building connected with lower Fifehead Farmhouse, weatherboarding has all but gone in some places and needs replacing asap. Deterioration in the walling since the 2011 survey.

Condition:

Roof: Clay tile extensive slippage (poor)

Walling: Stretcher bond with double flat arch on upper storey and segmental on lower, extensive damage on side elevation and end. (very poor). Significant deterioration since 2011 with signs of collapse at gables.

Joinery: Some damage and damp (poor)



Footprint = 13m²

Gillingham

Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
ST809265	E380891 N126465		23 High St			Gillingham	12/09/13		
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR	
MRW/DJC	1	5	Yes		Sash Casement	Plain tile Slate	Coarsed stone	1*	

Description:

19th Century double fronted building previously in retail use, small bay to front left. All UPVC windows with sash at the front and casements and a bay at the rear. Bay leads onto flat roof extension. Second extension at the rear of block with concrete tile. A lot of remedial and decorative work has been undertaken and the building is currently under renovation for conversion for use by a playgroup (due to open in October 2013).

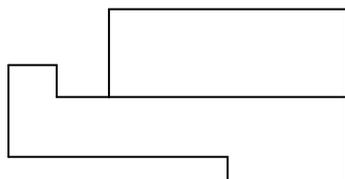
Condition:

Roof: Gabled Thin slate (fair).

Walling: Stone (good).

Joinery: Bay is unboarded and decorated (good). Double doors and window on rear extensions damaged and poor.

Pointing: Good



Footprint = 70m²



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address		Parish	Survey
ST809265		E380891 N126465		Former Tudor Newsagents High Street		Gillingham	12/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	1	4	Yes	Casement	Thin Slate	Render, brick Ashlar, Rubble	1*

Description:

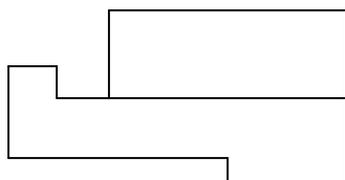
19th Century building previously in retail use. UPVC casement windows. No access to the rear. Currently under renovation as a sweets and party shop.

Condition:

Roof: Gabled Thin slate (fair).

Walling: Limestone/Render and pebble dash (fair with some cracks). Decoratively poor. Rubble stone at the rear (good). Brick gable.

Joinery: Shop front has been unboarded and decorated since the last survey. Good.



Footprint = 70m²



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey
ST809265	E380707 N126464		Rear of former Tudor Newsagents High Street			Gillingham	12/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	1	2	Yes	NA	Tile	Render Random rubble stone	2*

Description:

An attractive outbuilding within the Conservation Area.

Condition:

Roof: Clay tile (fair with some missing tiles and slips, made worse by extensive vegetation).

Walling: Natural stone with red brick bands (fair at the rear but appears good at the front and side facing the garden).

Joinery: Some damage (fair).



Agricultural		Domestic			Retail ?		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
				Rear of Gillingham adult Education Centre			Gillingham	29/08/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR	
MRW/DJC	1	3	No	?	Tile	Natural Stone	4*	

Description:

Condition:

Roof: Clay tile (poor). Tiles missing and slipped on far gable end with damage to timbers. (poor)

Walling: Natural stone with red brick bands (fair). Crumbling and movement in rear wall (car park side) – deterioration since 2010 survey.

Joinery: Some damage (poor).



Hinton St. Mary

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
ST777164		E377631 N116561		Cutt Mill Cutt Mill Lane			Hinton St Mary	05/09/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	0	2	No	II	Barred	NA	Brick/stone	6*

Description:

Early 19th Century Mill, disused since 1925. Wheel and machinery removed or broken. Eastern section is of squared and coursed stone, remainder is constructed of brick. Extensive damage after the fire of 2003 with loss of roof and partial collapse of walling. The structure is generally unstable. The whole area floods several times a year, making it particularly difficult to find an alternative use.

Condition:

Roof: N/A – roof missing

Walling: Brick and limestone, clear evidence of mortar loss and failure of structure (very poor)

Joinery: Extensive damage with rot and also clear evidence of fire damage. Metalwork intact. A few lintels are satisfactory (very poor)



Footprint = 20m²



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address		Parish	Survey
ST777164		E377636 N116544		Cutt Mill footbridge Cutt Mill Lane		Hinton St Mary	05/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	NA	2	No	NA	NA	Stone	6*

Description:

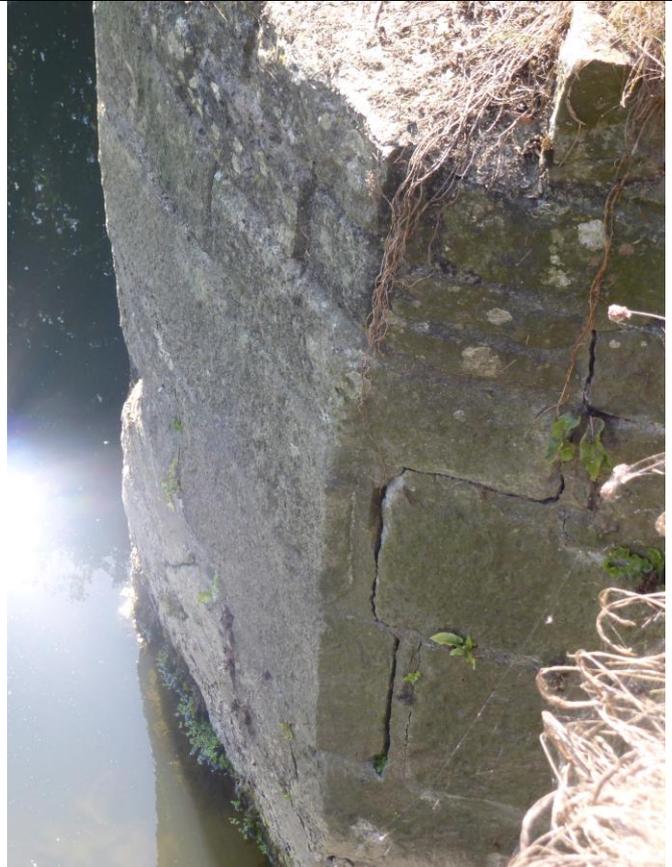
Limestone footbridge, possibly medieval in origin. An intrinsic element of the landscape and the mill.

Condition:

Roof: N/A

Walling: Block limestone. Movement has spread to all piers since 2011 survey. on central pier (very poor)

URGENT ATTENTION REQUIRED



Kington Magna

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
ST765230	E376475 N122973		West St			Kington Magna	29/08/13	
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR	
MRW/DJC	2	4	Yes	Combination	Tin	Stone	4*	

Description:

Mid-19th Century former Bakery, appears to be used for storage. Random stone rubble wall attached lean-to building is also random rubble with pan-tile roof, some slippage observed. Taking in door boarded over. Condition unchanged since 2010 survey.

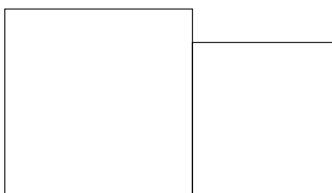
Condition:

Roof: Skillion and lean-to, Main structure (good) lean-to (poor)

Walling: Some major structural movement (poor)

Pointing: Flush/weathered (fair)

Joinery: Exposure damage and some attention needed to gable wall doors (poor)



Footprint = 26m²



Lydlinch

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
ST743136		E374302 N113657		Adjoining Wall - The Croft			Lydlinch	09/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR	
MRW/DJC	0	1	NO	NA	NA	Stone	6*	
<p>Description:</p> <p>Stone constructed wall adjoining field barn to top end of The Croft and brick wall. Unchanged since the 2011 survey, but significant vegetation growth in the damaged area could place it at greater risk.</p> <p>Condition:</p> <p><i>Walling:</i> Extensive damage – risk of collapse imminent (very poor)</p>								

Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address		Parish	Survey
ST743136		E380875 N130031		Granary, The Croft		Lydlinch	09/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	0	1	NO	NA	Thin slate	Wood	6*

Description:

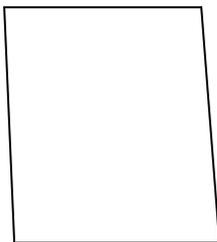
Nine staddle stone, weather boarded Granary with thin slated hipped roof. Four staddles are visible but have clearly sunk or have been buried. There is clear evidence of tile slippage at several points. Further evidence of rot of the main base frame and is in a generally dilapidated condition. There has been significant vegetation growth within the structure since the 2011 survey.

Condition:

Roof: Thin slate with deterioration since 2011 (very poor)

Walling: wooden weather boarding, rotted, dilapidated (very poor)

Joinery: Rotten, dilapidated (very poor)



Footprint = 13m²



2013

Marnhull

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E378094 N118659		Old Rectory, granary and stable			Marnhull	05/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	2	4	Yes	II	NA Sash	Clay tile	Rubble Weather board	4*

Description: late 18th, early 19thC timber-framed, weather-boarded granary. Pyramidal tile roof with stone slate verges. Staddle stones in good condition. Stable building adjacent to the granary late 18th or early 19thC generally in good condition, though the end wall shows signs of significant movement. Used as a general outbuilding.

Condition:

Roof: Clay tile. Good (stable). Fair but with missing bonnet hip tiles which could allow water into the structure (granary)

Walling: Weather boarding on the granary is good, though ivy is beginning to penetrate the boards at the base. Signs of significant movement on the end wall of the stable building. Wooden lintel over upper door is split.

Pointing: Good (stable)

Joinery: Fair (stable)



Melbury Abbas

Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates	Address				Parish	Survey
ST882200	E388175 N120043	Stable Block, School Lane				Melbury Abbas	12/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	1	4	No	Bay/Panel Plate	Thin Slate	Stone	4*

Description:

Mid 19th Century stable block most likely built at the same time as the school (1844) constructed of rubble stone and dressed Shaftesbury sandstone, some concrete evident under front bay window. Roof is possibly slate but covered in moss. Since the 2010 survey, the vegetation and trees have been cut back but no remedial work has started.



Condition:

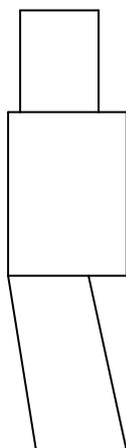
Roof: Extensive work required to clear moss and ascertain condition (poor)

Walling: No visual problems that can be seen

Pointing: Appears good

Joinery: All woodwork (assessed as poor in 2010) is now boarded.

Trees: The building is now free of tree growth, but it would not take long for significant encroachment.



Footprint = 69m²

Milborne St. Andrew

Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey
SY805975	E380223 N97637		The Corner House The Square			Milborne St Andrew	10/10/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW DJC	1	3	Yes	Mixed	Thin Slate & Corrugated Asbestos	Brick/render	4*

Description:

Late 19th Century in poor condition throughout. Two stack's, lean to on Milton Road end. Subject to flooding from brook at rear of property – purchased two years ago – owner resident in Bere Regis. Area of concern render loss, gable apex Milton Road side as evident in attached photo. Would consider this a danger to the public. Condition remains unchanged since the 2011 survey – no further render has been lost, but significant cracks remain, hence a continuing danger.

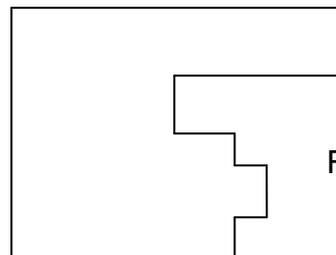


Condition:

Roof: Tile slippage rear of front house. (Poor) Corrugated Asbestos Roof (fair)

Walling: Poor throughout

Joinery: Poor throughout



Footprint = 43m²

Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address		Parish	Survey
SY805975		E380219 N97679		Outbuilding, Part of Corner House Milton Road		Milborne St Andrew	10/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	1	4	Yes	Casement	Thin Slate	Brick/flint	4*

Description:

Small outbuilding of brick and flint. Former stable block with hayloft – mid to late 19th century. Extensive structural cracking – front gable apex. No significant deterioration since the 2011 survey apart from further encroachment of vegetation at the sides.

Condition:

Roof: Dipping, slate loss and mortar loss on gable end (poor)

Walling: Flint and brick, loss of mortar, extensive cracking (poor)

Joinery: Evidence of rot, redecoration and replacement required (poor)



Footprint = 15m²



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
SY805975	E380332 N9706411		Manor Farm			Milborne St Andrew	10/09/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	2	1	No	II	NA	Mixed	Wood	6*

Description:

Very early 19th barn. Elm timber-frame clad in vertical boarding, and partly covered in corrugated sheet steel; the lower west side supported on staddle-stones. Dorset's only example of water powered threshing – wheel is now missing but was in situ in 1995. On the west side, opening at the centre for a shaft to the waterwheel, its brick and flint pit with head and tailrace remains.

Condition:

Roof: Half Hipped mostly tin sheeting some of the original roof can be seen interiorly – extensive rust – heavy vegetation on far gable end (very poor)

Walling: Timber – extensive timber loss, extensive rot (very poor)

Joinery: Extensive damage and rot (very poor). Inside, the 8-bay frame with wall posts, arch braces, trusses and king posts, and the walling frames, appear in fair condition.



Footprint = 29m²



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey
SY804973	E380371 N97206		Manor Farm			Milborne St Andrew	10/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	0	3	Yes	Casement	Thin Slate	Brick/flint	6*

Description:

Cart sheds, early 19th century, storage below. First floor dilapidated. Gable ends constructed with flint and brick coursing. Side walls, brick construction segmental arches. Window joinery virtually destroyed at front. It should be noted that posting below the windows is in extremely good condition. Condition unchanged since 2011 survey.

Condition:

Roof: Thin slate - extensive slippage and tile loss, most evident on rear wall (fair)

Walling: Fair

Joinery: Extensive damage (poor)



Footprint = 35m²



Milton Abbas

Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E379372 N100711		Long Close Farm			Milton Abbas	18/09/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	2	4	No		Panel	Slate	Brick/Flint Cob	4*	
<p>Description: An interesting early 19th century building which forms an annexe to the farmhouse. Gable end is a separate bay with tall loading door to roof level, divided half way up by a wooden floor. The bay is separated internally by a stone wall from dairymaid accommodation with two chimneys and fireplaces on second storey, formerly connected to the farmhouse kitchen by a staircase (removed). Lower storey arranged for livestock. Flint and brick front and gable end, and flint and cob rear wall. In a poor condition throughout.</p> <p>Could this or the adjacent barn be the remains of the barn mentioned by the RCHM – cob, formerly thatch, and pre-dating the farmhouse?</p>					 				
<p>Condition:</p> <p><i>Roof:</i> Slate – poor with significant slips and loss</p> <p><i>Walling:</i> Side wall – flint with brick bands. Some damage by machinery and loose bricks at roof level, worsened by vegetation. Rubble with some brick at the rear – some remedial work but poor condition.</p> <p><i>Pointing:</i> Poor throughout</p> <p><i>Joinery:</i> Very poor</p>									

Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address				Parish	Survey	
	E378829 N101503		Road from Milborne to Ansty, track opp. road to Cheselbourne				Milton Abbas	18/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	0	1	No		NA	Steel	Brick, Cob, Flint	6*	

Description:

A farm complex in a state of dereliction. 3 walls of the brick barn remain standing but are supported by a scaffold. The rear wall has 2 brick buttresses. A lean-to structure is the best preserved with intact roof and walls. Evidence of other structures built of cob with brick and flint bands now reduced to bases of walls or corners. All are overgrown with vegetation and trees.

Condition:

Roof: The roof on the brick barn has completely collapsed. The lean-to has a steel roof in good condition.

Walling: Very poor. Significant damage to the brick barn with one collapsed wall at the front, loose bricks on the gable and many losing their facial integrity. The cob walls of the lean-to and other derelict structures are in very poor condition.

Pointing: Fair on the lean-to. Significant mortar loss on the brick barn.

Joinery: Completely rotten and damaged throughout. Most of the roofing timbers on the brick barn are missing.



Motcombe

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
N/A		E383757 N127672		Threshing Barn, Larkinglass Farm, Motcombe			Motcombe	30/08/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	Priority
JN/DJC	0	3	No	II	N/A	Half hipped asbestos slate	Brick	4*

Description: Grade II listed barn, probably late C17 or early C18. Timber box frame with later brick infill. Half-hipped asbestos slate roof. Central opposed doors. One gable is part weather boarded. An unusual construction for this part of the country.

Condition:

Roof: Slate, generally good though some missing allowing water in.

Walling: Red Brick (fair). Several parts have collapsed on the front walls. Greensand plinth significant deterioration, especially at the front. Some wall movement front porch (left).

Pointing: Flush (fair at brick level)

Joinery: Timber lintel of rear door split and buckling. Weather board good. Parts of timber frame collapsed.

Note: planning permission to convert into a dwelling previously turned down. To be re-applied for in 2014 (according to the owner).



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E384928 N124507		Cole Court, Port Regis School (Pre-prep and nursery building)			Motcombe	30/08/13		
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	Priority	
JN/DJC	2	4	No		24-panel	Slate	Stone	4*	

Description: A two-storey barn, part of a 4-sided former stable yard with courtyard. Now used for storage. An open lean-to building at the side with corrugated roof used as a log store.

Condition:

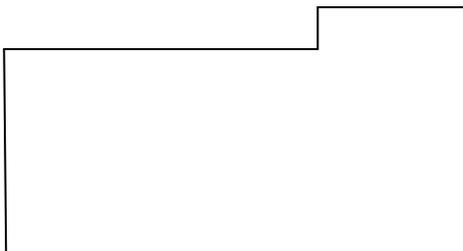
General: Extensive vegetation growth at the rear and gable ends obscuring walling and joinery.

Roof: Fair – some dimpling and slipped slates.

Walling: Greensand. Generally fair but extensive movement in the rear wall.

Pointing: good

Joinery: fair



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E383448 N124300		Fernbrook Cottages			Motcombe	30/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	1	2	No		UPVC Slits	Slate	Brick Stone	6*

Description:

Pair of 19th century cottages (date of 1866 engraved into front gable stone). Red brick with stone quoining, door and window surrounds. Features include tall arched window openings at each end for the stairwells and stone slits at the attic level on each end gable wall. Both cottages are in a very poor condition – no glazing throughout and significant holes in the roof have led to severe water damage inside. Holes in the floors with damaged and rotting flooring timbers.

Condition:

Roof: Very poor condition with large areas of missing and slipped slates, allowing water into the building.

Walling: Generally fair, except at the rear of the cottages where there is some loss of facial integrity and even missing bricks.

Pointing: Poor – large areas of mortar loss.

Joinery: All windows and doors are UPVC – all are in a shocking condition, having been smashed and vandalised.



Pimperne

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E390443 N108934		Chapel Lane			Pimperne	16/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	2	4	No		24 panel	Thin slate	Cob Render	
<p>Description:</p> <p>An early 19th Century Methodist chapel, now privately owned. Formerly thatched. Consists of a simple hall and vestibule. Extensive ivy growth into the eaves and obscuring one window. Some damaged glazing. Hall has been divided for use as a workshop. Planning permission was refused in 2011 to convert into a dwelling. Currently being marketed for offers or expressions of interest for ecclesiastical or community use rather than residential.</p> <p>Condition:</p> <p><i>Roof:</i> Thin slate (fair)</p> <p><i>Walling:</i> Areas of significant loss of render – cracks indicate further loss is likely, especially on the roadside wall</p> <p><i>Pointing:</i> n/a</p> <p><i>Joinery:</i> Window panels generally fair, but damp damage on the door and frame</p>								
								