

# Shaftesbury

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address				Parish	Survey
ST862222	E386364 N122297		Holyrood Farm, Watery Lane				Shaftesbury	19/09/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	2	3	No	II	Casement	Interlocked tile	Brick/stone	4*

## Description:

An agricultural building, possibly 18<sup>th</sup> Century, with a modern half hipped roof with interlocked tiles, predominated by impressive Dutch Flemish bond brick work and supported by Shaftesbury green sandstone quoins. The window and door openings are constructed from Shaftesbury green sandstone and are good examples of semi-circular and stilted semi-circular arches. There is also a lean-to constructed of brick and corrugated iron.

## Condition:

*Roof:* Interlocked tiles – generally good but several missing at front left gable and evidence of some collapse in rear left corner with missing tiles broken timbers

*Walling:* Dutch Flemish bond brickwork (good but some damage on gable end at eaves)

*Joinery:* Some repairs needed (fair)

Footprint = 56m<sup>2</sup>



# Shillingstone

Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
ST826113	E382069 N111985		Hambledon Farm			Shillingstone	04/09/13		
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR		
MRW/DJC	2	4	No	N/A	Clay	Brick	4*		

## Description:

Mid-19thC farm complex (date of 1830 engraved on brick above farmhouse window). Built in two phases indicated by bricked up doorways and window inside ground floor of rear part; fine brick fireplace. These features match those of the rear wall, suggesting perhaps the rear part is the oldest part of the building. Lead flushing between the two phases has gone and gables in poor condition. Farmhouse is unoccupied and in poor condition, but the new owner is currently doing extensive restoration work. Lean-to at the rear of the house has been removed.

At the rear is a mid. 19<sup>th</sup> Century agricultural barn with extensive damage and loss of two thirds of the roof. There appears to be evidence of damage inflicted by farm machinery on the rear wall. Loss of timbers but no evidence of damp/woodworm or other damage. Building is currently extremely vulnerable. The new owner wishes to explore ways of restoring and converting this barn.

## Condition:

*Roof:* Some clay tiles left on barn (extremely poor).

*Walling:* Extremely poor (barn). Walls on farmhouse show signs of movement (poor).

Farmhouse



Barn



*Pointing:* Generally fair but poor at the rear (farmhouse)

*Joinery:* Extremely poor where the joinery is still in situ (barn). Farmhouse joinery is being restored or UPVC windows installed.



Footprint =  $19m^2$



Agricultural		Domestic			Retail			Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish		Survey
ST 826113		E382626 N111317		Clayton Farm			Shillingstone		04/09/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM		SR
MRW/DJC	N/A	3	Yes	II	N/A	Clay	Stone/Brick		4*

**Description:**

Small single storey outbuilding, possibly a shepherd's or squatter's hut. Used for storage. Probably two storeys originally. Carving in the door frame of 1837. In the curtilage of Clayton Farmhouse (Grade II).

**Condition:**

Roof: Poor – collapsed in far corner

Walling: Poor – significant movement and cracks in the walls. Far gable end open to the weather. Some old remedial work at the rear.

Pointing: Poor

Joinery: Poor, though roofing timbers have been replaced in the last 50 years – rear plate beginning to slip on rear wall

Footprint = 17m<sup>2</sup>



## Shroton (Iwerne Courtney)

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E385971 N112485		Church Farm			Shroton	16/09/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
DJC	0		Yes	II		Clay and Thatch	Natural stone/brick	2*

**Description:** A farm range consisting of a large tithe barn, open store and dovecote, together with stables storage building

**Condition:** Permission has been granted to convert the buildings to residential/office/community use. Works have progressed since the 2011 survey and there are now several completed dwellings on the site with residents.

The dovecote has been restored and the adjoining store converted into a car port (roof unfinished). The tithe barn remains under scaffold, but the walling looks significantly improved since the previous survey. The brick stables have been cleared of vegetation, but still require significant work with some missing tiles, loose mortar and some structural cracks.

The perimeter wall of cob and flint appears unstable in places with loss of fabric.

*Roof:* Poor (barn). Good (dovecote). Fair (stables).

*Walling:* Fair (barn). Good (dovecote). Poor (stables).

*Pointing:* Fair (barn). Good (dovecote). Fair (stables)

*Joinery:* Fair (stables)



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates	Address				Parish	Survey
ST862126	E386585 N112593	The Hollow, Ranston Hill				Shroton	25/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	1	4	No	Casement	Plain Tile	Stone/Brick	2*

**Description:**

A pair of late 19<sup>th</sup> century Farm cottages on the Ranston Estate. The building lends itself to the arts and crafts movement with single and double casement gothic windows built into a coursed stone rubble wall at the front and brick on the rear section. It's likely that the impressive chimney stack is Edwardian in origin. The roof is constructed of plain tiles. Considerable damp damage inside and several rotten timbers with holes in the floors/ceilings. The building was originally built into the hillside, but the surrounding soil has recently been removed to reveal the chalk plinth on which the rear extension sits. The owner wishes to develop the building as either tenanted cottages or a business and is keen to investigate planning options.

**Condition:**

*Roof:* Plain tile, has been entirely renewed since the 2011 survey (good)

*Walling:* Stone and flint façade with brick extension at the rear (good)

*Joinery:* Broken or missing externally and internally. Some damaged flooring timbers. (poor)

Footprint = 48m<sup>2</sup>



# Silton

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E378712 N129428		Outbuilding, Waterloo Lane			Silton	29/08/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	4	No	NA	NA	Corrugated	Stone Brick	4*

**Description:** Farm outbuilding, shelter shed – walling perhaps part of an older structure with present roof added. Planning permission for conversion into holiday lets but no work started.

**Condition:**

*Roof:* Corrugated (fair). Supported by timber struts at the far front

*Walling:* Poor at the rear and front with some collapse and vegetation growth. Brick door surrounds.

*Pointing:* Poor

*Joinery:* Roofing timbers good.



# Spetisbury

Agricultural		Domestic			Transport		Ecclesiastical		
MAP Reference		Co-Ordinates		Address			Parish		Survey
		E391323 N102236		Spetisbury Railway Station			Spetisbury		23/09/13
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	0	3	No		NA	NA	Brick	4*	

## Description:

Station of 1860. Rear wall of the main 1901 station building is the only erect structure. The remains of the up line buildings are still discernible. Significant vegetation growth on both platforms. Plans are advanced to restore the station and work is currently underway to clear the vegetation and to investigate the remains of the 19<sup>th</sup> century buildings.

## Condition:

*Roof:* NA

*Walling:* Brick, some remaining plaster. Very poor.

*Pointing:* Very poor

*Joinery:* NA



# Stalbridge

Agricultural		Domestic			Retail			Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish		Survey
ST734178		E373364 N117981		Snowdon House, Gold Street			Stalbridge		09/0913
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM		SR
MRW DJC	0	4	Yes	II	Opening	Stone Slate	Stone Block		

## Description:

19<sup>th</sup> Century privy now used as a wood store. One of only three known examples in North Dorset. Access has been severely restricted since 2011, but the condition appears unchanged. Listed by association with Snowdon House (II).

## Condition:

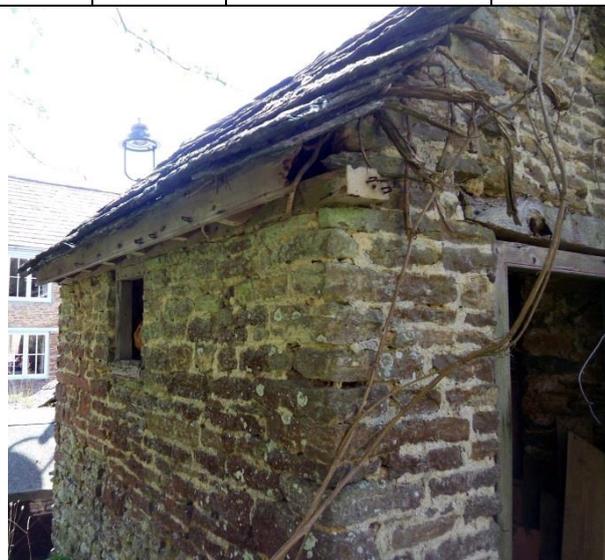
*Roof:* Stone tile (fair)

*Walling:* Coursed stone work (fair)

*Pointing:* Lime mortar (poor)

*Joinery:* Some dry rot damage (poor)

(**N.B.** No Footprint available as the structure does not appear on Digimap).



2011



2013

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E373233 N117501		Wood Lane			Stalbridge	10/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	3	Yes		NA	Corrugated	Stone	4*

**Description:**

Stone outbuilding, part of Barrow Hill Farm.

**Condition:**

Roof: Corrugated, significant rusting and several holes.

Walling: Stone (very poor) – some major structural cracks

Pointing: Poor

Joinery: Rotten with some damaged or missing timbers



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E373649 N117676		Laburnum House, Ring Street			Stalbridge	09/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	3	Yes		NA	Clay tile	Stone Rubble	4*

**Description:**

A 19<sup>th</sup> century outbuilding, possibly a barn or a forge, isolated between Laburnum House, on whose land it stands, and the Forge. Appears disused and in a state of dilapidation.



**Condition:**

*Roof:* Clay tile – significant dimpling around the skylight (poor)

*Walling:* Stone and rubble – some precarious areas especially around the lintel of the door, significant vegetation growth (poor)

*Pointing:* Poor throughout

*Joinery:* Evidence of some damage due to rot – corrugated patches.



# Stour Provost

Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E380823 N122204		Corner of Scotchey Lane and Angel Lane			Stour Provost	12/09/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	0	3	No		Single panel	Tile	Stone Rubble	4*	

**Description:**

A possible shepherd's or squatter's hut on a long strip adjacent to the road – rare example. Two storeys with a timber mezzanine floor. 2 windows, one of them blocked. Fireplace. Surrounded by vegetation and generally in a poor condition. The owners have applied for planning for conversion to be incorporated into a dwelling (refused).

**Condition:**

*Roof:* Tile with extensive loss (very poor)

*Walling:* Signs of significant structural movement, especially around the lintels (poor). Former remedial work on the side wall with application of some render.

*Pointing:* Poor

*Joinery:* Poor and rotten. Where the tiles are missing, the rafters are also broken and rotten. Roofing timbers and mezzanine joists generally good.



# Stourpaine

Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E386377 N110270		Lazerton Farm			Stourpaine	25/09/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	2	4	No		Sash Panel	Slate	Brick Flint	4*	

## Description:

Two 19<sup>th</sup> century barns, part of Lazerton Farm.

## Condition:

*Roof:* Some slips but generally good. Roofing timbers good.

*Walling:* Signs of structural movement. Supported by steel buttresses.

*Pointing:* Significant mortar loss – vegetation growth between the bricks

*Joinery:* Poor throughout



# Sturminster Newton

Defence		Domestic			Retail			Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish		Survey	
	E378471 N113493		Sturminster Castle, Newton Castle Farm			Sturminster Newton		05/09/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR	
MRW	0	3	Yes	SAM	N/A	N/A	Natural Stone	4*	

**Description:** This is the service end of an unfortified manor house of the 14thC (Pevsner). The ruins stand inside a crescent-shaped bank and ditch, possibly Iron Age, which commands an elevated position overlooking the Stour.

The owners plan to stabilise the ruins and to clear the promontory landscape in consultation with EH, NDDC and the local history society. Ultimately, they wish to make the site accessible to the public.

**Condition:**

*Roof:* N/A

*Walling:* Very ruinous state, some water ingress into masonry which together with mortar deterioration and vegetation is leading to increased likelihood of further loss. Signs of deterioration since the last survey with loose and recently fallen masonry.

*Joinery:* N/A



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E378623 N114046		Old Tailor's Cottage, Market Cross (West side)			Sturminster Newton	08/10/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	2	4	Yes	II	Bay Casement	Thatch	Brick	4*	

**Description:**

Pair of 18<sup>th</sup> century cottages. Structurally sound and weathertight, but in a deteriorating condition and is perhaps only partly occupied. Also decoratively poor - a negative aspect in the heart of the Conservation Area.



**Condition:**

*Roof:* Thatch (good)

*Walling:* Brick – Flemish bond (fair)

*Pointing:* Some missing or loose mortar (fair)

*Joinery:* 2 canted bays, the left with 4-pane windows and the right with glazing bars. Above are 2 wooden casements with glazing bars. Fair. Left door and frame under segmental arch showing signs of rot at the base. Double door on the right is in fair condition.



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E378711 N114094		2, Penny Street			Sturminster Newton	08/10/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	3	4	Yes	II	Bay Casement	Slate	Brick Rubble		

**Description:**

No.2 of three 17<sup>th</sup> century cottages. Rendered brick and rubble, possibly part timber framed. One storey plus attic. Added brick canted bay with glazing bars. 2-light casement dormer. Plank door.

**Condition:**

*Roof:* Slate, covered with moss

*Walling:* Render above the bay and door is cracked and has significant damp damage (poor).

*Pointing:* Fair on the brick bay

*Joinery:* Dormer shows signs of rot. Bay and door are in fair condition.



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E378914 N114322		Row of 19 <sup>th</sup> century cottages, Butt's Pond, Station Road			Sturminster Newton	08/10/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	3	4	No		Casement UPVC	Tile	Stone Render	4*	

**Description:**

A row of vernacular cottages, possibly early 19<sup>th</sup> century, a rarity in an area of significant modern development and industrial estates on the B3091. After planning in 2003, a large rear extension was built onto Ashlea, with removal of the side porch and installation of large UPVC windows. It appears the work was never fully completed.



**Condition:**

*Roof:* Plain tile (fair)

*Walling:* Local coursed stone, some significant damage at road level on Flat 2. On Ashlea, the coursed stone has been rendered. Very significant cracks and damage on the render (poor).

*Pointing:* Significant loss, some modern remedial work (poor)

*Joinery:* Metal-framed casements (poor condition). UPVC casements on other cottages.



Ashlea

# Tarrant Crawford

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address				Parish	Survey
ST921034	E392166 N103443		Tarrant Abbey Farm				Tarrant Crawford	20/09/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	1	2	No	II	Slit/Sash	Plain tile	Brick/Stone	6*

**Description:**

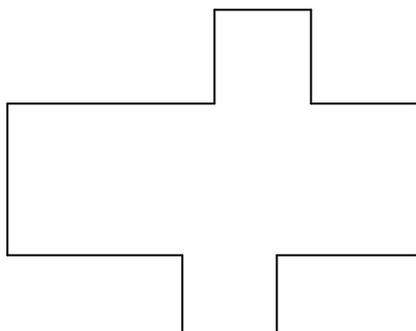
Barn of 15<sup>th</sup> century origin, largely rebuilt in 1759. Earliest part in flint and rubble, later parts in brick. Original weathered buttresses on north wall. Presumably a part of the former Nunnery.

**Condition:**

*Roof:* Small heel gable with hipped porch entrance at front. Extensive tile lose to hipped porch, secondary sector of roof is entirely missing. A lot of dipping across entire roof span (poor).

*Walling:* Lower sections constructed of flint rubble intersected with iron stone and upper greensand, upper sections rebuilt brick work. Brick built double angle buttresses (poor). Extensive movement and damage in roofless wing.

*Joinery:* Interior, collar beam rafters (fair).



Footprint = 78m<sup>2</sup>



# Tarrant Gunville

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
ST925125	E393248 N112610		Eastbury House			Tarrant Gunville	24/09/13	
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	0	3	No	By assoc	N/A	N/A	Brick Render	6*

## Description:

18<sup>th</sup> Century octagonal structure, likely to be a cellar belonging to the demolished Eastbury House. Covered by an earth mound. Earth floor and vaulted brick ceilings. Two small arched openings in the side walls, one blocked. Decorative Tudor Rose at the centre. Arch leading to connecting chambers and another entrance, partially collapsed.

Listed by association with Eastbury House (Grade I).

## Condition:

*Roof:* Unknown

*Walling:* Brick and render



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E392749 N112612		Gate Piers, Eastbury House			Tarrant Gunville	24/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	3	Yes	II	NA	NA	Stone Ashlar	4*

**Description:**

Early 18<sup>th</sup> century gateway and bridge to Eastbury House. Ashlar. Square banded piers bearing finials. Subordinate piers mark out an area beyond the one-arch bridge over the Tarrant.

**Condition:**

*Roof:* NA

*Walling:* Facial integrity of the ashlar is poor and there are extensive cracks in the banding on main and side piers (poor)

*Pointing:* Significant loss of mortar (poor)

*Joinery:* NA



Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E392496 N112901		Village Street, adjacent to Downlea and Westbury House			Tarrant Gunville	24/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	2	3	Yes		NA	Tile cap	Cob Brick	4*

**Description:**

A prominent cob wall within the Conservation Area forming the end wall of a barn and boundary wall of an agricultural complex. Possibly once part of either Westbury House or Westbury Cottage (both 18<sup>th</sup> century Grade II).

**Condition:**

*Roof:* Tile cap – some loss (fair)

*Walling:* Cob with brick plinth. Significant loss of fabric and some recent vehicle damage (poor).

*Pointing:* NA

*Joinery:* NA



# Tarrant Keyneston

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey	
	E392686 N104205		Main Street			Tarrant Keyneston	20/09/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR
DJC	0	2	Yes		NA	Tile capping	Cob Render	6*

## Description:

Cob wall with tile capping on brick plinth. Formerly a door present, but the section of the wall which contained it has collapsed completely. Probably the boundary wall of Tarrant Keyneston House for the stable yard.

## Condition:

*Roof:* Clay tile capping

*Walling:* Very poor with sections on the road and field side collapsed completely. Significant loss of render and cracks on the standing wall. Some evidence of remedial work with cement but will not prevent further inevitable damage. Potential hazard.

*Pointing:* NA

*Joinery:* NA



# Winterborne Clenston

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address				Parish	Survey
ST835025	E383848 N103032		Tithe Barn Clenston Manor Farm				Winterborne Clenston	18/09/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	0	2	No	I	Slit	Gabled with Pan tile/tin	Flint/brick	6*

## Description:

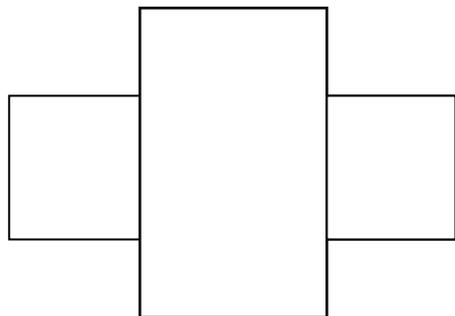
Tithe Barn with 16<sup>th</sup> Century walls with ashlar dressings and banded flint and rubble. Some remedial patch brickwork. The roof timbers are 15<sup>th</sup> Century and consist of the greater part of seven hammer-beam trusses, The Royal Commission Historic Monuments (RCHM) suggest that the trusses may have come from a monastic building at Milton Abbey. There is a Gabled roof with Pan tiles and a temporary tin roof structure repair. Angled buttresses. Gabled porch entry and weather boarded with slit ventilators with cross section and strengthening rods. Currently extremely structurally poor.

## Condition:

*Roof:* Pan tiled/tin (fair)

*Walling:* Extensive structural movement, loss of mortar joints in many areas (poor)

*Joinery:* Extensive damage with rot (poor)



Footprint = 74m<sup>2</sup>



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey
ST835025	E383892 N103052		Outbuildings Clenston Manor Farm			Winterborne Clenston	18/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	0	3	No	NA	Corrugated asbestos	Flint/brick	4*

**Description:**

Early 20<sup>th</sup> century cart sheds with gabled roof. Gables are constructed of flint with brick coursing and dressings. Extensive damage to farmyard side of roof. No change in condition since the 2011 survey, but owner hopes to obtain planning permission for conversion.

**Condition:**

*Roof:* Corrugated asbestos (very poor)

*Walling:* Flint work with brick, some evidence of major structural cracking on road side wall (poor)

*Joinery:* Evidence of rotting and some damage (fair.)

Footprint = 44m<sup>2</sup>



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey
ST835025	E383905 N103079		Stable Block Clenston Manor Farm			Winterborne Clenston	18/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	1	4	No	Shutters	Pan tiles	Flint/brick coursing	4*

### Description:

Mid-19<sup>th</sup> century stable block. Two taking in doors in reasonable condition. Believed to be a subject of possible alteration. Segmental brick arches with wooden shutters. Three doors. Rear wall is cob – extensively damaged but remainder of building otherwise in good condition. Little change in condition since the 2011 survey, but owner hopes to obtain planning permission for conversion.

### Condition:

*Roof:* Pan tiles (fair)

*Walling:* Predominantly flint with brick coursing - condition fair. Rear wall is cob and appears to have received some remedial attention since the last survey (fair)

*Joinery:* Some decoration required (fair)

Footprint = 43m<sup>2</sup>



<u>Agricultural</u>		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey
ST835025	E384819 N102966		Higher Barn			Winterborne Clenston	18/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	1	2	No	Slit Ventilator	Tin	Flint/Brick	6*

**Description:**

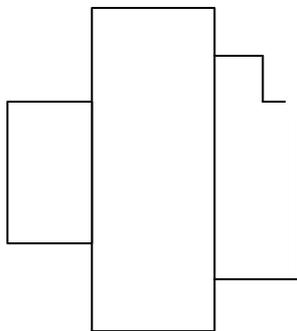
19<sup>th</sup> Century threshing barn in a fair condition. Roof later replaced by tin. Would be reasonable to assume that previous roofing material was thatch.

**Condition:**

*Roof:* Half hipped tin roof with hipped porch entrance previously thatched (fair).

*Walling:* Coarsed, flint work and brick (good). Significant structural crack in the right gable wall.

*Joinery:* Barn doors missing at front, and the rear entrance only has the upper left section of door left which appears to have been cut away. The interior roof void is a simple construction (poor).



Footprint = 69m<sup>2</sup>

# Winterborne Kingston

Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E386171 N97878		Windwhistle Farm, North Street			Winterborne Kingston	23/09/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	0	4	No		NA	Tile capping	Cob Render	2*	

## Description:

Part of an old cob wall on the boundary of a housing development consisting of former agricultural buildings, once Windwhistle Farm. The cob is exposed and will be subject to further decay unless remedial action is taken.



## Condition:

*Roof:* Tile capping (fair).

*Walling:* Cob (poor)

*Pointing:* NA

*Joinery:* NA



# Winterborne Whitechurch

Agricultural		Domestic			Retail		Ecclesiastical	
MAP Reference		Co-Ordinates		Address			Parish	Survey
SY838999		E383908 N99712		Horse Engine House Rook Lane			Winterborne Whitechurch	18/09/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM	SR
MRW/DJC	1	4	No	II	N/A	Thatch	Brick	2*

**Description:**

Scheduled Ancient Monument. 18<sup>th</sup> - century wheel house for rotary horse mill. Probably used as a cider press. Since 2008, the building has planning permission for conversion to an office/studio.

**Condition:**

*Roof:* The thatch has been renewed since the 2011 survey (good). However, EH have written to the owner advising he replace it with water reed.

*Walling:* Brick (Good) – much improved from the crumbling walls reported in 2009.

*Joinery:* Fair



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address			Parish	Survey
ST839012	E383974 N101140		2 Whatcombe Cottages Whatcombe Lane			Winterborne Whitechurch	18/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	0	3	No	Wooden Frame	Thin Slate	Brick and flint panel work	6*

**Description:**

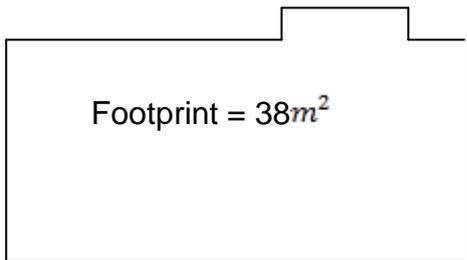
19<sup>th</sup> Century cottages, one a coachman's house, the other 2 for 4 estate workers. Brick built, part of the Whatcombe estate, appears to be used as storage area. Unoccupied since at least 1995 when they were placed on the BARR. Entire building allows water penetration due to missing glass in lower windows and large hole in rear of roof.

**Condition:**

*Roof:* Thin slate extensive slippage (very poor)

*Walling:* Brick and flint coursing (fair). Concrete breeze blocks at the rear.

*Joinery:* Damage throughout (poor)



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference		Co-Ordinates		Address			Parish		Survey
ST809108		E380788 N110780		Whatcombe Farm			Winterborne Whitechurch		18/09/13
SURVEYOR	BOA	RS	CA	Grade	Windows	Roofing	WM		SR
MRW/DJC	0	3	No	II	Shuttered	Thatch	Cob and flint coursing. Brick		4*

**Description:**

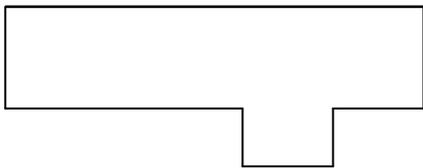
Late 18<sup>th</sup> or early 19<sup>th</sup>-century threshing barn with unusual shutters with heart-shaped openings. Single-hipped transeptal porch.

**Condition:**

*Roof:* Some work needed (poor).

*Walling:* Extensive damage to cob walling. Major structural crack on the right wall of the porch (poor).

*Joinery:* Fair condition



Footprint = 72m<sup>2</sup>



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address			Parish	Survey		
	E380788 N110780		Whatcombe Farm			Winterborne Whitechurch	18/09/13		
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC	1	3	No	II	Panel	Thatch	Brick, render, cob, flint	4*	

**Description:**

Late 18<sup>th</sup> or early 19<sup>th</sup> century barn. Cob with half-hipped thatched roof. Various later extensions of brick.

**Condition:**

*Roof:* Some work needed.

*Walling:* Cob and render on a flint and brick plinth. Extensions are brick. Large areas of render are missing, exposing damaged cob. Significant damage in the corner of one of the later extensions.

*Pointing:* Fair

*Joinery:* Very poor.



Agricultural		Domestic		Retail		Ecclesiastical	
MAP Reference	Co-Ordinates		Address		Parish		Survey
	E384003 N101215		Whatcombe Road		Winterborne Whitechurch		18/09/13
SURVEYOR	BOA	RS	CA	Windows	Roofing	WM	SR
MRW/DJC	0	3	No	NA		Cob with tile capping	4*

**Description:**

Large cob wall enclosing garden adjacent to road

**Condition:** Significant delamination. One section has partially collapsed with loss of capping tiles and fabric (poor)



Agricultural		Domestic			Retail		Ecclesiastical		
MAP Reference	Co-Ordinates		Address				Parish	Survey	
	E384005 N99539		The Old Dairy, Lower Street				Winterborne Whitechurch	06/12/13	
SURVEYOR	BOA	RS	CA	LB Grade	Windows	Roofing	WM	SR	
DJC			No		NA	Corrugated Sheets	Cob Flint & brick		

**Description:**

The planform of this dairy complex is unaltered since the 19<sup>th</sup> century. Cowsheds on 3 sides with stalls; the roadside boundary is enclosed by a cob wall with tile capping. The site is partly occupied but the buildings are in a state of decay and there is significant damage to the cob and external joinery. The associated brick buildings to the west are also in very poor condition.

**Condition:**

*Roof:* Corrugated sheets (fair)

*Walling:* Cob on a base of flint and brick. Major structural cracks in the cob and significant delamination (poor)

*Pointing:*

*Joinery:* Some weatherboarding – damage and rot caused by exposure and vegetation (poor)

