

C4 Abbotsbury

Spatial Analysis

Although Abbotsbury is a large village, of great architectural and historical interest, it has an overall coherence and homogeneity, largely due to its historical land ownerships and building materials. The Conservation Area will be described as a whole.

The Chalk escarpment to the north and the Corallian Limestone mass of Chapel Hill to the south, both dominate the setting of Abbotsbury. The village is set along the foot of the escarpment slope in a generally east-west alignment. A watercourse, springing in Portesham, runs towards Chapel Hill, skirts its eastern slopes and runs due south to The Fleet. It bisects the angle between the eastern main road ribbon and a southern spur of more sporadic development.

Abbotsbury has linear characteristics, particularly in its western portion, along West St, part of the B3157 through-route between Weymouth and Bridport. The eastern half of the village is more complex, with a markedly sinuous part of the B3157 (Rodden Row and Market St) running into a wider, triangular former market place whence run West St, Back St and a narrow lane south, Chapel Lane. The sharp corner between Market St and Rodden Row is joined by Church St from the south (Parish Church, Tithe Barn and Swannery). Back St continues due east as Hands Lane and there is a link back to the main road by Rosemary Lane. To the south of the main village, below Chapel Hill, Seaway Lane runs east to Hannah's Lane and Chapel Lane and thus to West St and a southern lane, Rope Walk, leads to the former Mill and Swannery. Footpaths link the area by the Tithe Barn to the Church; the village core to Chapel Hill; and the northern edge of the village to the top of the Chalk hills.

The **plan form** is complex, with a nucleated core around the Market Square (marked by the historical presence of a market house, large school, now the Strangways Hall, large public house/hotel and a number of shops); and another focal point on Church Lane, with the Parish Church, Manor House, Old Vicarage and Abbey House. The latter marks the approximate position of the Benedictine Abbey's conventual buildings and a Post-Reformation mansion (although alternative schools of thought consider that the Strangways mansion might have been, at least, partly located within the cloister court). This whole area was dominated by the Abbey, until 1539, and the Parish Church may be seen as a former chapel by the gate for the use of travellers and other visitors, rather in the same way that Cerne's Parish Church stands adjacent to the former south gate of its monastic site.

The plan may be characterised by a main linear form, with sharp deflections at two junctions; a major focus at a widening of the main route, where a secondary route enters; an offset major historical focus towards the Abbey precinct; and a pattern of back lanes parallel to the east-west main route.

The plan shows the influence of historical factors, which have subtle influences on the current form. There may have been a Saxon minster and it is possible that the Benedictine Abbey was founded just before the Norman Conquest, with monks from Cerne replacing secular canons. Little is known about the detailed layout or building evidence of the church and conventual buildings to its south, apart from the position of the church adjacent to the present Parish Church and the approximate location of the cloister. The main drainage utilised the watercourse and drained southwards to the area of the existing pond by the Tithe Barn, where there was possibly a mill and, certainly, several fishponds. There are traces of an outer gate on



Fig 45. View of village from Chapel Hill



Fig 46. The Market Sq

Church St (although this enigmatic structure may be a C18 recreation, using medieval fragments) and substantial remains of the inner gate further south (or was this either a secure entrance to the riches of the Tithe Barn or an outer gate to the southern approach from the coast, by a route skirting Chapel Hill?). The Tithe Barn and Dovecote obviously mark the position of the monastic farm.

The Parish Church is first mentioned in documents of 1291, but may be earlier in origin. There was a grant of a weekly market to the Abbot in 1274, confirmed in 1280-1. The village was never a borough, remaining a monastic manor until the Dissolution and a secular one to the present. It seems to have remained modest in size and economic activity, with its small town and market hall at the Market Square. It is possible that the original core of the village would have been adjacent to any Saxon minster and the early Benedictine monastery, in the Church St/Rodden Row/ Market St area. There may have been some medieval planning, although plots are mixed in size and shape, with only those of Rodden Row suggesting regularity and a tendency towards the typical long, thin burgage plot shape. The great majority of buildings are set along the road edge, some behind small front gardens, with attached barns in a line or at right angles behind.

The western ribbon, however, is markedly different, known as Western Town and, on older estate maps, shown with long, regular plots behind the properties along the street frontage. The Furlongs were particularly evident on the south side, down to Seaway Lane. Western Town may thus be a later medieval suburb, planned and laid out by the Abbey. As a possible parallel, Charmouth has an early C14 planned development along The Street, where the Cistercian Abbot of Forde laid out regular plots, approximately 66' by 330'.

The Civil War created some forced change, with the loss of Sir John Strangways' house in a skirmish in 1644. The Strangways/Ilchester Estates stewarded the village conservatively, avoiding major change, apart from the need to rebuild areas after several fires (notably in 1706, along West St). In 1758, the first school was endowed; in 1765, Abbotsbury Castle was built to the west of the village (burnt in 1913, rebuilt and finally demolished in 1934). The Sub Tropical Gardens are the magnificent reminder of the Castle. In 1776, the present Weymouth and Bridport Rds were improved as toll roads and older routes up to the ridge were closed. This has resulted in Red, Blind and Cowards Lanes all becoming cul-de-sacs. In 1808-14, Parliamentary approval was obtained for the inclosure of the traditional strip fields, including The Furlongs, on the north side of West St. After inclosure, the area to the south of West St became allotments and, later, part of it was used for playing fields and a cricket ground.

In 1885, the Abbotsbury Railway was built as a branch line from Upwey, via Coryates and Portesham. There was an attempt to exploit the local Abbotsbury Stone for its iron. Otherwise, the village largely existed on fishing, estate employment and tourism. The name Rope Walk indicates some former net or rope making in the village. The Estates produced a comprehensive study of the village in 1973 and has promoted a careful mixture of property improvement and small-scale new development, mainly on the eastern approaches and within historic yards off the main streets. This policy has been successful in maintaining Abbotsbury's quality and character, although earlier, Post-War local authority development along Hands Lane has intruded into higher ground in open countryside. The process of infilling yards has an impact on historic plot patterns and archaeology and should be carefully assessed before development is considered.



Fig 47. Rodden Row



Fig 48. West St looking west

The character and interrelationship of spaces

It may be easier to attempt to distil the physical character of the village, its building groups, spaces, topography and views, landscape and trees and hedges and the myriad of details that produce such a high quality environment by describing one route across it. This route can obviously be duplicated and supplemented by others but the one chosen aims to typify the overall character of the village.

Entering from the Portesham, east side, there are distant views of St Catherine's Chapel standing on its Chapel Hill marked by old agricultural lynchets. Trees and topography hide the village core until a very convincing modern reproduction of a thatch and stone row appears on the right (north). St Catherine's Terrace and Abbotsbury Glebe create a handsome piece of townscape. The Swan Inn projects on the inside of the road curve and there is a glimpse of stone walls, creeper and flowers up Rosemary Lane to the right. Stone sheds and barns of varying sizes hint at the former farmhouse and yard behind. The bend straightens out and Rodden Row is revealed, with a marked character change to the two sides, with more formal Victorian stone and slate, with a large building set back from the road to the south and an informal, fluid terrace of cottages, many thatched, raised above the road on the right. Two large gables projecting to the road punctuate the left side.

The road narrows markedly by the entrance into Dansel gallery and ahead there is an apparent termination in the form of a gabled shed and stone wall. At the junction with Church St, there is a sharp bend into Market St, marked by a cottage hard on the inside of the bend. The rounded corners emphasise the highway bend. There are, traffic permitting, two good views north and south by this corner: north up a subtly curving Market St, tightly framed by cottages on both sides and with the Strangways Hall stopping the view as it runs off at an angle; to the south, there is an excellent view of the Church tower rising above slate roofs. A walk down Church St passes the render façade of the Old Vicarage and the curving road exposes the stone walls, gables and exotic plants of The Manor House. Opposite, a ramp up to the churchyard provides better views of the House's picturesque assemblage of porch, gables and chimneys.

Its tower dominates the Parish Church but there are various architectural fragments by the south porch and the slight footings of the Abbey's north wall on the other side. There are good views of St Catherine's Chapel and the remains of the Pinion End and Abbey House, looking over the change of slope down to the pond and Tithe Barn. The path past the Pinion End has a good English Heritage reconstruction drawing of the Abbey on a plaque and then wooden steps down to a reed-fringed pond and a tremendous view of the north flank of the Tithe Barn, large cart porch and ruined portion. Skirting the Barn and walking a short distance on the lane to the Swannery, a turn-around will reveal the swagger west elevation of the Barn, with elaborate buttresses and finials. At Nunnery Grove, the converted Mill and an informal group of Estate cottages are hidden in a lane at a lower level to the road, backed by trees and the mass of Chapel Hill, with the Chapel clearly silhouetted on the summit.

The return to the village core involves a sharp climb back up Church St, passing the handsome Inner Gatehouse, with its mixture of medieval windows and well-designed modern details. Stone walls and summer flowers, rising levels and curving road alignments all add to the enjoyment of the area and a feeling of expectation. This is fulfilled by the appearance of a stone arch on the right and a glimpse of two stone ranges, Abbey House and Abbot's Ward (also known as Abbot's Walk). Looking west, there is another fine view of Chapel Hill. The remains of an archway to the Outer Gatehouse project into the lane (with a splendid collection of Abbey stonework if the viewer is tall enough to peer over the wall) and then Church tower,



Fig 49. View of Old Manor House from churchyard



Fig 50. Gateway to Abbey House with Chapel Hill on the left

Manor House and the roofs of the village group together, backed by the slopes of Wears Hill. At the Rodden Row junction, there is a narrow vista of the cottages on the north side above their raised pavement.

Market St is a narrow funnel of cottages, hard on the narrow pavement edges, with a couple of decent shop fronts and details like date plaques. The street's curve leads suddenly into the triangular space of the Market Square, tightly bounded by a wall of buildings: the Strangways Hall tends to dominate, with its size and Victorian extrovert detailing, but the Ilchester Arms opposite lends a suitably formal character, its projecting porch marking the entry into the wider space and the pediment and flagpole suggesting that it might be the town hall of a larger settlement. The two large buildings are complemented by almost continuous rows of smaller stone and slate cottages. Back St has characterful early-Victorian Tudor Revival tearooms, complete with enamelled telephone sign and red K6 telephone box. There is a sharp perspective view of cottages, former chapel and modern toilets, which are a visual intrusion. Red Lane provides a short view of old cottages and the higher ground to the north. At its junction with the main road, there is a small area of green space, treed and with a seat and railings.

West St is a long, almost straight ribbon of old cottages, with careful modern infill and one unfortunate Pre-War villa. Its rising and falling levels and slight meanders towards its western end give interest and variety. There is a raised pavement on the northern side, glimpses into yards, with a number of clever vernacular pastiche extensions and new houses, a couple of views of St Catherine's Chapel and many pleasant details, such as recycled Abbey fragments on cottages, former barns (there were two farms in this area) and shop fronts. To the right (north), three blocks of tall late-Victorian houses rather loom over the smaller cottages on the road line but a new housing development has helped to link them visually back into the street. Overhanging trees give textural and colour variety, particularly those by West Yard. The final subtle double curve and sharper bend at the village limits produce townscape effects of unfolding interplay between buildings, partial closure of views and contrasting long views when the road straightens out. The reverse journey eastwards starts with the sense of enclosure produced by the curves, followed by a slight climb and then a sudden view down into the Market Square, with the trees at the end of Red Lane and the gables of Nos. 22-28 Market St and the Strangways Hall showing up between a frame of cottages.

Key Views and Vistas

The important interplay between the village and the surrounding landscape means that views in (especially from higher ground); views out of the village; and views within the built environment are all of importance.

The views from the surrounding countryside are significant:

- From St Catherine's Chapel looking north and NE over the village to Wears and White Hills, with the Church tower and Tithe Barn particularly prominent and, behind to the south, extensive views of The Swannery, Fleet and Chesil Beach;
- From the slopes of White Hill behind West and Back Sts: with good views of the heart of the village, the Market Square, Church Tower, roofs and trees, with a distant view of St Catherine's Chapel and the coast;
- From the southern approach from New Barn Rd, just to the north of Chesters Hill, looking NW past The Swannery, with the village set amongst trees in a deep declivity between Chapel Hill and White Hill;
- From the slopes of Wears Hill, looking SE on the B3157: the classic view, much photographed and used in publicity material, of the sweep of the escarpment, Chapel Hill and Chapel, coast as far as Portland and Weymouth Bay, and the village tucked into its undulating terrain;



Fig 51. Cottages & business premises in West St



Fig 52. View across village from Blind Lane north of Back St

- From Furlong's Homestead east to the Church, Manor House and Inner gatehouse and the trees around the Tithe Barn;
- From Hands Lane SW over Church St, the Church tower and Tithe Barn, with the strongly contoured Chapel Hill and Chapel forming a backdrop.

Views out of the village include:

- Up Rosemary and Red Lanes, north to the escarpment;
- From the Pinion End south to the village pond, Tithe Barn and hills behind, with a glimpse of the sea;
- Half way along West St, looking west to Wears Hill;
- South from West St at several points to St Catherine's Chapel, including down Hannah's Lane;
- On Church St, from the churchyard and from the entrance to Abbey House west to Chapel Hill and the Chapel.

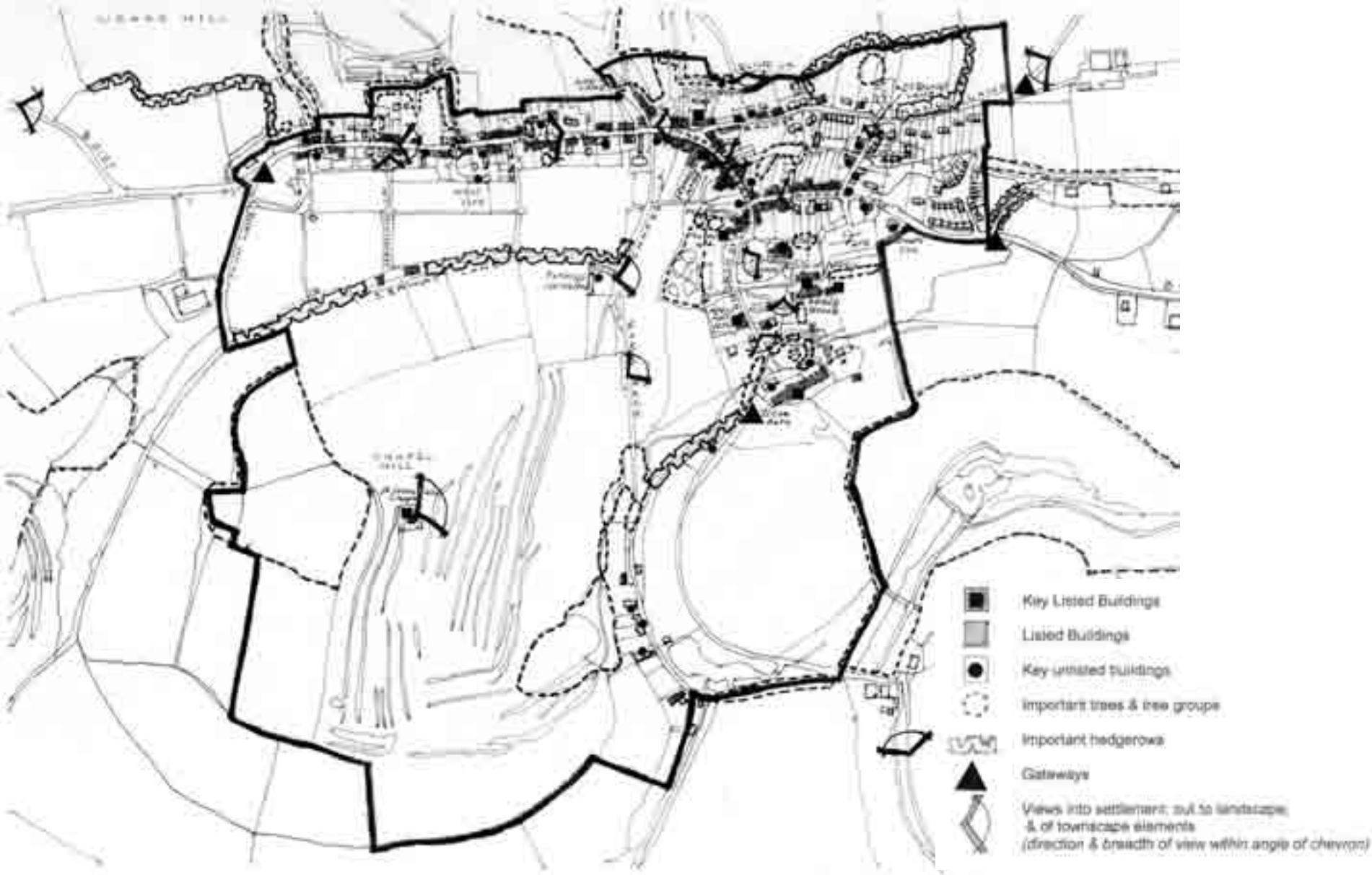
Views within the built environment are numerous, relating to sequences of townscape experiences that are described in the previous section. The changes in road alignment, undulating topography, position and height of buildings and groups relative to road edges, shape and form of spaces all produce partial and stopped views and feelings of enclosure, exposure and, sometimes, danger, where through traffic is encountered. There are series of townscape views along Rodden Row through Market St and Square and all the way up West St, as well as south down Church St. The experiences may be enjoyed in different orders and ways if routes are reversed or varied. There are, for instance, surprise glimpses of main streets from side yards, the exit from the Ilchester Arms or down the side lanes, like Hannah's, Red or Blind Lanes.

There are a number of **landmarks** in the Conservation Area: the Church tower (within the core, appearing between roofs or down Market St to the south); the Tithe Barn (down the lower part of Church St, from the Abbey site and from the southern approach from the Swannery); St Catherine's Chapel (from gaps in development on West St, on Church St and from the lanes south of the core, as well as in splendid wider views from the top of Wears Hill); and, within the core, the twin focal points of the Ilchester Arms and Strangways Hall on the Market Square.



Fig 53. View north eastwards from Chapel Lane

Map 4: setting & assets of Abbotsbury



Character Analysis

Building Uses

The only Abbey building to retain a use related to its original function was the Tithe Barn but this has now become a visitor attraction as a Children's Farm. The Dovecote (whether medieval in date or later or a mixture of dates and details) is still used as such. Other surviving medieval buildings have found other uses: the Abbey Malthouse, which may have served another function, became a mill and is now used for general agricultural purposes; the Inner Gatehouse is a converted house; Abbots Ward/Walk, possibly part of a former monastic guesthouse or lodging, is now a private house. St Catherine's Chapel was used as a seamark after the Reformation and is now under English Heritage guardianship, (although owned by the Estates), and is still used for occasional services. The Parish Church continues as the main spiritual focus for the village.

The Post-medieval elements have also changed many of their uses: the Strangways' House was largely destroyed in the Civil War but Abbey House undoubtedly contains some C17 details; the C17 Mill closed in 1921 but was restored as a private house in 1971; various C18 and C19 farm buildings, such as a former piggery and granary near Abbey House are both now used for general agricultural purposes. A cart shed and barn adjacent to the Tithe Barn are currently used as a ticket office and shop related to the wider visitor attraction. West Yard, once the Estates building yard, is now used by a variety of small businesses, Abbotsbury Tourism and the Estates itself. Other farm buildings in the village, at West and Middle Farms on West St, for example, have been converted to housing or have become business units, exemplified by West Yard and the village smithy at Middle Farm. Chapel Farm's milking parlour has become a pottery; its barn was largely rebuilt as a house c.1980. Furlongs Homestead, at the foot of Chapel Hill, is used for storage. Town Farm, on Market St, has become purely residential and its associated slaughterhouse has ceased business. The Estates Yard in Rodden Row became the Dandel Gallery, a craft centre related to the use of wood. A small barn at No. 30 West St is an antiques shop. East Farm's yard accommodates stables and the former Spar House in Back Lane, is used by a local thatcher, formerly a basket factory. Many smaller barns and sheds, like the two small buildings attached to No. 15 Back St (one used previously as a butcher's shop), are used for domestic storage as cottages are refurbished for more extensive or intensive residential use. Some barns have been subsumed into improved and extended houses, exemplified by No. 13 West St. Others, such as the barn opposite the former Mill, have been converted as holiday cottages. A more specialised building, in the form of the Estates' Old Kennels, has been converted into a tearoom for the Swannery.

The Manor House was used as a vicarage and was lived in by the eldest son of the Earl of Ilchester for a time. It is now let to private tenants. The Old Vicarage, next door, was previously the village doctor's house and became a private house after a new Vicarage was provided in 1964. This, in Rodden Row, became a guesthouse in 1978. The Surgery in Market St is closed and used as a shed or garage.

Many of the cottages have had a varied history, originally housing large families in small spaces, some with earth floors, becoming run-down and condemned, or certainly, disused, and given a new lease of life by the Estates as part of a long-term strategy to improve housing standards, introduce limited new development and to encourage local businesses through the provision of workshop and studio space. In the last thirty years, eleven conversion and infill schemes have provided about fifty new houses, including an element of affordable housing. Other Estates' buildings have been converted to tourism or commercial uses and there are new tourism facilities at the Sub-Tropical Gardens in the form of a visitor centre and café. The village has managed to retain a number of shops, some supported by the summer tourism trade. The pair in Market Square have been a butcher and Post office since Victorian times, the Post Office moving premises fairly regularly and tea-



Fig 54. St Catherine's Chapel



Fig 55. Tithe Barn

rooms and holiday accommodation now diversifying businesses. A butcher remains in West St; a former net store has become the Chapel Lane Stores.

The 1858 School closed in 1981 and the Estates bought it from the County Council and endowed it as a fine village hall. The village had three Nonconformist chapels, all closed: the Congregational Church, later the United Reformed Church, in Back St, closed in 1972 and became an artist's studio; the Primitive Methodist, up Red Lane, was used as a store by the School but was destroyed by fire; and the Methodist Church in West St was closed in 1983 and the site has been developed as a house. The railway was closed in 1948 and the station building demolished and a new house built on the site. The former goods shed has survived, presumably now used for storage purposes.

The Swan Inn was built in the mid-C19, replacing an earlier business on Rodden Row (rebuilt after a fire to become the Reading Room and WI Hall and now The Abbotsbury Studio). The Ilchester Arms (see fig 4) has been a public house, coaching inn and, now, hotel for hundreds of years. It has been developed by the addition of more accommodation units and a large conservatory in the rear yard.

Building Types and Layouts

The Ilchester Estates' 1973 *Appreciation of Abbotsbury* attempted to categorise the village's buildings both by use (institutional and community; large houses; cottages and small houses etc) and by age and architectural features. The latter seems to be a logical arrangement, reflecting historical factors as well as visual character.

Firstly, **medieval monastic and ecclesiastical buildings**: the Parish Church is a good example of change and adaptation over 600 years, with C14 nave, north porch and west tower, C15 chancel, and early C16 south aisle. The aisles extend either side of the chancel to form north and south chapels, producing a perfect rectangle in the main body of the Church. The north porch is a reflection of the presence of the large bulk of the Abbey church to the south. St Catherine's Chapel is C14, built by the Abbey (possibly with a dual function as a pilgrimage chapel, with the prospect of regular income from offerings, and as a sea mark). It is a single cell building with dual porches to north and south. The Tithe Barn is a fine, though partly ruined, example of a large monastic barn, over 270' in length, 23 bays, with double entrances on the south side and double cart porches on the north. It is grouped with other specialist farm buildings, some possibly medieval, others C17 and Victorian. The Abbey Malthouse may have been part of the monastic infirmary and appears to have been a mill, as evidenced by traces of water wheels internally. The Dovecote, similarly, may be a mixture of medieval and later elements and is divided by a cross wall and fitted with nest boxes. There is a granary, probably C18 with reused medieval material, raised on arches.

The Inner Gatehouse was possibly a precinct gate or an extra security measure to the riches of the Tithe Barn. It has a complicated building history, with C14, C17 and Victorian elements but it shows its main arch and pedestrian entrance, porter's lodge and two storey arrangement, with a room over the main entrance. It has been well converted in the 1970's. Abbots Ward/Walk is another combination of medieval, C17 and more modern elements. It may have been based on part of the Abbot's lodgings. The Abbey House is another amalgam, a long range of two storey buildings with dormers, with large back-to-back fireplaces in the main rooms. It is possible that some of the medieval fragments have been moved and re-erected in the C18 as conscious efforts by the Estates to create picturesque effects. The Pinion End, gateway to Abbey House and the Outer Gate Arch may be examples of this.



Fig 56. Swan Inn



Fig 55. Pinion End

Large post-Reformation buildings: gentry houses vary in their character and plan, according to date and building history. The Manor House is C16/C17, with C18 alterations. It is two storeys with cellars and attics and is of a very informal plan, with oldest part in the front block, a slightly later porch and C17 SW wing. It is an attractive combination of shapes and haphazard window openings. The Old Vicarage is apparently an early C19 sashed and rendered box, but its slightly offset front door and blocked medieval side window may betray earlier origins. The Ilchester Arms (see fig 4) is of differing dates, visibly C18 with early C19 alterations. It has a rare, for Abbotsbury, piece of formal Classical architecture on its main front, with a blocked carriage entrance and later additions to the south, with a projecting porch and carriageway through to a main yard. It is a good example of a coaching inn.

There are several examples of larger C18 farm houses in the village, usually two storeys, situated on the street and with a range of accommodation at the rear, at right angles and with attached subsidiary stables or barns. No. 50 West St (see fig 4) is an example of a larger early C19 detached house, set behind a small front garden, symmetrical and sashed.

Thatched cottages and barns: No. 19 Market St (Fleet Cottage - see fig 4) is a rare example of a C17 building with mullioned windows and a central doorway with a four-centred head. It is of one-and-a-half storeys with eyebrow dormers in the thatched roof. There are many early-mid-C18 cottages with thatched roofs, long and low, with first floor windows virtually sitting on those of the ground floor or squeezed up into eyebrow dormers. They have no obvious planning in their haphazard arrangement of windows and doors. Many were small and had earth floors. Their plan form was, typically, two main rooms with additional space at the rear, in outshuts. Most or all have been improved, amalgamated and extended in recent years. Examples are Nos. 25-28, 32-34 and 35 and 35a West St; No. 3 West St (incorporating a barn under the common roof line); and Nos. 3 & 5 Rosemary Lane. Nos. 8-18 Rodden Row are a good example of this type of C18 cottage group, although the regularity of some of the window arrangements suggests alteration at a later date. Nos. 20-24 (see fig 4) are the only three storey thatched houses in the village, with the top floor windows inserted into the thatch as eyebrows. Most cottages are built along the road line (with raised pavements on the north side of West St and in Rodden Row), in organic terraces or groups. There are through or side passages to back yards and gardens. Nos. 23 & 24 West St are a rare example of a layout at right angles to the road but this may be explained by their position on the junction with Cowards Lane.

The village has a number of mid/late-C18 houses with date stones from the 1750's onwards. They are characterised by thatch or slate roofs and symmetrical arrangements of windows and doors, contrasting with the earlier informal building frontages. Examples are No. 48 West St (thatch, dated 1764); No. 1 West St (slate, 1782); and No. 5 Market St (slate, 1785 - see fig 4). It is possible that some of the slate roofs may have replaced thatch at some stage (responding to fire risks or fashion). The apparently regular frontages may disguise earlier structures behind and it is difficult to be certain about dates and types without further research into building history.

Slated cottages and barns: About 1840, the building character seems to change to one of neater, squared stone, brick or stone arches to openings and cast iron casement windows, often dressed up in Tudor Revival style. Roofs are slated, with distinctive gables and projecting eaves. The Old School House Tea Rooms (No. 1 Back St) is an example of a symmetrical mid-C19 stone house, substantial and designed in a fashionable Tudor Revival style that complements the investment in the School itself. Nos. 16 and 18 Market St are exactly contemporary in date, of similar character. Nos. 13, 15 and 17 Market St are slightly earlier, 1841, built for Estates' employees, substantial, slated and with repeated patterns of windows, suggesting



Fig 56. West Farm barn conversion



Fig 57. Nos 23 & 24 West St

similar layouts, on all three. Nos. 22-28 Market St are four mid-C19 houses, of identical form, each with a gable and porch and built behind a small front garden. One of the cottages was, for many years the police house.

There are many other examples of late C18/early C19 stone and slate cottages, obviously more formal in design compared to the more organic and irregular thatched buildings. They are characterised by central doors and a symmetrical arrangement of casement windows (rarely sashes). Some had a shared entrance lobby with twin doors off. Besides improving the standards of housing, the Estates built several farm buildings incorporating up-to-date planning and technology. Near Abbey House is a late C18/early C19 purpose-built piggery, with ground floor pens and front yard. By the Tithe Barn is a group of one and two storey cart sheds and barns, seemingly C19 and good examples of improvement in buildings in this period. Furlongs Homestead appears to be a late C18 example of a pre-inclosure model farm.

Nos. 7-11 Rodden Row are large late Victorian Tudor Revival houses, built after a fire, with an overall U-plan created, in part, by the adjoining former Reading Room (twin gables and a setback centre). West St has three large blocks of late Victorian (1891) semi-detached houses, gabled and Tudor Revival, unusually with their front entrances to the rear.

Nineteenth century institutional buildings: the Strangways Hall is the 1858 School, large and impressive, single storey, four bays with two gables and doors, presumably for infants and juniors. The 1890 Reading Room on Rodden Row is attached to the contemporary Nos. 7-11, and is in the form of a large room, well lit with a large window on the gable end, and with a corner entrance in the angle with the rear wing. The one surviving former Nonconformist chapel, the Congregational Church in Back St, was built in First Pointed Gothic style as a large, undivided space. The railway station has been demolished but the converted former goods shed is a single span stone shed, with large offset openings at both gable ends, circular ventilation openings and, originally, with an internal platform and crane.

Modern development: there are two examples of 1920's detached villas in the village. Hands Lane has a small 1950's former Council estate. The Ilchester Estates' commitment to housing improvement and limited new build has previously been mentioned in Building Uses, above. There are good examples of both, in Back St, Hannah's Lane, West St and elsewhere. Abbotsbury Glebe and St Catherine's Terrace, at the eastern entry, are good examples of modern housing following local vernacular patterns and details, with oolitic limestone and thatch.

Key Listed Buildings and Structures

There are 82 Listed Building entries, of which six are Grade I and five are Grade II*. The key buildings are:

- Parish Church of St Nicholas, Grade I, C14-C16; good interior and exterior, important in townscape views and contribution to building groups, particularly down Market and Church Sts;
- Tithe Barn, Grade I, c.1400, fine example of large monastic structure, part of the structure was re-roofed in the C18, after a period of neglect, creating the present thatched cover; a major presence in the village, seen in long views and from the churchyard and down Church St; the Estates intend to consolidate the ruined portion;
- The Malthouse, Grade I, c.1400 with C18 west gable wall, possibly part of the Infirmary but with evidence of use as a water mill; of group value and of great historic value;
- St Catherine's Chapel, Grade I, c.1400, an unusual stone barrel vault and of major landscape value to the village and wider area;



Fig 58. Furlongs Homestead



Fig 59. Reading Room & Nos 7-11 Rodden Row

- Abbey Dairy House/Inner Gatehouse, late C14 and C17 and C19, well-preserved medieval elements and a virtual gateway to the core from the south;
- The Manor House, C16 and C17, attractive details and materials and part of a group of first-rank buildings;
- Abbey House and Abbot's Ward/Walk, medieval and later, major group value;
- Ilchester Arms (see fig 4), a good example of a late C18/early C19 inn, some refined details, important position in the centre of the village (according to Pevsner, built in 1768 by *Stephen Carpenter*);
- Strangways Hall, an important community building in the core of the village, strong Gothic Revival details, group value.

There are two large Scheduled Monument sites, around St Catherine's Chapel and the slopes of Chapel Hill; and the approximate area of the Abbey's inner precinct, including the Manor House, Parish Church, Abbey Church and cloister court, Pinion End, the two gatehouses, Tithe Barn, Abbey House and Abbot's Ward/Walk and smaller agricultural buildings (Malthouse, Dovecote, Granary and Piggery), as well as the probable fish ponds.

Important Local Buildings

There are few unlisted buildings in the Conservation Area but a few have value by virtue of their design, details or position (all are of rubble stone, unless otherwise described):

- No. 3 Back St, large areas of white limestone, slate, symmetrical front, casements, early C19, group value;
- Former Congregational Church, Back St, late Victorian, lancet style, simple but impressive, group value;
- No. 1 Rosemary Lane, slate, mid-C19, former bakery, casements; it has lost its loading door but has group value,
- Barn at corner of Rodden Row and Rosemary Lane (east side), double hipped slate roof, single storey, unspoilt, group value;
- No. 2 Rosemary Lane (East Farm) and attached barn, slate, casements, porch, regular pattern of openings, looks to be early C19 but could be older in view of its possible origin as a longhouse; historical and group value;
- Swan Inn, Rodden Row, late C19 Tudor, attractive and a real entry feature from the east;
- Nos. 3 & 5 Rosemary Lane, thatch, casements, late C18, group value;
- Nos. 3 & 5 Rodden Row, semi-detached c.1850 Tudor Revival, gablets and diamond paned iron casements; attractive entry feature;
- Former Surgery, Market St, single storey, at right angles to Rd, loading door in gable, sashes, seen at end of vista from Rodden Row, group value;
- No. 2 Market St, set-back from the road and attached to the butcher's shop, mid-C19, slate, central porch; of group value;
- Barn next to No. 19 Market St (Chapel Lane Stores), slate, single storey, at right angles to road, much altered but of group value;
- Nos. 7-11 Rodden Row and the former Reading Room, 1890 Tudor, picturesque, telling contrast to the organic thatched cottages opposite, group value;
- West Farm Barn, thatch, half-hip at west end, a clever conversion to a house in 1980; group value;
- Barn attached to No. 9 West St (possibly Listed as a curtilage building), C19 slate with hipped end, plain but of group value, contains VR wall post box;
- No. 10a West St, Middle Farm Barn, single storey stone and brick trim, slate, C19; of group value;



Fig 60. No 3 Back Lane & former Congregational Church



Fig 61. Nos 3 & 5 Rosemary Lane

- Nos. 14 & 15 West St, slate and render, attached lean-to end unit, fairly plain elevation to St but of group value;
- No. 17 West St, detached early C19 house, slate, casements and porch, set back behind a garden; attractive and an entry feature from the west;
- Stone building at south side of West Yard, slate, two storey, converted to office use and meeting room; mid-C19, encloses yard and is of group value;
- No. 18 West St, simple symmetrical front, thatched, part of a Listed row but not, apparently, Listed; group value;
- Nos. 38-42 West St, three blocks of late Victorian semis, Tudor revival with bold gables, porches and tall chimneys; could be viewed as rather tall and insensitive but characterful and an example of late Victorian Estate housing;
- Furlongs Homestead, slate, late C18/early C19 group of barns and sheds, mainly single storey, unspoilt; possible example of a pre-inclosure model farm, of value in wider views of Chapel Hill;
- Nos. 1 & 2, 4 & 5, 6 & 7 Grove Lane, all mid-C19, slate and casements; part of a minor group around the Mill; No. 4 has had some replacement windows but the *ensemble* has value;
- No. 3 Grove Lane, adjacent to the former Abbotsbury Mill, three storey render and slate, a barn with two added floors, possible C17 origins; part of a group around the Mill;
- Range of farm buildings north of Tithe Barn and fronting the village pond, slate, single storey, possibly late-C18; of group value;
- The former Piggery opposite Abbey Dairy, slate, late-C18/early-C19, one-and-a-half storeys, with pig pens at base; of group value.



Fig 62. Nos 6 & 7 Grove Lane



Fig 63. Former piggery

Building Groups

The whole village could be seen as one large, coherent group of buildings. There are, possibly, more tightly defined groups:

- The whole of West St, Red Lane, Market Square and St, Rodden Row;
- Back St and Rosemary Lane;
- The Nunnery Grove group around the former Mill (a secret enclave only really visible by walking from the village core down to the Swannery entrance);
- Church St, the Parish Church and the whole of the Abbey buildings and C18/C19 farm buildings around Abbey Farm and the Tithe Barn.

Building Materials and Architectural Details

Abbotsbury has its basic colour and fundamental building character from the use of Corallian oolitic limestone, produced in the area (the Osmington or Abbotsbury Oolite from quarries at Linton and Chapel Hills). This is characterised by a gingery orange stone, stained with iron deposits. It can be dressed but is often seen as rubble. White and light grey Portland and Purbeck limestones from Portesham and Upwey have been used to a lesser extent. The mixture occurs, for example, in the Parish Church. Many domestic buildings have a flecked appearance, with the white stone occurring randomly or, less commonly, in panels. The Ilchester Arms has side pilasters of white limestone ashlar, possibly Portland Stone. The monastic buildings must have provided a rich source of recyclable stone, evidenced by fragments of architectural details in many cottages. The Abbey provided both Corallian and Portland/Purbeck stone. It is possible that some of the white/grey blocks seen in houses may have come directly from Portesham quarries rather than being monastic material but the actual amount and distribution of reused stone is difficult to determine without detailed study. The Parish also had Forest Marble quarries, notably at East Bexington, and this hard, crystalline limestone was useful for foundations and roofing tiles. It is possible that the graded stone roofs seen on parts of the Manor House, St Catherine's Chapel, Abbey House and the Abbotsbury Smithy,

in West St, may be from this source or from the Bothenhampton quarry. Most of the pavement edges in the village are of Forest Marble, a valuable survival and a great visual asset.

There are four known limekiln sites in the Parish and it is conceivable that some of the monastic stone was used to produce material for agricultural and building (mortar) purposes.

The Abbotsbury Oolite is usually seen as roughly squared rubble, sometimes brought to courses, with dressed stone used on corners and openings. The Ilchester Estates have had the problem of matching the stone type and colours of new development. A terrace in Hannah's Lane is built of grey Purbeck stone; No. 12 West St is a mixture of Purbeck and recycled Abbotsbury Oolite. Recent buildings have benefited from the use of local stone from a reopened quarry at Oddens. There is a 10-15 year supply of building and walling stone (the estates have repaired over two miles of walling in and around the village).

Weatherboarding is used on several barns and sheds. The Old Vicarage has smooth render over stone rubble, producing an urbane finish fashionable in the Georgian period. The render is scribed to simulate high quality ashlar walling. Two Pre-War villas employ alien red brick and pebbledash as walling materials.

Boundary walls tend to have random rubble with a variety of copings: cock and hen vertical slats; flat tops created by flat stones laid horizontally; a soldier course of neatly worked vertical stones; and a chamfered or rounded cement capping. Boundary and retaining walls are seen throughout the village and are a vital component, linking groups of buildings, enclosing gardens and yards and defining plots and fields.

Dressed stonework is used in door and window heads, in C16 and C17 mullions and horizontal drip moulds (Manor House and No. 19 Market St); cambered or flat arches composed of small stone blocks; or a more monolithic approach, with two large stone pieces wedged or joggled against a central tapered keystone (seemingly early/mid-C18 in date). Lintels are also made of cambered nine-inch bricks or a double or single course of half-bricks. On many of the older and smaller cottages and farm buildings, wooden lintels appear.

The local Swannery reed-beds have, historically, produced an excellent thatching material. Most of the water reed is now imported but the Ilchester Estates intend to move back to a greater use of local sources. Thatch graces many village buildings, including the large roof of the Tithe Barn (originally stone tiled). The traditional thatch detailing is the simple, unornamented rounded South and West Dorset forms, typically with flush ridges, gently undulating eaves and subtle eyebrows over first floor windows. Gable ends are either compass roofs with overhanging verges, often wrapped around a chimney; and a variety of full, half or quarter hips. The reed is traditionally finished with a peaked flourish at the ends of the ridge. No. 24 Rodden Row (see fig 4) has rare deep eyebrows over its second floor windows. There are, unfortunately, several examples of blocky, more elaborate ridges that are at odds with the traditional details.

Stone tiles make a rare appearance, as noted above, but they are seen as two or three courses at the verge of a clay tile roof at the Manor House and on the Old Dovecote. Elsewhere, clay tiles or, particularly on later C19 buildings, slates are very evident. Many ridges have a red clay tile, contrasting with the grey of the slates. Double Roman tiles or pantiles are rarely seen, apart from on farm buildings on the corner of Rodden Row and Rosemary Lane. Pre and immediately Post-War



Fig 64. Boundary wall in Back Lane



Fig 65. No 16 West St with wooden window lintels

houses use slates, concrete interlocking tiles and pantiles. Roofs may be gabled, with large subsidiary gables at the Strangways Hall and the former Reading Room and smaller gablets at a few Victorian houses, such as Nos. 22-28 Market St and Nos. 3 and 7 Rodden Row. The barn and cart shed adjacent to the Tithe Barn has gablets with loading doors. The Tithe Barn, Dovecote, Abbey Dairy House, Manor House and several Victorian Tudor Revival stone gables are coped with shaped kneelers. Many cottages and barns have hipped slate roofs. Dormer windows are uncommon, with old examples at the Old Dovecote and old or renewed examples at the Manor House, Ilchester Arms (see fig 4) and Abbey House. Dormer roofs vary from hips, gabled and cambered types.

There are Tudor stone chimneystacks at the Manor House, a large one of an indeterminate date at Abbey House and Victorian ones at No. 1 Back St. Most chimneystacks are of brick, simple, with only a basic oversailing course or two at the top.

A variety of window and door types are seen in the Conservation Area. There are traceried medieval windows at the Parish Church, St Catherine's Chapel and in several of the monastic survivors. C16 and C17 mullioned types are vernacular survivals of this tradition. Many of the post-1840 houses have Tudor Revival windows, complete with drip moulds and mullions (No. 1 Back St and the former Reading Room in Rodden Row, where there is a five lighter with three transoms, creating an impressive fifteen-pane unit). There are four and five lighters at the Manor House. The Strangways Hall has large Victorian Gothic windows, with elementary tracery and double transoms. The former Congregational Church has lancets and a small circular opening on the front elevation.

Vertical wooden sashes with multiple panes of glass are confined to one or two gentry houses, such as the Old Vicarage, the Ilchester Arms (see fig 4) and No. 50 West St. There is a Pre-War example of sashes in canted bays at No. 13 Rodden Row. The majority of windows are of the side-hung casement type, from (in ascending order of sophistication or complexity) four or six panes divided by the central mullion and one or two horizontal transoms; eight panes (one mullion and one transom and four panes each side); twelve panes (six per side created by one mullion and two transoms); nine per side (two mullions and two transoms); and larger triple units with up to eight panes or more in each of the three lights.

The houses and cottages of the mid-C19 have cast iron casements, generally hung in wooden surrounds, with a vertical emphasis for each unit (although the whole window may be square or horizontal in overall shape) and with up to fifteen square panes. There are also diagonal bars giving a diamond pattern. Rectangular and diamond-paned leaded lights are seen at the Manor House and Abbot's Walk/Ward.

Doors are fairly unsophisticated, with vertically boarded and horizontally ledged types, with or without a small top light. Other door types are six panels with the top two glazed (Old Vicarage); and half-glazed doors (with four, nine or sixteen panes) with boarded or panelled lower halves. Barn and shed doors, and modern garages, also have planked doors. Most main Rd properties tend to avoid deep porches, for practical reasons. There is a variety of small canopies: with flat lean-to roofs and side pieces; a pitched roof with side pieces (Nos. 22-28 Market St have slate roofs and shouldered arches to the openings); flat or cambered canopies bracketed from the wall; an enclosed porch with ogee tented roof (No. 1 Rosemary Lane); a glazed, wood-framed lean-to porch at No. 50 West St; and wooden posts at the late-Victorian Nos. 38-42 West St. The Ilchester Arms has a porch with cast metal columns, of deep section and a cast iron balcony. Door surrounds are usually simple, with only rusticated ashlar door jambs and lintel at No. 19 Rodden Row and a basic architrave at No. 8 West St.



Fig 66. Strangways Hall - Victorian Gothic window



Fig 67. No 36 West St with multiple glass panes and boarded door

There are medieval and Victorian Gothic and Tudor revival stone door arches, the Victorian examples usually having drip moulds and labels.

Abbotsbury has a number of pleasant C19 shop fronts, timber, with moulded fascias and side pilasters and windows divided by glazing bars. No. 4 Market St has a single storey shop unit; No. 3 Market St has twin bays with a central doorway; Nos. 11 and 13 have a twin window and doorway and a separate window. No. 43 West St has a single storey annex with nicely detailed shop front.

There are many other important details that add to the quality and character of the Conservation Area: raised stone pavements in West St and Rodden Row (with stone steps like mounting blocks); Forest Marble kerb edges; older stone cobbled or pitched areas in Rosemary Lane and Red Lane and flagged and setted entrances to the Ilchester Arms; a VR wall letter box at West Yard; a K6 telephone box and enamelled Telephone sign in Back St; a cast iron road vehicle weight restriction plate in Market St; iron railings in the Market Square (spears and fleur-de-lis and simple round-sectioned bars posts and rails); an iron balustrade, Victorian lamp and flagpole on the Ilchester Arms porch; many medieval fragments of tracery, foliage and heads; a water outlet in West St with a round-arched niche and genuine medieval lion's head spout and an 1859 plaque. Many of the cottages have date plaques with initials, of undoubted help to the social historian. There is a Trinity on the Church's west tower, as well as stone coffins and an Abbot's effigy by the porch, complemented by a bold H-shaped boot scraper by the tower (there is another by No. 1 Back St); carved stones by the remnants of the arch to the Outer Gateway in Church St; inscriptions on the Strangways Hall and a coat-of-arms in the pediment of the Ilchester Arms. There is a commemorative stone seat to Charlie Vivian Ford, *the merry minstrel of Dorset*, at Nunnery Grove.

Most of the footpaths and rural lanes are unpaved, composed of compacted earth and grass and their informality is important to the character of parts of the Conservation Area.

Parks, Gardens and Trees

Although outside the Conservation Area, the Sub-Tropical Gardens are an important historical collection of trees and shrubs and part of the wider setting, particularly in the long view from Wears Hill. The Gardens also relate to the history of the Estate, being associated with the Abbotsbury Castle house. They are listed Grade I on English Heritage's Register of Parks and Gardens of Special Historic Interest.

Green spaces are of major importance to the setting of the village and the separation of some of the historical components. The White Hill escarpment and the green mass of Chapel Hill dominate the immediate landscape, showing up in many of the significant views. Chapel Hill is a popular destination for walkers and architectural enthusiasts, being accessible by a footpath. Other large green spaces of visual importance are the pasture, cricket ground and playing fields south of West St to Seaway Lane and beyond up to the slopes of Chapel Hill. This sweep of undeveloped space gives a firm definition to the western ribbon of the village and is complemented by fields and thick planting at the eastern end behind the Manor (Broad Garden) and Abbey Dairy Houses, where the stream runs south towards the Swannery. The churchyard is another important green space with views and it has a wildlife garden portion at its eastern end. The slopes down from Abbey House south to and including the village pond are visually important, as a setting for the Church and Abbey remains and as a partially accessible public area. The eastern main road entry has an undeveloped southern side up to The Swan and there is a fine sweep of pasture down to the stream and group of buildings around the Tithe Barn. The allotments, between Back St and



Fig 68. Tea shop in Market St



Fig 70. View of Tropical Gardens from Chapel Hill

Rodden Row are a rather hidden important green wedge within the village, affording a view of the Church tower through the Yard of the Dansel Gallery.

Gardens are a very important component of the Conservation Area. On the whole, they are small front areas of hedging and shrubs, with bright summer colour and more subtle counterpoints to stone and slate and thatch. Examples are those at the western end of Nos. 3 & 5 Rodden Row, at the entrance into the main village car park; the area fronting Nos. 7-13 Rodden Row; the colourful roadside border fronting No. 2 Rosemary Lane; informal planting of hedges and shrubs on the NE end of Back St (Nos. 11 & 13 and the Basket Factory); the railed front space fronting Nos. 22-28 Market St and the adjacent green space towards the corner with Red Lane; No. 50 West St; the larger scale trees and shrubs in front of Nos. 38 & 39 West St; the larger garden fronting No. 17 West St; the Church St garden of the Manor House and the western extension running down to the stream and former fishponds; and the area around Abbey House. Many cottages have climbers and odd shrubs against front and side walls, particularly in West and Back Sts, Rodden Row, Red and Rosemary Lanes.

Trees are important throughout the Conservation Area. There are small woods and copses on the south-facing escarpment and on the western and eastern slopes of Chapel Hill, the latter, Chapel Coppice, forming a backing to the group of buildings around the Mill. The largest area is Oddens Wood, to the SE of the Tithe Barn, with salt-resistant holm oak, the predominant species. The rural cul-de-sacs north of West St: Cowards, Blind and Red Lanes, have hedges and trees that can be glimpsed from the main road. Blind Lane is adjacent to Jubilee Coppice, presumably (from the evidence of late Victorian maps) planted for Victoria's 1887 or 1897 Jubilee. Trees also follow the course of the former railway, as far as the station site and the approach lane off the Weymouth Rd. The trees (mainly planes, horse chestnuts and willows and ash, elm and hazel in the hedge on the southern boundary) west of the Manor House, in Broad Garden, have already been mentioned and other significant groups are:

- On the northern edges of the village pond, near the Tithe Barn (willow and alder);
- North of Back St as far west as Red Lane, including a tunnel of vegetation up Blind Lane;
- Along Seaway Lane at the junction with Hannah's Lane west towards Town Lane;
- Down Church St, from the entrance to Abbey House to the Abbey Dairy House;
- A group of Scots Pine at the far end of West St, by the junction with Town Lane;
- Overhanging the main Rd between No. 10 West St and Abbotsbury Smithy;
- At the side of No. 32 West St;
- In the front garden of No. 38 West St, particularly the dark conifers that rise above the adjacent thatched roofs;
- The establishing landscaping in and around the car park off Rodden Row;
- At the junction of Red Lane and the main Rd, on the small public green space.

There is obvious evidence of the effects of Dutch elm disease around the village, particularly on the slopes of the northern escarpment. The Ilchester Estates attempt to manage the problem by stooling back diseased trees and allowing natural regeneration for a period of years, before the disease again affects the tree.



Fig 70. Allotments between Back St & Rodden Row



Fig 71. View of former mill & St Catherine's Chapel

Detrimental Features

The 1973 Appreciation highlighted a number of eyesores and other physical problems. The Estates and local community have addressed some of these (with notable successes at the village pond and surrounding area and the creation of a landscaped car park off Rodden Row) but the following are seen as detriments:

- The impacts of traffic, large vehicles in particular, in the village, notably at the sharp bend at the Rodden Row/Market St junction; here, also, traffic signs are visually obtrusive;
- Parked cars in the Market Square and Back St;
- Dead elms in the surrounding landscape and in areas like Back St;
- Large, multi-coloured, reflective plastic signs at the Tithe Barn, plus a clutter of small signs by the main entrance;
- The Post Office in Market St has a surfeit of signs and flags that clutter an attractive façade;
- The poor condition of the Old Vicarage;
- Need for positive use/repair of Old Dovecote; Granary; Piggery and Abbey Malthouse, near Abbey House;
- Several relatively poor quality buildings related to the Abbey Farm group, adjacent to the Granary;
- The public toilets in Back St have a wheelchair ramp with insensitive metal rails; the creation of the ramp unfortunately necessitated the loss of a length of stone walling, leaving the block even more exposed visually;
- A wide junction between Back St and the Market Square, combined with road markings, ubiquitous tarmac and parked vehicles; surely potential for a more uncluttered focal point with better materials and less parking restrictions;
- A clutter of signs opposite the Swan Inn, on the eastern approach; these, combined with casual car parking, do not provide a positive entry feature;
- Two visually poor garage blocks at West Yard and Rosemary Lane;
- A disappointing gateway into the village at Hands Lane, with some poor boundaries;
- Disused sheds and electricity switch gear at the Hands Lane/ Rosemary Lane/Back St junction;
- Highly visible uPVC windows on the rear elevation of a modern house near the Chapel Pottery; the original timber windows of some of the modern houses in Back St are beginning to be replaced by less attractive uPVC.

Definition of the Special Interest of the Conservation Area

- A superlative landscape setting, within the Dorset AONB and adjacent to the Dorset and East Devon Jurassic Coast World Heritage Site, with dramatic topography, woodland, glimpses of the sea and other important trees and hedges;
- Groups of and individual trees providing a termination to views, focal points in townscape progressions and a foil to groups of buildings;
- Strong gateways into the Conservation Area, marked by a clean transition between countryside and village, trees and hedges and, apart from one exception, well-defined boundaries elsewhere;
- A variety of fine views into, across and out of the village;
- Important Prehistoric and medieval archaeology, including the site and remains of St Peter's Benedictine Abbey; there are two large Scheduled Monument sites around St Catherine's Chapel and the slopes of Chapel Hill; and the whole of the approximate area of the Abbey precinct;
- A tradition of sensitive stewardship by the major landowner and current development policies that attempt to balance conservation with social and economic considerations;

- The survival of the historic village plan, with small areas of modern development that is, on the whole, well considered;
- 82 Listed Building entries, including six Grade I and five Grade II* buildings;
- 27 unlisted buildings of quality and group and townscape character;
- Large coherent groups of consistently good buildings, walls, trees, spaces and many other details: the whole village reads as a consistently enjoyable visual and cultural experience;
- Characteristic local building materials that define much of the village's character and colour;
- Local vernacular and C19 building traditions that have continued to produce good buildings and many interesting details, such as ironwork, walling, paving and shop fronts, that add to the overall quality of the place;
- Some examples of sensitive infill and development that reflect local traditions.

C5 Langton Herring

Spatial Analysis

The village is small and compact and may be described as a whole.

The **plan form** of the village is nucleated around the small Parish Church, Hall and pub, off a minor road, which has frontage development only on its south, village side. The Victorian Manor House and Lodge are sited a distance from the village, north of the main road. The main part of the village runs off south of the road, on three lanes, Angel, Rose's and Shop, which head south. Angel and Shop Lanes form the outsides of the rectangle of development and are joined, on the southern edge of the village by an unsurfaced track. Rose's Lane, in the centre of the rectangle, is much shorter, reaching The Square, a slight triangular space and then dividing into two routes. Both run more or less east-west, a western one back to a right-angled junction with Angel Lane and Coastguard Rd; and an eastern one that climbs steeply up Church Hill, performs a right-angled bend by the Church and then meets Shop Lane at another well-defined junction. Shop Lane extends to the south, becoming smaller and curving round west to the southern connecting track. The Elm Tree pub is located on the eastern entry, in the angle of Shop Lane and Church Hill and the Church and Hall face each other either side of Church Hill. The original churchyard forms the east side of The Square, which is otherwise fronted by cottages built on or near the Rd line. There is only one old gentry house, The Old Rectory, fronting the main road, but also with a main elevation facing over gardens and the hollow square to the south. Its subsidiary buildings, stable, granary and barn, have been converted to housing. There is a large farm group and detached cottage (in reality a medium-sized house) at Higher Farm, off Shop Lane, to the south of the Conservation Area. A small Nonconformist chapel is also sited at the southern extremity of Shop Lane.

The rest of the village is characterised by older short rows or individual cottages, on the road line or with small front gardens; a pair of Victorian semi-detached estate houses; and considerable modern development, houses and bungalows, in individual plots, stretched along the lanes. There are two modern cul-de-sacs: at Chapel Close, to the south, in a curving access with three large detached houses facing a green space; and at Angel Close, on the east side of Angel Lane, with a footpath link back onto The Square cross link. There is a more modern burial ground at the northern end of Shop Lane.

The character and interrelationship of spaces is of interest, despite the small size of the settlement. Subtle changes in the alignment of the central and western lanes and, very noticeably, the undulations created by topography, combine to produce variety and enjoyment. Most spaces are linear, along lanes, with the small but important exception of The Square, where three lanes meet and widen slightly to form a triangular area. Even here, levels perform tricks, with Church Hill and Rose's Lane climbing steeply south and north respectively. It would be useful to describe the physical form of spaces, the position of development, boundaries, views and the many other details by summarising a walk across the Conservation Area.

The main route from the B3157 runs along the edge of a ridge, with fine views to the main Ridgeway, to the north. The road is thick with trees and hedges, effectively hiding most of the village, with only one Victorian house, a bus shelter and red telephone box immediately apparent. A narrow lane (Shop Lane) runs off, overhung with trees and bounded by stone walls. It runs straight, past an entrance into the large pub car parks and garden, and the gated entrance to the burial ground. It falls and rises up to a row of older cottages, hard on the road line and with a right-angled junction with Church Hill. Shop Lane continues south, with a wide entrance to Higher Farm and a curve round to Gate Lodge and the Methodist Chapel.



Fig 72. Shop Lane near Church Hill junction



Fig 73. Nos 2 & 4 Shop Lane with frontages on the road

Back at the row of cottages, Church Hill runs along the rear of the pub, marked by a white rendered building, and then leads to the double joys of the Parish Church and Hall. The former is set behind a small, grassed graveyard, and the latter, peeps above its boundary wall and shrubs. The Church's diminutive tower struggles to rise above the main body of the building and is elevated by a flagpole and weathercock. The tower, however, sits firmly on a sharp bend, which falls dramatically, necessitating a high stone wall to the treed graveyard on the north side of the Church. In the middle of the village, there are good views over the central valley, beyond which rises the main road ridge.

The Square is the informal meeting place of routes and is firmly bounded on all of its three sides by cottages and the churchyard wall. Trees overhang the space on the eastern side. Rose's Lane rises steeply north, with slight changes in alignment and a short terrace set at an angle on one side and a single house hugging the other. The main road suddenly appears at the summit, with a framed view through a gateway of Hardy's Monument in the distance.

The left (western) route from The Square has a group of C19 stone cottages and modern infill. The lane climbs constantly and turns to the right, where there is another view of the main road ridge across gardens. The Old Rectory's urbane Regency face is glimpsed through trees; immediately abutting the lane is a pleasant modern vernacular group of houses (Angel Close), bounded by an excellent stone wall and some horse chestnut trees. On the south side are two dominant Victorian estate houses, with strong gables, elevated above the lane and with an arrangement of stone steps.

Angel Lane then runs at right angles, steeply downhill, in a deep defile of walls and hedge banks, overhung with trees, past the main Angel Close entrance and two stone and brick cottages and then equally sharply uphill to the main road.

Key views and vistas are thus the long views down Shop Lane from the main road entrance; the views along Church Hill back to the Shop Lane junction cottage group and north, past the Church tower over the core of the village; south down Rose's Lane to The Square and the Church, sat up at a higher level; west of Stable Cottage towards the Old Rectory; and north, down the narrow tunnel of Angel Lane to its lowest point. There is a minor glimpse of the porticoed main road entrance to the Old Rectory, through gate piers, but the views of the Ridgeway north of the road, through gates and gaps in the hedge are contrastingly large in scale.

The village is so hidden behind hedges, trees and folds in the landscape that **landmarks** are not easily apparent. The Church tower is the most obvious, from Church Hill and The Square and the Old Rectory is fleetingly seen across its minor valley through trees and gardens.



Fig 74. Angel Lane



Fig 75. Parish Church

Character Analysis

Building Uses

The village has a fairly limited range of uses: a small Parish Church; a Village Hall that was formerly the school; large Rectory with domestic and former agricultural outbuildings; a large farmhouse and surrounding barns and sheds; a small Nonconformist chapel; a late C19 public house; and houses and cottages.

Building Types and Layouts

The Parish Church has a C14 core but has been largely rebuilt and extended in the C19. It consists of a small nave and chancel, added south aisle and north vestry and west tower, whose south side acts as the entry.

The Village Hall is a single storey block with central stone porch, built originally as a school and thus probably with a classroom either side of the entrance.

The Old Rectory is a large early C19 detached house, of two storeys with attics, symmetrically planned, with a projecting porch on the north face and central doorway on the south. Foxbarrow House is a larger detached building, consciously designed and planned, as is the East/West Cottage (see fig 5) former estate pair. Greystones is another late C19/early C20 detached house, with its gable end to the road. Smaller cottages are in short rows, informally planned, with little evidence of symmetry. They tend to be sited hard on the road edge or behind small front gardens.

The Elm Tree appears to be of two builds, with a long, late C19 north-south two storey block and an earlier C19 unit at right angles, with vertical sashes. There is a remnant of a single storey forge, on Shop Lane, by the pub entrance, with wooden leaved doors to the lane. The village Pound exists further to the north and consists of a stone walled enclosure, presumably originally with a gate.

Key Listed Buildings and Structures

There are only four Listed Building entries, Church, Hall, Old Rectory and Pound, all Grade II, in the Conservation Area, with another, Higher Farm Cottage to the south. Of these, the key buildings are:

- The Parish Church of St Peter, well-sited in the core, with a Gothick west tower, recently repaved entrance and gates and boundary wall;
- Village Hall, mid-C19 playful Gothick, with iron traceried pointed windows, of group value with the Church;
- The Old Rectory, urbane Regency, with Roman Doric porch and south elevation in the centre of the village.

Important Local Buildings

- The Elm Tree, large late Victorian detached public house, with modern extensions and alterations, L-shaped, render and slate; the return block on Church Hill has three first floor vertical sashes with glazing bars, and a shallow porch, with smaller stone buildings at either side; a village website claims the existence of a pub for four hundred years, so there may be older features;
- Cobblers Cottage and Bakehouse Cottage (Nos. 4 and 6 Shop Lane), a good group, with No. 4 (see fig 5) of stone rubble, thatched quarter and fully hipped ends, casements and eyebrows of varying sizes, possible older interior features, altered but of great value on a junction; No. 6 is of different character, set back behind a particularly good stone boundary wall, rubble and slate, casements, modern dormers and central tiled porch;



Fig 76. The village Pound



Fig 77. Bakehouse Cottage, No 6 Shop Lane

- Foxbarrow House, The Square, striking Victorian house, stone rubble and brick quoins, clay tile roofs, central large gable and smaller gablet either side, casements with glazing bars, false half timbering in gable infilled with pebbles;
- Nos. 1-2 Rose's Lane, rubble with brick quoins late C19 houses, with intact casements and doors; group value;
- No. 3 Rose's Lane, a very simple stone and slate cottage with casements and a wooden trellised porch, of group value;
- East and West Cottages (see fig 5), at the Church Hill/Angel Lane junction: a pair of large stone and brick semi-detached Mid-Victorian estate cottages (the WS monogram in the twin gables refers to William Sparks, owner until, at least, 1867), with twin L-plans forming a front elevation U, porches set into the angles, casements, projecting string course, dressed stone window heads, frilly barge boards to gables and exposed purlin ends at the eaves, slightly projecting gable faces with elaborate false half timbering and WS letters; bold side elevation brick stacks; good stone boundary wall with twin steps at front entrance;
- Methodist Church, dated 1909, at the southern end of Shop Lane, red brick (Chickerell?) and slate; simple gable end with Gothic-arched door, date stone and slight ornamentation in wooden barge boards with pierced trefoils and a horizontal tie and turned vertical post and finial at the apex (outside the Conservation Area but worthy of note);
- A K6 telephone box, on the main road, a road's width outside the Conservation Area, worthy of note and a good introduction to the village.

There are some noteworthy examples of modern housing: Westhope, carefully detailed in stone, Holly Cottage on Angel Lane and the Angel Close vernacular revival infill.

Building Groups

The most coherent group is that formed by the Cobblers and Bakehouse Cottages row, the whole of Church Hill (Church and Hall) and the eastern end of The Square and the whole of Rose's Lane.

Building Materials and Architectural Details

South of the Chalk ridge of the South Dorset Ridgeway, there is a series of relatively low-lying hills along the coastal strip, formed by a succession of Jurassic limestones, notably the Forest Marble formation. This is a hard, crystalline fossiliferous material, grey in colour and with abundant pieces of shell. There were eleven quarries in the Parish, ten of which were south of the main road to Rodden, mainly west or south of the village. The older buildings also use an orange, oolitic Corallian limestone (Abbotsbury Oolite) from quarries in Rodden, often in combination with the greyer Forest Marble. The two stones are normally in random or coursed rubble form, with dressings of both, but the Corallian is more easily worked. Fine-grained calcareous siltstone, from the upper part of the Forest Marble Formation, is used as roofing tiles. The Forest Marble also forms one of the most distinguished features: the series of stone boundary walls, composed of thin slats of horizontal stone, usually unmortared and with upright cock-and-hen copings (often mortared, possibly in modern repairs). Some modern infill employs a grey Portland or Purbeck Stone. The ashlar central archway to the Hall looks to be of Portland Stone.

Brick was used in the later C19, as dressings with stone rubble, or, in the case of the Methodist Chapel, for the whole building. The chimneystacks on East and West Cottages look like a browner Broadmayne brick. The Old Rectory is smoothly stuccoed or smooth rendered over stone rubble, a detail that extends to the gate piers.



Fig 78. Nos 1 & 2 Rose's Lane



Fig 79. Methodist Church

Roofs are of siltstone, plain tile, double Roman pantile at Higher Farm House (the material may be a modern introduction) and thatch, at Cobblers Cottage. The latter has simple flush ridges, rounded forms and one subtle and one deeper eyebrow. East and West Cottages have tapered pottery finials.

Windows vary between one known example of a Victorian stone mullioned window with a transom and label over; vertical sashes with glazing bars on the southern block of The Elm Tree and The Old Rectory (three over six panes and eight over eight); and varying types of side hung casements, ranging from complex tripartite units with twelve panes flanked by eight pane units at East and West Cottages, six panes and simple four and two paned units. Cobblers Cottage has a six and two pane combination in the same window. The Hall has two complex arched cast iron casements (see fig 5), with Y-tracery and intersecting heads. Casements may have stone arched or cambered brick heads or humbler timber lintels. Doors vary from boarded or ledged and braced types to more sophisticated six panelled doors (recessed and ribbed at The Old Rectory, where there are also iron spoked fanlights in semi-circular lights).

There are rendered gate pillars with flat pyramidal stone caps and an incised name at The Old Rectory and cast iron gates with fleur-de-lis tops to the rails at the Church (see fig 5). The latter also has an effective boot scraper, wrought iron, curved horizontal plate with a central knopped upright and an attractive pebble path with fish motif. The safety rails by the tower appear to be modern, on an older park-fencing model. The burial ground gates are also of value, a 1992 copy of 1908 originals. There is a DCC signpost on the main road, by the bus shelter, complete with circular finial.

Parks, Gardens and Trees

The Conservation Area has two valuable green spaces, in the churchyard and burial ground. The former's trees, yews and deciduous, are part of the larger mature tree groups in the village core, linked to the mixed species around The Elm Tree and the grounds of The Old Rectory. Trees are a major component of the Conservation Area: along the south side of the main road, in a continuous belt, in the grounds of The Old Rectory and, to the south, outside the boundary, at the southern end of Shop Lane. This is reflected in the large number and extent of Tree Preservation Orders (TPOs) in and around the village core; covering all the aforementioned areas and with two small additions west of Keeper's Cottage and either side of East and West Cottages.

Gardens also make a contribution, with many small front areas spilling over with shrubs.

Detrimental Features

There are a few problems:

- Poles and wires in the centre of the village, by The Square;
- Loss of original details on unlisted buildings of character, notably replacement windows and doors;
- Some examples of modern infill that are unsympathetic to local character, in terms of materials and details;
- A ruin by the entrance to Higher Farm;
- An untidy area of sheds and hard standing off the access to Higher Farm, near the boundary of the Conservation Area.



Fig 80. Door & window details in Rose's Lane



Fig 81. Door & window details in Rose's Lane

Definition of the Special Interest of the Conservation Area

- An attractive setting, off the main route, set around an approximate rectangle of lanes, with changing levels and a small focal point by the Church and The Square;
- Major contributions made by a variety of mature trees, green lanes and shrubs;
- 4 Listed Building entries, with particularly attractive Gothick details on the Parish Church and Village Hall;
- About 7 important local buildings of quality and character;
- Attractive building materials in the local Forest Marble and Corallian limestones, brick, render, clay tiles and thatch;
- Details such as dry-stone walling, decorative timberwork on buildings and ironwork.

Community involvement

The local community, Parish Councils, district councillors and statutory authorities were consulted on the appraisal during July – August 2007 and on the Chickerell conservation area extension during May-July 2008. Comments received helped finalize the appraisal, which was adopted by the district council in December 2007, and finalize the Chickerell extension, which was agreed by the district council in November 2008.

Review of the Conservation Area boundaries (refer also to Appendix A)

In 2007, public consultation on this Conservation Area Appraisal raised the matter of extending the Chickerell Conservation Area. After further public consultation, the district council approved the Chickerell Conservation Area extension in November 2008. Appendix A (page 73) provides details of the conservation area extension.

General condition

The villages are characterised by a general good condition of the building stock, boundaries and the public realm. The Old Rectory, Church St and several farm buildings near Abbey House in Abbotsbury give some cause for concern.

Summary of Issues and Proposed Actions

CONSERVATION AREA ISSUE	PROPOSED ACTION/S	LEAD PARTNER	OTHER PARTNERS
Standards & methods of repair and maintenance of historic buildings and structures	Upon request provide advice	WDDC	
Sourcing local materials & continuation of building traditions	Upon request provide advice on known sources & building traditions	WDDC	
Design standards in the public realm (overhead cables, traffic signs, Rd space with amenity value & use)	Identify opportunities to enhance & consider traffic management	DCC (Highway Authority), WDDC	Parish Council & Group Parish

The contribution of trees & the landscape setting to the character & appearance of the conservation areas	Contribution to be perpetuated as far as possible & support suitable schemes through availability of Countryside & Conservation Grant	WDDC	DCC, Parish Council, Group Parish Ilchester Estates
A number of unlisted buildings have architectural & historic interest	Additions to the Statutory List of Buildings of Special Architectural and Historic Interest should be considered	WDDC	
Exchange of archaeological information	Consider how to assist Dorset Historic Environmental Record, local heritage projects and the Dorset Historic Towns Project (Extensive Urban Study)	WDDC, DCC	Ilchester Estates Abbotsbury Heritage Research Project English Heritage

Developing Management Proposals

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

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

Advice

The District Council can advise on the need for Listed Building Consent or any planning permission that may be required, and can provide advice on matters such as methods of maintenance and repair, shop fronts, alterations and extensions to Listed Buildings and suitable materials. Contact details are provided below.

Information and contact details

Criteria used for assessing the contribution made by unlisted buildings

In line with English Heritage guidance, an "important local building" is one that makes a positive contribution to the special interest of a conservation area, and where this is the case, the building will be included in a local list within the conservation area appraisal. Two basic criteria were used; the actual design characteristics, such as mass, skyline, interesting details, materials and existing or former use; and position relative to the wider setting, individual or groups of Listed Buildings.

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

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Maps

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Appendix A Chickerell Conservation Area Extension

Appendix A

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Appendix A

Introduction

In 2007, public consultation on the Long Bredy, Portesham, Chickerell, Abbotsbury and Langton Herring Conservation Area Appraisal raised the matter of extending the Chickerell Conservation Area. Following further public consultation, the district council approved the Chickerell Conservation Area extension in November 2008. This Appendix appraises the extension.

A Conservation Area, which is an area of special architectural or historic interest, is given planning protection because it is desirable to preserve or enhance its character or appearance.

Chickerell Conservation Area was originally designated in January 1990 and extended in February 2000 (see map, fig ii) to include the historic core of the village around North Square (with the medieval Parish Church of St Mary); part of East Street from its junction with Wilmslow Avenue to Bakehouse Corner on Chickerell Road (including the early C19 gentry house The Elms and The Turks Head public house, the Methodist Church and adjacent Wesley Villa, Congregational Church and Peto Memorial Reading Room, now Library), and the entry into West Street.

Appendix A

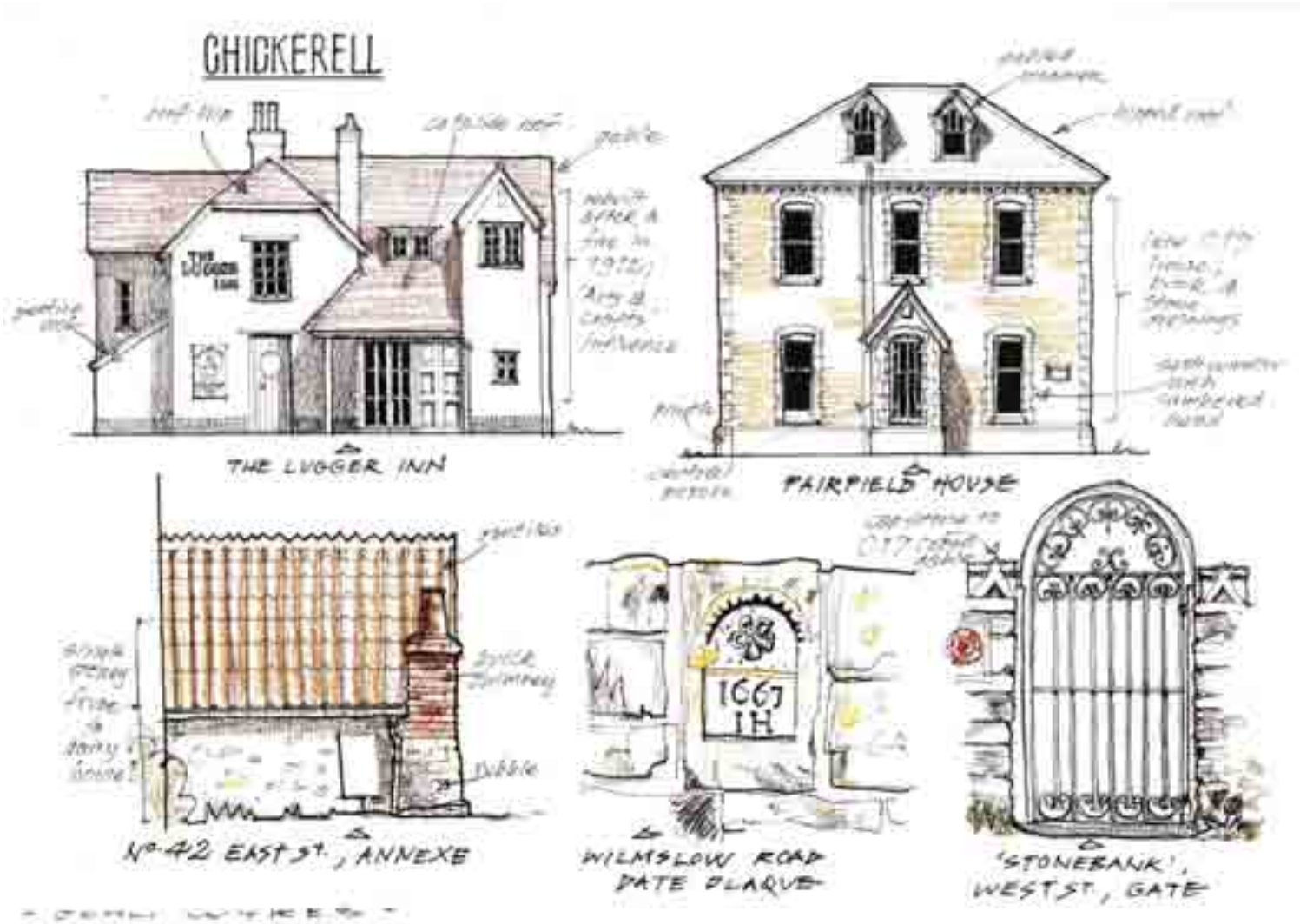


Fig i. Buildings and details

Appendix A

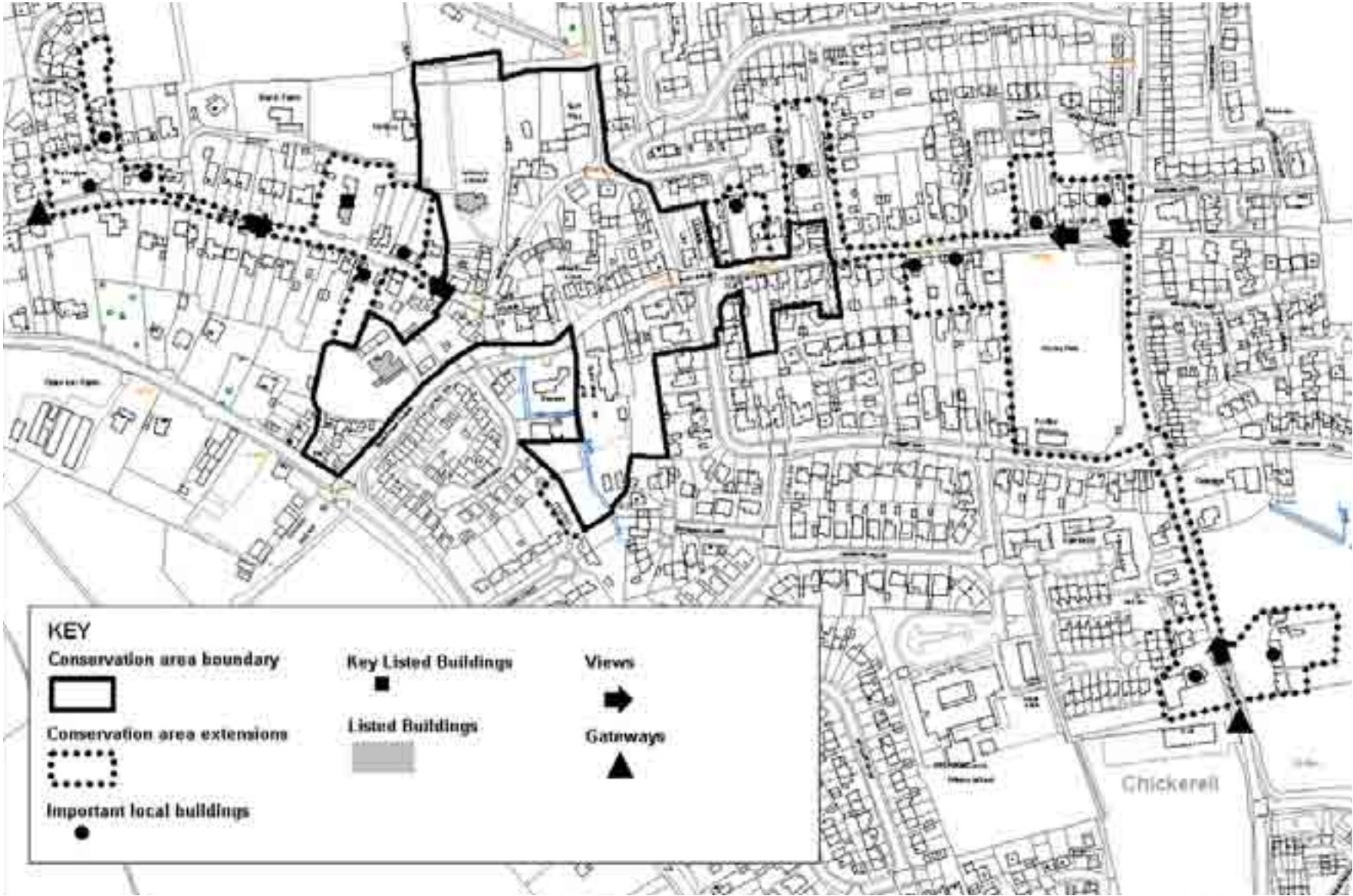


Fig ii. Setting & assets map showing conservation area boundary extensions

Appendix A

Extensions to the Conservation Area (see map, fig ii)

Chickerell has three areas of development of mainly C19 origin extending from its historic core along a pattern of lanes, to the west, along West Street; along the remainder of East Street to School Hill; and south into Putton Lane. All these areas contain groups of mid-late C19 houses, interspersed with modern infill, but there are assets in the form of relatively unspoilt buildings, boundary walls, trees and one large green space and the playing field (Stalls Field) at the junction of East Street and Putton Lane. In more detail, the conservation area extensions are:

- a) West Street, up to The Luggier Inn;
- b) East Street and The Stalls Field;
- c) Part of Putton Lane south of the junction with Lowerway;
- d) Small garage area at the rear of Meadow Close.

(a) West Street

This is a linear extension, generally one plot's depth either side of the rising and gently curving lane that runs from the existing boundary by Nos. 13 East Street and 1 and 3 West Street. It was formerly known as Cow or Cowl Lane. Plots vary from cottages on or very close to the road line (Nos. 6 and 8 on the north side and Nos. 5-15a on the south); a large early C17 detached house, Stonebank, at right angles to the lane; The Luggier Inn set back at the NW end at right angles and with a disused C19 barn in front and former cottages attached to its northern elevation. The Luggier also has a small modern housing development to its west and north. Footpath No. 2 runs back parallel to West Street to the churchyard, past the site of Bank Farm and open fields to the north. Both the 1888 and 1930 Ordnance Survey maps show very sporadic development, with large undeveloped gaps west of Stonebank and No. 15.

Modern residential infill has introduced detached and semi-detached bungalows and houses on both sides of West Street, in fairly regular plots. There are remnants of stone retaining and boundary walls on both sides of West Street, creating stretches of 'sunken' lane, further emphasized by the rising ground on the northern side and portions of hedgerow.

There are good **views** from the eastern end of the lane, where older cottages provide enclosure and group coherence redolent of the old village. There is a more extensive view back down the hill into the village core, where the Methodist Church provides an attractive end feature. There are also limited and intermittent views from Footpath No. 2 southwards over the village to the Wyke Regis ridge.

Building uses have been mainly agricultural, with several farms and small cottages, as well as The Luggier Inn. Current uses are predominantly residential, although The Luggier Inn has reopened as a pub and restaurant with rooms after several years of closure.



Fig iii. View down West St

Appendix A

Building types include Stonebank, an early C17 example of a substantial stone farm house, two storeys and with an attached former barn under a common roof line; a mid C19 detached house in No. 9, Rossville; mid and late C19 semi-detached houses in Nos. 6-8 and 10-12; a substantial public house in The Luggier, on the 1834 tithe map and probably of

earlier origin although substantially rebuilt after a fire in 1912 (the thatched roof was replaced by tile); and an adjacent one and a half storey C19 barn or stable. Some of the older houses described and drawn by Eric Ricketts in his 'Buildings of Old Weymouth, Part Three, The Villages', 1977, on West Street seem to have been substantially rebuilt or redeveloped, notably No. 15 and the Mount Pleasant group.

The one **key Listed Building** is Stonebank, listed Grade II.

Important Local Buildings are:

- Nos. 6-12, C19 brick and render, altered, but details like canted bay windows remain; of group and townscape value, defining a visual 'pinch point' on the lane;
- No. 9, Rossville, mid C19 render, an imposing L-shaped mass, altered but of group value, interesting detached garage with evidence of an original outbuilding;
- The Luggier Inn (fig i), possible older core but the 1912 repairs are of a pleasant Arts and Crafts character, with render, tiled roofs, high chimney stacks, casements, catslide roofs and pentice roofed elements; the attached cottages are of some interest (originally thatched, but have been radically altered); the inn is of some architectural merit;
- Adjacent C19 barn, stone and brick details, loading door in gable end; historical interest;
- No. 20, mid C19 rubble and brick dressings, cambered heads to the windows; attractive and of historical interest;
- West Street's pre and post war properties have some good details such as tall brick chimney stacks and two storey canted bays.

Building Groups: the best building group consists of Stonebank, Nos. 6-12 and No. 9 West Street. The Luggier Inn, nearby barn and No. 20 also form a group.

Building materials and architectural details – there is blue-grey Forest Marble in rubble form and occasional buff Cornbrash. Stonebank has ashlar details, probably Ridgeway limestone. Other buildings have brick quoins and the orange-red Chickerell brick is seen on whole facades. The Luggier Inn (fig i) has smooth render and Rossville has a Portland Cement finish. Thatch was a common material but has been replaced by clay tiles or concrete tiles and pantiles. Stonebank has stone coped gables and The Luggier Inn has varied gabled, half-hipped, catslide and penticed roofed combinations.

Windows and doors have been subject to major changes but Stonebank retains hollow-chamfered mullions with wooden casements in the lights. The doorway has stopped jambs with a depressed arched head and the door has fielded panels with a glazed light. The house also has ashlar or dressed stone chimney stacks. Boundary walls, which are important features on both sides of West Street and on Footpath No. 2, are of Forest Marble rubble, roughly coursed or random, with large,



Fig iv. Barn adjacent to The Luggier Inn



Fig v. No 20 West St

Appendix A

undressed boulders in places. Stonebank has modern stone gate piers with (possibly old and reused) caps formed from the tops of C17 coped gables (fig i).

Gardens and trees are very evident, with gardens behind stone and brick boundary walls or hedged banks or in smaller front spaces. Mature trees are seen on the western edge of the churchyard and along Footpath No. 2. A hedge runs along both sides of West Street, on its higher slopes, up to the entrance to The Luggier Inn. There is a small but important area of green space to the SW of The Luggier Inn.

Detrimental Features include the loss of many historic building details; the stark farm buildings and untidy surrounds of Bank Farm; and the poor condition of the barn in front of The Luggier Inn (without roof covering, well vegetated and with a vertical structural crack).

(b) East Street and The Stalls Field

This area has mid-late C19 houses and cottages and the remains of the former primary school, with modern residential infill. The 1888 Ordnance Survey sheet shows development on the northern side of East Street up to the modern Wilmslow Road and several rows on the south side up to the present Stalls playing field. Older development is in the form of terraces on the road edge, a set back L-shaped terrace off the main road, and larger detached houses set in gardens. Plots are rectangular and fairly regular. East Street's eastern end is straight and level and buildings are placed, in the main, parallel to the road edges. The planned terrace, Nos. 77-85, and the older rows to the south, Nos. 36-44, are sited on or close to the road edge and thus provide effects of enclosure, in contrast to properties set in gardens behind the terraces' building lines.

There are good **views** west into East Street and the flanks of the Congregational Church and Library; and south across The Stalls and down Putton Lane towards the Wyke Regis ridge.

Building uses have included the school building (substantially rebuilt and converted to housing) and residential. The area is now completely residential in character apart from the existence of the Post Office, the shop on the north side and the two pubs.

Building types include an unplanned row of one and two storey cottages, probably early C19, Nos. 42-44; a planned terrace in Nos. 7-11 Wilmslow Road (on the 1888 map and probably 1850-ish, in an L plan around a central space), and a later terrace of five houses in Nos. 77-85; and detached villas in No 55 (mid C19).

There are no Listed Buildings in this area but there are several **Important Local Buildings**:

- The remnant of the late C19 school (of 1875 according to Ricketts and other sources and by C. Greaves, but not shown on the 1888 OS map), 'Home Counties domestic' appearance, tile and brick, originally with a small turret and spire, of visual and group value;



Fig vi. Former school



Fig vii. No 7-11 Wilmslow Rd

Appendix A

- Nos. Nos. 42-44 East Street, early C19 (or earlier?), three rendered units of varying heights partly sunk below present road level, with a minimum of windows; No. 42 has a single storey unit (fig ii) attached, of rubble and brick with a prominent brick stack and large chimney pot (a former bakery?); historical and group value;
- Nos. 38 and 40 adjacent, of similar character and date; group value;
- Nos. 77-85 East Street, with a decayed original 'May Terrace' name plaque, brick and render, slate roofs, much altered but having some remaining panelled brick boundary walls, curious half round ornamental tops to side boundary walls, piers with pyramidal caps and one brick path; group value;
- Nos. 7-11 Wilmslow Road, a mid C19 terrace, much altered but with smooth render and replacement sashes and one two storey bay window; group value;
- No. 55 East Street, symmetrical front, smooth render and replacement sashes; group value.

Building group: there is a reasonably coherent group consisting of the former school, Nos. 77-85 and Nos. 38-44 East Street.

Building materials and details are common to other areas of the village, namely Forest Marble and Cornbrash rubble, render, brick details or whole brick facades. Roofs are of slate or concrete tiles. The annexe to No. 42 has clay pantiles. Windows were originally vertical sashes with few or no glazing bars and horned meeting rails (mid-late C19 characteristics). The remaining (western) part of the school has casements and canted bays. This building also has a tile roof and banded brick chimney stack. Boundary walls have particular importance, of stone rubble, more carefully coursed stone with brick capping (west side of Wilmslow Road entrance) or panelled brick with a bull-nose capping. Nos. 77-85 have particularly good walls; the side wall to the new house adjoining No. 61 East Street and the stone wall at the side boundary of No. 1 Wilmslow Road are also important. There is a 1667 date stone (fig i), initialled and with a flower motif, set in a chevron arcade, on the west side of Wilmslow Road.

Gardens and trees are fairly minor elements, apart from trees west of the former school and the large open space created by The Stalls, with its attractive modern pavilion.

Detrimental features include the loss of much original detail; removal of boundary walls; an empty fuel tank on the northern side of East Street; and a noticeable lack of trees around The Stalls and on Putton Lane. The straightening of the latter, wide pavements and verges all combine to give a hard feel to this area.

(c) Part of Putton Lane

The 1888 OS sheet shows very limited development on Lower Putton Lane, with Putton Farm on the east side, along with two cottages. About 1895, the large detached Fairfield House was built. Major residential development has altered the rural character of the area but there remain two C19 houses and portions of hedgerow, following the modern straightening of the lane by The Stalls. There are **views** along Putton Lane north to The Stalls, the green space compromised by the hard character of the wider environment.



Fig viii. The Stalls looking north



Fig ix. Rose Cottage, Putton Lane

Appendix A

Building types and layouts: Rose and Field Cottages are shown on the 1839 Tithe Map and may be older and Fairfield House is late Victorian, once a surgery and now in residential use. It is a typical large, detached villa, with a symmetrical front. The cottages are long and low and difficult to characterise and may contain older elements. A long pentice roofed annexe to Putton Lane has a central chimney stack.

There are no Listed Buildings and the **Important Local buildings** are Fairfield House, a handsome brick house with cambered headed sashes and a hipped roof. Rose Cottage has coped gables as well as the long annexe noted above.

Building materials and details include stone rubble, brick and render. Fairfield House has quoins and window and door details in stone, contrasting with the orange brick of the main structure.

Gardens and trees: the hedges on both sides of the road retain some echoes of the former rural character.

The only **detrimental feature** is the loss of a front garden to car parking.

Definition of the special interest of the conservation area extension

Summarising the information in the three area descriptions:

- Elements of village character amongst areas of modern development;
- One Listed Building and 13 important local buildings, mainly mid-late C19 and ranging from small cottages, planned terraces, detached villas, the remnant of the village school, the Lugger Inn and an adjacent barn;
- Reasonable groups of buildings, boundary walls, hedges and trees in East and West Streets;
- A range of local building materials, including rubble stone, brick and render;
- Details such as panelled brick boundary walls, gate piers and date and name plaques.

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Contacts

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Appendix A

Maps

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