



Netherbury & Broadwindsor Conservation Area Appraisal

Distribution list:

In addition to public consultation, this appraisal was distributed for comment to the following:

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Introduction & Executive Summary

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The District Council is required by Section 71 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of Conservation Areas. This can be achieved through Conservation Area Appraisals.

West Dorset has 79 Conservation Areas and the Council has agreed on a programme of character appraisals. Netherbury and Broadwindsor Conservation Areas form part of this appraisal work, grouped together because of their geographical proximity.

The two Conservation Areas were designated as follows:

- Netherbury, August 1970;
- Broadwindsor, August 1993.

In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the Conservation Areas' character. Appraisals are therefore essential tools for the planning process. They are also of prime importance for any enhancement works and may provide a longer-term basis for effective management of Conservation Areas.

The appraisal document is prepared following advice from English Heritage. There are **common core elements** (planning policy context, landscape setting, historic development and archaeology, introduction to the spatial analysis section, community involvement, general condition, local generic guidance, recommendations for management action and developing management proposals) that either relate to all the settlements or are linked by the need to provide a reasoned overview of the whole area, highlighting the broader characteristics. There are also more detailed **place specific descriptions** (character analysis and definition of the special interest of the Conservation Area), which concentrate on each Conservation Area, and will only be found within each individual chapter.

The appraisal, including initial ideas on management needs and priorities, was the subject of a public consultation (July-August 2007), during which, an information event was held in the villages, manned by district council officers. Following consultation, officers recommended a number of amendments to the appraisal and in December 2007, the district council adopted the appraisal as a technical document supporting policies in the West Dorset District Local Plan (Adopted 2006).

The **Executive Summary** sets out the key characteristics of each village and any issues associated with them:

Netherbury

The key points of quality analysis are:

- A fine landscape setting, within the Dorset AONB, with a wider surround of high hills, verdant water meadows and a dramatic position for the Church, elevated above the core of the village;
- Mature trees and tree groups within the village and on the course of the river and the approaches to the village;
- 27 Listed Building entries, including a Grade I Parish Church and two Grade II* structures and a wide range of building types and dates, including gentry houses, a large corn mill, a former chapel and smaller vernacular and later cottages;
- About 24 unlisted buildings of quality and character, complementing Listed buildings and forming parts of several coherent groups of particular interest; these include a small late C19-early C20 country house, the former Victorian village school, several larger C19 houses and a number of unspoilt, smaller cottages;
- Distinctive local building materials, notably Inferior Oolite limestone, brick clays, tile and pantile and thatch, combined with building traditions, give a strong sense of place;
- Interesting details such as gate piers, DCC finger posts, iron park fencing, a former pub sign, remains of shop fronts, pitched stone paths in the churchyard, a former well, cast iron railings and gates.

There are a number of detrimental features including poles and wires; the appearance of the car park around the Village Hall; several Listed and Important local buildings in poor repair; and the loss of traditional details on a number of unlisted buildings of some quality and interest.

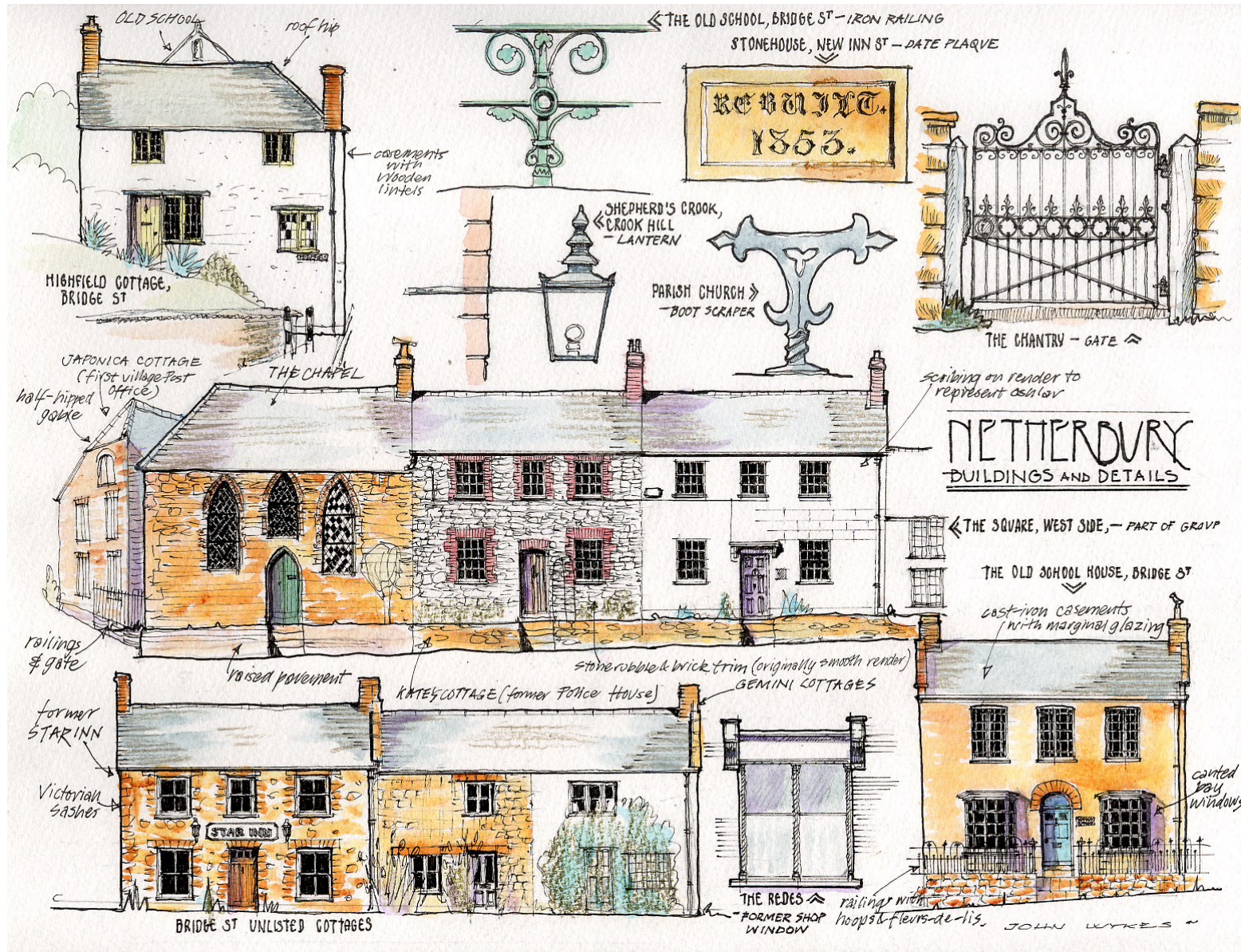


Fig 1. Buildings & details of Netherbury

Broadwindsor

The particular qualities of the whole Conservation Area are:

- An attractive wider setting, within the Dorset AONB, with low rounded hills around the village, higher hills dominating longer views, undulating terrain and small woods and hedgerows;
- Important individual trees and tree groups within the village, particularly at the western and eastern entries;
- A reasonably intact historic plan focused on The Square and raised churchyard;
- 29 Listed Buildings, including a Grade II* medieval Parish Church, several large gentry houses, a former Victorian school, vernacular cottages and early C19 examples of polite architecture;
- Thirteen unlisted buildings of character and quality and/or of group and townscape value, including the former Nonconformist chapel, Toll House, C19 cottages and former farm buildings;
- Several coherent groups of good quality buildings, linked by stone walls, hedges and trees;
- Attractive details, such as distinctive local building materials (chert and Inferior Oolite), stone walls, shop fronts, cast iron railings and gates and signposts.

Detrimental features include the impacts of traffic on the one-way system in the village core, the accompanying traffic signs and road markings, poles and wires, and loss of detail on several unlisted buildings of quality and group value.

Common issues

- The pressures for infill housing development in the settlements, with potential loss of green wedges, views, gardens and boundaries;
- The importance of details in repairing or maintaining structures: respecting local building traditions, choosing replacement windows and doors that copy or are mindful of local details, taking care in the detailing of porches, side additions and boundary alterations, avoiding gentrification, using lime mortar for pointing repairs and avoiding strap pointing or other projecting types; and not painting brick or stonework;
- The problems of sourcing materials where local quarries have closed and the care needed in matching colours and textures of available sources;
- The number (nearly forty) of important local buildings in the villages, most of which have group value and some of which have definite visual qualities and may be potential additions to the Statutory List of Buildings of Special Architectural or Historical Interest;
- Several Listed and Important local buildings in poor condition;
- The importance of trees, green wedges and gaps and the wider landscape setting of the conservation areas;
- The gaps in archaeological knowledge, particularly vernacular houses and industrial archaeology, as well as general village history;
- The potential for improving design standards in the public realm (road improvements, signs, paving materials, wires and poles).

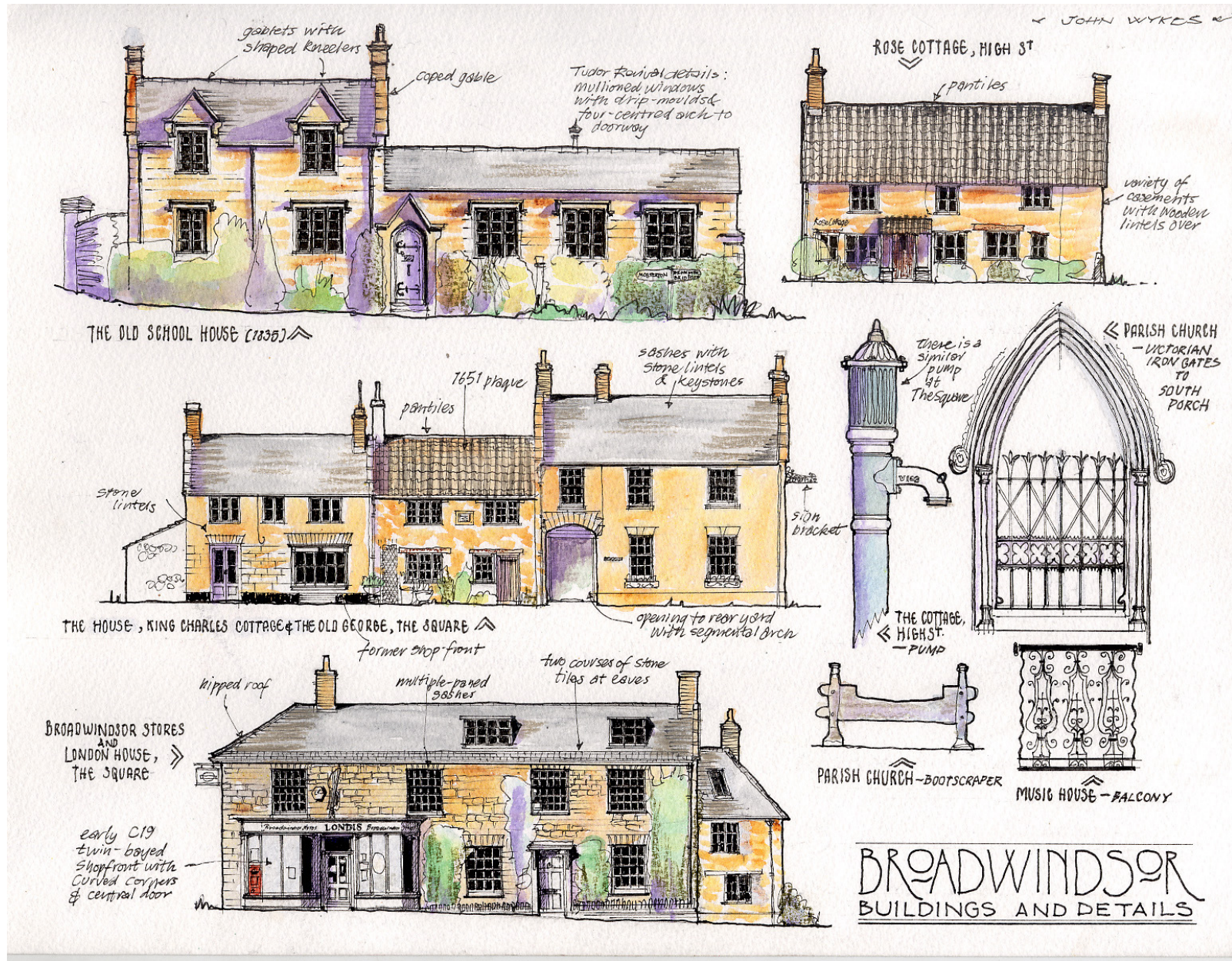


Fig 2. Buildings & details of Broadwindsor

The Planning Policy Context

Contained within the **West Dorset District Local Plan (Adopted 2006)**, there are a number of planning policies relevant to one or more of the settlements:

- *Safeguarding Assets*, Policy SA1 seeks to protect the natural beauty of the Dorset Area of outstanding Natural Beauty (AONB); development must be in keeping with the landscape character of the area (SA3); protection is given to areas of Land of Local Landscape Importance (SA6); Policies SA9, SA10 and SA13 seek to protect natural environment assets, particularly Sites of Special Scientific Importance, Sites of Nature Conservation Interest and Regionally Important Geological/Geomorphological Sites; SA16 seeks to protect Historic Parks & Gardens of International and National Importance; SA18, 19 and 20 cover the demolition, alterations to, and the settings of Listed Buildings; SA21 seeks to protect the character or appearance of Conservation Areas; SA22 is concerned with demolition within a Conservation Area; and SA23 relates to the protection of sites of national archaeological significance.
- *Avoiding Hazards*: Policies AH1 and AH9 relate to restrictions on development in Flood Risk Zones and Development Consultation Zones due to unpleasant emissions from existing sewage handling facilities respectively;
- *Settlement Policy*: Policy SS1 relates to development within Defined Development Boundaries (DDB); SS3 relates to development outside the DDBs; Broadwindsor has retained its DDB, whilst Netherbury no longer has its defined area;
- *Housing, Employment and Tourism, Community Issues, and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features.

West Dorset 2000, a Survey of the Built and Natural Environment of West Dorset, provides a description of archaeological and built environment assets and it includes bullet points on broad generic characteristics (related to 22 Landscape Character Areas). The District Council adopted it as Supplementary Planning Guidance in February 2002. It is a useful reference for this current document.

The **Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan 2004-2009** contains a number of relevant policies relating to the **Historic Environment** (historic landscapes, archaeology, historic parks and gardens) in Policy Objectives H1-9; the **Built Environment** (historic buildings, Conservation Areas and other developed areas) in Policy Objectives BE1-9; and **Landscape** in Policy Objectives L1-14.

The West Dorset District Local Plan and West Dorset 2000 are available at district council offices, whilst the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan is available from Dorset County Council. The documents can be viewed on www.dorsetforyou.com and main libraries will hold relevant printed copies. Information on Listed Buildings and Conservation Areas is also available on www.dorsetforyou.com website.

Assessment of Special Interest

This includes two common core elements: location and setting; and historic development and archaeology; and a series of individual settlement descriptions of spatial and character analysis, providing detail on topics such as spaces within the developed areas, important edges, key views and vistas and a whole range of character components, such as land uses, building plan forms and types, the architectural and historic qualities of the buildings and structures, local details and building materials, the contribution made by greenery and the extent of loss, intrusion or damage.

A. Location and setting

The two settlements are situated in the western part of the District, seven (Netherbury) and twelve (Broadwindsor) kilometres north of Bridport and adjacent to Beaminster. Netherbury is situated in the valley of the River Brit, about two kilometres south of Beaminster, on both banks but with most of the historic core on the west bank, two bridging points connecting with the main north-south route, the A3066, between Bridport and Beaminster. The village has an unclassified north-south lane, running from Bradpole and Waytown, parallel to both main road and river; a number of minor lanes, from the main road and from the west from South Bowood and Strode; all of which meet in the village centre.

The river valley is narrow, flanked by rounded hills up to 90m AOD (Above Ordnance Datum) and the more prominent group of Coombe Down, North and South Warren Hills, which rise to 150m on the eastern side of the corridor. The area is within the Dorset AONB and is a pleasant landscape of hills, small woods and hedges, narrow lanes rising and falling with the contours and the parkland of Parnham House immediately to the north of Netherbury. The village is positioned along the 50-60m contour above the river channel. The eastern adjunct, down Bridge Street and across the river, is at about 40m AOD, with attractive water meadows at its eastern end. Crook Hill then rises steadily from the river bridge northwards past the former mill to Parnham Park Farm, affording good views over the river and the core of the village set on a hillside above it. This is a marked climb to the north, up Tower Hill, past the Parish Church to Netherbury Court and Norton Lane.

Broadwindsor lies about four kilometres WNW of Beaminster on the dip slope of a dramatic escarpment of hills to the south, which rise to over 270m (Pilsdon Pen and Lewesdon Hill) and over 170m to the east at Waddon Hill and Chart Knolle (the western end of the Powerstock Hills). To the north, there is a gentler slope down to the broad valley of the River Axe, with a series of small north-south tributary streams running off the back edge of the escarpment to the river. Broadwindsor is situated on one of these watercourses, mainly on the eastern side, at about 160m AOD. Blagdon, Conegar and Hollis Hills rise to nearly 200m to the north of the village, part of a generally undulating landscape of low, rounded hills and shallow valleys on the south side of the Axe. The village core is characterised by a sharp descent from the south to The Square and to the west down from West Street to the watercourse and then up a steep slope past Hursey Common.

The village is the junction of the B3163 from Beaminster, the B3162 from Bridport to Chard, and the B3164 from Birdsmoorgate, to the SW. There are several other minor lanes that run into the centre of the village, at or near The Square, underlining its function as a route centre.

Again, the village is within the Dorset AONB, in an attractively varied landscape of high hills, small woods and hedges, with the southern escarpment and ridge being particularly visible.



Fig 3. Location map
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B. Historic development and archaeology

The settlements have an interesting archaeology, with about 50 recorded sites or finds on the Dorset Sites and Monuments Record. Of these, two are Scheduled Monuments. Netherbury Parish has two Bronze Age bowl barrows, at Lower Strode and Broadwindsor includes the prehistoric hill fort at Lewesdon Hill. There is a possible Roman occupation site at Blagdon Hill.

The medieval period is particularly well represented, with Parish Churches in both villages; a moated site at Whetham Hill Cross; the remains of a chapel at Bere Chapel farmhouse (both Broadwindsor); a manor house and chapel site at North Bowood; a chapel at Melplash; earthwork lynchets on many of the steeper slopes; and the site of the Free Grammar School, near The Chantry at Netherbury. Various tracks have been identified as medieval green or hollow ways.

Netherbury has a C17 bridge and both villages have limekiln sites. Hedgerows are also of importance, particularly where they represent parish or manorial boundaries.

There are a number of significant gentry houses in both villages, from the C16 to the mid C19, and many smaller houses and cottages within this period. There are also specialised building types, notably a former corn mill at Netherbury and Victorian schools at both villages, agricultural barns and sheds, a former toll house at Broadwindsor, former Nonconformist chapels in both villages, a former workhouse and cider house in Netherbury. Broadwindsor had two flax mills, Yarn Barton and Sandpits Mill Farm (mill mentioned in Domesday Book) producing sailcloth, developed by the Stoodley family, both disused by about 1900. Within the village, there was considerable out-working using hand-looms. The Macey family built Netherbury's Clenham Mill (to the north of the village and the Conservation Area) for spinning flax and tow. It is shown as disused on the 1888 OS sheet.

There is little detailed information available on building plans, interiors or historical development. The Listed Building Schedule descriptions are generally short and focused on external features. Neither village has a comprehensive history, apart from an out-of-print personal memoir on Broadwindsor. Members of the two Parish Councils and local historians have provided much of the following information on building uses and changes over time. Their contribution is gratefully acknowledged.

The **archaeological issues** are:

- Lack of understanding of the overall resource;
- The potential value of research on the industrial history of the villages, particularly the flax and tow mills and the Netherbury Brewery;
- The potential for detailed research into vernacular house types and specialised buildings, particularly their plans and development.

C. Introduction to character and spatial analysis

Each settlement differs in its relationships between buildings, public space, gardens and open countryside and it is very difficult to generalise. Within Conservation Areas (usually the historic core of the village), there are unique progressions of spaces, with varying degrees of physical and psychological enclosure and exposure, depending upon the density and height of buildings, their position relative to the highway, the character of boundaries and the dominance or dearth of trees, views out to countryside or into the village core, and the effects of topographical levels – the rise and fall and alignment of roads and paths. These are all elements of **townscape**, a method of giving visual coherence and organisation to the mixture of buildings, streets and spaces that make up the village environment. Townscape enables places to be described, using three elements:

- The sequence of views obtained in passing through an area, depending upon road alignment, positions of buildings, views etc. The chain of events is usefully termed *serial vision*;
- The feelings of relative exposure and enclosure depending upon the size and shape of spaces and buildings;
- Content: colour, texture, scale, style, personality and the many little details of materials, street furniture, signs and other local distinctiveness characteristics.

C1 Netherbury

Netherbury is a medium-sized village with an extensive Conservation Area and a number of Listed Buildings and unlisted buildings of value. There is a fairly consistent density of historic buildings and features throughout the village, with radial routes, a focal point in The Square and a slightly offset precinct by the Parish Church and the nearby large houses. The settlement is described as a single character area.

Spatial Analysis

The character and interrelationship of spaces within the Conservation Area

The wider setting of Netherbury shows several characteristic elements, with a location on the west bank of the River Brit; a crossing point at the eastern end of the village; a crossroads of lanes meeting immediately adjacent to the bridge, on the other side; a meeting of three lanes in the centre of the village (St James Road from the south; Bridge Street up from the river crossing to the east; and Chantry Street from the north); a very definite space at this meeting point in the form of The Square; a fourth, cul-de-sac lane, New Inn Street, joining The Square from the NE, running to the Church from the south; and a footpath linking the two sides of the valley from Tower Hill, by the Church, and Crook Hill, by Parnham Park Farm.

Development has been confined to the slopes of the valley, avoiding the River's flood plain. Around The Square is a dense cluster of short rows of houses and cottages interspersed with individual plots containing detached houses. Many of the older, smaller properties around The Square are built on the back edge of the lanes or behind small front gardens, usually parallel to the road line, or, occasionally in an L-shape or set at right angles to the road. This is particularly noticeable on Bridge Street (although the former village school is positioned above the general level of buildings and Highfield House is set right back in an extensive front garden) and the first part of Chantry Street out of The Square. St James Road (formerly High Street) is much more varied in its layouts, with a mixture of cottages on the road line, rows



Fig 4. Tower Hill looking south to The Square

at right angles and properties set back in gardens. There is a noticeable precinct of larger gentry houses to the north of The Square, up Chantry Street to the Church on Tower Hill (The Old Rectory and The Chantry), north of this in the form of The Court, set in its own large, private grounds, and on New Inn Street, where the Vicarage and Stonehouse stand in relative isolation. Across the river, there is much more sporadic development, including The Mill House, Parnham Park Farm, Holly Lodge and isolated cottages.

At the top of Tower Hill, adjacent to the entry to The Court, Norton Lane runs north to the site of Clenham Mill and a footpath continues past Parnham House to Beaminster, suggesting the existence of an old route parallel to the river.

The historic core has or had a variety of uses, including those essential to village life in and around the focal point of The Square and Chantry Street. This combined with the meeting of several historic routes from south, west and east (and from the north if Norton Lane and its footpath continuation is considered) at The Square confirms the village's decidedly nuclear **plan form**.

The village has one great sweep of undeveloped land that contrasts with the developed parts and is of major landscape value, in the river corridor. This extends from Parnham Park Farm south to The Mill House and to the bridge, at the foot of Bridge Street, and west, up the slopes to the churchyard and to the grounds of The Court, with green extensions to a field south of the Church, on the edge of Chantry Street. This contrast between tight development and open space is underlined by the complexities of changing topography, changes in road lines and the relative positions of buildings and the myriad of other details such as trees, hedges and walls. These all combine to underpin the particular character of Netherbury, to create its local distinctiveness and to maximise the enjoyment of it as an historic settlement and a living village.

These many townscape elements may be brought to life by describing the Conservation Area by means of a walk from the eastern river crossing to The Square, a short excursion into New Inn Street, back to The Square and north up Chantry Street to the Church, across the river to Crook Hill, and back south to the crossroads with Drury Lane and Bridge Street. It is of course, equally valid to describe other routes but the chosen one has the advantage of experiencing a gradual increase in levels as well as views back over the village and thus a more comprehensive picture may be developed.

Starting at the river crossing, there is a natural bowl created by the descending lanes, with views up narrow, treed routes to the north, south and east. To the west are verdant water meadows, enhanced with large trees and the winding river channel. The buildings of the main part of the village are largely hidden by trees, apart from those at the entry into Bridge Street. In the foreground, a DCC signpost marks the cross roads and the historic bridge is topped by white iron railings, which continue along Bridge Street. There is a glimpse of the large bulk of The Mill House across the meadows and of the Church tower, surrounded by large trees.

The developed part of Bridge Street is heralded by large modern, detached houses on the left (south) that do not display any of the local materials or details. On the other (north) side, older cottages provide a more sensitive introduction, with a modest stone and render row, with stone boundary walls, hooped railings and the painted sign of The Star Inn. The distinctive and attractive ginger stone of many of the older buildings is evident. On the left, the white façade of Highfield Cottage is very visible, set up high at a right angle to the road. It is backed by the stone gable end of the former school, set up on a plateau above the lane, which is beginning to rise away from the river. The lane bends to the right, with any long view blocked by The



Fig 5. View west across river to parish church



Fig 6. Lower end of Bridge St

Old School House on the outside of the subtle curve. Looking back, the whole impact of the school is experienced, with gables, chimneys and a bell-cote, all decked out in Tudor Revival details. On the right, there is a pleasant group up to Dormouse Cottage, right on the road line and with canopied porches, whilst there is a complete contrast opposite, in the form of the elevated and set back Highfield House, virtually up on the skyline. A large conifer overhangs the road by Hemplands and then, at the top of the slope, there are two particular pleasures: the L-shape of Myrtle Cottage, with a strong gable end projecting to the lane, and the refined details of The Old School House (fig 1), with double bay windows and hooped railings.

There is then a partial view into The Square, framed by buildings and a large overhanging tree. The former Chapel and its neighbours run off to the right and the strangely shaped canted and hipped gable end of Japonica Cottage heralds the entry into St James Road. The junction is marked further by the startling, but attractive, orange-bricked The Redes on the other side and by a stone bus shelter and red K6 telephone box by the entry into New Inn Street. The Square is funnel shaped with the widest part by the junction of the lanes and a definite narrowing to the north and SE and a sharp curve round to the SW, into St James Road, which also gives enclosure and a sense of expectation around the corner.

Short diversions into St James Road and New Inn Street reveal differing experiences of spatial character. There is a long, linear space along the former (after negotiating the sharp entry bend), firmly edged with older cottages, walls, hedges and lane cuttings; and, into New Inn Street, the rather indeterminate space around the Village Hall and a contrasting background of stone houses, large trees and the full majesty of the tower and south flank of the Parish Church set up on its hill. Stonehouse is a picturesque 1853 Tudor Revival house; Paradise House is sashed and symmetrical, facing south from its position half way up the hill. The lane narrows between stone sheds, climbs more steeply and steps, rails and Gothic gate piers lead into the churchyard, where a setted pathway rises, by shallow steps, to the south porch. The views south over the village are worth the effort of the climb, with trees and the wider river valley dominating.

Back at The Square, the row from the former chapel into Chantry Street is a subtle mixture of building heights, styles and materials, which combine effortlessly to create a particularly attractive whole. The rugged stone and lancets of The Chapel lead to the rubble and brick Kate's Cottage, then to the urbane white render of Maxfield Cottage, the lower, probably older white Pound Cottage and the Victorian stone and brick of Chantry Cottage, with its canopied porch as an effective punctuation mark. The building line has a double deflection, leading the eye to the trees and bigger houses round the corner. The modern row of houses opposite helps to define a narrow funnel or a relative visual pinch-point (compared to The Square and the upper part of Chantry Street), although the development's detailing is somewhat busy.

Chantry Street begins to rise gently, with the rendered and sashed block of The Chantry and its wrought iron gates and balled gate piers, followed by the Tudor and Tudor Revival gable, windows and large chimneys of The Old Rectory, with Victorian gabled gate piers and a substantial stone wall bounding its courtyard. Opposite is a valuable undeveloped paddock, enhanced by trees. The hill steepens and above the paddock is a stone setted and stepped entry into the churchyard, enhanced by the stone cross of the War Memorial, Gothic Revival gate piers, an ogee profile to the metal gates, a former gas lamp standard and white metal rails. A raised, setted pavement leads off at right angles, uphill to the northern entry to the churchyard. The powerful Church tower dominates the uphill view, set above the road and tight to the highway edge. Looking back along Tower Hill and Chantry Street, there is a good view downhill with a kink in its line, enclosing walls and trees and the front of Chantry Cottage running at an angle into The Square.



Fig 7. The Old Cottage, St James Rd



Fig 8. New Inn St looking towards parish church

From the churchyard, there are fine views south over the village centre and east over the river valley, with distant views of The Mill House and Parnham Park Farm through willows and other waterside trees. Descending a footpath from the eastern side of the churchyard, the green spaces of the water meadows are encountered, with a weir, mill hatches and bridge over to Crook Hill. There is a very limited glimpse of the front of Parnham Park Farmhouse but on the south side of the sharp bend in the road, Crook Hill Cottage and Shepherds Crook form an attractive group with an old gas lamp projecting on the corner of the latter house. The lane descends past the pleasing mixture of materials and thatched roof of Holly Lodge and the descending entry into The Old Mill. Here, a smooth, rendered lower block contrasts with the stone, three-storey mill with its bell turret on the western gable end. There are superb views across the river to the village core, the elevated Church and a mass of fine trees. The crossroads and river bridge are then reached at the foot of the lane.

Key views and vistas are:

- The views across the water meadows from the bridge, lower end of Bridge Street and from Crook Hill, near The Mill House;
- The townscape sequence into and out of The Square from all of the four adjoining lanes, particularly that from Bridge Street into Chantry Street and up Tower Hill;
- From the churchyard looking south over the village and east over the river.

The obvious **landmarks** are the Parish Church tower, The Mill House, the Old Rectory, The Chantry and Paradise House, all on the slopes of a prominent hill, and the group of buildings on the west side of The Square, from Japonica Cottage to Chantry Cottage.



Fig 9. Water meadows

Character Analysis

Building Uses

The 1888 Ordnance Survey sheet shows a layout that has not changed radically in 120 years. Development stops at the same places on the northern and eastern edges of the village, the Orchard Hill cul-de-sac off Chantry Street, Highfield Close off Bridge Street, and more obvious infill down St James Road are the only significant changes. The Victorian village had a range of uses typical of a settlement of this size: church, vicarage, gentry houses, chapel (only named on the 1903 OS sheet but founded in 1839), police house (on the western side of The Square, now Kate's Cottage), school, corn mill, farm houses around the core, public houses (at least six), shops and smaller houses.

In the mid C18, the parish adapted the Old Workhouse, shown at the southern end of St James Road, from an older building. There was a flax mill, producing sailcloth, opposite Lower Yonderover farm, in Drury Lane, and the surviving Old Mill, established c.1720, was in turn a flax and corn mill. Netherbury had its own brewery from 1846-76 on the site of the present Highfield Gardens off Bridge Street. There were several schools: a dame school at the present Pound Cottage in The Square; a grammar school and master's house at Stonehouse, on New Inn Street (until 1880, when it merged with Tuckers School of Beaminster to become Netherbury and Beaminster Grammar School); and the village school, which opened in 1863. A Reading Room was created on New Inn Street, from yet another schoolroom for girls, which later incorporated a library. Shops included the first Post and Telegraph office at Japonica Cottage; a grocery and general stores at The Redes (where there were also the village undertaker and a building business); a butcher and a smithy on St James Road and a bakery on Bridge Street.

The Court was built in 1905 at the extreme northern end of the village, by one of the Parnham House family who had entered into a bitter dispute with her brother. It was set in extensive grounds, with formal and wild gardens.

Uses have changed markedly since the end of the C19. The vicarage moved to Paradise House (formerly Paradise farmhouse) and The Old Rectory is now a private house, as are The Chapel (closed in 1933 and subsequently a store and woodworking shop), Old Mill House and mill, school (closed 1974), police station, public houses and shops. Of the pubs, The Star Inn (fig 1) lasted until 1968 and The Brandon Hotel (on The Square, on the site of Chantry Walk) until 1984. The New Inn became Primrose Cottage and the Old Workhouse was converted into two houses. The process of conversion seems to have been sensitive to the character of the various buildings, which is of benefit to the historic building stock. Many modern residential infills seem to have consciously reflected local materials and forms, to the benefit of the Conservation Area.

Building Types and Layouts

The village has a range of types and layouts, reflecting historical activities, adaptation and growth. The Parish Church is a good example of growth and accretion between in the C14 and C15, with nave, aisles, chancel and west tower and C19 additions and alterations. The former Chapel (fig 1) is an early C19 single room, with a front entrance slightly offset from the centre.

The gentry houses vary in layout. The Old Rectory is an example of growth between the C16 and C19, with an older central block with porch, an early C18 SW wing and a C19 NW wing. Parnham Park Farmhouse is a C17 front block with off-centre entrance and a substantial rear wing. The Chantry has the architectural details of Classicism but the main elevation has little



Fig 10. Old Workhouse

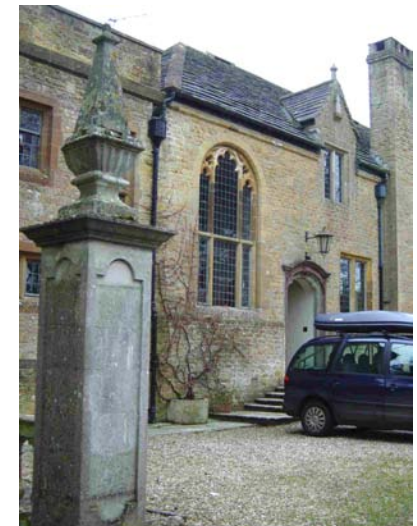


Fig 11. The Court

apparent regularity, with an offset entrance and sash windows that are not consistently lined up or symmetrically arranged. This may constitute a refronting of an older building. By the end of the C18, into the early C19, polite architecture had introduced symmetrical layouts, with central entrances and regular positioning of windows, seen at Paradise House, Laurel Farmhouse, Highfield House and The Old Mill House.

This change is reflected in smaller houses, from organic layouts and openings to designed symmetry. Nos. 1 and 2 Myrtle Cottages, in Bridge Street are attached in an L-shape, one cottage with a side entrance and the other with an offset front door. Many older cottages are single pile in plan, with rear outshuts and catslide roofs. In contrast, there are many later C19 small houses with symmetrical fronts, seen at Stonehouse, The Old School House (fig 1) and Myrtle and Chantry Cottages.

The Court shows the romantic, informal thinking behind country house design at the beginning of the C20, with no apparent formality, a loose assembly of architectural elements (including some Arts and Crafts influences) and varying components in a main entrance block, an attached tower-like wing and a separate gate lodge.

Most of the buildings run parallel to the road line; either positioned hard on it or set behind a small front garden or paved space. A few houses are built at right angles to the road, seen on the east side of St James Road, in properties like Footfalls and Virginia Cottage. This may reflect the sub-division of an older plot, as there was a major fire in this area.

The village has a number of specialised buildings, of particular interest: the former corn mill is a combination of a three-storey mill block, with attics and a two-storey attached house. The mill has its loading door extant and the wheel was formerly on the end, west wall. The turbine survives and, on the mill leat, hatches, controlling the water flow, are evident. There is the Cider House, in Bridge Street, a simple gabled shed, with a first floor loft and loading door. There are two particularly good farm buildings at Parnham Park Farm, both Listed: a C18 stable with a granary over and a barn of similar date, with a loft over and an attached store. The Old School is a large, mid Victorian, purpose-built block with large windows to the former classrooms. In St James Road, The Old Malthouse does not seem to show much evidence of its earlier use (unless the two storey extension was the site of industrial activity) and The Old Workhouse and St James Cottage, former workhouse now subdivided internally, has doorways only representing external alterations. The former public houses do not stand out as particular building types, The Star Inn (fig 1), for example, being small and an adaptation of a cottage within a row of houses.

Key Listed Buildings and Structures

There are 27 Listed Building entries in the Conservation Area, all Grade II apart from the Grade I Parish Church and two Grade II* table tombs in the churchyard. The key Listed Buildings are:

- The Parish Church of St Mary, C14/15 nave, aisles and chancel, C15 west tower; key village landmark; internal fittings, including C12 font, C17 pulpit and medieval canopied tomb;
- The Chantry, Chantry Street, early C19 rendered and with sashes and fanlight over door; important in the sequence up the hill to the Church;
- Similarly The Old Rectory has major group and townscape value, with a mixture of C16, C17 and Tudor Revival details;
- The Vicarage (now Paradise House), New Inn Street, straight forward early C19 sashes and stone rubble but key because of its position on the hill leading up to the Church;



Fig 12. Nos 1 & 2 Myrtle Cottages



Fig 13. Old School

- Parnham Park Farmhouse, mid C17 with some interesting details and part of a good Listed group with its nearby barn and stable/granary;
- The Old School House (fig 1), Bridge Street, early C19 with a particularly attractive bayed front and railings; an important entry feature to The Square;
- The Mill House, Crook Hill, former water corn mill with attached house, possibly founded c.1720, extensively rebuilt c.1820; an attractive group and a landmark; some machinery intact;
- The former Methodist Chapel (fig 1), The Square, early C19 Gothick, very prominent in townscape sequence and as a village focal point;
- The Old Malt House, St James Road, C17 cottage, thatched and a good entry feature from the south; plank-and-muntin screen and fireplace internally.



Fig 14. The Mill House

Important Local Buildings

The contribution made by important local buildings is important and there are a number of individually attractive and interesting unlisted buildings, most of which contribute to the value of larger groups:

- Gemini Cottages and The Star Inn (fig 1), Bridge Street, mid C19 rubble and slate and render, wood and stone lintels, sashes and simple rectangular fanlight at The Star and casements in neighbours, stone coped gable end to Gemini Cottages;
- Netherbury Cottage, Bridge Street, rendered rubble, gable end to street, casements, group value;
- Highfield Cottage (fig 1), Bridge Street, mid C19, painted rubble and slate, wooden and iron casements, wood lintels, leaded lights, plank door; important position at Bridge Street entry
- The Old School, Bridge Street, 1863 Gothic Revival, rock-faced stone and ashlar dressings, L-shape with large gable on main elevation, smaller gablet and chimney to west elevation, bell-cote, large mullioned and transomed windows, iron fence to street;
- Highfield House, Bridge Street, c.1840 symmetrical rendered front, rubble sides, slate, casements and French windows, round-headed door with grid of fanlight bars, panelled door;
- Hemplands, Bridge Street, mid C19 rendered front, casements and a segmental bow window, original panelled door;
- Primrose Cottage (former New Inn), C19 render and casements, tile roof, extended sympathetically and of group and historical value;
- The former Reading Room north of the Village Hall, New Inn Street, single storey rubble and slate, sashes; early C19, of group value with Stonehouse, Paradise House and Church;
- The Court, an attractive 1905 country house, with the entry block having an unusual mixture of a large Gothic window and a marble doorway of exotic profile (imported from the Continent?) and an attached corner block with Arts and Crafts details; detached lodge, decorative gate piers and formal gardens with balustrading and other details; of great interest and worthy of further study;
- Yew Tree Cottage, St James Road, render over rubble, thatch with half-hip to block at right angles to the road (small casements and sash on gable end); larger thatched stone block at rear, at right angles, with large sashes; possibly an old building with early C19 alterations; worthy of further investigation;



Fig 15. Former Reading Room

- The Redes, corner of Bridge Street and St James Road, late C19, red brick main elevation with cambered head openings, sashes and canted bay window; side elevation of painted brick, double gable ends, sashes and two attractive shop fronts with spiral columns;
- Footfalls, St James Road, at right angles to the street, rubble and slate, prominent stone coped gable ends with kneelers, casements with stone lintels, date stone *JT & TH Mason 1818*;
- The Old Cottage, St James Road, rubble and slate, brick dressings and patches, mid C19, casements with marginal glazing, wooden lintels, some group value;
- Lavinces, St James Road, rubble and slate detached former farmhouse, C19, gable ends, casements, much altered but a good entry feature;
- Oldwell, St James Road, inset into stone rubble wall, with a brick cambered arch, chamber with iron trough, C19; of historical value;
- Kate's, Maxfield, Pound and Chantry Cottages, The Square (fig 1), a very good group, complementing the listed chapel, Kate's is stone and brick with sashes (from old photographs it seems to have been smooth rendered like its northern neighbour); Maxfield is rendered with sashes; Pound is lower and older with render, casements and a canopied porch on brackets; Chantry Cottage is rubble and brick with sashes under cambered heads and another canopied porch; all mid-late C19 of individual and group value;
- Shepherds Crook, Crook Hill, early-mid C19 former public house, with central ashlar block with brick window heads and sashes (tripartite on ground floor) and round-headed doorway, rubble and casements to northern attached block, projecting wall lamp; of quality and group value;
- Crook Hill Cottage, a long mid C19 row, rubble and brick, slate, replacement casements, of group value with the previous entry;
- Village War Memorial, Tower Street, by churchyard entrance, steps and stone podium, chamfered shaft and arms to cross; of historical and group value (adjacent to the Listed churchyard wall and gate piers but worthy of separate note) ;
- K6 telephone box, corner of The Square and New Inn Street.

Building Groups

Good groups are:

- The Parish Church, graveyard tombs, paths, gates, lamps, War Memorial, walls, pavement up Tower Hill, The Old Rectory and The Chantry;
- The west side of The Square, from the former Chapel to Chantry Cottage;
- In Bridge Street, from Gemini Cottages to The Star Inn on the north and from Highfield Cottage, The Old School, Hemplands, Highfield House, The Old School House, The Redes on the south; and another northern group from Netherbury Cottage to Dormouse Cottage and Myrtle Cottage.

Building Materials and Architectural Details

The Parish has a complex of hills and river valleys with Junction Bed and Inferior Oolite limestone outcrops in and in the vicinity of the village. Junction Bed stone was often burnt for lime in building but was quarried for building stone between Netherbury and Bowood, particularly in the C19. Quarries were located at North Bowood, Pit Close, Netherbury and to the west of Melplash. The stone, iron rich and brown or mottled pink and white (depending on its position in the Bed) was used



Fig 16. The Redes



Fig 17. Shepherds Crook

for foundations and boundary walls because of its hardness and presence of fossils. The majority of the village's historic buildings are built of the Inferior Oolite, an iron-stained micritic limestone, with few fossils and capable of being worked as ashlar, dressed stone or rubble. The quality of stone and its finish often relates to building status, with ashlar on the Church and gentry houses, or the front facades of smaller houses; dressed stone for cottages; and rubble for outbuildings and farm buildings. Sometimes dressed stone or rubble walling is seen in conjunction with ashlar lintels and quoins, as at the former Methodist Chapel. The principal quarries were at North and South Warren Hills and Mangerton. The Old School has rock-faced Inferior Oolite walls with a quality grey stone, probably Portland-Purbeck, as quoins and window and door details. Boundary walling is usually of rubble, coursed or random, with flat copings or a vertical cock-and-hen finish. Gate piers, seen at the Church and the gentry houses, are ashlar, with moulded caps, ball finials and Gothic Revival coped gablets at the Church and The Old Rectory. The Court has elaborate urned and panelled piers, rendered and probably early C20 in date. There is a series of valuable stone setted paths in the churchyard, with paths from Tower Hill, either side of the tower, shallow steps from the south, and a narrow footpath from the War Memorial up Tower Hill. The stone seems to be a blue-grey limestone and might be either Bothenhampton Forest Marble or Blue Lias from further west or from South Somerset.

The area also provided Down Cliff Clay for brick making at Millplash Farm, east of the village. The bright red brick of The Redes may be from this source. Brick dressings with rubble stone walling is a mid-late C19 feature, sometimes with cambered arch heads to windows, seen at two buildings in The Square. There are a number of smooth rendered buildings, probably over rubble, seen at Pound and Maxfield Cottages in The Square. The latter cottage has scribing on the render to suggest ashlar blocks. Kate's Cottage was also rendered but this has been stripped to reveal the rubble and brick trim underneath.

Roofs are of tile, pantile and slate, with thatch being relatively rare. At The Old Malt House and Holly Lodge, the thatch shows the typical Dorset rounded, sweeping forms, with flush ridges, eyebrows or subtly wavering eaves. St James Cottage and The Old Workhouse have full dormers, a rarity and possibly an old feature. Many tile and slate roofs have stone coped gables with elementary kneelers. Gables, hips and half-hips are common wider forms. Chimneys are typically of brick, with simple banding or projecting upper courses. Render is sometimes employed and stone stacks, octagonal and decorative, are seen at The Old Rectory.

Windows vary with building age, status and change over time. The Old Rectory has ashlar stone mullioned examples from at least two periods: late medieval-mid C16 lights with four centred arched heads and others with segmental arches, and Victorian and C20 types with cross transoms. The Victorian Old School has straight tops but some of its windows have shouldered or Caernarfon arches. Stonehouse has three-light Tudor Revival stone mullions complete with drip moulds and labels. In St James Road, The Old Malt House has three light wooden mullions with straight chamfers. Parnham Park Farmhouse has, on its southern elevation, a small stone oval window, which is a C17-early C18 feature seen mainly in Somerset but, occasionally, in NW Dorset.

Before the later part of the C18 generally, and much later into the C19 for vernacular buildings, the side-hung casement window was the common form, with wooden lights, sometimes with opening lights in iron and numbers and patterns of glazing bars varying from one transom to multiple panes. This variety is well illustrated at Nos. 1 and 2 Myrtle Cottage, in



Fig 18. Churchyard setted path



Fig 19. The Old Malt House

Bridge Street, where the various casements are mixed in with wooden sashes. The Old School House has first floor large iron windows with marginal glazing, suggesting a date of 1840. The ground floor square bays have the added refinement of slight cants back to the corners. Multiple iron panes are also seen on The Mill, to be expected on a large, early C19 industrial building where a degree of fireproofing was required. The former Methodist Chapel has large Gothick lancet windows (fig 1) with a diagonal pattern of leaded lights. Leaded lights, normally in a square, grid pattern, appear in several mullioned or casement windows, a proportion of which are C20 introductions.

The village has many examples of wooden, vertically hung sash windows, early C19 ones having eight over eight or six over six lights (ten over ten at the later Chantry Cottage, four over eight on the first floor windows at Kate's Cottage, in The Square and at Holly Cottage, Crook Hill) and thin glazing bars and later C19 examples losing their bars to leave two large sheets of glass above and below the meeting rail, with one thin mullion or plain glazing. Holly Cottage also has tripartite sashes on its ground floor. Window lintels vary between wooden types; stone blocks with central keys, narrower stones set radially; brick arches (usually cambered) and straight brick heads.

Doorways and doors display equal variety. Porches are rare, apart from the two storey stone one with pointed arches at The Old Rectory and a few humbler wooden posts with tiled or thatched roofs over. More common are bracketed canopies with flat or gabled roofs (Dormouse Cottage in Bridge Street). The Mill House has a segmental canopy following the shape of the door head. Doors are of basic plank-and-muntin form on some of the older gentry houses (The Old Rectory and Parnham Park Farmhouse) and vernacular cottages (The Old Malt House) and six panelled with or without glazed top lights on many early-mid C19 houses. There is a semi-circular fanlight with radial glazing bars at Laurel Farmhouse, St James Road and a rectangular example with diagonal bars at The Chantry.

Shop fronts are only represented at the side elevation of The Redes (fig 1), with two Victorian timber units, with thin spiral mullions and a canted fascia with flanking scroll brackets. There are some good examples of wrought and cast ironwork in the village, with speared railings in front of the former Chapel; broad arrows set in an ogee arched framework at the churchyard; hoops and fleurs-de-lis at The Old School House (fig 1); later C19 spears at The Redes and elaborate wrought scrolls at The Chantry (with an elaborate top flourish – fig 1); scrolls at The Old Cottage in St James Road and a Victorian rail and post with scrolls and naturalistic leaves at The Old School. Two of the entrances into the village, around the bridge and on the Church side of Tower Street, have wrought post and rail park fencing, painted white and adding much to the enjoyment of these areas. There are several Victorian T-shaped Gothic boot scrapers, with scrolls and elaborate terminations, at the Church; a similar type at The Mill House; two late Victorian or Edwardian lamp standards in the churchyard (and a handsome modern timber one at the southern entrance); a bracketed wall lamp at Shepherds Crook (fig 1); and a DCC finger post by the bridge.

Other interesting details include the Star Inn's painted sign (fig 1); the various date stones on houses (fig 1); the Mill weir and hatches; and the War Memorial, in the form of a large cross.

Parks, Gardens and Trees

There is no parkland as such but the extensive water meadows provide a sweeping green space along the whole of the eastern boundary of the main village. The undeveloped paddock south of the churchyard is also of visual and amenity value.



Fig 20. The Old Rectory



Fig 21. Dormouse Cottage

The village is greatly enhanced by its many private gardens, either large and varied like that at The Old Rectory or smaller, more intimate cottage gardens, with shrubs, climbers and annuals, close by the road edge, seen to particular advantage in Bridge Street, St James Road and the lane up to Orchard Hill, off Chantry Street. The Court has a large, private garden, consisting of two major elements, a higher terraced formal garden and a lower wild garden, the latter adding greatly to the attractiveness of the river corridor.

There are no Tree Preservation Orders (TPOs) but trees are a great asset to the village as a whole. From viewpoints like Crook Hill and the churchyard, the village seems to be placed in thick woodland, to the advantage of many buildings and groups. Woodland or individual trees are important down Crook Hill to the cross roads; on the water meadows; in the angle between Bridge and New Inn Streets; in the grounds of the bigger houses on Chantry Street and Orchard Hill; up the slopes of Tower Hill (with some particularly large conifers behind the Church tower and in the northern churchyard); and around The Court and along St James Road, where the narrow lane, hedges and tall trees combine to screen and separate properties.

Detrimental Features

There are a few problems in the Conservation Area:

- Poles and wires in Bridge Street, St James Road and New Inn Street;
- A bare and untidy car park around the Village Hall in New Inn Street (possibly to be included in any improvement scheme for the Hall);
- Damaged railings at the top of Tower Hill;
- A Listed Building, The Cider House, in poor repair and, seemingly, at risk;
- Two Important local buildings, The Reading Room and The Old Cottage, St James Road, in poor external repair;
- Some loss of detail on good quality unlisted buildings through door and window replacement and repointing of rubble stonework in hard cement;
- The sub-station in the meadow beside the river north of Bridge Street.

Definition of the Special Interest of the Conservation Area

The key points of quality analysis are:

- A fine landscape setting, within the Dorset AONB, with a wider surround of high hills, verdant water meadows and a dramatic position for the Church, elevated above the core of the village;
- Mature trees and tree groups within the village and on the course of the river and the approaches to the village;
- 27 Listed Building entries, including a Grade I Parish Church and two Grade II* structures, several gentry houses, specialised buildings including a former corn mill and vernacular and later cottages;
- About 24 unlisted buildings of quality and character, complementing Listed buildings and forming parts of several coherent groups of particular interest; these include a small country house (The Court), the former Victorian school, several larger C19 houses and a number of unspoilt mid C19 cottages;
- Distinctive local building materials, notably Inferior Oolite limestone, brick clays, tile and pantile and thatch, combined with building traditions, give a strong sense of place;
- Interesting details such as gate piers, DCC finger posts, iron park fencing, a former pub sign, remains of shop fronts, pitched stone paths in the churchyard, a former well, cast iron railings and gates.



Fig 22. View from Orchard Hill

C2 Broadwindsor

Broadwindsor has a fairly small historic centre with a number of old buildings along a complex of radial routes and around a central space. There are no dramatic changes in character or building use and it is proposed to describe the Conservation Area as a whole.

Spatial Analysis

The character and interrelationship of spaces within the Conservation Area

The village is set within an undulating landscape, on a slope down towards the NNW and west (where the watercourse flows under West Street). Back Lane falls steeply to The Square and, to the east, High Street slopes more gently to the road junction by The Lodge. Levels rise steeply beyond the river crossing on West Street and north of Common Water Lane, on the flanks of Hollis Hill. The Parish Church is set above The Square, up Church Path, underlining the dominance of the tower in a number of close and wider views. The historic village centre is thus characterised by marked changes of level, which provide good views into and out of the settlement. This is an important determinant of shape and form and will be underlined in more detail later.

Added to the effects of topography is the complex pattern of roads and lanes that converge on the village centre, creating, with their associated spaces and the adjacent groups of buildings, a rich and varied townscape. There are five entry roads: the B3162 from Drimpton to the NNW; its southern entry from Bridport down Back Lane to The Square; the B3163 from Beaminster to the east, past the Craft Centre to the junction with the B3162 and Back Lane; the B3164 down Hollis Hill from the north, up High Street and then, via the one-way system down Back Lane to The Square; and its western entry up West Street. The Square is the focus for most or all of these routes and this is further emphasised by the footpath running from opposite The Old Manor House through the churchyard to Church Path and The Square. There is an eastern spur, Common Water Lane, running off the B3164 at the foot of Hollis Hill and modern development outside the core, to the south, either side of the B3162 Bridport road and to the NNW, along the Drimpton road, where there is also the Primary School. The eastern approach, from Beaminster has a modern housing development, Redlands Lane, running south and then west back to the Bridport road. The western approach across Hursey Common on into West Street and the northern one on Hollis Hill retain clean edges to the surrounding countryside with limited modern development.

On or around The Square are a significant number of current or former village facilities and key building uses: the Parish Church; the White Lion pub and the former Old George; a shop and post office and several former shops. Around this cluster, on the radial roads are a number of gentry houses, represented by The Old Manor House and The Lodge to the east; The Hayes to the north; and The Old Manse to the west. None of these is more than 170m from The Square and within this radius are other important village facilities, such as the Comrades Hall, the former Victorian School and Schoolhouse and the modern Primary School.

In terms of **plan form**, Broadwindsor is markedly nucleated around The Square with its cluster of key buildings and pattern of radial roads that have older gentry houses, smaller cottages and other specialised buildings such as a former Nonconformist Chapel and Toll House. On the eastern edge, Broadwindsor House, the former Rectory, is an outlier, set in extensive



Fig 23. The Square



Fig 24. Looking towards The Square from High St

grounds, but attached to the rest of the village on the House's western boundary. Two former current or former farmhouses, at Manor and Redlands Farms, are also situated on the eastern side of the village.

The historic village is fairly consistently developed with short rows of attached cottages set on the back edge of the highway with either no or small front spaces, an intermingling of larger detached houses in gardens and the Church in its extensive churchyard. The Square is the one obvious and significant hard space, whilst the other green spaces act as important setting to buildings and provide general amenity.

The character and interrelationship of spaces may be described by a short walk, taking into account topography, buildings, the spaces between and around them, colours and details and trees and other landscape features. It is possible to start from any of the entry points and pass through the village but a progression from the west to the east has been chosen, to highlight some of the key features of the village. This choice avoids the entries with large areas of modern development, which would lessen the effects of historic assets.

Starting from the B3164 entry, on Common Hill, the road falls steeply to the watercourse, allowing glimpses of the Church tower and other central buildings through a thick foreground of trees. The brick front of West Hill House is angled back from the road to the north (left) and, at the stream crossing, the building line of The Toll House and the gable end of The Old Chapel at right angles to the road both emphasise a bend in West Street, tightly enclosed by cottages on the other side. There is a partial view south off the main road towards The Oaks and its neighbours, a small informal row at an angle to the road, down a muddy lane (The Common) and with big trees and pastures beyond, related to Hursey Common. The main road then curves back sharply the other way and begins to climb. The long façade of The Old Manse is glimpsed behind boundary walls and large trees and the modern Samford Lodge rises further up the hill, with an older boundary wall and gate fronted by a piece of raised pavement. There is a good view back west over the steep little valley of houses set amongst trees and a green hill slope beyond.

The top of the hill is marked by enclosure provided by tight building lines and rows of cottages on both sides of the road. The Square becomes a funnel-shaped space, each side opening out due to splayed-back building lines, London House and Broadwindsor Stores to the south and The House, King Charles Cottage and The Old George to the north. The Church Path row of Victorian cottages and the Church tower form the third side of The Square. A short diversion up Church Path reveals more of the bold embattled flank of the Church, seen through a gateway and up stone steps. The Square also is enhanced by a number of interesting details: a disused iron pump, a K6 telephone box by Church Path; two decent shop fronts; the King Charles commemorative plaque; urbane Georgian facades on The Old George (best quality Inferior Oolite ashlar), London House and the White Lion Inn; and trees behind and to the east of the Church. The White Lion is set at a right angle to most of the other building lines and forms a partial stop to the views east, being firmly positioned on the corner between Back Lane and School Lane.

From The Square, there is a series of views out to countryside: north along the Drimpton road to sporadic development, the modern School, allotments and a road winding amongst trees and low hills; south into the narrow gully of Back Lane, which curves and rises through steep banks and dominating modern housing; and east past the White Lion. Taking this last route (School Lane), a shallow slope up between walls and hedges (and the play area to the north) leads to the junction with High Street, handsomely terminated by a view of the frontage of the Victorian Tudor Old Schoolhouse. A more genuine (but early



Fig 25. Church Path



Fig 26. Eastwards into West St

C17) Tudor House adds to this group, separated by a narrow lane and stone piers from its northern neighbour. The Lodge adds further to the overall quality, set firmly on the SW side of the junction, and enhanced by its own trees and boundary railings. Positioned on the NW corner, the Comrades Hall with its rather bare car park is an anti-climax.

At the junction, a left turn north, unveils the qualities of The Old Manor House, set behind stone walls with an in-turned entrance marked by large gate piers. Opposite, there is a long wall topped with iron railings and views through of the churchyard and the Church's east end and the tower in perspective. Hollis Hill Cottage marks the start of a sharper uphill climb, the setting of the lane into deep cutting and the clean end to development, underlined by trees. Common Water Lane has a small group of converted former farm cottages and barns and a view east towards Horn Park and Buckham Down.

Back to the southern part of High Street, there is a good view back towards The Square at the Comrades Hall junction, with a narrow, descending School Lane, bounded by walls and trees and a distant terminal feature in the flank of the White Lion and the solid frontage of The Old George. High Street becomes looser in texture, with a mixture of old cottages (notably Tudor House and Rose Cottage on the east) and modern infill. The Cottage is set directly on the road line but has an old pump in front. The Old Bakery cul-de-sac has a line of mature trees, on the boundary of Broadwindsor House, at its end, but the King's Court housing opposite has a broad garage court that weakens any sense of overall enclosure. Cross Keys House is a more fitting terminal building that leads to a wide junction enhanced with a DCC finger post. Turning left (east) onto the B3163, there is again a mixture of older cottages, including The Old Cottage, Bridport Road and modern housing, with the barn-like flank of the Crafts Centre and the large trees around Broadwindsor House. These define large areas of garden and park-like green space. Opposite is some recent, sensitively designed housing on the junction of Redlands Lane and, finally, a long view of open countryside and higher hills beyond, towards Beaminster.

From the above, the **key views and vistas** are: from the east on the approach from Beaminster, where the Redlands Lane development and the old core are very visible; along West Street in both directions across the watercourse; into The Square from all four of its road entrances; from High Street west towards The Square; up Church Path to the Church; from the Hollis Hill road west across the churchyard; and from the eastern extremities of the Conservation Area along Common Water Lane and the B3163 towards the hills behind Beaminster.

Obvious **landmarks** are the Church tower; the buildings on all sides of The Square; The Old Schoolhouse on its junction; and West Hill House on the western entry.



Fig 27. Hollis Hill



Fig 28. The Old School House

Character Analysis

Building Uses

Both the 1888 and 1904 Ordnance Survey maps show a compact village, centred around the Parish Church and The Square with development terminating at more or less the present end of West Street; at The Hayes on the Drimpton Road; at the same position as currently on both Hollis Hill and Common Water Lane; with only Rock House, The Vicarage and Redlands Farm on the Beaminster approach; and a very small stub south on the Bridport road. Back Lane had houses only at its north and south ends, with a hollow, undeveloped centre portion. The maps show the Vicarage at Broadwindsor House; the Manor House on High Street; the school on High Street; a smithy south of The Square and the village pound near The Hayes. The Hursey Common end of West Street had a tollhouse but this is not shown as such on either map, presumably having become redundant in use after the creation of Dorset County Council as highway authority in the later C19. The Workhouse, redundant by the end of the C19, converted to private residential use and demolished in 1965, was in West Street, next door to The Old Manse. Yarn Barton is shown, off the Drimpton Road, the buildings of a substantial flax mill that closed c.1900. An old quarry is shown on the north side of Common Water Lane.

The C19 village had a mixture of Parish Church, chapel, schools (the Board one, opened in 1835 for 120 children and a Sunday School attached to the Congregational Church), gentry houses and cottages, farms on the edge of the village and limited evidence of trades. The Square had two public houses and, at least, two shops (the current Broadwindsor Stores (fig 2) and Fourplace, which was a bakery and grocery and is described in the List schedule as a *parish shop premises*). There was another shop at the current Tudor House (presumably obtaining its name from it being Tudor's Stores). The House, west of King Charles Cottage, has a former shop window. Besides the surviving White Lion, there were three other public houses, at The Old George (fig 2), The Royal Oak (on Hursey Common) and the Cross Keys. There was also a Gospel Hall where Chapel cottages now stand and a Reading Room by the Old Bakery (a prefabricated tin building, demolished in 1985).

Current uses reflect this historical mix: Church and gentry houses remain, albeit with some changes in function for the latter, Broadwindsor House, a former vicarage, now a residential home and The Old Manse reverting to ordinary domestic use. The Hayes has modern development in its former grounds and Manor Farm is purely residential in character. Two public houses and one shop are now residential and another shop has become the Church Centre. The Congregational Church has been converted to residential use, as have the adjacent Toll House and the Victorian School in High Street. There is a modern shop and Post Office in the southern part of High Street and a primary school on the Drimpton Road. The other major C20 facility is the building of the Comrades Hall, as a memorial and a village hall, on the west side of High Street. This was established in 1919, on glebe land, by members of The British Legion and was rebuilt as a village hall in 1968 and improved subsequently.

Building Types and Layouts

The village has a medieval Parish Church with west tower, nave and aisles, rebuilt chancel and added south porch and vestry. The former Congregational Church appears to be a single, one storey unit with entry at the side and an attached (Sunday) school; the known public houses are all c.1800 purpose-built structures that combine living accommodation (and, possibly, visitor rooms at The Old George) and are basically similar to houses of the period. The Old George (fig 2) has a rear entry passage at one side of its main entrance, originally giving access to stabling. Broadwindsor Stores (fig 2) has an early C19 shop front and the building appears to be purpose-built. Fourplace also seems to be a Victorian rebuild of an older



Fig 29. White Lion



Fig 30. The Bricks

plot, combining house and shop unit. The Old School House (fig 2) is an 1835 combination of a one-and-a-half storey unit and an attached single storey block. This may represent a division between infants and older pupils or, more probably, a schoolteacher's house and a classroom block.

Houses in the Conservation Area vary in age, plan and form and may be categorised:

- C16 and C17 vernacular gentry houses and smaller cottages: the Old Manse is a long two storey single pile unit with attached rear accommodation under a catslide roof, the front entrance is offset to one side of the front elevation; there are a number of smaller cottages, such as Hollis Hill Cottage, Rose Cottage, High Street (fig 2), The Bricks and Bampfylde Cottage, Drimpton Road that have common elements, such as offset main entrances, rear catslides to single pile plans and original stone mullioned windows mixed with later wooden casements; King Charles Cottage (fig 2) has a jointed cruck roof and later casement windows; Tudor House, in High Street, has vernacular elements-thatch and wooden casements - but has a symmetrical front;
- Late C18 and early C19 gentry houses, detached and of two storeys with cellars and/or attics, ranging from the symmetrical and double pile plan Old Vicarage, the symmetrical front with an attached range of The Hayes Farmhouse, to the designed informality of Broadwindsor House, 1838, U-plan, with varied combinations of bay windows, porch and gables; The Lodge has elements of polite architecture with some mysterious idiosyncrasies, such as a basement to School Lane, a small casement jammed above an elegant sash under the eaves and a seeming metal water tank on the roof, suggesting a combination of house and industrial use;
- C19 smaller houses with elements of conscious symmetry and planning, such as Rock and Cambridge Houses, characterised by sashes and central doorways, and the three former or current public houses; London House has the details of polite architecture but has irregularities in window sizes and the slightly offset position of the entrance (this may represent a rebuilding of an earlier structure or may be influenced by the proximity to the shop);
- Specialised buildings such as the barn adjacent to The Hayes Farmhouse (C18, hipped roof and entrance in gable end); a former malthouse, High Street House, associated with The Lodge (open shell within two storeys and a King-post roof); the Toll House in West Street, single storey, porched entry to the gable end and set close to the road edge); and The Tythe Barn nearby, a large stone barn with a central cart entrance, altered in its conversion to residential use.



Fig 30. Hayes Farmhouse



Fig 31. The Old Toll House

Key Listed Buildings and Structures

There are 29 Listed Building entries in the Conservation Area, all Grade II, apart from the Grade II* Parish Church. The key Listed Buildings are:

- The Parish Church of St John the Baptist, late C12 and C13 with a C15 west tower, drastically restored in 1868; important for the visual impact of the tower on many views and for its group value in The Square and Church Path;
- Broadwindsor House, former Vicarage of 1838, unspoilt large Tudor Revival house set in landscaped grounds;
- The Old Manor House (formerly known as The Vicarage), c.1800, brick front façade, some refined details; important in views across churchyard;
- Old School House, High Street, 1835 former school and school house, Tudor Revival; a fine quality group in an important position at a road junction;
- The Cross Keys, early C19 former public house; at an important position at the southern entry to the historic core;
- The Old George (fig 2), early C19 ashlar façade of some quality with sashes and yard entrance; key part of an important group around The Square;

- King Charles Cottage, C16/C17 core with jointed cruck roof; of historical and group value;
- The White Lion, early C19, part of The Square group;
- Broadwindsor Stores and London House, c.1800, former inn with cobbled yard and of earlier origin, good details to doorway and windows and a surviving early C19 shop front; part of The Square group;
- The Old Manse, West Street, early C17 large gentry house, altered but with good internal features and externally prominent in the western entry to the village.

Important Local Buildings

There are a number of buildings of group and townscape interest:

- West Hill House, with a Flemish Bond brick main block (probably C19, with replaced casements) and a stone rear wing with casements with wood lintels;
- The Oaks, The Common, off the south side of West Street, mid C19 stone and slate, casements, of group value;
- The Toll House, a long rubble and tile block with a narrow gable end to the road, with a thatched porch, probably early-mid C19 and of historical value;
- The Old Chapel, mid-late C19 brick with simple arched openings, of group value;
- Manor Farmhouse, mid C19 stone and slate, coped gables, replacement windows, of group value with converted barns;
- Two stone and slate buildings to the rear of The Lodge (hipped) and High Street House (gabled), altered but of some visual value and linked by stone walling;
- The Coach House, north of The Old Manor House, High Street, stone and slate, half-hipped to the road, loading door on first floor at gable end, of group value with Old Manor House, gate piers and gates; possibly Listed by virtue of being associated with the main house but worthy of separate note;
- The Linhay, West Street, later C19 rubble with brick dressings, cambered heads to openings, pantile roof and gabled porch canopy on iron brackets, group value;
- The Cottage, High Street, rubble and slate, replacement casements but with an interesting cast iron pump (fig 2) by front wall, of group value;
- A stone and slate house and shed behind The Old Manor House and The Old Schoolhouse, C19, difficult to see but of group value;
- Causeway Cottage, No. 2 Church Path, late C19-early C20 rubble and brick dressings, with glazing bars to top half of casements, of group value;
- North and South Cottages, Drimpton Road, dressed stone, coped gable ends, replacement casements, late C19, of some visual and townscape value as an entry feature into the Conservation Area;
- Nos. 1 and 2 West Street, late C19 gables and porches, much altered but of group value.

The boundary wall and gateway, with the gate, of the former workhouse, at Samford Lodge, are of social historical and visual value.

Buildings Groups

Good groups are: the central part of High Street, from The Cottage north to The Lodge on the west side, and from Rose Cottage, Tudor House, The Old Schoolhouse, to The Old Manor House on the east; The Square, including the White Lion,



Fig 32. The Coach House



Fig 33. The Linhay

Cambridge House, Broadwindsor Stores and London House, the entry into West Street as far as No. 3, White Shutters, the northern row from The House to The Old George, and the eastern side from Bampfyld Cottage to Nos. 1 and 2 Church Path, with the Parish Church and southern part of the graveyard behind.

Building Materials and Architectural Details

Broadwindsor lies within an area of varied geology, where there were available sources of both Upper Greensand chert and of Inferior Oolite limestone. The most important building stone is the Inferior Oolite of the Middle Jurassic, an iron-stained limestone with few fossils. Its rich orange colour and ease of working to dressed stone and ashlar has endowed the village with some distinctive and high quality buildings. The stone originated from over twenty quarries in the large Parish but Whetley Cross and Horn Park were the most notable. Within or adjacent to the village, Quarry Down, Hollis Hill, Common Water Lane and Folly Farm were other sources, as was Grange quarries in Burstock, to the west of the settlement. Ashlared stone is seen at the Parish Church, The Old George and Broadwindsor House and dressed stone is common in many other village buildings. These may have ashlar window and door lintels or quoining. There tends to be a hierarchy of stone quality according to the status of buildings: ashlar on the Church and gentry houses; dressed stone or squared rubble on cottages; and rubble on agricultural buildings and boundary walls. Features like gate piers are usually of ashlar. The Old George has an ashlar front façade and coursed rubble sides.

The chert is similar to flint in its hardness and intractability but tends to be lighter in colour (silvery grey or tan) and sugary, rather than glassy, in texture. It was quarried from pits on hills to the west of the village, such as Pilsdon Pen and Blackdown and from Blagdon Hill to the north. The chert cobs were either used as found or roughly split and shaped, to provide material for randomly coursed walling or for foundations. Good examples of the latter are seen as High Street House, the flanks of The Old George and The White Lion where the chert underlies Inferior Oolite elevations. Boundary walls along School Lane are of unsplit cobs.

Fuller's Earth clay has been used for brick making, in the later parts of the C19, with known brick and tile makers at Broadwindsor, Drimpton and Blackdown. Brick is rarely seen in whole elevations in the village, apart from at The Old Manor House, the former Congregational Church and West Hill House. The Old Manor House has stone quoins and rubble stone sidewalls. Brick is more commonly seen on C19 cottages and agricultural buildings in the form of lintels and quoins, in combination with stone rubble (The Linhay, Fourplace and Causeway Cottage, the latter being of yellow brick rather than the more usual red). The front elevation of The Old Manor has unfortunately been painted.

Roofs vary in form and materials, with a number of gabled terminations with stone coping and kneelers, hips and half-hips and a comparative absence of gables, apart from at the Tudor Revival Broadwindsor House and The Old Schoolhouse. Materials are tile, slate and C19 pantiles (e.g. King Charles House, Rose Cottage and The Linhay). Broadwindsor Stores has two courses of stone tiles at the eaves of its tiled roof. Thatch is surprisingly rare, with only a couple of examples, such as Tudor House. Details are simple and rounded, with flush ridges and subtle eyebrows over first floor windows. Chimneys seem to be commonly of brick, straightforward and unadorned, apart from simple horizontal banding or oversailing courses towards the top. The Old Manse and The Old Manor House have stone examples with moulded cornices.

Windows range from C17 - early C18 hollow-chamfered stone mullions at The Bricks, Drimpton Road, horizontally hung wooden casements with varying numbers of glazing bars or leaded lights (sometimes a modern alteration, seen at The Old



Fig 34. Thatch at Tudor House



Fig 35. Windows at Belmont & No 1 Fore Place

Manse). Opening lights are occasionally of iron. Lintels vary from stone, wood and brick. C19 brick types often are in the form of cambered arches. High Street House, a former storehouse, has stone arches on the ground floor and wood lintels on the first. Tudor Revival C19 buildings take up the mullion and drip mould vocabulary, as seen at The Old Schoolhouse and Broadwindsor House. Late C18 and C19 larger houses have vertically sliding sash windows, with 6 over 6 or 8 over 8 panes (consistent with Netherbury), the glazing bars of thin section, particularly in later examples. Victorian sashes tend to have fewer bars or just two large sheets of glazing above and below the central meeting rail, although there was a late C19 fashion for plain bottom halves and multi-paned tops, seen at Causeway Cottage. Sash windows have stone lintels, with or without central raised keystones or, at The Old Manor House, rubbed and gauged brickwork over. Here, also, there are tripartite sashes on the front elevation. There are late C19 examples of this type at Four Place. Shop fronts survive in The Square with fine early C19 twin canted units either side of a central door at Broadwindsor Stores, a square bay and cornice board at Fourplace, and a smaller five light example at The House.

A variety of porches and canopies are evident, ranging from solid stone or rendered types with slate or tile roofs to bracketed flat and gabled canopies. London House is a good example of a flat canopy and Cambridge House, nearby, has a decorative, Victorian gable with frilly bargeboards. Thatched canopies may be old features but are often C20 replacements or additions. Doors may be of vertical planks, with expressed or studded muntins or plain, with or without glazed openings; six panelled C18 and early C19, usually without glazing but often with rectangular, segmental or semi-circular fanlights over (The Old Manor House has a semi-circular type and The White Lion a segmental version).

Boundary walls are usually of uncoursed rubble, with chamfered or flat copings. Gate piers are of better quality stone, with plain flat pyramidal caps at The Lodge, more elaborate mouldings at The Old Manor House (where there are also inward-turning walls of convex plan), and Gothic Revival coped gables at the several churchyard entrances. Wrought and cast iron gates and railings are a feature of the village, with spears and urns at The Lodge and along the High Street and northern boundaries of the churchyard; solid spears at the top of Church Path; a fretted Gothic Revival screen guarding the Church porch (fig 2); a rich composition of scrolls on the gate to The Lodge; a seemingly recycled portion of a balcony at The Music House (fig 2); a redundant sign bracket on The Old George; two boot scrapers by the Church porch (fig 2); and an elaborate wrought iron lamp overthrow at the rear of the White Lion. The Hayes and Hayes Cottage have square-sectioned, thin railings with shorter dog-bars. Samford Lodge has the gate to the workhouse preserved in its boundary wall.

The village has several remnants of older paving, with lias setts inside the yard entrance to The Old George and chert cobs in front of the White Lion and several other buildings in The Square.

There are also a number of small details: the King Charles plaque in The Square; a milestone in West Street, near The Old Manse; iron pumps in front of The Cottage (fig 2) and by Bernard's Place; and several DCC wooden finger posts, with or without a circular finial, notably near The Cross Keys and in The Square.

Parks, Gardens and Trees

The important green spaces are the parkland-like grounds of Broadwindsor House, seen fleetingly from the B3163 and more fully from Common Water Lane; on the western side, the fields between Yarnbarton and Hursey Farm and between Truethams and Hursey Common; the allotments on the edge of the Conservation Area, on the east side of Drimpton Road; and the field north of the Church, east of Little Hayes. Within the Conservation Area, the green space of the churchyard,



Fig 36. King Charles Cottage & plaque



Fig 37. Fields visible from West St

Bernards' Place village green and play area (named in remembrance of a son and nephew who were casualties of the Great War) and the trees and shrubs of larger gardens, such as those of Broadwindsor House, The Old Manor House, The Old Manse and The Lodge are all valuable amenity and visual assets. Other smaller, cottage, gardens on High and West Streets also add to the enjoyment of the village. The Square is devoid of greenery, apart from the nearby play area hedge, and lacks any real enhancement, traffic signs, road markings and indifferent surfacing dominating.

Trees are important as attractive features in their own shape, size, texture and colours contrasting with the buildings. There are a number of Tree Preservation Orders (TPOs) in the village, at the Common Hill entry; behind the White Lion and in the grounds of Island House and The Lodge; north of The Old Manor House on the entry into Common Water Lane; individual trees on The Old Manor House/Old Schoolhouse boundary and west of Little Hayes; and a large designation around Broadwindsor House. Other valuable trees and large hedgerows are apparent in front of Rock House; on both sides of Back Lane; a large belt running down the lane from Hursey Farm, across Common Hill to Hursey Common; along the watercourse; on the north side of Common Water Lane; up Hollis Hill; behind The Hayes and the allotments on Drimpton Road; and between the properties on the north side of West Street and the school playing field.



Fig 38. Trees near Bernards' Place

Detrimental features

There are a number of problems in the Conservation Area:

- A rather bleak southern gateway, at the junction with the B3162 and B3163, with very visible modern houses and a large space that could be enhanced with tree planting;
- The generally indeterminate space within The Square, dominated by signs and the accoutrements of the one-way system; there is potential for the introduction of better surfacing materials; the current scheme to provide a footpath along Drimpton Road to the School may result in some improvements;
- Wires and posts along West Street and The Square;
- The visual impact of the Comrades Hall and its bare car park; again, a firmer boundary and planting would be helpful but may be impossible because of lack of space and the fragility of the boundary retaining wall;
- The poor condition of the listed barn adjacent to Hayes Cottage;
- The introduction of uPVC windows and doors on a number of unlisted buildings of some individual and group value that, by not following traditional detailing and proportions, detract from the interest of the buildings;
- Examples of unsympathetic alteration and repair to buildings, notably the window detailing to the Craft Centre on the edge of the Conservation Area and the use of hard cement for repointing on some High Street properties.

Definition of the special interest of the Conservation Area

The particular qualities of the whole Conservation Area are:

- An attractive wider setting, within the Dorset AONB, with low rounded hills around the village, higher hills dominating longer views, undulating terrain and small woods and hedgerows;
- Important individual trees and tree groups within the village, particularly at the western and eastern entries;
- A reasonably intact historic plan focused on The Square and raised churchyard;
- 29 Listed Buildings, including a Grade II* medieval Parish Church, several large gentry houses, a former Victorian school, vernacular cottages and early C19 examples of polite architecture;
- Thirteen unlisted buildings of character and quality and/or of group and townscape value, including the former Nonconformist chapel, Toll House, C19 cottages and former farm buildings;
- Several coherent groups of good quality buildings, linked by stone walls, hedges and trees;
- Attractive details, such as distinctive local building materials (chert and Inferior Oolite), stone walls, shop fronts, cast iron railings and gates and signposts.

Community Involvement

The local community, Parish Councils, district councillors and statutory authorities were consulted on the appraisal during July – August 2007. Comments received helped finalize the appraisal which was adopted by the district council in December 2007.

Review of the Conservation Area Boundary

In previous Conservation Area Appraisals, boundary reviews have rarely been undertaken, unless there are obvious anomalies or other compelling reasons to consider extensions or other variations. The boundaries in both villages seem to be logical and there are no apparent major anomalies.

General Condition

The villages are characterised by a general good condition of the building stock, boundaries and the public realm. There are two Listed Buildings seemingly at risk and several other Important local buildings in poor condition.

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, road space with amenity value & use).	Identify opportunities to enhance & consider traffic management	DCC (Highway Authority), WDDC	Parish Councils
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 planting schemes through availability of Countryside & Conservation Grant	WDDC	DCC, Parish Councils
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 and local heritage projects	WDDC, DCC	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;
- 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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