



Moreton Conservation Area

Appraisal document



Public consultation draft

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1. Introduction

1.1 Background

This appraisal has been prepared for Moreton Conservation Area which was designated on 24th November 1982

Conservation areas are defined as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Conservation areas are designated to cover the streets and places in our towns and villages that are considered ‘special’ and to thereby warrant greater protection. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality. The purpose of this appraisal is to provide an in depth analysis of character in order to assist the planning process.

1.2 Planning policy framework

Conservation areas are designated by local authorities in fulfillment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. The National Planning Policy Framework (NPPF) provides policy guidance related to their management within the planning system. At District level, policies within the Purbeck Local Plan Part 1 are also relevant, and are supported by the District Design Guide Supplementary Planning Document.

1.3 Development within a conservation area

Restrictions apply to the types of work you can carry out to properties within conservation areas. To find out more about these see guidance on the Council’s website www.dorsetforyou.com. Where you are considering undertaking works within a conservation area that require planning permission and/or consents, the Council will be happy to provide you with pre-application advice. A charge is made for this service. See the Council’s website for details.

New development should conserve or enhance the architectural or historic character or appearance of conservation areas. You should use this character appraisal to assist you in formulating appropriate designs for new development, and in making sensitive alterations to existing properties.

1.4 Preparation and survey limitations

This document was formally adopted by Purbeck District Council on *****

When you are reading or using this document it is important to note that its contents are not comprehensive. For instance, some aspects of the survey information are limited to areas which can be reasonably recorded from the public highway and other accessible land. You should not take failure to mention a particular element or detail to mean that it is of no importance, and thus of no relevance in the Council's assessment of planning applications.

1.5 Community involvement

In line with the Council's Statement of Community Involvement a six week period of consultation has been arranged. This will involve a formal consultation on the draft boundary proposals and appraisal between 3rd March and 6th April 2014. Consultation materials will be available online and at Westport House. A leaflet will be posted to every property affected and details presented to the Parish Council. The consultation will be advertised through local media and Council channels. Consultation responses will be taken into account in preparation of the final version of this document.

2. Summary of special interest

The object of the following paragraphs is to provide a brief (not exhaustive) summary of the reasons for designation of the conservation area. A more detailed introduction to and analysis of historic and architectural character and appearance will follow in subsequent sections.

2.1 Special historic interest

The conservation area retains the character of a small estate village, the principal components of which are of eighteenth century date. Continuity of ownership since the medieval period adds historic depth. Association of the village with important historic figures and events including James Frampton, prosecutor of the Tolpuddle Martyrs, Lawrence of Arabia, and World War II, provide further historic and social interest.



FIG. 1: *Moreton House c.1774. From the first edition of Hutchins. Compare with the view in FIG. 3, which shows little change. Whilst some artistic license must be allowed for, details such as the subdivision of the parkland with post and rail fencing and the generally open (heathland?) backdrop are of some interest in understanding past landscape character and management.*

2.2 Special architectural interest

The conservation area contains a relatively high proportion of listed buildings and structures, with one each at Grades I and II* (Moreton House, and the parish church). The middle-second half of the eighteenth century is well represented by buildings of varied type and class, whose construction makes use of a range of materials sourced from the broader locality. Works of the twentieth century artists Laurence Whistler and Eric Kennington add interest.

3. Conservation area site and situation

3.1 Location and setting

Moreton stands on the River Frome, in open countryside eight miles east of Dorchester. The surrounding landscape comprises farmland, woodland and heath, within which there are scattered cottages. The outer parts of Moreton Park play a particularly important role in the setting of the conservation area.

3.2 Socio-economic profile

The manor of Moreton has been in the hands of the Frampton family since the fourteenth century. Most of the land and the properties within the conservation area are let to tenants by the Moreton Estate. Rental values cover a wide range. In common with other villages, the twentieth century saw closure of the school and the post office, and whilst the church remains available for ceremonies, it no longer hosts regular services. The crossing over the Frome, the parish church and burial ground are all however well visited attractions, and help to sustain a tea rooms established in the old school. A thriving equestrian centre also operates within the village, and Moreton Gardens (formerly the kitchen gardens and most recently a nursery) is used as a venue for private functions. Therefore whilst a sense of decline affects some aspects of the character of the conservation area, this is balanced by vibrancy in others.

4. History of development

Prehistoric

It has been suggested by Taylor in his book *Making of the English Landscape*, that the rising ground upon which the parish church is built may be a prehistoric burial mound (barrow). Whilst it was not uncommon for churches to be established in sites of pre-existing significance, the theory remains speculative in Moreton's case.

Medieval

The name of the village probably makes reference to the landscape within which it was established, meaning roughly 'farmstead in moorland or marshy ground'. Located adjacent to the Frome and former heathlands, both meanings could apply to the village. The Domesday Book of 1086 records the presence of a mill and 30 acres of meadowland, highlighting the economic value of the riverside location. The location of the mill is unclear, though if not otherwise created to serve an ornamental purpose, the Broad could perhaps have supplied a head of water. It is not known when a church was first built in the village, though Hutchins (1774 edition) speculated that the predecessor of the current building had been constructed in 1410. The base of the medieval font stands in the church yard, and was at one time adapted for use as a sun dial.

Sixteenth and seventeenth centuries

It is thought that No. 4 The Street has seventeenth century origins, though the rest of the row has been dated to the eighteenth and early nineteenth centuries.

Eighteenth century

The character of the conservation area owes much to developments undertaken during the mid-late eighteenth century. Many of the most socially significant buildings within the village were constructed at this time. Moreton House was built to replace a house of c.1582 from 1742-45, with the east front added in 1779. Hutchins (1774 edition) records the eighteenth century house as having been constructed upon "almost the same spot" as the sixteenth century building, which had itself replaced an earlier house. Minor elements of the 1582 house are incorporated into the service wing of its eighteenth century replacement.

Amongst the other socially important buildings within the village, Glebe House, the former rectory, is dated 1750. The Manor House, which was built in 1772, and formerly known as Moreton Farm, historically functioned as the estate's 'home farm', managing land directly on behalf of the landlord. The parish church was rebuilt in 1776, and prominently displays the initials and badges of its benefactor, James Frampton. The building originally incorporated stained glass window panels taken from its predecessor.

The landscape around Moreton House was designed to provide a then fashionable parkland setting, which the shading on old ordnance survey maps suggests was more extensive than at present (see FIG. 2). Both these and the

earlier 1839 title map however show a fenced area to the south of the house which corresponds exactly to that currently maintained as parkland. This suggests that differential management of the landscape setting of Moreton House is a long established feature, albeit highlighted today by use of the 'outer' park for arable farming, and loss of most of the parkland trees recorded on old maps from this area. The lack of hedgerows either side of the road through the park is consistent with the generally unenclosed character of parkland, and therefore likely to be a historic feature. Hedges have however become established along some of the 1839 fence lines, including that which forms the south eastern boundary of the conservation area. There remains evidence of ornamental and boundary tree planting along the old east and western boundaries of the park, and either side of 'Dairy Walk' which links Moreton House with Moreton Dairy (see FIG. 2 below). The obelisk erected on Fir Hill to the south of the conservation area in 1783-6, remains a notable feature that connects the house to its broader setting.

Walled kitchen gardens, nursery and 'upper and lower gardens' were established to the west, and somewhat detached from the house, avoiding intrusion on the parkland setting. The current ornamental use of the waterway which flows through them appears to be a long established feature.



FIG. 2: *Map of the 1890s showing Moreton Park. The inner park, which is included within the conservation area, is clearly demarkated*

The mid-eighteenth century saw road building across the county, many new or formalised routes characterised by their straightness, particularly where laid over heathland. These included the route over Moreton Common (now known as Station Road) in 1751, and over the heaths from Moreton to Turnerspuddle in 1754. The same period saw the beginnings of enclosure of heath and common land to the west of the village, and notably included establishment of the loose cluster of cottages at The Common.



FIG. 3: *Moreton House and the parish church. Key elements of the eighteenth century development of the village.*

Nineteenth century

Around 1800 a classically styled gate was commissioned to provide an entrance to the kitchen gardens (see FIG. 4 below). This survives in a much reconstructed form as the entrance to the new cemetery, and is one of the more eye catching structures in the conservation area. The extent of heathland within the broader setting of the village continued to be reduced in area through enclosure, and improvement for agricultural use and plantations. The 1839 tithe map shows that at that time, and probably only for a very short period after, a finger of Moreton Heath still extended to fill the gap between Station Road and the lane to Redbridge. This was subsequently occupied by Manor Farm (FIG. 15) and the Kennels. The school (FIG. 14) was present by this time, though its fabric (exposed internally by the hacking of plaster from the walls) shows clear signs of extensive modification since construction. In 1841 the church was enlarged through addition of the north aisle, and the Bakery House and old post office are also likely to date to a similar period.



FIG. 4: *Classically styled gate to the new cemetery. Originally constructed c.1800 as entrance to the kitchen garden, and moved here c.1950. The modern brick walls either side incorporate panels taken from the obelisk on Fir Hill to the south of the conservation area.*

Twentieth – twenty-first centuries

Truncation of The Street, which originally served as the main access to Glebe Farm, appears to have occurred early in the century. The same period also saw loss of the building which stood within the current 'green' on the south side of The Street.

The burial ground appears to have been established between the wars, with the first burials here dated to the 1930s. Two features distinguish the site: the gate (see FIG. 4 above), which was relocated here around 1950, and the grave of T.E. Lawrence ('Lawrence of Arabia'), whose memorial was carved by his friend, war artist and sculptor Eric Kennington (see FIG. 5 below).



FIG. 5: *Twentieth century interest. Left: gravestone of T.E. Lawrence. Carving by Eric Kennington. Right: World War II pill box overlooking the Frome crossing.*

During the Second World War the river crossing formed part of the Maiden Newton – Poole Harbour 'stop line'. This was designed in 1940 as a secondary defensive line following the Frome valley. Its function was to help repel or hinder a possible German invasion in the event that coastal defences were overrun. The partially overgrown concrete pill box on the north side of the ford (see FIG. 5 above) is one of a number of surviving fortifications of the line installed at the time. Whilst the pill box never saw action, the parish church was damaged by a stray German bomb which destroyed the north aisle and blew out the stained glass windows. The latter were replaced over an extended period by engraved glass panels produced by the artist Sir Laurence Whistler.

Twentieth century buildings generally lack architectural interest and sensitivity. Contributions include Paddock House, Little Glebe and the 'urban' terrace incorporating Teal and Mallard House in The Street. More recently land at The Manor (previously Moreton Farm) has been developed to serve equestrian use, and a large stable complex constructed.

5. Townscape analysis

5.1 Village structure

Most buildings fall within a roughly square 'block', the northern side of which is formed by The Street, the southern and eastern sides Station Road, and west side the access track to Glebe Farm. All four sides historically connected, though The Street now ends abruptly (see FIG. 6 below). In terms of movement, the junction overlooked by the old school provides the key nodal point, however the village otherwise lacks any obvious 'centre' given the fragmented nature of development and street layout, and separation of elements such as the church from the main area of settlement.

With the exception of the Kennels, the majority of historic buildings within view of the highway face it. In the Street, the arrangement of Teal House and Mallard House is strikingly at odds with this general pattern, though their position overlooking open space does provide this with a village green-like character (even if not managed as such).



FIG. 6: *The Street. The road curves gently, ending abruptly with a row of plastic barrels and otherwise fizzling out into open space. The road historically continued to Glebe Farm. Note the attractive tree, one of many in the conservation area.*

5.2 Building density

Buildings are loosely dispersed throughout the conservation area, with the main concentration along The Street. Even here gaps of varying width separate buildings, and density is generally very low. Whilst a few buildings along The Street directly front the highway, or have a narrow enclosed frontage strip, the majority of buildings within the conservation area stand within substantial enclosed plots. A number of such buildings, including Glebe House, the Manor House and Hedera, are hidden from view, and others partly so.

5.3 Building height

A few one and a half storey cottages occur along The Street, whilst the former gardener's cottage in the grounds of Glebe House, has a single storey. However the majority of residential buildings within the conservation area stand at two storeys. Moreton House, Glebe House and the Manor House all have additional attic rooms lit by dormers.

5.4 Plan form and massing

There are clear similarities in the forms of the broadly contemporaneous Manor House, Glebe House and Moreton House (see FIGs. 3 and 11), all of which are arranged on a robust square plan which lends a bulky appearance. Most other historic buildings within the conservation area have (or in the case of Manor Farm – FIG. 15 – originally had) a rectangular plan form, with broad front and shallow depth. This provides some with a linear character, with impressions of general mass significantly influenced by height. Here the modest appearance of 2-5 The Street contrasts markedly with that of the more substantial terrace recently constructed to the west.

5.5 Edges and enclosure

There is no overriding pattern of enclosure or boundary type within the conservation area. For properties set back within larger plots hedges represent the most common, and least formal boundary type, though high brick walls make the strongest impression upon character. These play a traditional role in enclosing the former kitchen gardens. The attached former head gardener's cottage and outbuildings are visible along Station Road. Octagonal gazebos are built into the walls on the south eastern and south western corners of the garden. Prominent brick walls of a similar height enclose both sides of the road between the old school and the fork in the road to Hurst, the walls here marking the boundaries of Glebe House and Moreton Gardens. Walls elsewhere serve a more ornamental or retaining function, as seen in the very low banded brick and flint wall runs along the front of the open green in The Street, and the stone walls of the churchyard and school house.

Timber post and rail fencing historically played a role in providing enclosure, and helping to subdivide the open landscape of Moreton Park. Fencing of this type is clearly shown on the print of Moreton House from the 1774 edition of Hutchin's (see FIG. 1), and was extensively detailed 65 years later on the 1839 tithe map. Wrought iron estate fencing may have succeeded timber during the nineteenth century, intact sections of which are visible around the churchyard, and to the front and side of the old school and school house (where partially set between concrete posts). More fragmentary remains are hidden in hedges and undergrowth seen adjacent to the turning into Moreton Gardens, and elsewhere

adjacent to Garden Cottage. Latterly, boundaries within the park have been demarcated with post and wire fencing, which has become overgrown with brambles and scrub along the road, and appears obtrusive where run alongside the churchyard railings.

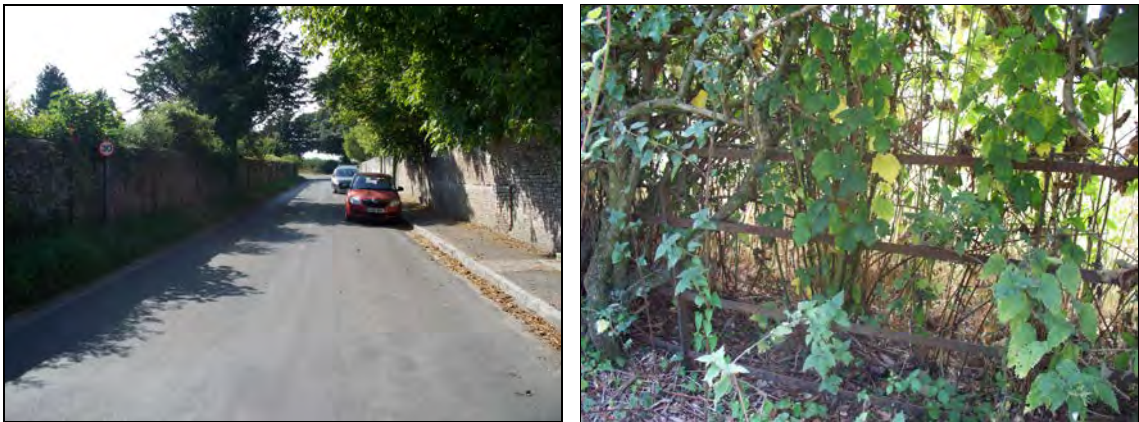


FIG. 7: *Enclosure. Left: the funnelled view along Station Road between the high brick walls of Moreton Gardens and the Glebe House. Right: estate railings partly hidden by a hedge.*

5.6 Visual qualities

A particular highlight of the conservation area is the ford across a remarkably broad, but shallow section of the Frome, crossed by a long narrow footbridge. Reflections in the river surface add to the quality of the scene (FIG. 8 below).



FIG. 8: *The ford and footbridge on the Frome. The pill box shown in FIG. 5 stands on the bank in the undergrowth to the left of shot.*

One of the most interesting views within the conservation area is that of Moreton House from the churchyard (see FIG. 3), a scene which has changed little since the eighteenth century. Glimpses of the house are otherwise allowed from various points along the road passing through the park. Notable views out of the conservation area include that of the obelisk on Fir Hill across the outer parts of Moreton Park. This vista was created during the 1780s to commemorate the life of James Frampton.

5.7 Landscape: trees and green spaces

The nineteenth century saw a significant increase in the amount of forestry within the setting of the conservation area, as previously open heathland and common were enclosed, and plantations were established. Trees and woodland now play an important role in forming a backdrop to the village, lining some of the roads into it, and cloaking the river banks. Woodland here merges with planting in the grounds of Moreton House. Trees including oak, ash, chestnut and pine help to characterise the immediate parkland setting to the south and west of Moreton House (see FIG. 9 below). Some of these trees are of considerable age and height, and include some that are evidently dead. Old maps show that trees also occurred to a lesser extent within the outer park in the past (see FIG. 2), though many have since been lost. More ornamental tree planting is visible within Moreton Gardens, and this helps to provide a canopy over the road entering the village from south. Notable trees occurring outside the groups noted above include the large holm oaks and beech trees at the entrance to Glebe House which stand prominently at the fork of Station and Hurst Roads, and a rugged pine which provides an attractive back drop to the gravestone of TE Lawrence (see FIG. 9 below).



FIG. 9: *Notable trees. Left: pine tree standing behind the gravestone of TE Lawrence. Right: mature oak and standing dead wood in Moreton Park.*

5.8 Public realm

Groundscape

A tarmac pavement exists to the front of the Glebe House, but pavements are otherwise absent from the conservation area. The original purpose of this pavement is unclear, though it currently serves as a convenient drop off point.

Street furniture

A red K6 telephone kiosk stands adjacent to the old post office. This is a 'jubilee' model of 1935 design, apparently installed in 1958. Whilst the village does not have a free standing posting box, an interesting George V (1910-36) box with enamel sign is built into the wall of the old post office (see FIG. 10 below). A finger post stands adjacent to the old school, the top and possibly the centre post of which appears to be original (early twentieth century), though the fingers themselves have been replaced.



FIG. 10: Letter box and telephone kiosk. Archetypal twentieth century street furniture. The enamel plaque lends interest to the post box, whilst the kiosk would benefit from renovation which might in turn encourage its use.

Lighting and wiring

Consistent with its rural character, the conservation area contains no street lighting. Overhead wires are quite prominent along The Street and Station Road where they clutter views.

Public space

The conservation area is dominated by large private spaces. Aside from the highway and pavement, formal public space is limited to burial grounds. Of these, even the churchyard to some extent merges with the parkland of Moreton House beyond, given the use of estate railings and kissing gate which formerly allowed direct access to the grounds. The river crossing has become an informal public space of sorts, as in good weather visitors to the spot sometimes picnic on the banks, or bring dogs and children to paddle.

6. Building style and details

6.1 Architectural style

The majority of properties within the conservation area either show clear application of an architectural style, or evidence of formal design. This is probably explained by the relatively small number of ‘cottages’ within the village itself. Nos. 2-5 The Street collectively show irregularities in composition and materials typical of ‘vernacular’ construction (i.e. construction according to tradition), albeit this is partly due the fact that buildings within the row are of different dates. Later cottages have a far more regular composition and are generally larger. The estate’s building programme of the mid-late eighteenth century has endowed the village with several good examples of late Georgian country house architecture, and in the church, an outstanding example of early Gothic revival. Modest classical influence is evident in the west front of Moreton House, whose pediment above a projecting central bay brings interest to the elevation (see FIG. 3). More bold and surprising however is the classically styled gate positioned outside the new cemetery (see FIG. 4). This contrasts markedly in style with other structures in the conservation area, though shares an affinity with the obelisk on the south side of Moreton Park. There is a notable similarity in style and detailing between the old school and Garden Cottage (see FIG. 14).



FIG. 11: *Style and status. Left: the Manor House. Right: Manor Farm Cottages. Both properties have a formal composition, though aside from differences in their plan form and size, fixtures and materials help to differentiate status.*

6.2 Walls

Stone

The extensive use of Portland stone in buildings is a feature of Moreton, though is unusual in Purbeck. This probably reflects a combination of the geographic position of the estate, and eighteenth century fashion. Portland stone is seen at its best in Moreton House and the parish church, which both make use of finely jointed ashlar (straight edged) blocks. The finish is also used at the Manor

House, whilst in southern wing of Manor Farm it contrasts with the rubble construction of the original building. Historic use of stone rubble also occurs at Hedera and The Kennels, though the latter is entirely hidden from view by vegetation.

Brick

Brick is the most common building material within the conservation area. Various brickworks would have operated on the estate during the eighteenth and nineteenth centuries, and are likely to have provided the bricks used within the conservation area. Amongst these, a brick kiln is known to have existed in Oker's Wood in 1770, and brickworks were established in Briantspuddle and at Blackhill in Turnerspuddle during the nineteenth century. Whilst the village itself lies entirely upon deposits of the Poole Formation, all the above brickworks made use of Reading clay. Around much of the conservation area brick has been obscured by heavy lichen growth (see FIG. 16), but where visible the colour tends to vary between medium red and purple, often with dark blotches visible within the brick (see FIG. 12 below). The latter are a typical feature of Reading clay bricks, whilst variations in the colour and quality relate to conditions during firing.

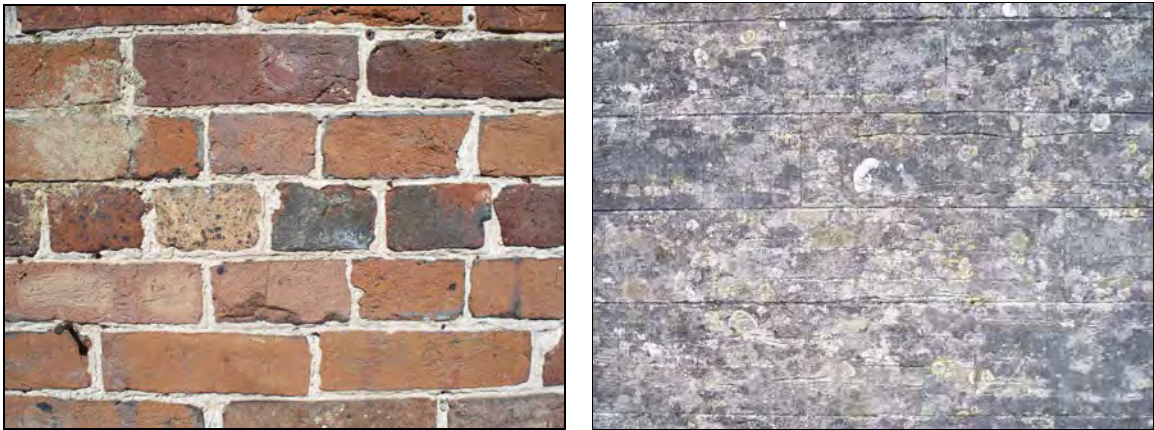


FIG. 12: *Typical building materials. Left: brick. Note the variations in the tone of red reflecting variable conditions during firing. Right: finely jointed blocks of Portland stone (termed 'ashlar').*

Cob

Nos. 1 and 2-5 The Street are substantially constructed from cob. Use here reflects the important role played by cob in eighteenth century and earlier cottage construction in the locality.

6.3 Roofs

Roof forms

Due to the roadside positions of the new cemetery gate, old school and Garden Cottage (see FIGs. 4 and 14), simple pitched roofs are particularly noticeable

driving through the village. Hipped and half hipped roof forms are however the most frequent within the conservation area. These are used in conjunction with all the principle roofing materials. Amongst the most interesting, though least visible roof forms are those of Moreton House, The Manor House and Glebe House. Though appearing simply hipped from ground level, a more complex series of inner roof slopes which drain into valleys is visible from above. The octagonal roofs of gazebos in Moreton Gardens are again of interest, but not open to general view.

Roofing materials

Amongst eighteenth century buildings there is a general correlation between the type of materials used, and the class of building. Stone tiles are used on the church and mansion, clay tiles on the former rectory (Glebe House) and home farm (Manor House), and thatch on cottages both large and small.

Use of stone tiles on Moreton House and the parish church follows the pattern generally seen in parts of Purbeck that lie at a distance from the quarries. This normally sees stone roof tiles reserved for prestige buildings. Even on Moreton House however, stone is only used to dress the outer roof slopes, with the inner slopes covered with clay tiles.

Use of plain clay tiles with stone tile eaves course is seen at the roughly contemporary Glebe House, Manor House and buildings associated with the latter (see detail in FIG. 11). Whilst serving the practical function of helping the roof to shed water, particularly where gutters were absent, this also appears to have been a fashionable roof treatment within the broader area during the second half of the eighteenth century (e.g. frequent in Wareham which was extensively rebuilt at this time).

Use of materials on nineteenth century properties appears to be more mixed, with clay tiles and slate increasingly in general use. This mixed pattern continues to the present and includes thatch.



FIG. 13: *Thatched roofs of Nos. 2-5 The Street.*

Thatched roofing is a feature of estate cottages along The Street and is a common roof covering for cottages in the broader area. Wheat straw appears to have been traditionally used in the vicinity. Historic properties within the conservation area have been finished with traditional flush ridges, though the ornamental block ridge of modern Yew Tree Cottage is at odds.

Chimneys

With the exception of the Manor House and Moreton House which each have stacks constructed of stone ashlar, chimney stacks are generally brick built and simply detailed. A variety of terracotta and buff pots is used.

6.4 Windows and doors

As a high proportion of properties within the conservation area are listed, they either retain original, or other traditionally constructed windows and doors. Installation of plastic windows and doors commonly harms the character and appearance of conservation areas, and has compromised certain elevations of Manor Farm.

As is frequently the case, window type tends to vary according to the status and style of the historic buildings concerned. Vertically sliding timber sash windows occur within those buildings in the village of higher status, whilst casements in either steel or timber, occur in those of lower status. The latticework casements of the old school and Garden Cottage are a notable feature of these two stylistically similar buildings (see FIG. 14).



FIG. 14: *The old school and Garden Cottage. These two stylistically similar buildings are the most noticeable to drivers passing through the village due to their roadside positions. Note similarities in form materials and details including pitched roofs, lattice casements and arch designs.*

Pitched roof dormers are a specific architectural feature in the design of Moreton House, the Manor House and Glebe House, but are not otherwise noted within the conservation area.

Simple segmental brick arches are a repeated feature of brick built cottages, and are embellished with a raised keystone design at the old school, Garden Cottage and used on one of the windows of Bakery House. In common with the church, the windows of Manor Farm (FIG. 15) carry hood moulds which add visual interest.

Small open fronted porches with pitched roofs are a repeated feature around the conservation area. These are generally constructed from brick or timber or a combination of the two.

6.5 Important unlisted buildings and structures

Unlisted buildings and structures which make a 'positive' contribution to the historic or architectural character or appearance of the conservation area are detailed on Map 2. Alongside listed buildings, these should form a focus for conservation, and where applicable, may provide inspiration for new development. Key examples are provided below.

- *Norcon Pillbox Type CP/6/40/111*: a cylindrical non-reinforced concrete pipe pillbox with six loopholes, fitted with a concrete sectioned roof with brick finish. Installed on the north side of the ford and partly obscured by vegetation (see FIG. 5).
- *Manor Farm*: An attractive farmhouse which appears to have been built in two phases during the nineteenth century on land that was previously part of Moreton Heath (see FIG. 15 below).



FIG. 15: *Manor Farm. The original house is the range to the right, and probably dates to the early nineteenth century. The range to the left and centre is a large extension probably added later that century. The quality of construction and retention of many original windows is notable. Reflecting the different dates of the two parts of the property, the windows on the older range have exposed sash boxes, whilst those on the later range are recessed.*

7. Ecology and biodiversity

It is easy to overlook the contribution made by wildlife to the character of a Conservation Area in terms of sights, sounds and smells. Moreton conservation area is particularly rich in different habitat types. These include woodland containing some dead trees, scrub dominated by berry rich brambles, rough grassland, and waterways with marshy margins. Substantial garden spaces also provide variety for wildlife within the conservation area, whilst former agricultural buildings provide important nesting places for swallows and other birds. At various points the sound of running water is noticeable, and numerous fish can usually be seen in the Frome.

The visual character of the conservation area is considerably softened by growth of lichens (see FIGs. 12 and 16) which in places entirely covers brick surfaces.



FIG. 16: *Lichen on brickwork along Station Road.*

8. Issues and opportunities

8.1 Problem areas

The attachment of satellite dishes to the front or road facing elevations of properties within the conservation area is a recurrent problem. Properties affected include several listed buildings, where listed building consent would normally be required to install a dish. In both these and most other cases, planning permission would normally also be required. The dishes clutter and spoil the appearance of the properties affected, and the contribution they make to the visual character of the conservation area.

8.2 Evaluation of condition

There is an air of slow decline along The Street, many buildings here appearing to be in need of maintenance. Thatch on the roofs of Nos. 2-5 (see FIG. 13) appears heavily worn, and the walls and paintwork of a number of properties along with that of the telephone kiosk, show signs of damage and deterioration. The pill box is in generally good condition though is partially covered with ivy. If left unchecked ivy growth is likely to cause some damage to the brickwork. Buildings elsewhere, where visible, appear to be in generally good repair, though the parish church is missing the arm of its sun dial.

8.3 Buildings at risk

Listed buildings and structures are termed 'at risk' where aspects of their condition, use or context threaten those features which provide special historic or architectural interest. In Moreton Conservation Area none of the accessible or visible listed buildings appears to be at risk. As noted above however, Nos 2-5 The Street and the telephone kiosk, do not appear to be in optimum condition. Railings around the churchyard would benefit from protective repainting.

8.4 Threats, pressures, challenges

There is pressure from BT to remove the telephone service from the kiosk in the village. The kiosk itself cannot be removed however, as it is listed.

9. Recommendations

9.1 Boundary amendment

No changes to the boundary of the conservation area are proposed. It is worth noting that inclusion of the outer portions of Moreton Park including the obelisk was considered at the time of the original designation, but was turned down by the Council. The outer portions Moreton Park nonetheless remain important in the broader setting of the conservation area.

9.2 Management and enhancement

The character and appearance of the conservation area can be preserved and enhanced by the efforts of all who have an interest in the land and property within it. Maintaining those buildings, structures and aspects of which make a 'positive' contribution to the special architectural or historic character or appearance of the conservation area (see Map 2) should be a key priority. On the other hand, buildings, structures and aspects which have marked 'negative' impact upon the character or appearance of the conservation area (see Map 2) provide a focus for positive change. Buildings marked 'neutral' on Map 2 are a diverse and harmless group which lack importance. Whilst improvements or change here may deliver benefits, these are unlikely to be as significant as for those marked negative. Use of this appraisal to inform the design and assessment of planning proposals helps to ensure that conservation objectives are achieved through the planning process.

The list below provides a summary of potential areas for action, implementation of which will depend upon opportunity, priorities and funding, and may involve or be achieved by a range of different stakeholders.

Satellite dishes: Where satellite dishes have been attached to the front elevations of properties without the appropriate consents (i.e. listed building consent, and/or planning permission), it would be beneficial to seek their removal/repositioning in less visually obtrusive locations.

Overhead wires: Wires and poles are noticeable around the conservation area, and in particular in views along The Street (see FIG. 6) and Station Road (see FIG. 14). The undergrounding of cables could greatly enhance the appearance of the conservation area.

Potential listing: Notable unlisted buildings and structures should be investigated for their potential for listing.

Public awareness of the heritage resource: Heritage currently provides a key reason for people to venture off the beaten track to visit Moreton. An

information board is provided at the church, though Lawrence of Arabia clearly dominates. There could be scope to provide more information about the history of village itself as this is also of great interest. More generally it is important to raise awareness amongst the public of both the existence of the conservation area, and the important role they play as property owners/tenants in preserving and enhancing its character and appearance.

Appendix

Appendix A – Further information and advice

Legislation, guidance and policy

- *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *National Planning Policy Framework.* DCLG, 2012.
- *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide.* 2010.
- *Purbeck Local Plan Part 1.* Purbeck District Council, 2012.
- *DETR Circular 01/01.* 2001.
- *Understanding Place: Conservation Area Designation, Appraisal and Management.* English Heritage, 2011.

Design

- *District Design Guide Supplementary Planning Document.* Purbeck District Council, 2014.
- *Design and Access Statements: How to write, read and use them.* CABE, 2006.

Historical development, archaeology and architecture

- *Dorset (Pevsner Buildings of England).* Newman and Pevsner, 1972.
- *Making of the English Landscape.* Taylor, 1974.
- *National Heritage List.* www.english-heritage.org.uk.

General

- *A Stitch in Time: Maintaining your Property Makes Good Sense.* SPAB and IHBC.

Further enquires

Enquiries regarding this appraisal should be addressed to:

Design and Conservation Officer
Purbeck District Council, Worgret Road
Wareham BH20 4PP
Tel: 01923 557388
conservation@purbeck-dc.gov.uk

Enquiries regarding archaeology and the County Historic Environment Record should be addressed to:

Environmental Services Directorate
Dorset County Council, Colliton Park
Dorchester DT1 1XJ
Tel: 01305 224921
www.dorsetforyou.com

Appendix B – Listed buildings

Listed Buildings within the conservation area are shown in the table below. For further information on these buildings see the National Heritage List (searchable online at www.english-heritage.org.uk).

Please note: The table does not include ancillary structures or those within the curtilage of named buildings which are also likely to be covered by the listing where pre-dating 1948. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

Address	Grade	English Heritage reference number
K6 telephone kiosk outside post office (No. 462746), The Street.	II	1120339
Rose Cottages, 1 and 2, Station Road.	II	1120448
Manor Farm Cottages, 1 and 2, Station Road.	II	1152036
Hedera Cottage, Station Road.	II	1323354
Glebe house, station road	II	1323355
Stables and coach house at Glebe House, Station Road.	II	1152048
Gardener's cottage at Glebe House, Station Road.	II	1120449
Garden Cottage, Station Road.	II	1120450
Wall and gazebos at rear of former gardener's cottage, Station Road.	II	1152055
Manor House, Station Road.	II	1323356
Stable building at Manor House, Station Road.	II	1120451
Granary at Manor House now in separate ownership.	II	1304961
Boundary wall to road path of Manor House, Station Road.	II	1152067
The post office, Station Road.	II	1323357
Cottage adjoining the post office, The Street.	II	1120452
Lych gate to new cemetery (formerly entrance to kitchen garden of Moreton House).	II	1120485
Grave of TE Lawrence (Lawrence of Arabia) in new cemetery.	II	1152004
2, 3, 4 and 5, The Street.	II	1152086
1, The Street.	II	1152094
Old school and school house, Station Road.	II	1304948

Parish church of SS Magnus the Martyr and Nicholas of Myra.	II*	1172650
Boundary wall and fence to churchyard.	II	1323329
Moreton House.	I	1305008