

# CONSERVATION AREAS IN EAST DORSET

## MAPPERTON



# Foreword

This document is based upon work carried out in 1994 to define the special qualities of the Conservation Area that was subsequently published as Supplementary Planning Guidance to the East Dorset Local Plan (see paragraphs 6.118 to 6.131 and accompanying policies BUCON 1 to 4 of the East Dorset Local Plan adopted 11 January 2002).

The text and illustrations of the original publication have been revised and updated to reflect any significant changes that have taken place in that time since the original survey and appraisal of the area were undertaken.

The appraisal provides guidance to those elements and characteristics that should be taken into account when considering proposed developments and other works requiring consent. The information contained in the appraisal will be treated as a material consideration by the Local Planning Authority when considering planning applications.

The revision does not extend to reviewing the boundaries of the designated area. This work will be undertaken between 2006 and 2010 in parallel with the Local Development Framework process, as currently programmed.

The maps used in the document are based upon the Ordnance Survey mapping currently available to the Council.

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## Setting

The hamlet of Mapperton lies at the bottom of a shallow dry valley, north-west of the course of the River Winterborne. Low hills enclose the settlement on its north and south sides, whilst to the north-west the land rises progressively to Carlton Down. A farm road follows the valley and leads the eye to the ridge in the distance. There are also long distance views to the south, across the flat meadows of the Winterborne valley towards Charborough Park and beyond.

*View of Mapperton Farm from the north west*



## Approaches

Mapperton is approached either directly from the A31 from the south, or indirectly via Almer, from the north-east. The southern approach climbs a low hill before descending to the village. A number of trees each side of the narrow road frame views of a small cluster of traditional buildings that comprises the village centre.

*Southern approach to the village*



The approach from Almer is across mostly flat land, following a narrow, hedge-lined lane. A large oak on the north side of the lane signals the beginning of the village. Its huge boughs

that overhang the lane frame the view of the settlement cluster.

## Scope

The Conservation Area was designated in June 1992. Its boundaries extend approximately one field depth around the village as this area clearly forms its near setting. The Conservation Area includes the important trees which lie on the two approaches to the village and those on the hillside to the south-west, which form part of the backdrop to the village. It also includes the sites of a number of cottages that once stood to the west of Mapperton Farm which, since 1970, have been demolished without trace.

## Form

The hamlet is centred on Mapperton Farm and the Old Rectory, an imposing two storeys with attics Georgian house of brick and tile construction, surrounded by brick walling. The form of the hamlet is dominated by the various ranges of traditional and modern farm buildings that lie on each side of the farm road. West of the road junction are two separate cottages on opposite sides of the road that form a close group and visual pinchpoint in the lane.

## Buildings

The Georgian windows of the Old Rectory, with their flat arches and keystones, are just visible from the public road. The five-bay house has three small hipped dormers. The eighteenth century building, having walls of brick under a tiled roof with stone slates on the verges, has tall chimneys at each end and on the front elevation, a central porch with reeded columns. The building is surrounded by 2 metre high walling, much affected by lichens and moss. On the north-west side, alongside the farm access, the wall is even higher, extending to 3 metres in height.



*The Old Rectory and boundary wall*

The walling continues around the rear of the Rectory and connects with the ranges of traditional farm buildings. These date from the nineteenth century and are constructed of brick under slate roofs. A more recent tractor shed, opposite the high wall, has walls of black corrugated iron and roof of corrugated asbestos, the latter being subject to considerable moss growth. The traditional form of this building, and honest use of simple materials, are entirely appropriate in this agricultural setting.

*Mapperton Farm tractor shed and grain store*



To the north of the tractor shed, a massive grain store has been erected in subdued green plastic coated metal sheeting. The building is sited behind a line of mature pines which help to screen it from the village. This group of buildings form the main centre of agricultural activity in the village.



*Grain store screened by pines*

Mapperton Farmhouse stands on the other side of the farm track detached from the main farm complex. The farmhouse forms part of this separate group of barns that are generally older and smaller in scale. The house itself, which dates from the eighteenth century, was originally thatched. It was extended in the nineteenth century when its cob walls were faced in brick.

More recently, its windows have been replaced with plastic frames, which have weakened the building's architectural interest. The building is now tiled. Its lichen-covered walls and flat-hooded porch are particularly attractive, though the building is not included on the statutory list.

Two small yards at the side and rear of the farmhouse are flanked by a range of mostly single-storey outhouses and farm buildings. One of these, constructed of vertical weatherboarding over a brick plinth, with a hipped tiled roof, abuts the road. The long, narrow building leads the eye to the second yard at the rear with a further small building of brick under a hipped tiled roof.

*Yard adjacent to Mapperton Farmhouse*



Brick walling forms a hard frontage to the Farmhouse. This continues up the farm road and increases in height. The return wall on the north-west boundary of the curtilage is even higher, extending to some 3 metres in height. This wall, which is constructed in chalk cob with plain tile cappings, continues around the north-east boundary to enclose the farm-house garden.

Adjacent to the road, south-east of Mapperton Farmhouse, stands a cob and thatch cottage dating from the seventeenth-century. It was enlarged in the eighteenth-century and encased in brick in the nineteenth. The single storey with attics building has retained its thatched roof but much of its character has been lost on account of the recently-installed plastic windows.

*View to Thatch Cottage*



To the east of the Old Rectory, are two nineteenth century houses grouped close to the road. One faces the road junction behind a walled garden. Constructed of brick under a tiled roof, the building has a symmetrical front with a simple, central doorway. The low, lichen-covered garden wall is of rough flintwork and brick. It extends around the garden to form the flank boundary at the rear of the property. Here, the height of the wall is increased and it is sited on a low bank, which creates a pinchpoint with the cottage opposite.

*High cob wall around Mapperton Farmhouse*



This cottage flanks directly onto the road, but faces towards the countryside to the east. The building is part brick and part rendered, under a half-hipped moss-covered tiled roof. The roadside elevation is entirely windowless, whilst the main front features a row of dormer windows.

At the north-western end of the hamlet, close to the farm road, stand a pair of small Victorian semi-detached villas of brick and slate. The building features a prominent central chimney stack and brickwork that is severely affected with lichen. It is bounded by a garden hedge pierced only by a pedestrian gate.

*Mapperton Farm*



## Open Spaces

The surrounding countryside extends into and through the Conservation Area. The gaps between the buildings should therefore be considered as open countryside, rather than as village spaces.

## Trees and Hedges

There are some notable trees in the Conservation Area. The roadside oak trees on the two approach roads are of individual and group value, and contribute towards the setting of the village. The trees on the hillside to the south of Mapperton are also important as they form part of the backdrop to the village. The group of trees within the front garden area of the Old Rectory is important, including specimen cedars and a Wellingtonia that stands in the plot corner. A large yew immediately to the west of the Old Rectory helps to separate this building from the adjacent farm complex. A line of eight Scots pine help to screen a newly erected grain store erected on the northern edge of the farm.

## Streetscape

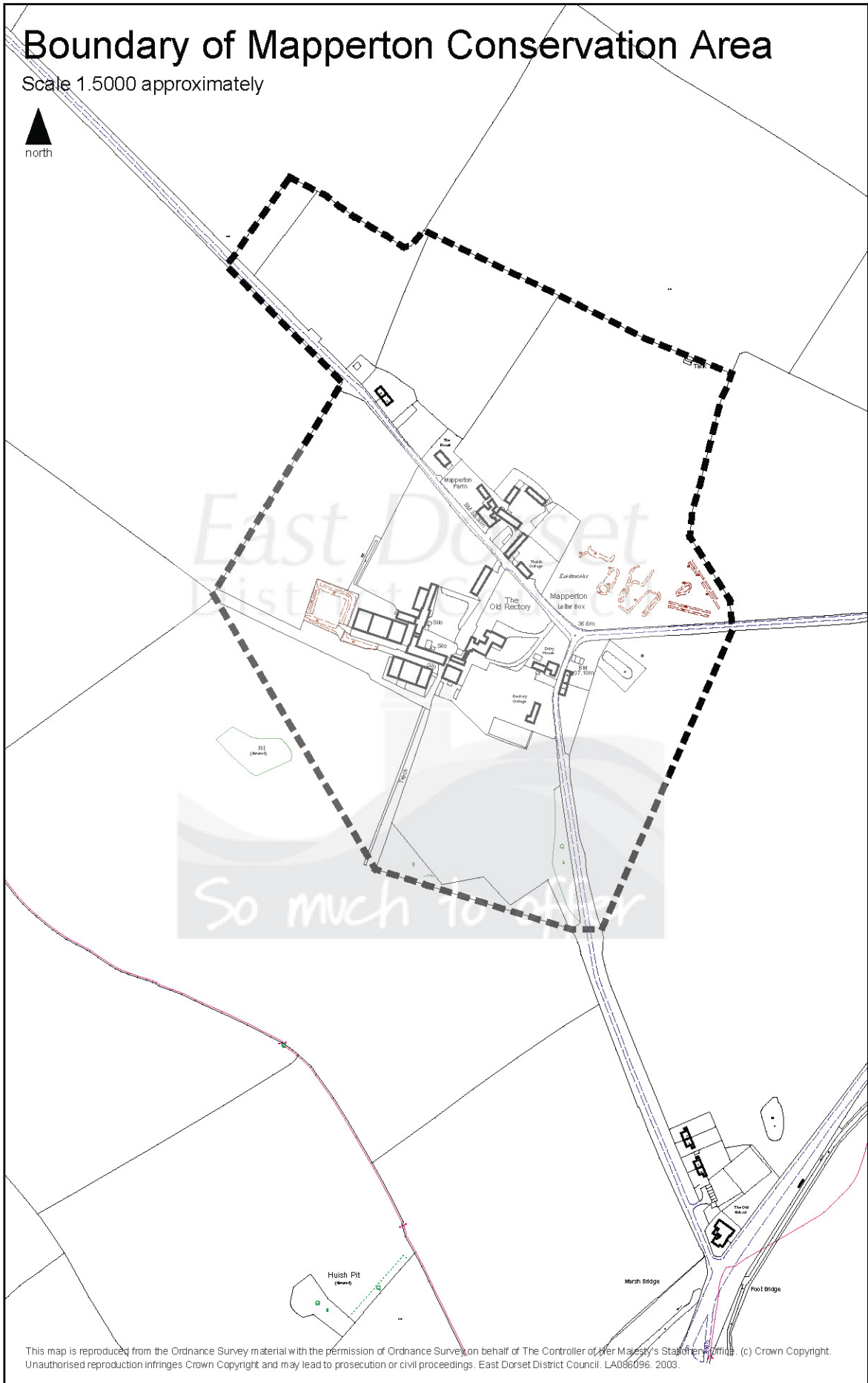
The hamlet has an agricultural character. Muddy verges, caused by cattle and farm traffic, contribute to this character. Less acceptable are the overhead wires that extend untidily up the farm track. Set into the boundary wall in front of the Old Rectory is a VR post box.



*VR Postbox set into boundary wall of the Old Rectory*

# Boundary of Mapperton Conservation Area

Scale 1:5000 approximately



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# Planning Policy in Conservation Areas

East Dorset has many attractive villages of special architectural or historic interest.

In order to protect their character and appearance, the best of these, including the historic centre of Wimborne Minster, have been designated as Conservation Areas by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990.

Under this legislation additional planning controls are exercised by the Council within designated Conservation Areas in order to preserve and enhance those aspects of character and appearance that define an area's special interest.

These include controls over the demolition of most unlisted buildings. An application for Conservation Area Consent is needed for the demolition of an unlisted building in a Conservation Area.

The Council encourages the retention of buildings that make a positive contribution to the character or appearance of a Conservation Area. Any proposals which involve demolition of existing buildings will be carefully assessed for their impact upon the character of the area. The local planning authority will also need full details about what is proposed for the site after demolition.

**Certain types of development, which elsewhere are normally classified as permitted development (such as the insertion of dormer windows in roof slopes, the erection of satellite dishes on walls, roofs or chimneys fronting a highway) will require planning permission.**

Guidance and application forms can be obtained from the Planning and Building Control Division.

## Trees

Trees are an invaluable visual asset to the character and setting of many Conservation Areas.

Trees in Conservation Areas may already be protected by a Tree Preservation Order and the Courts can impose heavy fines for unauthorised felling or lopping.

In addition to these controls, and in recognition of the contribution that trees can make to the character and appearance of a Conservation Area special provisions apply to the lopping or felling of other trees which are not otherwise protected. Anyone wishing to fell or lop such trees needs to notify the Council in writing six weeks before carrying out any work.

Householders are also encouraged to seek advice from the Department on the management of their trees. By taking the correct action now mature trees can be made safer and their lives extended.

## New Development

When contemplating alterations to existing buildings or the construction of new buildings within a Conservation Area it is advisable to obtain the views of your local Planning Officer at an early stage. The Department is glad to help and the advice is totally impartial and free of charge.

When considering applications for new development, the Council as Local Planning Authority takes particular care to ensure that it fits in satisfactorily with the established character and appearance of the Conservation Area.

Positioning, massing, design and choice of materials are of particular importance, as well as the visual impact of 'building over' an area of hitherto open land.

The special character of these areas stem not only from the age, disposition and architectural interest of the buildings, but also from the treatment of the spaces in between.

The presence of gardens, paddocks, soft verges, hedges and old boundary walls contribute greatly to the individual sense of place.

Applications for new development must demonstrate that the proposal will harmonise with the Conservation Area i.e. that it will preserve or enhance its character. Potential applicants are strongly advised to seek proper professional advice.

Therefore when considering such applications the local planning authority will pay particular attention to the following elements of the design:

1. the positioning of the building and its relationship with adjoining buildings, existing trees or other features;



2. the proposed building materials, particularly the walls and roof, and their suitability to the area and in relation to neighbouring buildings;
3. the proportions, mass and scale of the proposal and their relationship with the area in general and adjoining buildings in particular.
4. whether the proposed development might adversely affect existing trees, hedges or other natural features of the site.

In some cases it may be necessary to reproduce an historic style of architecture in order to match existing buildings. Generally, however, the Council encourages new construction to be designed in a modern idiom provided the criteria listed above are applied. Poor copies or imitations of architectural styles detract from the genuine older buildings and are normally discouraged.

Full details of any proposed development must be submitted, showing existing site conditions with the proposals clearly marked. Details of the elevational treatment, including windows and doors, will normally be required. In many instances the planning authority will expect details of hard and soft landscaping including a specification of all the proposed materials.

## Conservation Area analysis

The District Council has carried out and published detailed studies of the Conservation Areas to identify those elements which contribute towards the unique character of each area. Any proposal which has an adverse effect on these features will not be permitted. Proposals that can be seen to enhance the Conservation Area will be encouraged.

## Grants

Grants may be available from the District Council towards the alleviation of eyesores, or measures that improve the street scene, such as tree-planting, hedging or other boundary treatments. Grants or loans may also be available towards the repair of Listed Buildings, particularly where such repairs make an impact on the Conservation Area.

# Design and Conservation Services in East Dorset

Conserving the best features of our environment, our historic towns, villages and countryside, is one of the most important of our planning functions.

## Historic Buildings

Our buildings are a record of our architectural and social history. As a society, we hold them in trust for future generations to cherish and enjoy. Investment in our architectural heritage assists local and regional social and economic development

The supply of buildings of the eighteenth century and earlier is finite; once demolished they are lost forever. Others suffer almost the same fate from alterations made without regard to their original design and character.

Historic buildings require special care if their character, which relies upon traditional building materials and practices peculiar to each region, is not to be spoilt by insensitive alterations or inappropriate methods of repair.

Owners of Listed Buildings contemplating altering or extending their building are advised to obtain Guidance Notes obtainable free from the Department.

An important function of the Design and Conservation Section is to advise owners of historic buildings and assist in achieving solutions which preserves their intrinsic interest.

The Section can help seek out the right materials for the job and advise on the correct method of repair.

It can also provide advice on both the law relating to listed buildings and sources of financial assistance.

## Conservation Areas

Conservation Areas are groups of buildings, villages or areas of towns having special architectural and townscape interest, the character of which should be preserved and enhanced.

East Dorset has 17 Conservation Areas, which range in size and nature from small villages such as Almer to the historic town centre of Wimborne Minster.

The siting, design and materials of new development, or alterations to existing buildings, are scrutinised by the Department to ensure that the character of such areas are protected.

Since 1980 the Council has invested in a programme of environmental improvements within the centre of Wimborne Minster. The effect of these measures has been to create an attractive place for residents and visitors to shop and to enjoy.

## Designated Conservation Areas in East Dorset



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## Advice

For advice on any aspect of the Council's building conservation work, the availability of financial assistance or to discuss your individual building, please contact our Design and Conservation Leader Ray Bird, or his assistant Alan Turner on 01202 886201 or e-mail: [planning@eastdorset.gov.uk](mailto:planning@eastdorset.gov.uk) .