

CONSERVATION AREAS IN EAST DORSET

PAMPHILL



East Dorset District Council Policy Planning Division
Supplementary Planning Guidance No.9 April 2006



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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Introduction

Pamphill is the largest Conservation Area in the District comprising the separate settlements of Cowgrove, Pamphill Green, Little Pamphill, Hillbutts and Tadden, together with Kingston Lacy Park. Each of these areas could be considered as Conservation Areas in their own right. However, they are all inextricably linked, through their history, their landscape setting and their present-day management.

Kingston Lacy House



Background

Pamphill has a long history of human habitation. The marks of successive generations of kings, nobles and peasantry are stamped on this ancient landscape. The Roman Road from Badbury Rings to Hamworthy passes diagonally through the Conservation Area.

Kingston Lacy formed part of an extensive royal estate within the manor of Wimborne. The manor house stood to the north of the present House, with a deer park to the north-west. Remains of the Saxon manor, 'Cyninges tun' can still be traced within Abbott Street Copse.

The estate was let to supporters of the Crown, including the de Lacy family, earls of Lincoln. In the mid 15th century it was occupied by John Beaufort, Duke of Somerset whose daughter, Lady Margaret Beaufort and mother of Henry VII was brought up at Kingston Lacy. However, the Conservation Area has a long and continuous association with one controlling family.

In 1603 James I gave the manor to Sir Charles Blount, whose son sold it to Sir John Bankes in 1636.

Sir John, as Chief Justice to Charles I, had acquired Corfe Castle as the family seat a year earlier but was destroyed during the Civil War. The family seat was transferred to Kingston Lacy.

In 1663, Sir Roger Pratt built a new house for Sir Ralph Bankes, known as Kingston Hall.

Kingston Lacy House, which stands to the south of the earlier medieval Manor, was built by Sir Roger Pratt for Sir Ralph Bankes between 1663 and 1665. Between 1772 and 1774 Henry Bankes initiated the enclosure of agricultural land outside the 17th century park, re-modelled the house and constructed new service buildings. The programme of improvements continued by his son, also Henry, which also included extensions to the park.



This involved the removal of a hamlet of Kingston, which was sited adjacent to the 16th century Keeper's Lodge, diverting the Blandford Road and converting the former agricultural land into parkland.

The park was also extended to the south by the removal of cottages around Abbott Street and creation of a new hamlet at Little Pamphill.

Little Pamphill



Henry Bankes' son, William John, who inherited in 1834 commissioned Charles Barry to remodel Kingston Hall, which was then to be known as Kingston Lacy. He traveled widely in Europe and Egypt returning with artifacts for the house and garden. It was at this time when the main development of the garden began especially massive new woodland and specimen tree planting, including the Beech Avenue on the Blandford Road. The works were largely completed by the time he went into voluntary exile in 1841.



Succeeding generations continued to manage the Estate, until 1923 when Henrietta, widow to Ralph assumed control until her death in 1949. She was responsible for many improvements in the gardens and Estate as a whole, including the construction of the church, new entrance lodges and numerous estate cottages.

The area now forms part of the extensive Kingston Lacy Estate owned and administered by the National Trust. It was bequeathed by Henry Ralph Bankes who died in 1981. Following extensive repairs to the House and the restoration of interior fixtures and fittings, the Property was opened to the public in 1986. Since this date the Trust have been involved in a continuing programme of building repairs to the Estate cottages and other buildings, tree and woodland management, maintenance and creation of footpaths, and many other aspects of

managing a living and working environment with the provision of visitor facilities. The fruits of this can be seen throughout the Conservation Area.

The entire Conservation Area lies within the area of 'inalienable' Estate, which the National Trust is legally bound to retain and manage.

This descriptive analysis examines the Landscape Setting of the Conservation Area as a whole before focusing on the settlement pattern, buildings and other features of each hamlet. Unique features of Pamphill Conservation Area are the historical landscape and the wealth of buildings of architectural and historic interest. Almost all domestic buildings within the area make a significant contribution to its special character and many are included on the statutory list.

Landscape Setting

Pamphill lies at the extreme south-eastern corner of the Cranborne Chase Area of Outstanding Natural Beauty. Whilst Kingston Lacy Park, in common with most of the Chase is on Chalk, the remaining geology is more gravelly. The common-land in and around Pamphill Green is underlaid with plateau gravel, whilst surrounding this area are Reading Beds. Valley gravel and alluvium occur in the Stour valley. The contrasts in geology are reflected in the species of trees that occur in each area, notably the beech around Kingston Lacy Park, oaks around Pamphill and poplar, willow and alder in the Stour valley.

No. 516, Little Pamphill a grade II Listed Building



Little Pamphill is sited dramatically on the edge of the plateau overlooking the valley below. To the west, framed by trees, a meander of the river cuts close to the hillside. A small tributary of the river has cut a deep secondary valley to the east of Pamphill, known locally as Pamphill

Glen; its steep slopes, dotted with springs, are managed mostly for wildlife conservation.

North of the Wimborne-Blandford road, near Chilbridge, the land drops down to the river terraces of the River Allen. The slope is particularly steep to the north of St Stephen's Church, coinciding with Entrance Copse, from which point are views of Badbury Rings and Cranborne Chase to the north.

In this part of the Conservation Area, and further west in Kingston Lacy Park, the influence of the Chalk is more apparent. Outward views tend to focus on Badbury Rings, the highest point in the area. The Park itself, however, tends to be inward-looking on account of the extensive perimeter tree belts. Surrounding these belts to the north and west lies an open, rolling farmland with few trees.

Kingston Lacy Park



The landscape within many parts of the Conservation Area has changed little since Medieval times; it is characterised by small, hedge-lined fields, woods and copses, common land and water-meadows. One major upheaval, however, affecting the north-western part was the creation of the landscaped park in the eighteenth-century. A side effect of this was the relocation of the chapel just outside the park and the clearance of cottages in Abbott Street. The occupants were rehoused in new cottages at Little Pamphill. The chapel became St Stephens Church when Pamphill became a separate parish in 1894. It was rebuilt in its present form in 1906 and dedicated in 1907, when further cottages were cleared.

A greater impact on the landscape occurred in the 1950's when the Central Electricity Generating Board routed a high voltage power transmission line through Pamphill and Hillbutts, with little regard for landscape features and the historic character of the settlements.

Cowgrove has changed little over 500 years, except for the construction of high voltage power lines



An important feature of the Conservation Area is the ancient network of narrow lanes, bridle ways and footpaths. In Saxon times roads converged on Cyninges tun, south of Abbott Street. Sweetbriar Drove once extended eastwards to join Abbott Street and was the main road to Blandford before the creation of the Park. All Fools Lane, known as Bear Lane in the eighteenth century, linked Pamphill with Cowgrove Common. Today, the 'green way' is cut deep into the landform with steep banks clad with ivy and ferns, under a continuous canopy of hazel, field maple and elm.

One of several green lanes within the Conservation Area



The track that runs to the west of Poplar Farm in Cowgrove once formed part of the route to Shapwick before the new road was cut through Cowgrove Common. Holly Lane is a footpath, overhung with trees to form a tunnel of vegetation that leads from Holly Farm northwards, past the Moot, to Pamphill Green.

The Blandford road once took a more southerly route from Lodge Farm to Tadden before Kingston Lacy Park was enlarged northwards by Henry Bankes in 1786.

By the end of the nineteenth century a new road was constructed across Pamphill Green to provide a genteel drive from Kingston Lacy to Wimborne that avoided the public houses on Blandford Road.

The oak avenue, Pamphill Green looking towards St. Stephens Church



The hedge-lined narrow lanes with soft verges and traditional finger posts reinforce the historic and rural character of the Conservation Area.



The National Trust is still improving access into the countryside within and outside the Conservation Area, including the creation of circular 'wildlife' walks and the long-distance

Stour Valley Way. A new main Entrance to Kingston Lacy House was created in 1982 onto the Blandford road and a visitors' car-park constructed close to the house, screened by earth-mounding.

The permeability of the area is further enhanced by the various open spaces that allow public access. These include Pamphill Green and nearby green areas, The Moot, north of Walnut Farm; Cowgrove Common and Abbott Street Copse, as well as Kingston Lacy Park and Garden themselves.

Eye Bridge is a popular picnic area and crossing point of the Stour (Stour Valley Way).

View from Eye Bridge



The Conservation Area is also a working environment and maintains a resident population that supports a Church, community hall and First School, as well as a farm shop and public house. The Vine is noted in CAMRA's historic interiors national survey.

The celebrated Red Devon herd, introduced by Walter Banks in 1895, is one of the oldest in the country. The tradition continues at Kingston Lacy Park, whilst Fresian herds graze in the small, hedged fields on the south-facing slopes and on the water meadows

A number of existing field boundaries coincide with the former medieval enclosures. For example, Hathemars Enclosure bank, dating from the mid 1300's, skirts the north-west side of Pamphill Green between the Manor and All Fools Lane.

Most of the farm-buildings are concentrated in Cowgrove, at Cowgrove Farm, Poplar Farm, Firs Farm, Holly Farm, Walnut Farm, Higher Dairy Farm and Lower Dairy Cottage. Pamphill Farm and Kingston Lacy Home Farm are located close to Abbott Street, to the east and west of Pamphill Green respectively.

Poplar Farm, Cowgrove, a Grade II Listed Building



Trees make an important contribution to the special character and identity of the Conservation Area. Generally, alder, willow and poplar are characteristic of the wetter areas; oak occur around Pamphill and Tadden, whilst beech are predominant in Kingston Lacy Park, together with ceremonial plantings of cedars and limes and other species. Many of these came from the Park's tree nursery established in 1786. The saucer-shaped enclosure containing mature leftover saplings is known today as Nursery Wood. Around the rim of the saucer is a belt of rhododendron, growing on an outcrop of acid soil.

The extensive plantations surrounding the Park are mostly of beech, but Chalk Pit Copse near Home Farm is Ancient replanted woodland comprising horse and sweet chestnut, oak, ash and beech. Entrance Copse, near Tadden is an Ancient semi-natural woodland, comprising the same species. Abbott Street copse is Ancient semi-natural oak woodland. Grove Wood and Bear Wood, near Pamphill Manor are of oak with hazel coppice.

Although small in number, groups of Scots pine make a significant impact on the Conservation Area, such as those which surround Cowgrove Farmhouse.

The Cedars of Lebanon of Kingston Lacy are of particular importance to the appearance and character of the Park. Those near the Tadden entrance form a striking feature on the Blandford-Wimborne road. An avenue of cedars leading from the East front of the house was planted by William John Bankes in 1835 and there are several individual commemorative cedars, including one planted by the Duke of Wellington.

During the storms of 1987 and 1990 many parkland trees were destroyed. One of the worst affected areas was Conegar Copse, on the western perimeter belt, but many individual parkland trees were blown over too. Since taking over the Park, the National Trust has embarked on a major programme of replanting and tree-management.

Cedars at the Tadden entrance to the Park



The southern perimeter belt screens the park from the village and provides a leafy setting to Abbott Street. The woods merge with oak woodland that encloses Pamphill Green to the north. The oak avenue that follows the Drive through the Green was planted in 1842 and forms a distinctive feature of the Conservation Area.

The cedar avenue planted in 1835



A Note of Explanation concerning the Numbering of Properties:

The unusually high address numbers do not relate to conventional street numbering. In 1846, the Bankes family decided to number all the houses on the Estate, beginning at Water Lane in Studland and finishing at Kingston Lacy Home Estate and these remain in use today.

Sub Areas of the Conservation Area

Cowgrove (Inset Maps Nos. 1 & 2)

Cowgrove is a medieval place name dating from before 1288, and, as the name suggests, means 'a grove for cows'. Its form has changed little over the centuries. It remains a linear settlement of thatched cottages and farmsteads interspersed with small fields, the original Medieval 'closes'. Each farmstead included an enclosed yard for pigs and a cow and the small fields behind, known as 'closes', were used for grazing or planted as orchards. Some hay meadows and enclosures still retain their 14th century names, such as Eye Mead, Chaw Mead and Smales Mead.

Cowgrove has a quiet, almost remote character which belies its proximity to major centres of population. The character of the settlement is much influenced by the flood plain of the Stour valley and the small field pattern of Pamphill, which forms a backdrop. It has a distinctive linear settlement pattern: buildings form small groups sited close to the often muddied road, separated by meadows.

Cowgrove Road



It is strongly agricultural, with few trees. At the western end is Cowgrove Common, which once extended northwards to the end of All Fools Lane. The pond in front of Poplar Farm forms a focal point to the settlement and its resident ducks are a reminder of its earlier function. The Common itself is managed as permanent pasture, the impact of which is enhanced by the absence of hedges or fences adjacent to the lane. Its generally flat, open character blends with the flat land that extends towards the river.

At the eastern and western ends of the Common respectively, the alignment of the road and position of trees and buildings tend to form pinch points that emphasise the open character of the Common further.

At the eastern end of the common a group of Lombardy poplars form a focal point in front of Poplar Farm. This 18th century brick and tile farm-house has a rendered front elevation and tall chimney stacks. Behind the front two-storey range is a parallel three-storey building with a two-storey thatched annex at the rear. A small garden encloses the house on the front. The front door is marked by topiary in yew. The character of the building is further enhanced by a large specimen English yew in the garden on the east side of the house.

Poplar Farm, a Grade II Listed Building



The farmhouse fronts onto a track (New Road) that leads off the lane and extends behind the pond to Sandy Lane. On the front boundary is a thatched stables building, having brick walling on the front elevation and other sides weather-boarded.

New Road adjacent to Poplar Farm



Poplar Farm forms part of a small group of buildings that surround the Green. Standing opposite on the south side of Cowgrove Road

is a single-storey with attics thatched cottage, number 588. This 17th century timber-framed building has a distinctive large simple thatched roof with cat-slide on its southern end. The cottage has a short front garden bounded by a clipped hedge.

No. 588 Cowgrove Road, a Grade II Listed Building



At the western end of the Common, standing within large ornamental grounds, is Cowgrove Farm House. This substantial 18th century brick and tile house was extended in the 19th century to form a 'T'-shaped plan. The front three-bay range now has rendered walls.

Within the garden, which is surrounded by timber post and rail fencing, is a gazebo having vertical timber walls under a conical thatched roof. This little building is also Listed as being of Special Architectural or Historic Interest.

A group of Scots pine surrounds the house contrasting from the indigenous valley flora. The group adds an element of drama and interest.

Group of pines at Cowgrove farm



The third principal building in this group (553) is situated at the northern edge of the Common away from the road. This simple late 18th century brick cottage has an unusually high thatched roof. Its western gable is slate hung, well concealed by lichen.

No. 553 Cowgrove Road, a Grade II Listed Building



Further east, fronting onto Cowgrove Road stands Firs Farm, an 18th century thatched farmhouse with sliding sash windows. Its front elevation is plastered and whitewashed. A long, brick and weather-boarded barn to the west of the house and sited end-on abutting the road links with a farmyard group further back. Standing to the side of the barn is a weather-boarded granary, also dating from the 18th century.

Firs Farmhouse, a Grade II Listed Building



Granary & Barn west of Firs Farmhouse



Of much older origin is Holly Farmhouse, located in an elevated position 40 metres along Holly Lane. This 16th century, single-storey with attics, thatched cottage is an open hall house with cross passage and contains many internal features of historic interest. The building is timber-framed with brick infill. From Cowgrove Road there is restricted view of the cottage, its distinctive timber frame, thatched roof and central chimney stacks seen against Grove Wood in the background.

Holly Farmhouse, a Grade II Listed Building



Higher Dairy House fronts onto the south side of Cowgrove Road behind a short front garden bounded by a low brick wall. This 17th century single-storey with attics farmhouse is also timber-framed with a thatched roof and central chimneystack. It has been extended at its eastern end in cob with weatherboarding above to form a dairy and cheese loft. At the rear of the house, standing opposite on the south side of the yard is a small single-storey stable dating from the eighteenth-century, which is also Listed. It is constructed of brick under a simple thatched roof. A more recent range of low brick and tile barns have been attached to the stable, enclosing the yard on its western side.

Higher Dairy House, a Grade II Listed Building



Former stable to Higher Dairy House, a Grade II listed building



Walnut Farmhouse, dating from the 17th century, stands on higher land back from the road enclosed by gardens. Its timber frame structure is concealed on the front elevation by brickwork, now covered in creepers. This is a two-storey house with a simple thatched roof having straight eaves and a high central chimney, comprising twin flues set diagonal on plan. To the west of the farmhouse is a group of traditional and modern barns, some located close to the road.

Walnut Farmhouse, A Grade II Listed Building



Lower Dairy Cottage, on the south side of Cowgrove Road stands end-on to the road behind a small garden enclosed by a brick wall. This early 17th century cottage is timber-framed

under a thatched roof. On its eastern side, the roof is extended as a catslide to form a covered way to the entrance.

Lower Dairy Cottage, a Grade II Listed Building



Adjacent to the cottage and following the same orientation, is the Court House, an timber-framed and thatched house dates from the 16th century. It is referred to as 'Trenders' in Woodward's Map of 1774, after a Mr Thomas Trender who was resident demesne farmer in 1568, or perhaps one of his descendants. The north first-floor oriel window of moulded oak heads and mullions forms an interesting incident in the lane. The building has been restored by the Trust using wattle and daub infill, lime render and limewash.

Court House, a Grade II Listed Building



Eye Bridge Cottages (510 and 511) stand isolated at the eastern end of Cowgrove backing onto the south side of the road. A simple post with single pole rail protects the cottages from the road, with white painted picket gates at each end. Number 511 is the older of the two, dating from the 18th century and having rendered walls. Number 510 is lower and has walls of brick. Both cottages have simple thatched roofs.

Pamphill Green (Inset Map No. 3)

It was known as 'Fayres Green' in the 1400's, on account of the twice-yearly fairs which were granted to the Lords of the Manor of Kingston Lacy. Today, it is a Registered Village Green and informal open-space. Cricket is regularly played on part of the Green. The little pavilion on the south boundary has weather-boarded walls under a thatched roof. This picturesque building was re-built by the Trust in 2004 as a replica of the earlier 1907 structure.



Despite its elevated position relative to the Stour valley, Pamphill Green is essentially an inward-looking area bounded by trees and hedgerows, particularly to the north and east. On the south side the immediate treescape is sparse, but enclosure is maintained by the truncated view of the hillside of Corfe Mullen on the south side of the valley. The main prospect out from the Green is to the south-west. An avenue of small-leaved lime which once stood on the site, has now disappeared and has been recently replanted with sapling trees. Their removal has opened a long-distance view, framed by Bear Wood, across the valley to Henbury Plantation and beyond.

The main feature of the Green is the straight avenue of oaks, planted in 1842, which bisects the Green. It creates a strong north-south axis linking Pamphill School with the Parish Church. The Church forms a focal point at its northern end framed by the avenue and by other trees. The Trust has installed oak cleft barriers on each side of the road to prevent vehicular access onto the Green.

Pamphill Green comprises essentially green space and trees; buildings take back stage. The few that exist are scattered unevenly around the open space, but none exert strong visual

influence over it. (For the Parish Church refer to Abbott Street; for the School, refer to Little Pamphill)



A dense screen of trees and bushes conceals all but the roofs, dormers and abundant chimneys of Pamphill Manor.

Pamphill Manor, a Grade II Listed Building*



The white-painted gateway reveals more of this fine late 17th century house, which is of outstanding architectural importance. It was built by the steward to Sir Ralph Bankes, Matthew Beethall, who also constructed Kingston Lacy House. Excavations in 1992 revealed a 16th century core. It is built of brick, with stone slate hipped roofs. The front elevation, seen from a pedestrian gate in the front boundary wall, features a Dutch gable with an urn finial. The north elevation, which can be viewed from the vehicular access, features three tall 'piano-nobile' windows on the first floor. On the opposite side of the yard are the 18th century stables, built of brick under a tiled roof, which relate visually with other single-storey buildings at the rear of the house. In recent years the gardens have been restored and developed to a quality commensurate with the building.

Pamphill Manor, the north front



On the opposite (eastern) side of the Green stands Pamphill Farmhouse, a late 18th brick-built house with a symmetrical front elevation featuring an imposing castellated porch. Unusually for a house of this period and status, the roof is thatched.

Pamphill Farmhouse a Grade II Listed Building



On the north side nearby stands a less grand 19th century house built in brick under a concrete tiled roof. It has a short front garden enclosed by a neat hedge. This house also has a symmetrical front elevation facing the Green and tall chimneystacks, one at each end of the ridge. A small brick barn adjacent to the house has a traditional roof clad in black corrugated iron, in front of which are two characteristic lean-to sheds made from corrugated iron and weather-boarding.

Sheds such as these add life and vitality to the conservation area



To the north of Pamphill Manor, a track leads across the Green to Galpins Cottage, Number 537 enclosed by gardens. Dating from the 17th century, this single-storey with attics cottage (with a two-storey rear wing), has brick walls under a thatched roof.

Little Pamphill (Inset Map No.4)

This hamlet, to the south of Pamphill Green, lies principally to the south of another open space comprising part grass and part scrub and woodland subdivided by lanes and tracks. The area has a strong sense of place and identity on account of its setting and homogeneity of its 17th and 18th century vernacular buildings.

The main group of cob and thatched cottages is sited dramatically on the edge of the plateau overlooking the valley. To the east the towers of Wimborne Minster are clearly visible. The cottages are accessed by unmetalled tracks, that peter out into mown lawns in front of each cottage. The flowing lawns provide an informal, relaxed setting for the cottages and add to their distinctive character.

Vine Hill



A track leads from Vine Hill to Little Pamphill. A second group of cottages occur where the track joins Vine Hill. The enclosure and intimacy created by the close grouping of cottages and woods contrasts from the long distance views across the valley. The Vine Inn was built as a bake house at the turn of the 19th century but for the last hundred years has been used as a public house. The simple brick building, under a hipped slate roof, features a timber and glass verandah on its south elevation. The building's diminutive size and original interior are of special interest and has an attractive sheltered beer garden enjoying country views to the south.



Lower down the lane from the inn, on the opposite side, stands a single-storey with attics cob and thatch cottage. The tiny cottage, which appears to cut into the steep bank, is wedged between the lane and the track leading to Little Pamphill. There is a grassy bank on the public north-west side of the cottage and a private garden at the rear enclosed by hedging.

No. 529 Little Pamphill, a Grade II Listed Building



Vine Cottage is situated further down the hill, with its end elevation hard against the north side

of the highway. It is built of cob under a slate roof and features a tall central chimney stack. The garden runs down alongside the lane, bounded by a rural clipped hedge. Overhanging oaks, elm and lime reinforce the enclosure and drama of this narrow lane as it descends the hill.

For the most part, the green is unaffected by buildings. Only Pamphill School, at the northern edge of the green, exerts any significant influence.

Pamphill School, a Grade II Listed Building



Pamphill School was originally built by Roger Gillingham in 1698 as a school and almshouses. It has a central two-storey section with a front parapeted gable, and symmetrical single-storey wings to the east and west. The building is constructed of brick and tile with stone-slate eaves and two chimneys on each wing. The solitary building acts as an important focal point and gives this northern part of the green its distinctive character. Short grass extends uninterruptedly to the eastern half of the building; the western part of the frontage is graveled.

To the west of the school, forming an extension to the open space but separated from it by hedging, is a wooded area managed by the Trust for wildlife that incorporates a circular trail.

Woods enclose the southern edge of the green, separating it from the mown lawns in front of 517 to 524 Little Pamphill.

518 & 520 Little Pamphill, Grade II Listed Buildings



Just twenty metres in front of the school is a high-voltage power line that crosses the green space. A pylon is sited between two informal ponds, its size appearing gigantic in relation to the small-scale landscape and traditional buildings. Another pond exists at the southern edge of the common near the oak and scrub woods and this too is managed by the National Trust for wildlife.

400kv overhead line & pylon at Little Pamphill



Abbott Street (Inset Map No.5)

Abbott Street, first mentioned in 1340, takes its name after the Abbot of Sherborne who was granted the Saxon estate by King Stephen in 1139. The original settlement of Abbotington to the south was abandoned at the time of the Black Death in order to establish a new settlement around the present Abbott Street.

This remained until c1786 when Henry Bankes the Younger extended the 17th century park, clearing most of the cottages and relocating their inhabitants to Little Pamphill. The present Parish Church occupies a site close to the pre-1786 village.

Today, buildings dating from the 16th, 17th, 18th, and 19th centuries are scattered intermittently along the street. The Church of St Stephen is approached from Abbott Street via a long straight driveway that follows the axis of the oak avenue.

St. Stephens Church, a Grade II Listed Building



The Church, built for Henrietta Bankes in 1907, has stone walls and tiled roofs and a short castellated tower. It also features several Arts and Crafts Movement details. The building stands in a small square grassy churchyard bounded by clipped holly hedging amidst a backdrop of high trees. The entrance off Abbott Street is marked by white painted wrought iron gates and horizontal bar fencing.

Much of the area's character is influenced by the belts of trees that surround the Park and which overhang the highway, merging with oak woods on the northern side of Pamphill Green.

The belt of parkland trees maintains a wooded backdrop to the lane for much of its length. Grass verges and rural hedgerows and hedge-banks reinforce the informality of the lane.

Buildings blend harmoniously into the landscape, most of which have roofs of thatch.

Abbott Street looking towards Pamphill Dairy



Numbers 542 ('Philomel') and 543 near All Fools Lane were originally a single dwelling with a later extension. Dating from the 16th century, 'Philomel' has timber-framed walls infilled partly with wattle and daub and partly with brick. It is believed to have originated as an open-hall house without upstairs rooms. The adjoining cottage, which is also thatched, was added in the 18th century. The pair of cottage faces the lane behind short front gardens enclosed by rural hedging. In common with other cottages in the lane the hedges and small gates maintain the scale and intimacy of the cottages which might otherwise be compromised with wide vehicular accesses.

No. 542 Abbott Street, a Grade II Listed Building



'Mason's Cottage', Number 545 stands lower down Abbott Street to the west surrounded on three sides by the park woodland belt. This too is of a timber frame construction dating from the 16th century, which is encased partly in render and part in brick. The cottage faces the road behind a small front garden enclosed by a clipped hedge.

No.545, Mason's Cottage, a Grade II Listed Building



'Pamphill Dairy House' is of similar date and construction. This thatched cottage, which is encased in brick, stands to the east of the Church. Behind the listed cottage is a farmyard surrounded by ranges of farm buildings that have been converted into a restaurant and shops. Again, parkland trees form a wooded backdrop.

Pamphill Dairy House, a Grade II Listed Building



Buildings dating from the 18th century include Home Farmhouse and No.544. The former building is built simply of brick under a tiled roof and features an open timbered porch. The addition of 19th century and later windows is unfortunate. The building stands back from the lane approached by a gravel drive. Behind the house are ranges of traditional farm buildings grouped around a central farmyard. These 19th century buildings are solidly constructed in brick and tiles and form a unified architectural composition. The farm, which houses the Estate's Red Devon herd, is partly enclosed by Abbott Street Copse on its south-eastern side and by the Park tree-belt to its north. A second graveled drive that approaches the farm from the west has been planted as a formal avenue.

Home Farmhouse, a Grade II Listed Building



No.544 and the adjacent smithy are situated adjacent to the road near 'Philomel'. The house maintains the local vernacular, comprising brick walls with small casement windows under a thatched roof. The single storey smithy adjacent remains unaltered since it last closed in 1952. It has distinctive white brickwork and a weather-boarded gable, together with a raised ridge that provides additional ventilation. After a period of experimental occasional 'firings' by the Trust, the smithy is now in full time commercial use.

544 & adjacent smithy, Grade II Listed Buildings



On the north side of Abbott Street opposite the entrance to Pamphill Dairy House stands a single-storey with attics cottage built of brick and tiles. It is mainly 19th century but may have earlier origins. The cottage features tall brick stacks and three dormers under gables having cast iron casements. It is part screened from the lane by hedging that encloses a small front garden. Parkland woods provide a leafy backdrop.

Hillbutts (Inset Map No.6)

Hillbutts is an informal linear cluster of houses and cottages along the Blandford Road with a more well-defined group at the Blandford Road/Abbott Street junction. This small part of the Conservation Area is severely affected by traffic, including heavy vehicles.

A number of buildings face towards the road, some are set back behind short enclosed gardens, whilst others are separated by the road by wide verges. Some buildings are sited end-on to the road within enclosed gardens. Most date from the 18th century.

The south side of Blandford Road is characterised by thatched cottages having mostly rendered walls. An important group comprises 626, 627 Blandford Road and Elm Grove Cottage. The first building, a single-storey with attics colour-washed cottage, faces close onto the road. A short drive then passes Elm Grove Cottage on the right to No. 627 at the rear. The latter is a timber-frame structure with wattle and daub and brick infill and dates from the 17th century.

No. 626 Blandford Road, a Grade II Listed Building



Elm Grove, to the west of this group, stands in its own grounds surrounded by trees and hedges. It is a two-storey 18th century house, built of cob. It has a double roof that is hipped and clad in slate. The front elevation, approached by a gravelled driveway, is symmetrical and has a rendered finish.

Elm Grove, a Grade II Listed Building



On the north side of Blandford Road west of the wooded triangle, stands the former Kingston Lacy Vicarage. Built in 1825, the symmetrically arranged front is of brick under a hipped slate roof. The house stands back from the road in a classically simple front garden bounded by white painted iron loop railings. A vehicular access at the side of the garden allows the frontage to remain enclosed, but for a small pedestrian gate.

Former vicarage, a Grade II Listed Building



Fields and paddocks, enclosed by hedgerows and oak standards, separate the building groups.

On the east side of the Blandford Road/Abbott Street junction, facing the road but set back behind a wide verge and enclosed garden, is a pair of 18th century two-storey thatched cottages (Numbers 628 and 629) having rendered walls and a tall principal chimney stack.

On the west side of the junction, beyond the garden of the Post Office, stands a range of thatched buildings that back onto the road. The former Estate workshops, comprising single-storey and two-storey elements, are now in residential use. Sited on the verge between this building and the road junction finger post stands a K6 telephone kiosk.

Former estate workshops, a Grade II Listed Building



Behind the building on the south side was the old sawmill. This single-storey, corrugated iron, brick and weather-boarded building has an asymmetrical corrugated iron roof. Its most distinctive feature is the square industrial-type brick chimney which once served the 19th century steam saw that still remains within the building.

Former sawmill



One of the oldest buildings in the hamlet is the Post Office, a timber-framed cottage dating from the sixteenth-century. It is sited immediately onto Abbott Street, with its end gable set at an angle to the lane. The rendered and colour-washed gable wall forms a conspicuous feature in the rural lane.

Hillbutts Post Office, a Grade II Listed Building



Further west, surrounded by a grassy enclosure, stands Pamphill Village Hall. This is a single-storey building clad with waney-edged weatherboarding under a black corrugated iron roof. The front loggia, supported by timber posts, forms an attractive feature of the building.

Chilbridge (Inset Map No.7)

The hamlet of Chilbridge is situated at the foot of the north-facing slope close to the river levels of the Allen. It comprises a loose grouping of thatched cottages located close to a metalled farm road that serves Chilbridge Farm and other farms around King Down. The Withy Beds to the north, planted in the 1840's, form a natural edge to the wide landscape setting of the Conservation Area.

Chilbridge is approached from the main road by a narrow lane that twists down a steep hill under the canopies of huge oaks. The land is deeply incised by the lane, with hedge-banks covered in ivy and ferns. The trees merge with oak woods (with elm regeneration) on the triangle near the Old Vicarage and continue further along the Blandford Road.

From the former Vicarage down to the bottom of the hill, passing through oak and hazel woodland, is a footpath called Breakheart Lane. At the point where the path joins the lane at the bottom of the hill, wedged between oak copses, stand two cob and thatch cottages, one to the left; one to the right. Both cottages stand on

elevated ground overlooking the lane and surrounded by gardens.

At the bottom of the hill, the character of the lane changes as it emerges from the enclosure of the hillside tree canopy and high hedgebanks into flat open farmland. The lane also straightens out, with occasional thatched cottages sited close to the road linked by luxuriant verges and hedge banks. Gaps in the hedge provide good views of Kingston Lacy Park across farmland to the southwest.

Tadden (Inset Map No.8)

The earliest known mention of Tadden was in 1327. It means Toad Haven, literally, 'a wet marshy place' (Mills 1980). It may also derive from the Saxon word Tadduene, which means 'a cold place'. Considerably larger in medieval times, the hamlet today comprises a handful of cottages.

Tadden, looking towards Kingston Lacy Park



Numbers 580 and 582 Tadden are approached by a narrow metalled track from the Blandford Road, opposite the Tadden Entrance to Kingston Lacy Park.

No. 582 Tadden, a Grade II Listed Building



Number 528 is an important 17th century, single-storey with attics timber-framed building with brick nogging between the timbers. At the western end, forming an integral part of the cottage, is a single-storey outbuilding with weather-boarded walls.

Beyond No. 528, the track is gravelled, forming a single access to No 580 which flanks onto it immediately behind a trimmed hedge. This 18th century thatched cottage was formerly two dwellings. It, too, is single-storey with attics and is constructed partly of brick and partly of cob. From this point there is a good view of Badbury Rings and High Wood to the north-west.

A deep hollow to the north of the Park entrance has been planted as a copse. This separates the historic cottages from two pairs of Edwardian Estate houses which face the main road behind extensive gardens. They are constructed of buff brick under low-pitched slate roofs with two quarter-hipped gables and central stacks. The original fenestration detailing on both pairs have been well preserved.

The treescape of Kingston Lacy Park, particularly its distinctive Cedars of Lebanon, form a backcloth to the thatch and slate roofs of the settlement. A gap in the perimeter tree belts affords a rare view into the Park from the public domain. The black painted horizontal bar fencing forms a traditional boundary, seen against the parkland and specimen cedars. Tadden Lodge, with its stone walls and slate roofs and the stately entrance close by, were introduced by Henrietta Bankes in 1912-13.

Keepers Lodge, a Grade II Listed Building



Pre-dating the park and the 17th century Manor house is Keeper's Lodge, which is reached by a long private driveway from the Tadden junction. Dating from the early part of the 16th century, the single-storey with attics lodge is

timber-framed with brick nogging, under a thatched roof. The Park forms a particularly tranquil setting for this important listed building.

An 18th century brick and tile stable to the north of the Lodge and a weather-boarded granary on staddle-stones sited close by complement the group.

Between the Lodge and the Blandford Road stood a war-time sewage works, but this has long been cleared and was planted in 1980 with oak, beech and sycamore.

Kingston Lacy House and Park (Inset Map No.9)

The House, Garden and surrounding Park have been included within the Conservation Area on account of their strong historical and visual ties. The unique character of the Conservation Area as a whole can largely be attributed to successive generations of the Bankes family, controlled from Kingston Lacy House.



The House assumed its present form in 1835-41 when William John Bankes commissioned Charles Barry to undertake an extensive scheme of improvements, including facing the entire building in Chilmark stone, reinstating the earlier 17th century roof and cupola and removing a number of 18th century additions. The tall chimneys at the corners of the house were added by Barry.

The formal gardens are situated to the south and east of the house, with an area of informal pleasure grounds extending to the south-east. A full description of the Park and Garden may be found in the Register of Historic Parks and Gardens revised in April 2005.

Outstanding features of the garden include its collection of artifacts brought in by William John, the Cedar Avenue to the east of the House and the Lime Walk which follows an east-west axis to the northern edge of Chalk Pit Copse. The avenue includes some trees which were planted by Sir Ralph in the mid 17th century, a remnant of the original formal plantings that radiated from the earlier house.

Lime avenue, Kingston Lacy Park



At the time when the Trust took over the Park many parkland trees were over-mature and had fallen victim of gales. These have been replaced by the Trust as part of an on-going programme of replanting. The Trust have also restored particular features of the garden including a Victorian Fernery, a 17th century nut plantation, and pleasure gardens introduced by Henrietta. At the time of the survey the former Japanese garden was being reconstructed.

The parkland to the north of the House is more informal, extending to the perimeter woodland belt. A large, public car-park to the north-west of the House, was constructed by the Trust and is approached by a new access, retaining the former drive for occasional use only. This is one of three formal approaches to the House from the Blandford road, marked by classical entrances and lodges. These were constructed in 1912 in matching style and materials.

Blandford Lodge, a Grade II Listed Building



One other lodge, on the track directly to the south of the House, has no such ceremony, but constructed plainly of brick and tile.

The Parkland drives that lead to Abbott Street are used by service vehicles and provide direct access to the Estate building yards and Kitchen Garden. The Kitchen Garden, which is also linked to the house by the Lady Walk, is hidden behind high box hedging at the corner of Abbott Street and Sandy Lane. The enclosure of the building group, reinforced by linear groups of mature scots pine on the south and west sides, contrast from the surrounding open landscape. A gap in the roadside hedge close to the Edwardian estate houses allows a view into the garden. An ornate iron gate acts as a 'clair voyer'. Today, the garden is used as an independent commercial nursery.

The Gardener's House and pair of estate houses next door are substantially built of brick and tile and brick and slate respectively and feature prominent chimney stacks, gables, wide eaves and well-proportioned timber windows. They face onto the road behind clipped box hedges.

Lodge Farm (Inset Map No.10)

Lodge Farm is situated at the north-western extremity of the Conservation Area, at the eastern end of the celebrated Beech Avenue (planted by William John Bankes in 1835).

The house is set back from the main road and approached by a gravelled track. Lodge Farm is a late 14th century first-floor hall house of exceptional historical interest. The two-storey building, with a rear extension under a cat-slide roof added around 1600, incorporates the remains of the medieval park keeper's lodge.

The quality of construction suggests that it may have been used as a royal hunting lodge, for Henry V or Henry VI or by John of Gaunt, but this supposition remains unproven. Archaeological evidence indicates that the present building replaced an earlier lodge.

Lodge Farm, a Grade II Listed Building*



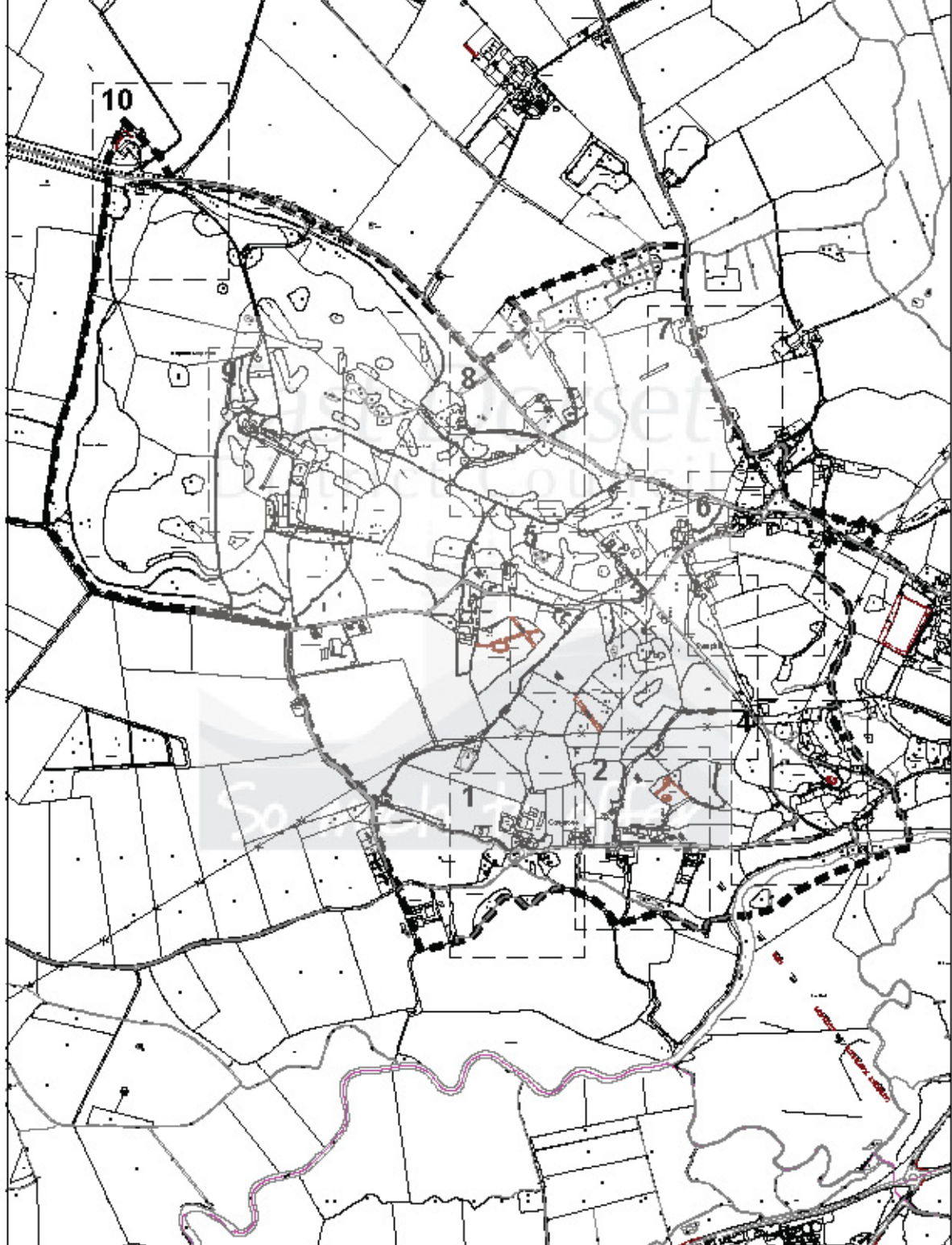
The building is constructed of dressed heathstone with chalk and flint rubble infilling. It has a simple tiled roof having stone slate eaves and catslide at the rear. Lodge Farm contains many internal features of architectural and historic interest.

To the east of the house, set in a hollow and surrounded by trees, is an 18th century barn, of part brick and part timber-frame and weatherboard construction. It was originally thatched, but is now clad in corrugated iron.

The site generally is rich in archaeological remains from the Early Iron Age; the Roman road coincides with its eastern boundary. Beneath the house itself are traces of the bank and ditch of the 13th century deer park.

Boundary of Pamphill Conservation Area & Inset Map Key

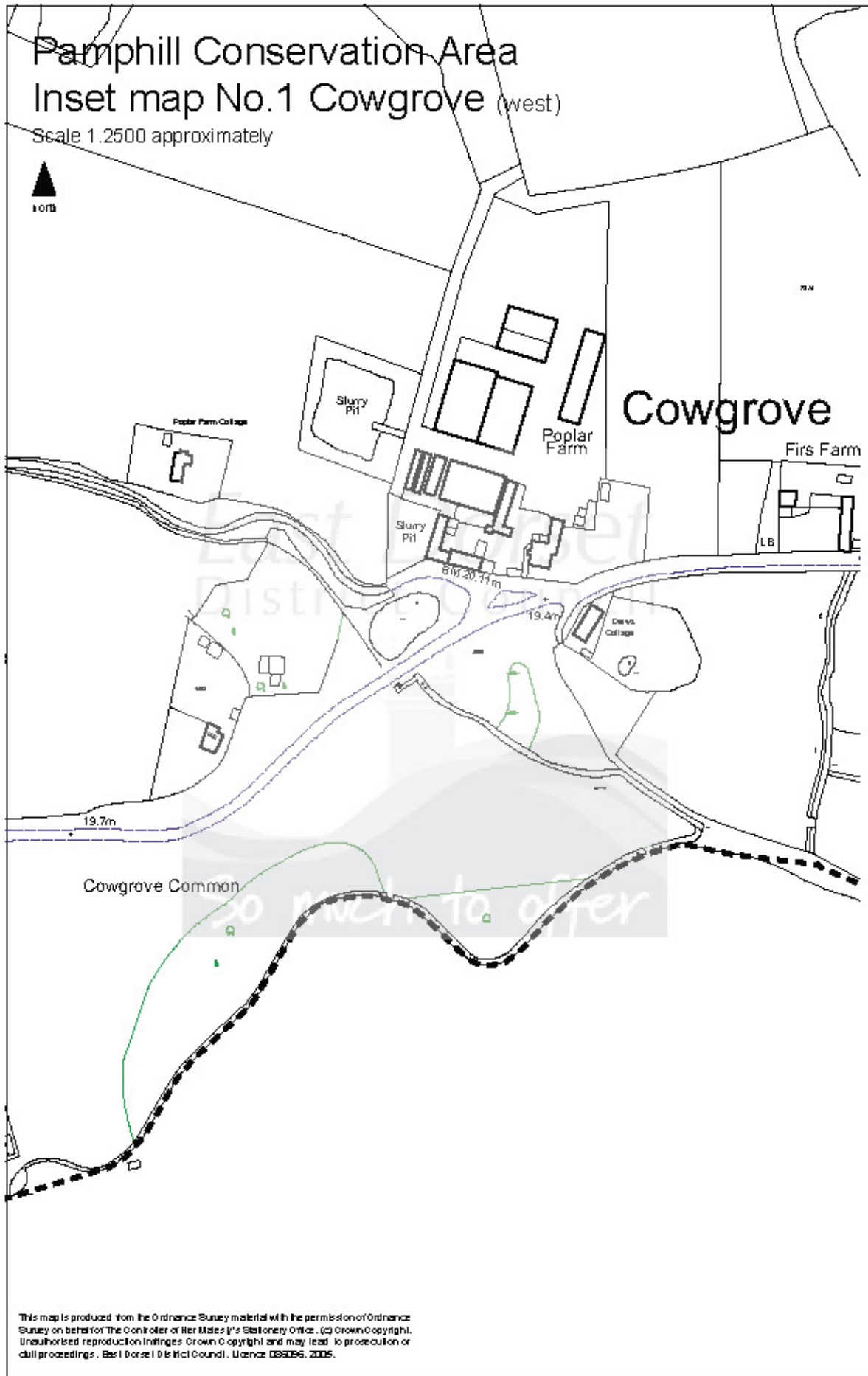
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Pamphill Conservation Area Inset map No.1 Cowgrove (west)

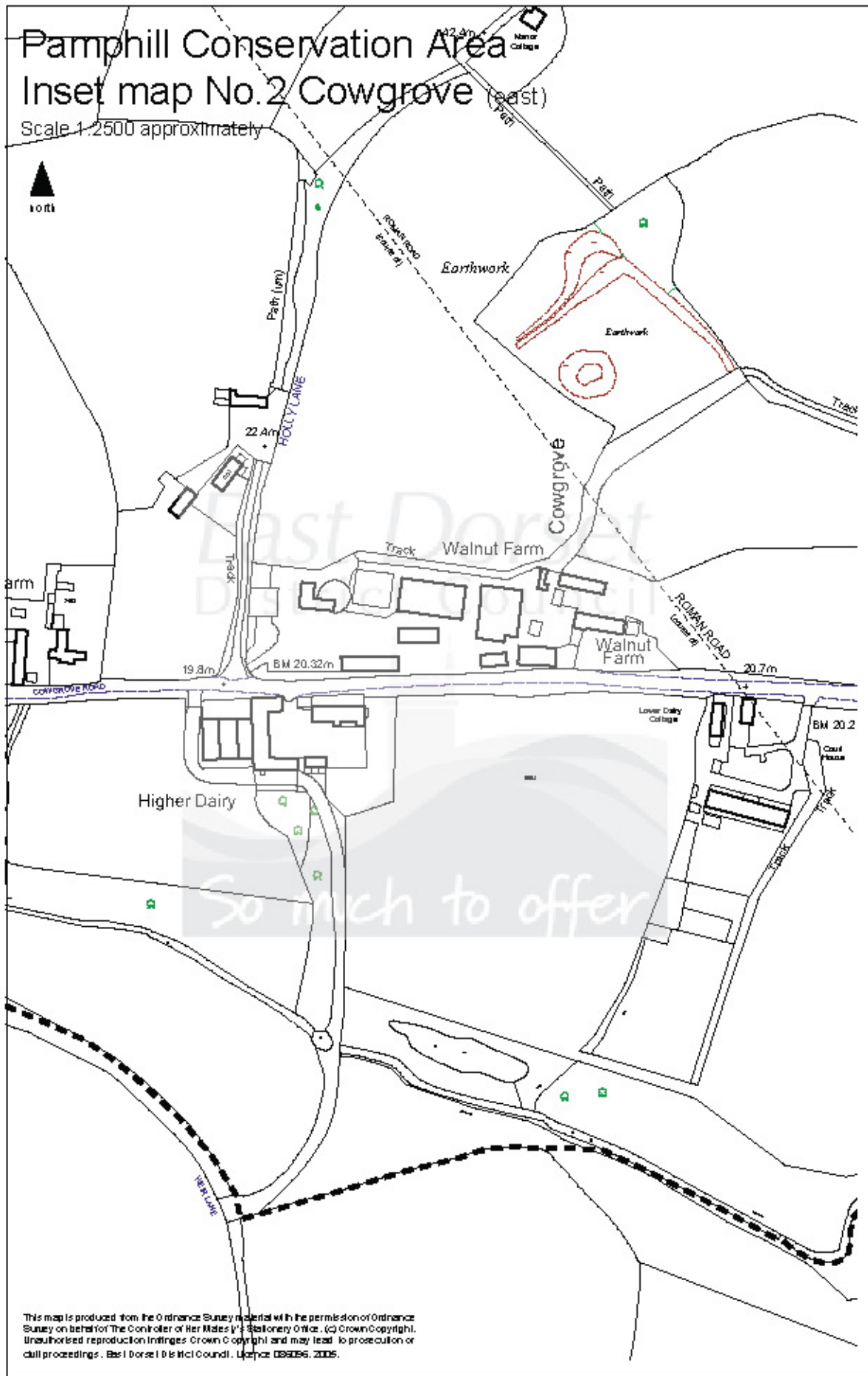
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Pamphill Conservation Area Inset map No.2 Cowgrove (east)

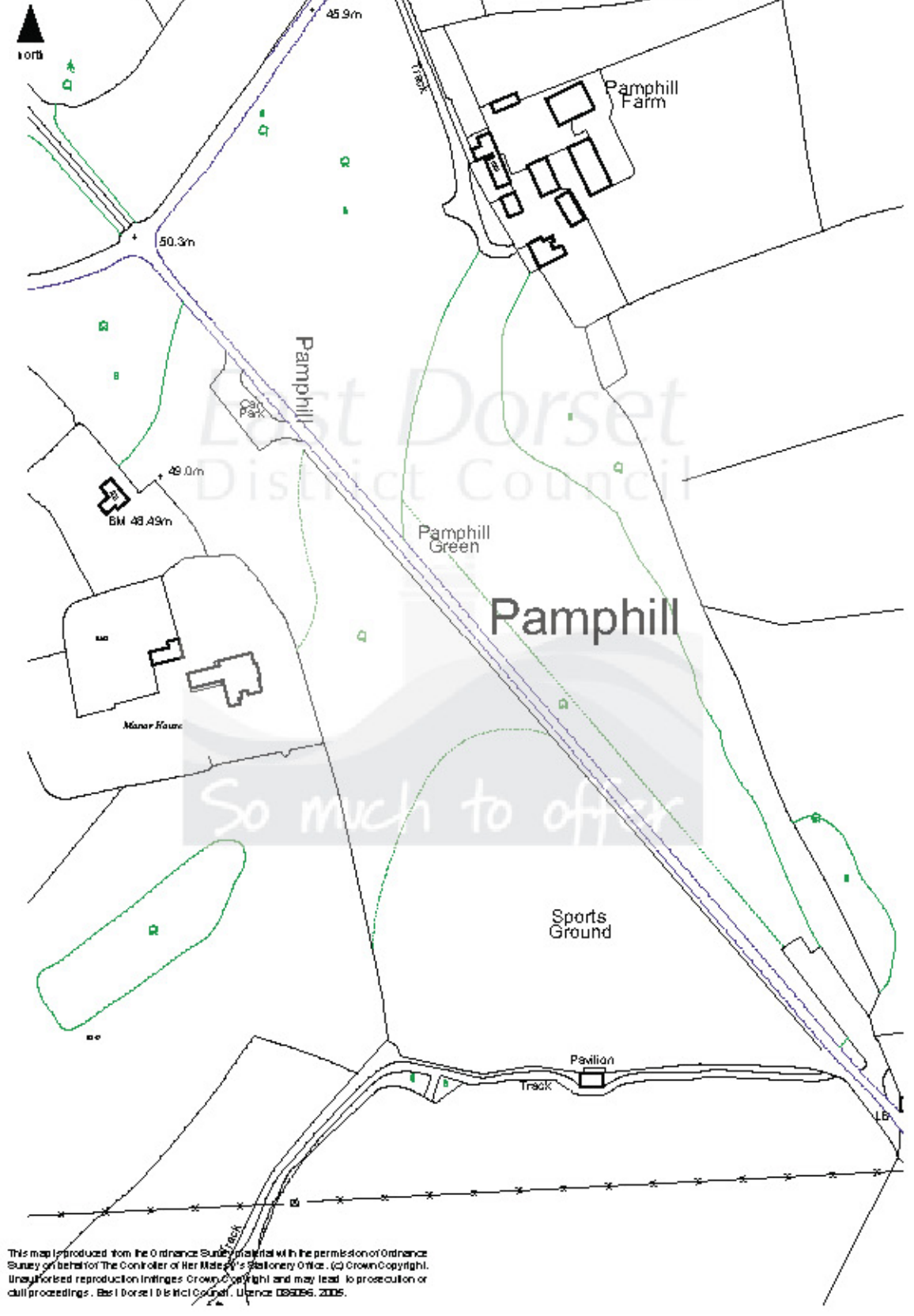
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Pamphill Conservation Area Inset map No.3 Pamphill Green

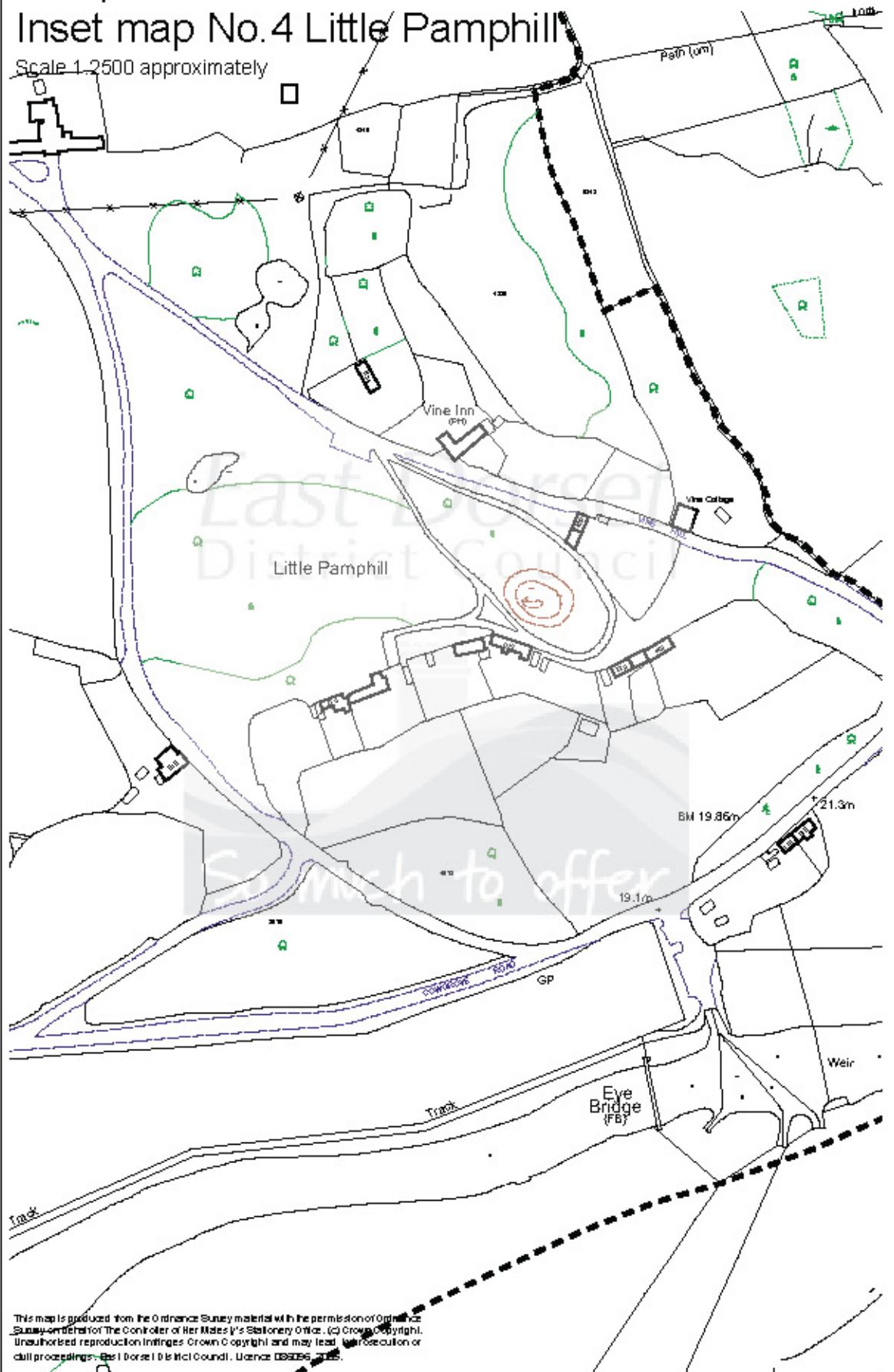
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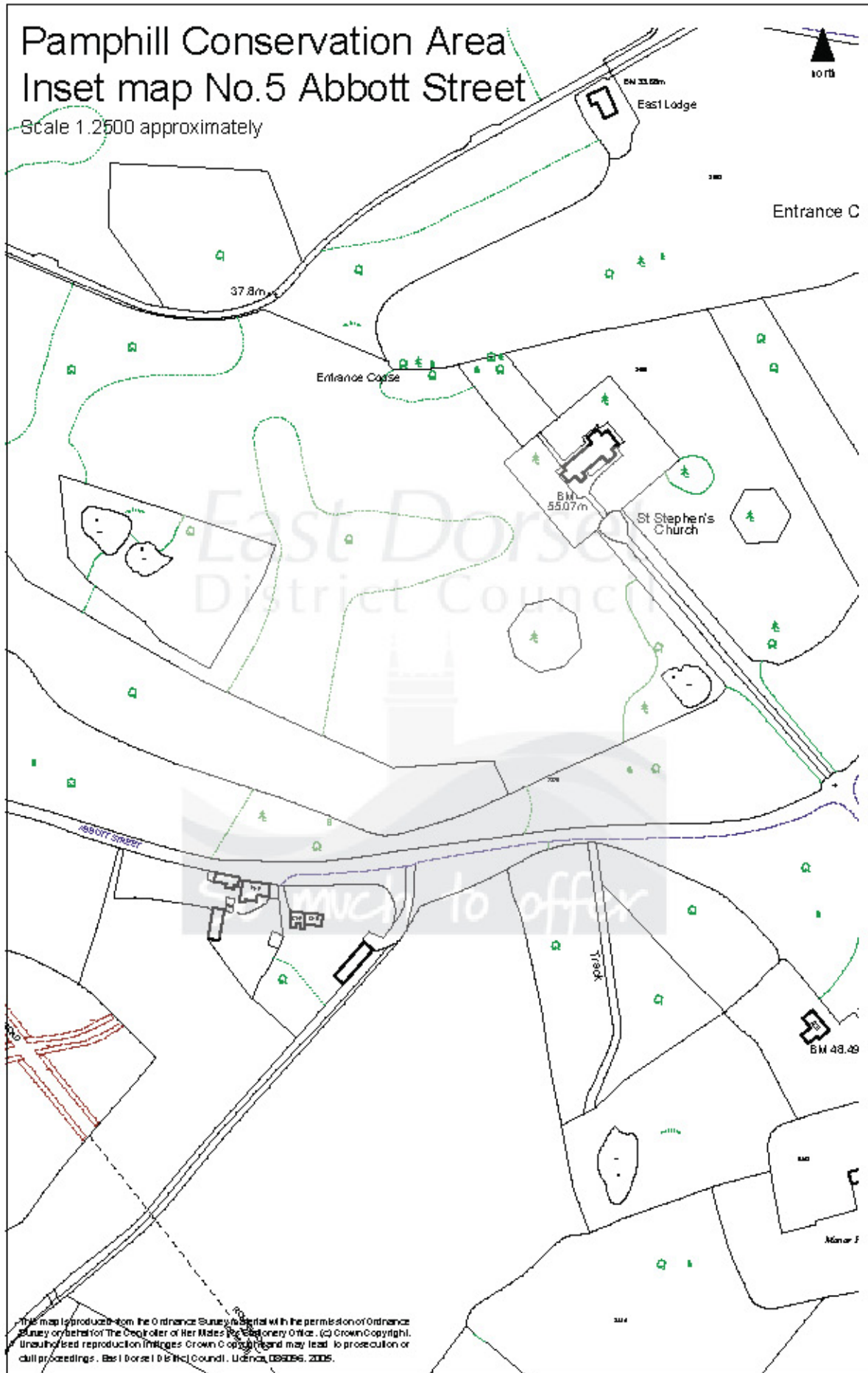
Pamphill Conservation Area Inset map No.4 Little Pamphill

Scale 1:2500 approximately

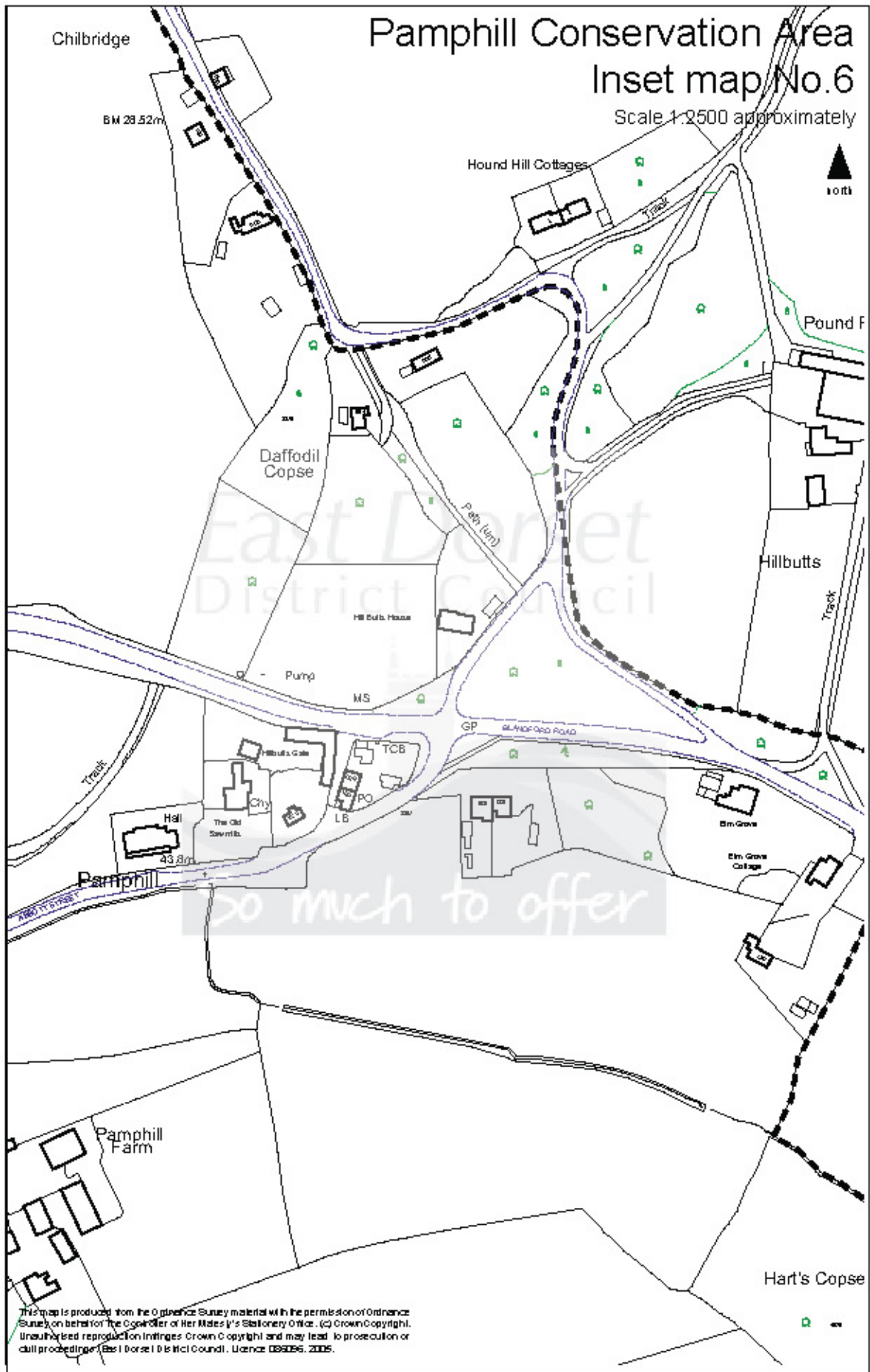


Pamphill Conservation Area Inset map No.5 Abbott Street

Scale 1:2500 approximately

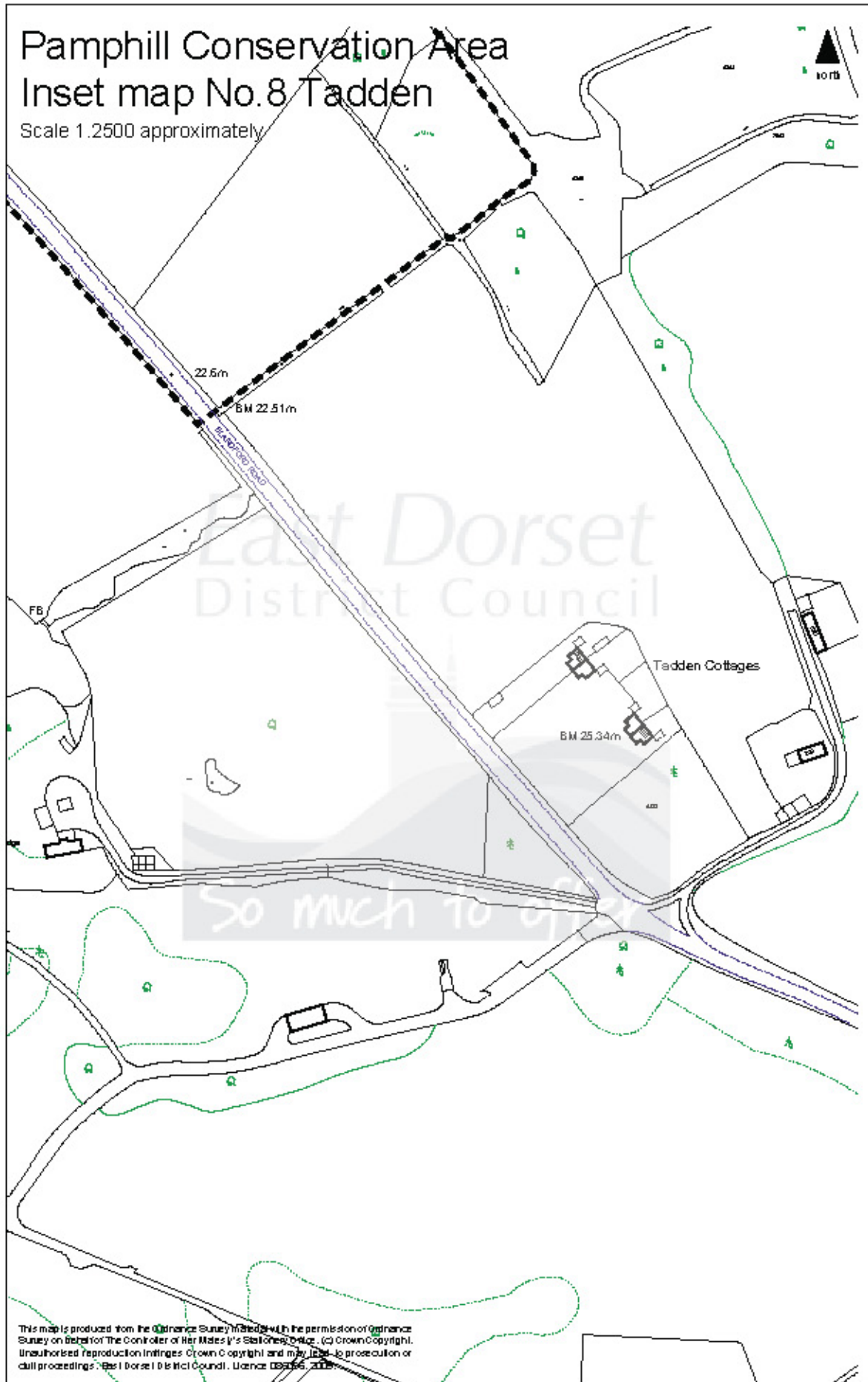


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Pamphill Conservation Area Inset map No.8 Tadden

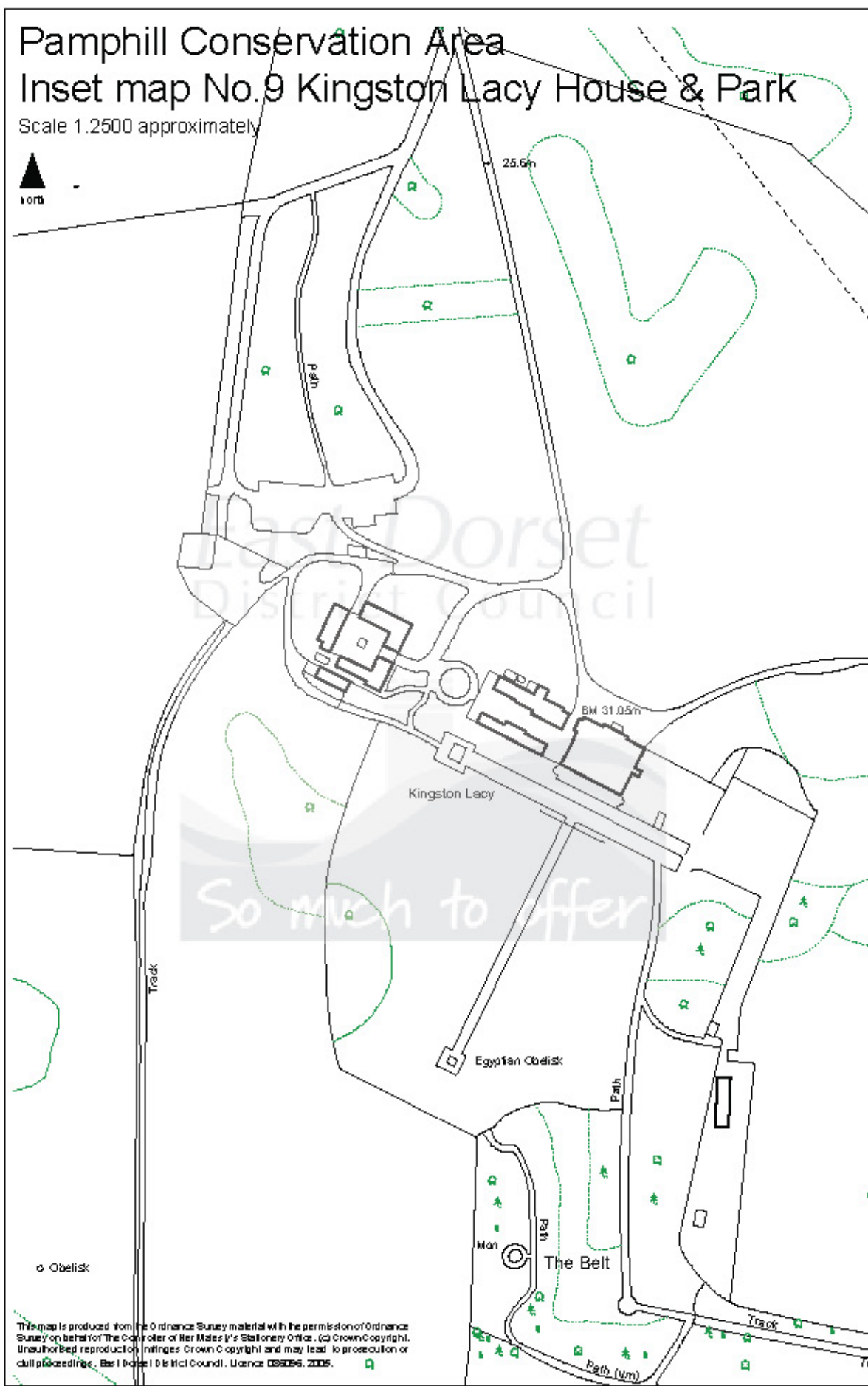
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Pamphill Conservation Area Inset map No.9 Kingston Lacy House & Park

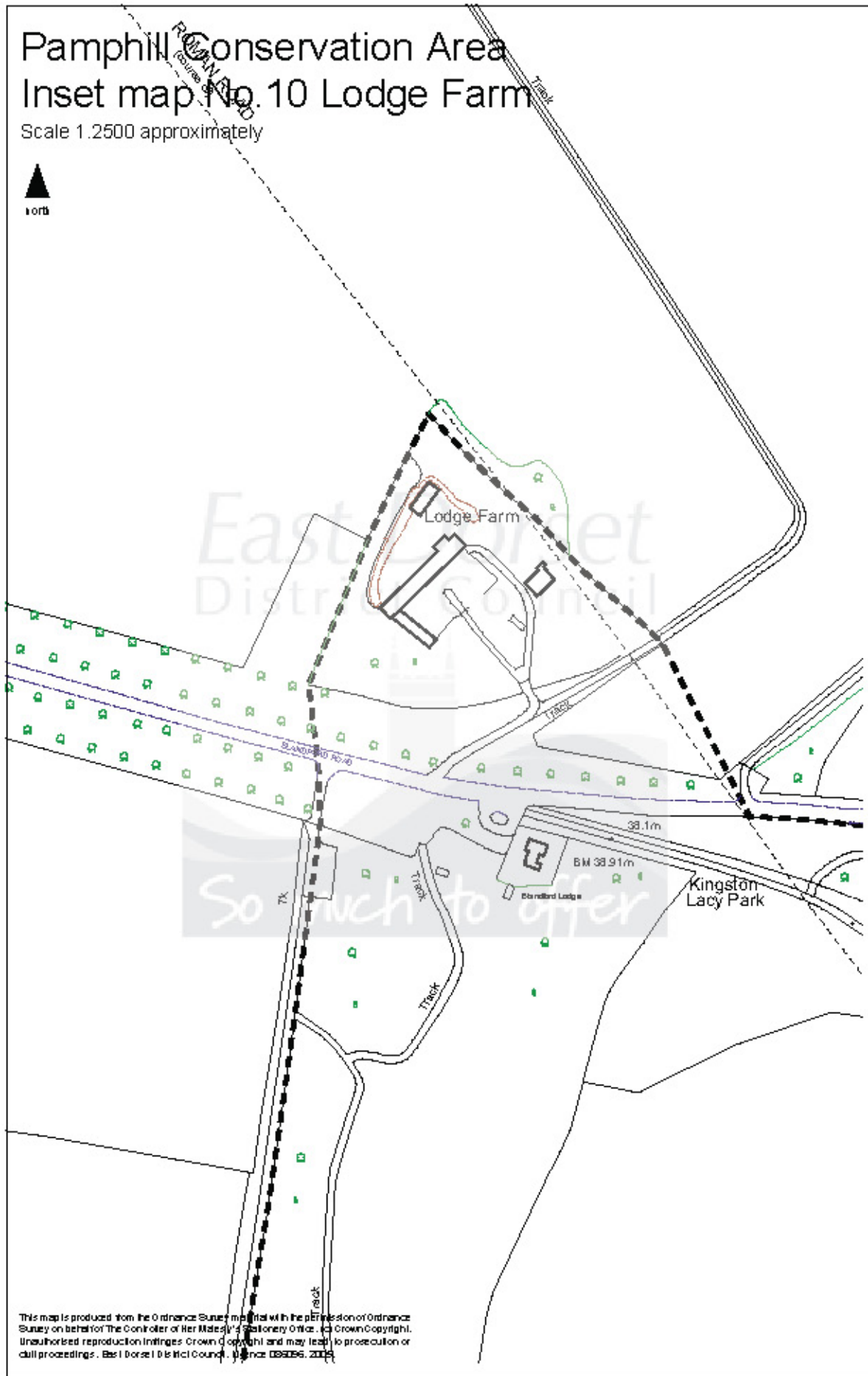
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Pamphill Conservation Area Inset map No.10 Lodge Farm

Scale 1:2500 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 character.

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 encourage 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 .