



**Evershot, Maiden Newton, Frampton, Cattistock,  
Frome St Quintin & Bradford Peverell Conservation Area Appraisal**

## **Distribution list**

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

Evershot Parish Council  
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## Introduction & Executive Summary

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

West Dorset has 79 Conservation Areas and the council has agreed on a programme of character appraisals. Evershot, Maiden Newton, Frampton, Cattistock, Frome St Quintin and Bradford Peverell Conservation Areas form part of this appraisal work, grouped together because of their geographical proximity and their location on or near the course of the River Frome.

The six Conservation Areas were designated as follows:

- Evershot, January 1975
- Maiden Newton, November 1989
- Frampton, May 1976
- Cattistock, September 1977
- Frome St Quintin, November 1990
- Bradford Peverell, November 1990

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

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

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

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

**Evershot**

The key points of quality analysis are:

- The landscape quality of the village's setting, within the Dorset AONB, adjacent to the Grade II\* Melbury Park, and with particular reference to the mature trees at the village entrances and in the riverside paddocks between Fore Street and Back Lane;
- The varying topography, characterised by slopes down East and West Hills to The Common, providing views over parts of the village and framed vistas along the main through route;
- The intact plan of the medieval village and the distinct additions created by the Ilchester Estate, with limited modern development;
- The Conservation Area has 40 Listed Buildings, in a remarkably unspoilt group, with no major intrusions or detriments and the survival of many historic boundaries and plot divisions;
- The building stock is of high quality, with two Grade II\* Listed Buildings and many historically significant gentry houses, vernacular cottages, and unlisted Victorian buildings of character and group value;
- The village is built predominantly of Forest Marble limestone, which has been worked as ashlar and rubble forms and is also used in boundary walling; it provides a consistent blue/grey colour to the village, with elements of golden Ham Hill stone, render and a high quality red brick in limited quantities; thatch is very evident, as are clay plain tiles;
- Local building traditions have bequeathed a great range and quality of details, notably stone mullioned windows, casements and vertical sashes, stone-coped gables, Classical doorcases, canopies, bay and bow windows, ironwork, shop windows, signage and lighting;
- The limited amount of new development shows some sensitive use of materials and details.

There are few detrimental features: only the Village Hall car park and areas affected by overhead wires are visual problems. The village is well maintained by the Ilchester Estate and its residents. There are minor problems with a roadside boundary wall and a large shed in separate parts of the village.

**Maiden Newton**

- A reasonably intact plan, with main road and subsidiary routes, a recognisable market space, church, large houses, bridges and former mill;
- Townscape progressions of buildings, spaces and details, enlivened by subtle changes in level and road lines, particularly along Dorchester Road, from Frome Lane to the former Mill, and along Church Road;
- A large area of attractive water meadow along the Frome and mill stream, together with mature trees, visible from the bridge crossing and the NW parts of the Conservation Area;
- About 20 Listed Building entries, including a Grade I church, several C17-C19 gentry houses, a large water mill complex, railway buildings, two bridges, a former Victorian village school and vernacular farm buildings;
- A considerable number (50+) of unlisted buildings or structures of, at least, group value, displaying vernacular details and materials and complementing and connecting Listed Buildings;
- Interesting details, such as ironwork, clocks, remnants of older shop fronts, lettering and traditional road signs;
- The use of local materials, notably flint, chalk block, cob, clays and Greensand, together with Dorset or South Somerset limestones, often combined with strong building traditions to give a sense of place;



Fig 1. Lion Gate, Melbury Park, Evershot

- Several groups of Listed and unlisted buildings, flint walls, railings and trees, notably around the Dorchester Road/Church Road junction and on Church Road, where the church, Manor House and Manor Farm, flint walls and mature trees provide particular coherent quality;
- Some examples of sensitive development, which reflect local traditions.

Maiden Newton has a large number of decent unlisted buildings. Some of these have been subject to unsympathetic alterations, such as replacement windows and doors and poor quality repairs. Much post-war development pays scant regard to local character or building materials. Recent infill development has introduced improved standards of design and detail. There remain a number of potential improvement projects, such as the removal of wires and poles; the creation of a more fitting space around the village war memorial; the improvement of unused buildings and a small number of poor quality shop fronts; and the provision of design advice relating to repairs to older buildings.

### **Frampton**

This large Conservation Area consists of two distinct parts: Northover along the main Dorchester Road, and Southover, across the River Frome. The key quality elements are:

- The landscape quality of the village's setting, within the Dorset AONB, characterised by low hills, ornamental woodland, an extensive area of water meadow and individual or groups of mature trees; the remnants of Frampton Court's C18 and C19 landscaped grounds enhance the views from Northover across the river and are the most important element of the eastern area of Southover;
- Woodland provides verdant entries to both ends of Dorchester Road;
- The river is a primary feature, emphasised by two attractive C18 bridges that link Northover and Southover;
- The Conservation Area has 29 Listed Buildings, of which one (the church) is Grade I and three others are Grade II\*, in a coherent group along the main Dorchester Road and in smaller clusters at the west end of Southover and around the site of Frampton Court;
- The Parish Church has a regionally important west tower of 1695, with an interesting mix of late medieval and Classical elements; other Listed Buildings vary from gentry houses with late Tudor details, Classical designs, humbler vernacular cottages (many of them thatched) and a distinctive series of Victorian Tudor and Gothic Revival estate buildings;
- Local building materials include banded flint and limestone, rendered chalk block, an orange/red brick, thatch and clay tiles, blue-black knapped flint, pale renders and the dark browns of weathered thatch and roofing tiles;
- There are a number of distinctive building details, including ashlar door and window surrounds, patterning produced by contrasting materials, multi-paned casements, simple porches, flint boundary walling, gate piers and ironwork, inscriptions and other armorial cartouches and date plaques;
- The village has some good examples of vernacular revival development, and evidence of enhancements by an active Parish Council and local community.

The village has a number of unlisted buildings that may be suitable candidates for listing. There are some insensitive modern housing infills and the Northover ridge is particularly sensitive to large-scale developments. The landscaped grounds around the former Court are of great importance to the village and there are signs of tree mortality and decay, which may need management in the future.



Fig 2. Former school, Frampton

**Cattistock**

- The landscape quality of the setting of the village, with large expanses of verdant meadow and fine groups of mature trees;
- A strong gateway from the southern approach, with a good group of traditional buildings and a sudden turn into Duck Street, marked by a small green and a large individual tree;
- A varied townscape progression along Duck Street to The Square and a gradual climb up West End, providing senses of enclosure, sudden views over the churchyard, a definite central space and a subtle curving route northwards, with views of the superb church tower at several points;
- The importance of walls in defining road space and linking buildings;
- The survival of the village plan, with few major changes or intrusions;
- The Conservation Area has 21 Listed Building entries, with a regionally important Victorian church, some impressive gentry houses, dominant public buildings, and a number of attractive smaller cottages, in one coherent group;
- A rich variety of building materials, often used in combination, providing a varied range of colours and textures, predominantly whites and pale greys, golden stone details, red brick and rough flint, smooth chalk block and render, and soft, rounded thatch;
- Some interesting details, notably Georgian Classical, Victorian Gothic and Tudor Revival and vernacular windows and doors, as well as excellent wrought and cast ironwork.

There are detriments: wires and poles in West End; some loss of traditional details and unsympathetic new in unlisted buildings; a limited amount of modern development that has little relationship to the wider historic environment; one large unlisted building in poor repair; and a poorly sited modern telephone box in the historic core of the village.

The wirescapes, spaces around the Savill Hall and the large areas of roadway in The Square may all be potential improvement projects.

**Frome St Quintin**

- A dramatic hill top site, with views out at the north and south ends;
- A contribution to visual quality and to townscape experiences provided by mature trees;
- The importance of boundary walls on the main street in containing space and linking building groups;
- The survival of the simple village plan, with, possibly, evidence of shrinkage or building migration away from the church;
- An attractive church of simple and unusual plan form; a gentry house of *rare distinction*; and larger houses and cottages that form a coherent group, with some varied detailing;
- Rich and varied building materials and details, ranging from flint and chalk block to good quality brickwork, thatch and ironwork.

There detriments in the village: a few unsympathetic modern bungalows; wires on the main street; a bare bus shelter; and one conspicuous collection of agricultural sheds.



Fig 3. Cattistock parish church

### **Bradford Peverell**

- The quality of the landscape setting of the village, with the proximity of a wide river valley, water meadows and extensive areas of woodland;
- Strong gateways into the historic core from the north and west;
- Groups of trees and individual specimens within the Conservation Area, defining spaces, channelling views, linking or separating buildings;
- Important boundaries, cob, flint and brick walls and hedges, providing strong edges to space and linking buildings;
- Varying topography, from streamside to elevated views over the surrounding countryside and higher ground on the south side of the village;
- Rich archaeology, notably the Roman aqueduct and the courses of Roman roads;
- Eight Listed Building entries, including an important Victorian church, several gentry houses and vernacular cottages, together with about a dozen unlisted buildings and structures that add significantly to group value;
- A rich palette of building materials, including flint, local limestones, brick, render, cob, thatch and clay tiles, combined with some good details such as iron railings;
- Some sympathetic recent housing infill that relates intelligently to local building traditions.

The Conservation Area is generally well maintained, but some of the unlisted buildings of value have been eroded by unsuitable alterations to details; some of the modern (but not recent) development has introduced alien layouts, materials and details; and there are a small number of untidy areas with poor boundaries and structures.

### **Common issues**

- The pressures for infill housing development in Evershot and Maiden Newton, with potential loss of gardens and boundaries;
- The importance of details in repairing or maintaining structures: avoiding over-elaborate thatched ridges or dormer surrounds, using lime mortar for pointing repairs and avoiding strap pointing or other projecting types;
- The problems of sourcing materials where local quarries or brickyards have closed and the care needed in matching colours and textures of available sources;
- The need to record and value ironwork, such as fences, gates, traditional road signs and lamps;
- Hedging materials and their appropriateness to the local context;
- The large number (over 90) of key unlisted buildings in all villages, most of which have group value and some of which have definite visual qualities and may be potential additions to the Schedule of Buildings of Architectural and Historical Interest;
- The importance of trees and the wider landscape setting of the conservation areas;
- The gaps in archaeological knowledge, particularly vernacular houses and industrial archaeology;
- The potential for improving design standards in the public realm (traffic calming, road improvements, signs, paving materials, wires and poles, use of road space for amenity and public use).





Fig 4 Examples of Key Unlisted Buildings

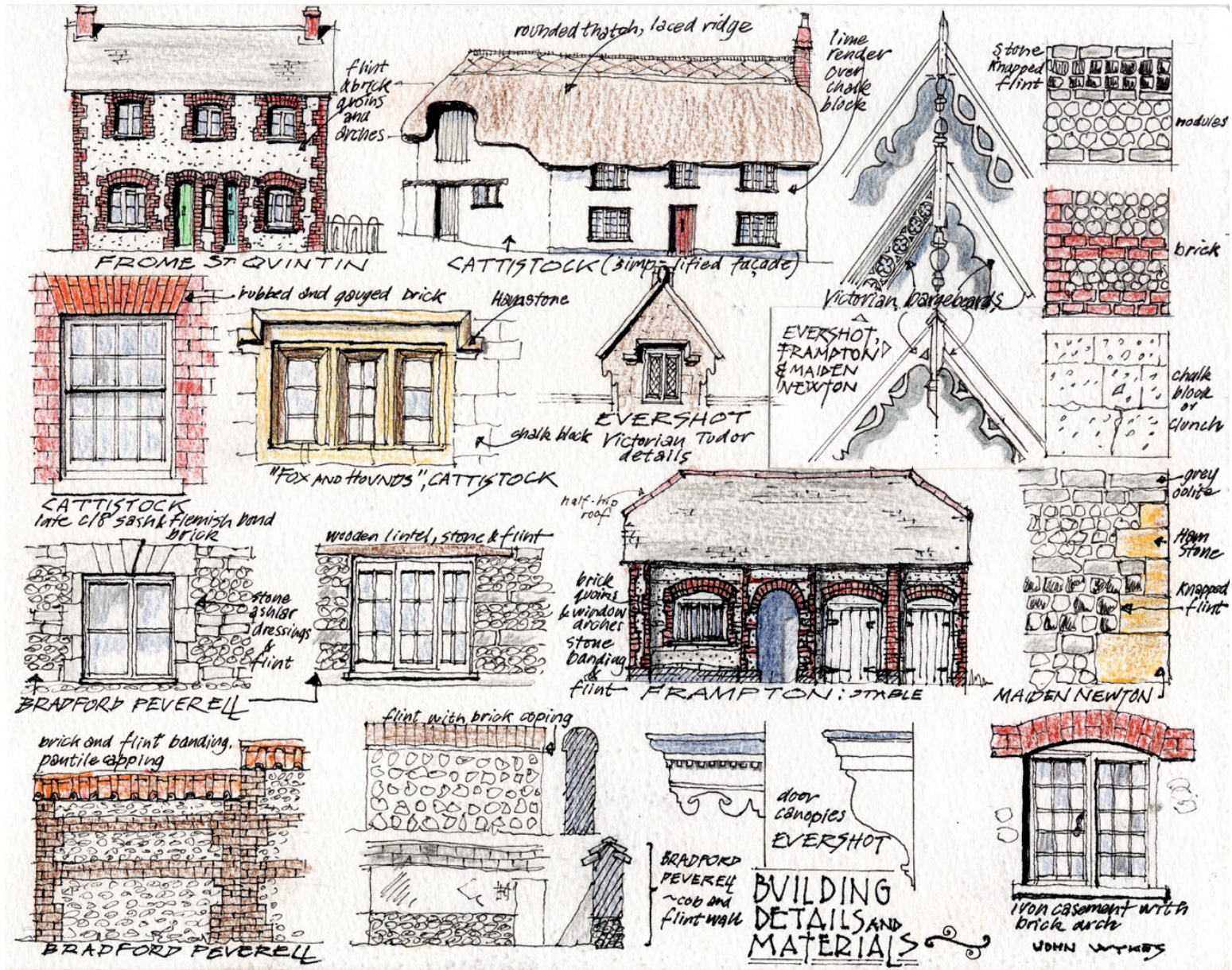


Fig 5 Building Details and Materials

## The Planning Policy context

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

- *Safeguarding Assets*: Policy SA1 seeks to protect the natural beauty of the Dorset Area of outstanding Natural Beauty (AONB); development must be in keeping with the landscape character of the area (SA3); Policies SA9, SA10 and SA13 seek to protect natural environment assets, particularly Sites of Special Scientific Importance, Sites of Nature Conservation Interest and Regionally Important Geological/Geomorphological Sites; Policy SA17 Historic Parks and Gardens of Regional and County Importance; SA18, 19 and 20 cover the demolition, alterations to, and the settings of Listed Buildings; SA21 seeks to protect the character or appearance of Conservation Areas; SA22 is concerned with demolition within a Conservation Area; and SA23 relates to the protection of sites of national archaeological significance;
- *Avoiding Hazards*: Policies AH1 and AH9 relate to restrictions on development in Flood Risk Zones and Consultation Zones due to Unpleasant Emissions respectively;
- *Settlement Policy*: Policy SS1 relates to development within Defined Development Boundaries (DDB); SS3 relates to development outside the DDBs;
- *Housing, Employment and Tourism, Community Issues, and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features.

**West Dorset 2000, a Survey of the Built and Natural Environment of West Dorset**, provides a description of archaeological and built environment assets and it includes bullet points on broad generic characteristics (related to 21 Landscape Character Areas). It was adopted by the District Council as Supplementary Planning Guidance in February 2002 and is a useful reference for this current document.

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

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

## Assessment of Special Interest

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

### A. Location and setting

The six settlements lie within the valley of the River Frome in an approximate line NW and NNW of Dorchester, ranging from 16 kilometres distance (Evershot) to 4kms (Bradford Peverell). The River Frome rises at Evershot, at about 200m AOD and runs SSE to Cattistock, where a small tributary stream runs in from Toller Down, and to Maiden Newton, where a larger western tributary, the River Hooke, forms a confluence. The wider river undulates across a marked flood plain to Frampton and Bradford Peverell to the northern edge of Dorchester.

The river and the settlements are set in a well-defined landscape of chalk hills, rising to over 200m and enclosed, above Maiden Newton, by two high ridges, followed by the A37 (to Yeovil) and A356 (Crewkerne). The northern edge to the river valley is another ridge, from Chelborough Hill to Horsey Knap and Bubb Down Hill that forms the watershed of several watercourses. The northern landscape is an attractive combination of rounded hills enclosing and dividing the area (between the Frome and its tributaries) and lush valley bottoms with water meadows and permanent pasture. South of Maiden Newton, the high chalk hills, notably Hog Cliff and Stratton and Charminster Downs, diminish to undulating scenery, a little above 60m AOD at Bradford Peverell. From Dorchester to Grimstone Down, the river is followed by the A37, which then runs up steep slopes away from the Frome. The A37 largely follows a Roman alignment, apart from where the ancient route passed though Bradford Peverell and across the Frome valley to Stratton.

### B. Historic development and archaeology

The Frome valley has extensive remains of prehistoric landscapes, in the form of round and long barrows, prehistoric settlements and other earthworks and remnants of field systems. Castle Hill, at Cattistock, may be an Iron Age enclosure. All the settlements are at least Saxon/early medieval in origin, and it is very possible that prehistoric/Romano-British settlement occupied the same sites. Bradford Peverell seems to lie on a Roman road alignment and the Roman Aqueduct is present on one side of the village as well as elsewhere on the western side of the river valley. The *Frampton* Roman villa site lies SE of Maiden Newton.

The settlements are sited along the course of the Frome, just above the flood plain. Evershot is situated at the source, Cattistock and Maiden Newton at confluences and river crossings and Frampton and Bradford Peverell are bridging points. Frome St Quintin lies between two spurs just east of the river.

The settlements vary greatly in terms of form and size. Evershot is linear, with a parallel back lane; Frampton has a long single street development, facing the grounds of the Court, on the north side of the River (Northover) and a smaller spur (Southover) on the south, linked by two bridges. There is physical evidence of a shrunken medieval settlement at Southover,



Fig 6. Location map  
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to the west of Southover House. Cattistock is focused around a square space, between two river crossing points, where the main route performs a double bend. Maiden Newton is also centred on the traditional market place at the junction of the A356 Dorchester Road and Church Road (where the Parish Church lies off the main road). Bradford Peverell is a small cluster around an informal crossroad, and Frome St Quintin is linear, with a small focal point by a junction. The separation of the main village and the parish church may suggest some form of settlement shrinkage or migration.

Some of the parish churches have C12 elements (Evershot, Maiden Newton, Frome St Quintin). There was extensive C15 rebuilding and alteration of the churches. There was a Cell of the Benedictine Abbey of St Etienne at Caen on the site of Frampton Court. Chantmarle has C15 and C16 portions and Melbury House (associated with Evershot) has important early C16 elements. Although moved slightly, Maiden Newton retains part of its medieval market cross.

A number of village buildings, including farm and gentry houses date from the post-Reformation period, from the mid-C16 to the first third of the C17. Christopher Stickland first opened Evershot's school in 1628. Frampton's church has a rare late C17 west tower, in a mixture of Gothic and Tuscan styles. Georgian prosperity, too, added or rebuilt many houses, notably parts of Chantmarle, Frome House, at Frome St Quintin and village houses, such as The Mansion in Evershot. The main house at Frampton Court has been demolished, but the village has the character of an estate creation. The eastern end of Evershot, by the gates of Melbury House, has a distinctly planned character. Both settlements experienced the trauma of a major fire, Frampton about 1795 (south side of Northover) and Evershot in 1865 (south side of Fore Street). Frampton saw the remnants cleared away by the squire and parkland recreated, but repair and rebuilding were the remedies at Evershot.

Cattistock and Bradford Peverell churches are Victorian rebuilds and Evershot's church was substantially rebuilt in the 1850s and 60s. The C19 contributed a number of buildings: two Nonconformist Chapels and a railway station at Maiden Newton; railway halts at Evershot, Cattistock and Bradford Peverell (all closed 1966); village schools in Maiden Newton, Frampton and Evershot (new buildings in 1874); an 1868 almshouse at Frampton (erected by the Sheridan family); and water mills at Maiden Newton and Cattistock. Running from Yeovil to Weymouth, the Wilts, Somerset and Weymouth Railway, opened in January 1857. It utilised the Frome valley and there was a junction for the Bridport Railway at Maiden Newton.

The C20 saw major residential extensions to Maiden Newton, a smaller but significant addition to Bradford Peverell and lesser infills to the existing layouts of Evershot, Frampton and Cattistock. Planning and conservation policies and designations, drainage, land ownership and the availability of services have constrained large-scale development.

Maiden Newton has an important group of WWII defences and was the focal point of the Maiden Newton Stop Line.

The **archaeological issues** are:

- Damage to earthworks by cultivation, neglect and unsuitable grazing;
- Lack of understanding of the resource, particularly WWII defences, industrial archaeology and vernacular houses (only Listed Buildings have some description, mainly confined to the exterior);
- Damage to non-scheduled sites;
- Some loss of historic land plots and property boundaries, both of which are important to settlement character.
- Potential for limited research and investigation within villages of lost or previous development (e.g. Frampton's settlement site at Southover and a possible site at Frome St Quintin).

## C. Spatial and character analysis of each village

Each settlement differs in its relationships between buildings, public space, gardens and open countryside and it is very difficult to generalise. Each settlement will be described individually, but any common features that are essential ingredients of local distinctiveness will be highlighted.

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

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

### C1 Evershot

#### **Spatial analysis**

The plan of the village is linear, developed along one main street, Fore Street, towards a stream crossing, with the church and main gentry house at the upper end. Fore Street has relatively intact, rectangular land plots (tofts), many long and narrow (particularly on the south side) that stretch back to parallel highways such as Back and Hollow Lanes. Back Lane accommodated village industries and smaller cottages, and from it, land plots (some now paddocks) can still be easily seen. Victorian estate development saw an elongation of the ribbon up the other side of the valley, but with a thickening around the junction with the main route into Melbury House.

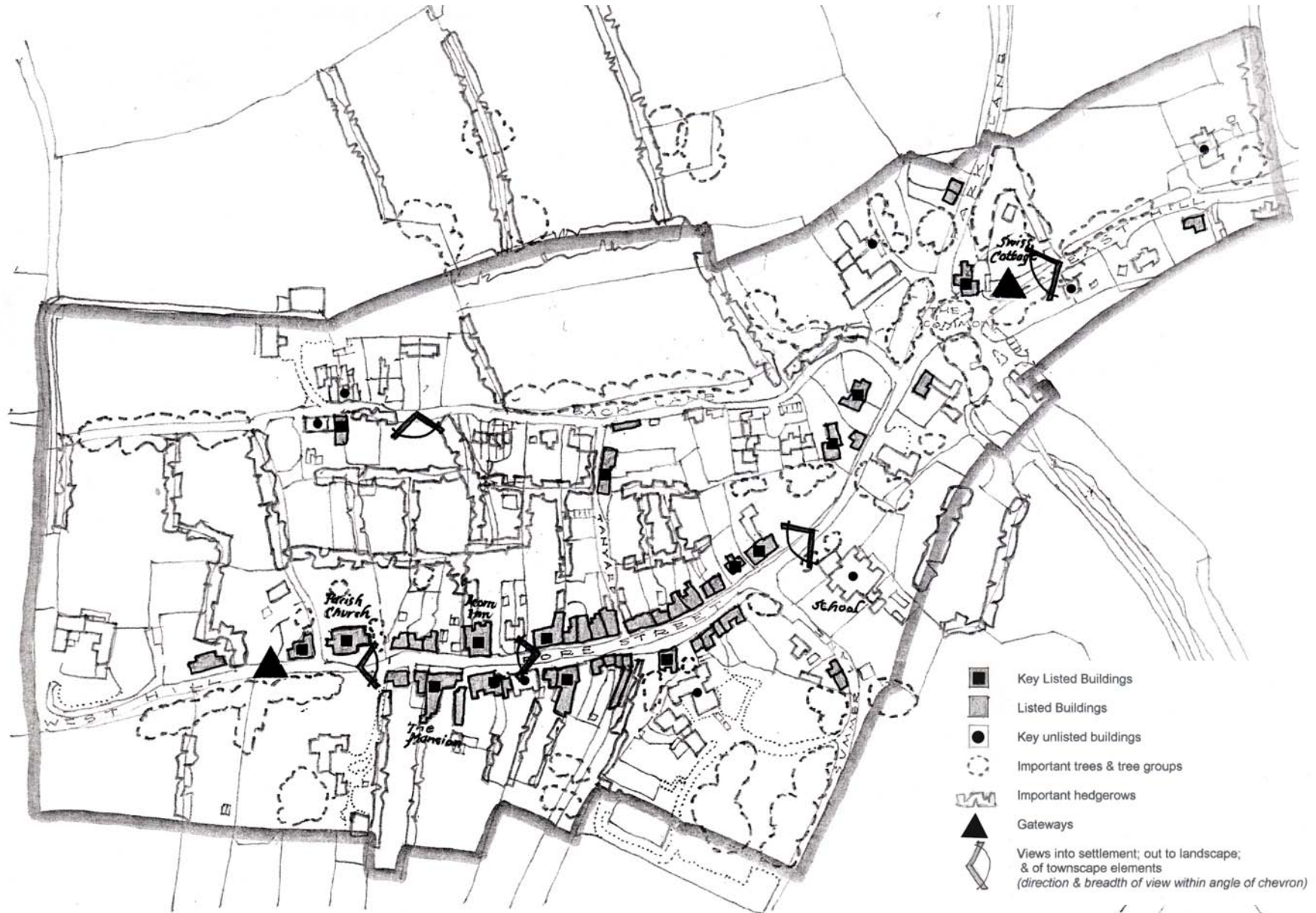
#### **The character and interrelationship of spaces within the Conservation Area**

The Conservation Area is large and encloses a main road development (Fore Street), a more rural West Hill, and a Victorian estate East Hill approach and a hidden Back Lane. There is a very clear boundary between village and countryside and a very obvious transition between village and country house with the lodges and gates of Melbury House leading to fine parkland. The village core, along Fore Street, is densely developed with historic development set in terraces or close groups, on the back edge of pavements or behind small front areas. This urban character recedes at either approach, with large trees and looser development, farm buildings to the west and mainly detached estate buildings to the east. Topography plays a major part in adding to the delights of the buildings, with slopes down to the village core from both entrances, a descending



Fig 7. Terraced properties in Fore St

Map 1: setting & assets of Evershot



Fore Street to a low point by The Common and the junction with Park Lane and a rise up East Hill, marked by more mature trees. In more detail, the spatial or townscape sequence, from the west, is:

- A narrow lane enclosed by banks and overhanging trees and a gradient down West Hill, with a mixture of modern and older farm buildings to the north;
- A junction with Back Lane, marked by the parish church's prominent tower and spirelet, elevated on a raised churchyard;
- A constantly curving road line, falling downhill, enclosed by a raised pavement and a solid wall of buildings on its southern side - there are subtle undulations in the building line, with projecting bow and bay windows, porches and door canopies. The northern side curves round to reveal its buildings sequentially and there are occasional projections such as the porch of the Acorn Inn;
- There are views over roofs to the fine trees around The Common and on the ridge at the top of East Hill;
- The road curves in an enclosed, walled space, overhung with trees to the junction with Summer Lane;
- The Common creates a wider space, with buildings set-back from the road and a small triangular green at the junction with Park Lane; at the entrance to Park Lane there are good views of the meadows between Fore Street and Back Lane and a first glimpse of the parkland around Melbury House;
- East Hill is again enclosed with large trees and banks; there is a pleasant view back into the village, with the informal group of trees and estate buildings providing partial closure until the denser character of Fore Street is encountered around the bend;
- Back Lane is a narrow corridor of hedges and pasture, with one sharp right-angled bend and sporadic development, interspersed by hedge banks, trees and occasional views of the church and Fore Street houses surrounded by dominant trees.

**Key views and vistas** are the views of the Park up Park Lane; the views of Fore Street from the higher ground at East and West Hills; and the view of the village core from Back Lane. The church tower is the one obvious **landmark**.

### Character analysis

Evershot has marked variety in its architectural character, due to historical factors. There is a contrast in building date, form, style and layout between the older historical core of Fore Street and the lower density Victorian estate development around The Common and East Hill. Back Lane, although related historically to Fore Street, is very different in character. It is thus logical to divide the Conservation Area into **three sub-areas**:

- i. West Hill, the Parish Church and Fore Street, as far as the junction with Summer Lane;
- ii. Back Lane, from its junction with West Hill to the eastern entry into The Common;
- iii. The Common, Summer Lodge, Stickland School and East Hill

#### ***i. Sub-area: West Hill, the Parish Church and Fore Street***

##### Building Uses

The original land uses were related to public and private functions, with the church, rectory, a large town house and several other gentry houses, a number of public houses, shops and specialist trades, and smaller cottages. These have been



Fig 8. View of the Acorn Inn & the parish church



Fig 9. View up Park Lane



reduced in terms of variety and, today, only one public house and two shops remain, whilst the residential uses have adapted and expanded.

### Building Types and Layouts

The plan forms of the buildings are very varied, reflecting original function and status and subsequent changes. The Mansion has a symmetrical main entrance with central staircase and large rooms on either side, with a substantial rear wing and detached stables. Other houses have evidence of symmetrical planning, but there are many organic layouts, with entrance door to one side and one front downstairs room. Several unplanned terraces have varying plan forms in combination and there is at least one through passage to a rear yard. Several houses show evidence of their former use as shops or public houses, with central doors flanked by symmetrical bay or bow windows. Two storey buildings are common, with one and a half in a few smaller thatched cottages with eyebrow dormers.

### Key Listed Buildings and Structures

The Sub-area contains 29 Listed Building entries, two of which are Grade II\* (St Osmund's Parish Church and The Mansion) and the remainder Grade II. There are only half a dozen unlisted buildings in the area. The architectural and historic qualities of the buildings and the contribution they make to the special interest of the area is thus a major asset to the attractiveness and interest of the village core. The key Listed Buildings are:

- St Osmund's Parish Church, Grade II\*, C12-C15, with substantial Victorian restorations and rebuilds; the west tower, with its Victorian spirelet, forms an important entry feature; the raised churchyard has three Listed table tombs;
- No.31, The Mansion, C18 symmetrical Classical main block and a C17 rear wing and a separate stable block, a good example of an early Classical gentry house;
- No.11, The Old Rectory, substantial C17 house, visible on entry from West Hill;
- No.21, Post Office and Stores, early C19 brick, with contemporary segmental bayed shop front, prominent on a raised pavement;
- No.26, a large C16-early C18 house, visible in the core of the village and with interesting details;
- No.28, date stone 1667, original or reset windows and doorways and former shop front with square bays;
- The Acorn Inn, early-mid C19, with square, projecting central bay, supported on iron columns, a townscape feature;
- Tess Cottage, West Hill, early C18, thatched, with chalk block gable end, notable also for its Thomas Hardy literary connection.

### Key Unlisted Buildings

The contribution made by key unlisted buildings is limited to Nos.25-27, which are C19 brick on a stone plinth, with casements and an altered or modern bay window, part of the overall coherent **group** of buildings, from West Hill Farmhouse to No.2 Rectory House. There is also an unlisted K6 telephone box adjoining the Acorn Inn. The refurbished barns and sheds at West Hill Barn are examples of the sympathetic reuse of ordinary buildings.

### Building Materials and Architectural Details

The Parish Church has coursed dressed stone walls of Forest Marble, a hardwearing blue/grey limestone, made up of fossil shell fragments cemented together with crystalline calcite. The marble can be worked into ashlar, as seen at Nos.12, 18-22, 26 and others, but is more commonly seen in rubble form or as roofing slabs or paving. It was quarried at Melbury Osmond



Fig 10. No.28 Fore St - former shop



Fig 11. Tess Cottage, a key listed building marking the west entrance into Fore St

and around Bridport, at Bothenhampton, and along parts of the coast. The yellow/orange Ham Hill limestone appears in ashlar details on the church and many other village buildings, in combination with Forest Marble rubble.

Upper Greensand Chert was available at the Chalk escarpment, near the site of Evershot and it is characterised by its similarity to flint, but is lighter in colour. It appears in walling with flint or the local chalk block. The latter, known as clunch, has varying weathering qualities and is often protected by lime-based render. It is seen on the western end elevation of Tess Cottage. Several buildings have been coated with roughcast render, providing extra protection to semi-porous materials.

Brick appears rarely in older cottages, in chimneystacks, but appears at 21-23 Fore Street, with rubbed and gauged work over doors and windows. It is seen in banding with flint or chert on the western end of No.36.

Roofs are varied, with thatch (originally long straw or combed wheat reed, now with more water reed), clay tiles, slate and asbestos slate.

Modern materials are usually sympathetic to local character, with the use of stone at 7 Fore Street. The West Hill Barn development uses sawn timber as part of its vocabulary.

Apart from the church, all the buildings are C17-early C19 cottages and larger gentry houses, of remarkable coherence in terms of materials and grouping. They display details typical of vernacular architecture in the area, stone, ovolo-moulded, mullioned windows (with wave moulded outer frames and often, separate labels or drip moulds over); canted bay windows with stone mullioned insets and continuous drip moulds or string courses running above each band of windows; four-centred arched doors; gables with stone copings and kneelers. The mullioned windows have metal-framed casements set within them, with leaded lights in rectangular or diamond patterns. Later cottages often have casements with a rectangular pattern of glazing bars, sometimes creating a dense pattern of small panes.

C18 and C19 Classical architecture tends to reflect national fashions, with vertical sashes, moulded door cases and (on The Mansion) moulded stone architraves with dropped keystones around windows; cornices and stone quoins. No.26 has an interesting combination of doorcases with moulded architraves and cornices and mullioned windows, suggesting a late C17 or early C18 date (this mixture is seen in places like Stoke Abbott, where Lower Farm dates from 1748). Nos.21 and 23 have brick facades with sash windows and doors with simple fanlights over. The Acorn has a rectangular bay, with large sashes and corner-fluted pilasters, supported by slender iron columns.

Thatched roofs reflect the central Dorset traditions of rounded, sweeping forms, with eyebrow dormers and simple, laced ridges. Skylines are a visible component, with dominant chimneystacks and dormer windows appearing in views down the street. Nos.33-35 have elaborate fretted bargeboards on dormer and main end gables. Stone boundary walls, gate piers and hedges help to strengthen the feeling of a tightly grouped progression of buildings. The raised pavement on the south gives a formal edge to the carriageway and emphasises the changes in level between the various parts of Fore Street.

No.21, the Post Office, has a traditional pair of segmental bowed shop windows, with a frieze and cornice, reeded pilasters and guilloche ornament under the cornice. There is the faded remnant of a painted sign above the shop front, early C19, with italicised letterforms. There are several other former shop or public house fronts, in the form of rectangular, projecting bays,

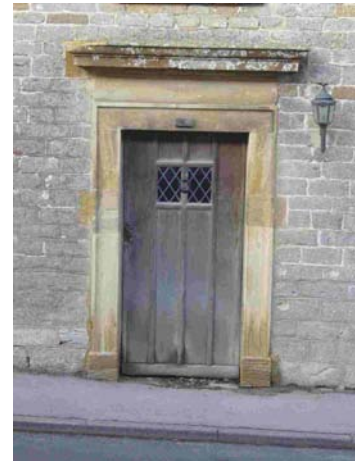


Fig 12. No.26 Fore St - Forest Marble walling & Ham Hill door surround



Fig 13. Post Office, Fore St (No.21) with bowed shop windows

complete with glazing bars (e.g. Nos.12 and 14, the former Post Office and Saddlery). There is one segmental bow window at ground floor level, at No.1, the former Royal Oak Inn. Simple flat-canopied roofs, supported by shaped brackets, may protect doorways.

Stone boundary walls employ rubble and have stone-on-edge or flat copings. Only the churchyard has a moulded stone capping. There is one known example of a wall ramping down by means of a segmental curve and a gate pier with a ball finial, adjacent to the Acorn. The brick entrance to the rear yard at No.23 has a convex curved parapet and central balled finial. There is good ironwork (Gothic) on the main entry into the church and a curvilinear gate to The Mansion.

#### Parks, Gardens, Trees & Green Spaces

There are no trees on the actual building line of Fore Street, but mature trees overhanging the road at West Hill herald the tight group of buildings. There are also large trees in back gardens that appear above roofs and between plots. Projecting trees or large shrubs are prominent by Nos. 5, 26 and 29. Informal cottage gardens and plants fronting the building directly on the street add much to the enjoyment of Fore Street.

The green spaces of the churchyard, St John's Well and the paddocks running east to The Tanyard are of visual importance. In the northern part of the churchyard are important mature yews.

#### Detrimental Features

There is little evidence of loss or intrusion. The traditional finger post at the junction with Summer Lane has lost its circular finial. The roadside brick wall on the south side of West Hill appears to be in a dangerous condition, with structural cracks.

#### **ii. Sub-area: Back Lane**

##### Building Uses

The area has no dominant architectural style or consistent date of development, but has a mixture of thatched C18 cottages; Victorian houses in the form of a short terrace and modern cul-de-sac or individual plot development of a mixed character. The original building uses were residential, with a Tanyard in the area of the current lane of that name.

##### Building Types and Layouts

There are larger detached cottages, two storeys, with central entrances, or one with an apparent cellar. There is one single storey detached cottage and one short row of smaller cottages, of two or three rooms in a row with a rear outshut plan form.

##### Key Listed Buildings and Structures

There are three Listed Building entries, all Grade II. The buildings are not in the form of dominant groups of consistently fine historic buildings, as in Fore Street, nor is there a consistent progression of estate buildings of shared architectural vocabulary, set in a mature landscape, as in Sub-area iii. The Sub-area is characterised by occasional highlights of individual cottages with attractive details and materials, some mature trees and a generally rural feel to the meandering lane.

The key Listed Buildings are:



Fig 14. Yew trees in the parish churchyard



Fig 15. Nos.2&3 The Tanyard - key listed building

- The Old Thatch, mid C18, stone rubble and brick, thatched, a prominent building when seen from parts of Back Lane;
- Nos. 2-3 Tanyard, stone and brick, double hipped thatched roof, visible from both the Fore Street and Back Lane entries.

#### Key Unlisted Buildings

The contribution made by key unlisted buildings is limited but not insignificant. The stone building with casements, west of and at right angles to The Old Thatch is a good entry into the main part of the Lane. The 1905 St John's Villas have some good detailing, particularly the use of patterned brickwork. The new house north of Tess Cottage is well detailed, with the use of traditional materials.

#### Building Materials and Architectural Details

The few historic buildings reflect those in Fore Street, with coursed Forest Marble rubble, smooth or roughcast render and brick; thatch or slate roofing.

Details are common to the wider village, with hipped thatched roofs or slate roofs with stone-coped gables, casements and rubble stone walls. There is a very small six light window at ground level in the unlisted building adjoining The Old Thatch. A bracketed wall lantern survives at the southern end of Nos. 2-3 Tanyard.

#### Parks, Gardens and Trees

The importance of the paddocks from St John's Well to The Tanyard has already been mentioned in Sub-area i above. The fields have mature hedges and trees that frame views of the church and Fore Street from Back Lane. There are also important trees on the north side of the Lane, running down to Wellman's Corner.

#### Detrimental Features

There is a former Gospel Hall in poor condition, at the western end of the meadows and a large structure, in some disrepair adjoining the western end of St John's Villas. There is also a conspicuous wirescape in this area. Two modern residential developments, of modest design and scale employ alien materials, artificial stone and brick of two strongly contrasting colours.

### ***iii. Sub-area: The Common, Summer Lodge, Stickland School and East Hill***

#### Building Uses

The original land uses were largely related to the estate, with detached farmhouses and pairs of smaller cottages, school, reading room, police houses and forge (in an older building). There was at least one public house, which is now in residential use.

#### Building Types and Layouts

There is a marked coherence of building style and detail created by the preponderance of mid-C19 estate houses and public buildings. Plan forms vary from a linear arrangement of rooms with an attached forge, cottages with a central entry hall or end entrance related to stairs, and symmetrical plans where there are semi-detached pairs.



Fig 16. Wall lantern at the Tanyard



Fig 17. Trees & hedgerow at the eastern end of Back Lane

### Key Listed Buildings and Structures

There are eight Listed Buildings in the Sub-area, all of which are Grade II. The key Listed Buildings are:

- The Forge, at The Common, former blacksmith's cottage and forge, with late C16 core, including cruck trusses and timber frame;
- Swiss Cottage, estate Tudor, in an obvious position at the junction of east Hill and Park Lane;
- Nos. 2-3 The Common, Victorian Tudor, formerly the Fox Inn, forming an entry to Fore Street, along with Common Farmhouse and the single storey Lock Up;
- At the junction with Summer Lane, and thus conspicuous, the estate Tudor pair of Rectory House and School View, both well-detailed and providing an introduction to the curve of Fore Street.

There are a number of Grade II Listed Victorian estate buildings around The Common and Park Lane that share a common architectural vocabulary of rubble walling and ashlar dressings, Tudor Revival details (mullioned windows, iron casements with diamond leaded lights, depressed arched doors or porches, stone chimneys), decorative bargeboards, slate roofs and dormers. None is outstanding, but all are important in underlining the contribution of the estate and in creating a coherent **group** on the eastern entry to the Conservation Area. The thatched, rubble pair of Summer Cottage and Summer Lane Cottage are unspoilt and present good examples of walling and windows.

### Key Unlisted Buildings

The contribution made by key Unlisted Buildings is limited but not insignificant. Stickland School's Victorian block dominates the corner with Summer Lane, with its bell turret and date inscription. Summer Lodge is a large Edwardian and modern rendered building that sits in landscaped grounds. Moorfield House, at the junction of Park Lane and The Common, is a large building, difficult to see, but its rear farm buildings are handsome examples of brick and slate sheds. Two Victorian estate buildings on East Hill have notable qualities: Nos. 1-3, smooth render with Ham Stone Tudor details; and Newman's Cottages, a simple semi-detached pair of stone cottages with brick quoins around the windows.

There is a thatched barn conversion to a house behind Common Farm that sits well in the landscape. The extension to the School is a handsome example of the use of traditional materials and architectural forms.

The Village Hall is a corrugated tin building with modest detailing, notably a front porch. There is current interest in tin buildings and the Hall is interesting from a technological viewpoint, as well as having some idiosyncratic visual appeal.

### Building Materials and Architectural Details

These are Forest Marble rubble and Ham Hill ashlar dressings; render and rubble with brick quoins and window surrounds (The Forge); thatched, plain tiled and slate roofs; and rubble boundary walls (which are particularly conspicuous on the stretch of main road from The Common to Fore Street). Flint panels are used decoratively on the porch of School View. Brick appears in the boundary of Summer Lodge, where smooth render is used on the buildings. Blue/grey rubble is used in combination with Ham Hill stone on the modern school extension.

The few older buildings reflect local traditions, with simple thatched or slate roofs, wooden or metal casements, sometimes with shallow relieving arches over, but also with simple wooden lintels. Victorian Tudor is, if anything, more consciously picturesque than C17 antecedents, with gables to bays and porches, enlivened with ornate barge boards (Swiss Cottage),



Fig 18. The Forge at The Common - key listed building



Fig 19. Local style of Nos.2&3 The Common

projecting one or two storey porches, projecting drip moulds with labels, tall chimneys and with geometrical iron or leaded lights to their casements. Rectory House has a tripartite arrangement of central door flanked by mullioned windows, all richly moulded.

Summer Lodge has an elaborate main drive entrance with inward-curving brick walls and elaborate piers, surmounted by moulded finials, rather like large chess pieces.

There is some fine ironwork in the Sub-area: simple estate fencing and more elaborate varieties with cross members, producing a diamond pattern. School View has simple spearheaded railings. There is an arched lamp bracket, with scrollwork, attached to the electricity pole by the Village Hall.

### Parks, Gardens and Trees

Melbury Park is a Grade II\* entry on English Heritage's *Register of Parks and Gardens of Special Historic Interest*. It has elements of C16 deer park, C18 and modern landscaping and there are many fine areas of woodland, specimen trees, water and more formal gardens. Although outside of the Conservation Area and only accessible by a small number of Public Rights of Way, the Park is an area of high quality landscape that enhances the setting of the village, particularly the eastern approach and there are good views northward, from Park Lane.

East Hill and The Common are enhanced by a number of mature trees that dominate and contrast with the estate buildings. There is a fine tree on the triangular green by Swiss Cottage, a group in front of Moorfield House and thick planting either side of the main road, which is enclosed by hedges and walls, from Common Farmhouse up to the junction with Summer Lane. The grounds of Summer Lodge also have some distinctive ornamental planting.

### Detrimental features

There are few problems in the Sub-area. There is one modern house on East Hill, built from artificial stone and with a noticeably unsympathetic access. The Village Hall's car park is rather untidy and there is a prominent electricity pole with overhead wires. An inappropriate neo-Georgian-style door affects the appearance of the Rectory House's front entrance. The village is otherwise remarkably unspoilt and the management of the Ilchester Estate and the care taken by individual residents account for this quality.

### **Definition of the Special Interest of the Conservation Area**

From the Spatial Analysis and the three Sub-area descriptions of Character Analysis, it is possible to draw together the detailed information to provide a short overview of the particularly important characteristics of the Conservation Area:

- The landscape quality of the village's setting, within the Dorset AONB, adjacent to the Grade II\* Melbury Park, and with particular reference to the mature trees at the village entrances and in the riverside paddocks between Fore Street and Back Lane;
- The importance of stone walls and trees in the area between The Common and Summer Lane in linking and enhancing groups of buildings;
- The varying topography, characterised by slopes down East and West Hills to The Common, providing views over parts of the village and framed vistas along the main through route;



Fig 20. Estate fencing, an example of ironwork



Fig 21. Looking towards The Common from Fore St

- The intact plan of the medieval village and the distinct additions created by the Ilchester Estate, with limited modern development;
- The Conservation Area has 40 Listed Buildings, in a remarkably unspoilt group, with no obvious intrusions or detriments and the survival of many historic boundaries and plot divisions;
- The building stock is of high quality, with two Grade II\* Listed Buildings and many historically significant gentry houses, vernacular cottages, and unlisted Victorian buildings of character and group value;
- The village is built predominantly of Forest Marble limestone, which has been worked as ashlar and rubble forms and is also used in boundary walling; it provides a consistent blue/grey colour to the village, with elements of golden Ham Hill stone, render and a high quality red brick in limited quantities; thatch is very evident, as are clay plain tiles;
- Local building traditions have bequeathed a great range and quality of details, notably stone mullioned windows, casements and vertical sashes, stone-coped gables, Tudor arches, Classical doorcases, canopies, bay and bow windows, ironwork, shop windows, signage and lighting;
- The limited amount of new development shows some sensitive use of materials and details.

## **C2 Maiden Newton**

### **Spatial analysis**

Maiden Newton is focused around an historic market place, situated at the junction of Dorchester and Church Roads and just east of the Frome River bridging point. The parish church is situated in Church Road, which continues through The Quarr as a footpath. Earlier settlement in Maiden Newton possibly occupied The Quarr, adjacent to which is the church and former Manor Farm. There are other routes feeding into the basic T-shape village **plan**, such as Chapel Lane and Station Road into Church Road and Bull Lane and Frome Lane into Dorchester Road. The triangular space at the junction of Dorchester and Church Roads (The Square) was the medieval market place, evidenced by the survival of the base of the Market Cross. The village form, before the mid-C19, was a ribbon of development from Frome Lane west towards the Mill (with only sporadic building beyond The Square) and a shorter spur up Church Road and into the lower part of Cattistock Road, with scattered plots up to The Quarr. A tannery had been established at this suitably isolated location. Several fires had resulted in the loss of some of the core and subsequent rebuilding.

The arrival of the railway in the 1850s and the development of local industries, such as a creamery and an ironworks at Tollerford, resulted in the expansion of the village along the radial routes and within the core, in the form of infill. A cattle and sheep market took place at The Square and on the southern side of Dorchester Road, with storage pens up Bull Lane.

### **The character and interrelationship of spaces within the Conservation Area**

The character and interrelationship of spaces are interesting and subtle. There is a great contrast between the urban ribbons of development along the main road and Church Road's more verdant and expansive character and its interrelationship with the large expanses of the Frome's meadows. There is an interesting townscape progression along Dorchester Road, entering the village from the west (and from the east, but the western, river, entry shows the effects of topography more dramatically), and into Church Road from the junction with Dorchester Road.

From Higher Frome Vauchurch:



Fig 22. Church Rd & Cattistock Rd junction with the War Memorial at the centre

- Left, up Chilfrome Lane, there is a tree lined route giving views over water meadows to the church and Manor Farm and the top end of Cattistock Road;
- Returning southwards, the primary school and a short terrace lead to a sudden expanse of water meadow and trees either side of two bridges over the Frome and a tributary; the round-arched flank of the former Wesleyan Methodist Chapel (Chapel House) projecting to the road, backed by the larger mass of the former mill and mill-house, fronted by trees and the mill-lead all form a roughly rectangular space to the road;
- The main road returns to a concentration of more-or-less continuous frontages, climbing uphill to a sharp curve in the road to the right, marking the junction with Church Road; here the triangular space is enclosed by flat facades, apart from on the south side, where White Horse Mews and Bank House are detached blocks with narrow passageways beside them; the relocated medieval cross shows up well against the northern facades, set in an area of widened pavement and protected by sturdy timber bollards;
- There are views back downhill towards the river and its trees and a narrow vista northwards up Church Road, partly enclosed by the former village school, with its projecting clock, and the stable block of Maiden Newton House;
- Church Road opens out into a large triangular space around the War Memorial, with the flank of Manor Farm dominating the Station Road junction to the right; here The Dairy House firmly contains a long frontage on the outside of the curving road line; beyond this, there is a three-way junction of Cattistock Road, Norden Lane and Station Road, with wedge-shaped cottages between the converging road-lines;
- Cattistock Road offers a progression of older cottages and modern infill, rising up to the bridge over the railway line and providing views of trees and meadows over The Quarr southwards towards the church and Manor Farm;
- Church Road carries on north, beyond the junction with Cattistock Road, enclosed by the long flint wall of Maiden Newton House, large trees and the lych-gate of the church to the left, and the walls, barns and in-keeping new development of Manor Farm to the right (there is a well-contrived footpath through to Cattistock Road, tightly enclosed by flint walls); the church appears in a framed view through the gateway, a wealth of detail, together with the gravestones and trees of the churchyard.
- Returning down Church Road, the view is punctuated by the projecting school clock and terminated by the façade of White Horse Mews on Dorchester Road; the curved corner of the shop on the junction leads the eye westwards towards the river;
- To the left (east), Dorchester Road curves subtly to create a framed vista of terraced cottages and individual detached blocks, set tightly on the road-line, with occasional front spaces defined by walls or iron railings; the front of the Chalk and Cheese pub projects as a major element and the porches of Nos.46 (Kingsley House) and 51 also animate otherwise flat frontages; a pinch point in the road is created by these projecting elements;
- There are two narrow lanes running off the main road: Bull Lane to the north, with a glimpse of hedges and one older stone building among the newer development, and the southward Frome Lane to Frome Bridge, which has a sharp bend before running into open countryside; there are views over meadows to the backs of the Dorchester Road properties;
- Beyond this, Dorchester Road's character changes markedly, with a predominance of individual, modern housing plots, pre-War former council houses and a large garage.



Fig 23. View of former chapel from the bridge on Dorchester Rd



Fig 24. View of the church and churchyard from Church Rd

**The key views and vistas** are the views of the church and Maiden Newton House from Chilfrome Lane and from The Quarr; the views of the water meadows from the Dorchester Road bridges by the Mill; the townscape vista of the Market Cross area of Dorchester Road/Church Road up the hill from the western end of Dorchester Road; and up Church Road to its junction



with Station Road. The church tower is a **landmark**, but only from selected viewpoints, for example from the water meadows north of the Quarr, and is occasionally visible from the main east-west through route.

### **Character Analysis**

Maiden Newton has marked changes in its architectural character, due to historical factors and the relationship with the open countryside along the river. In spite of it being an ancient settlement, the village has a mixed character, with groups of historic buildings and structures interspersed with fairly nondescript modern development. There are a number of minor buildings, most of them unlisted and little recognised, which are also important in giving character to the village. The Conservation Area has twenty Listed Building entries, with a Grade I church, Grade II\* Market Cross, and the remainder all Grade II.

It is logical to divide the Conservation Area into two sub-areas:

- i. Sub-area: Dorchester Road;
- ii. Sub-Area: Church Road and the water meadows

#### ***i. Sub-area: Dorchester Road***

##### Building Uses

Historic uses were predominantly residential, with one or two gentry houses and a majority of smaller cottages. There were a number of public houses, notably the White Horse Hotel, an important coaching inn, and a Wesleyan Methodist Chapel. Bank House was, logically, a bank. The Mill was originally a flax mill and had been a corn mill, engineering works and a carpet factory. Current uses have seen many conversions of commercial premises to residential ones. Seven shops remain, a café has been created at the rear of one of them, and a gourmet restaurant has become established by the new site of the Market Cross. The Bakery, Dorchester Road continues an important tradition.

##### Building Types and Layouts

Many buildings appear to be simple cottage plan forms in a row with two or three rooms, often with rear lean-tos or outshuts. There are several larger houses that have double pile plans; either evidenced by parallel roof ridges or wider flank walls under a single roof pitch. The Mill has a particular layout, with three storeys, loading hatches, a rear unit for the water wheel and an attached house. The chapel is a simple cube, with a front gable end entrance and (originally) internal galleries. Most of the development plots are small and rectangular in shape, but with markedly long plots on the south side of Dorchester Road. This may denote some form of planning. Buildings tend to be positioned at the front of the plots, on the road line or, less often, with small front areas protected by dwarf walls or railings. Buildings are often built in long terraced groups, either as unified designs or organically, with variations between each individual unit. Terraced groups rarely have back entrances and have through entries or occasional side passages between blocks of buildings.

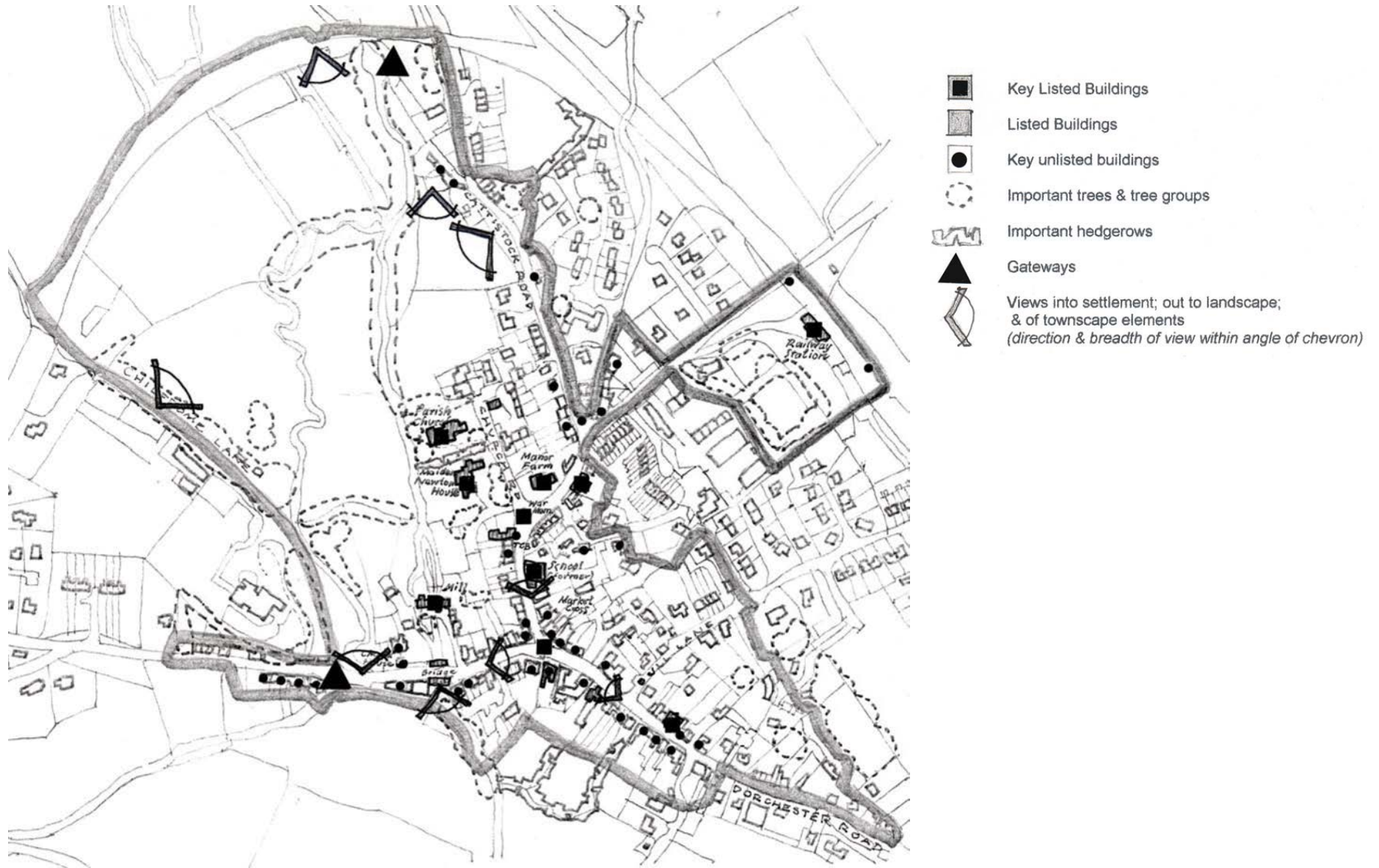


Fig 25. Former mill off Dorchester Rd



Fig 26. Bakery on Dorchester Rd

Map 2: setting & assets of Maiden Newton



### Key Listed Buildings and Structures

There are six Listed Buildings in the Sub-area. The key Listed Buildings are:

- The Market Cross, C15, comprising a square base and the lower part of a square stem, with weathered remains of figures on the west face; although repositioned a few metres from its original position in the road for better protection, the Cross has historic importance and some visual impact; it complements the remains of the churchyard cross;
- Maiden Newton Mill and Mill House, c.1800, three storeys, with ashlar details, stone rubble and brick; a former flax mill, now adapted for commercial uses, but an iron breast-shot water wheel survives in situ at the west end; an attractive, large building of significant industrial archaeological interest;
- No.46, Kingsley House, C17 core with C19 remodelling, the canted bay window and a porch with columns are important visual elements.



Fig 27. Kingsley House, No.46  
Dorchester Rd

The river bridges are late C18, stone and brick. No.59, Belvedere House, has urbane early C19 details, such as sash windows with thin glazing bars and a geometrical fanlight.

### Key Unlisted Buildings

Maiden Newton has a considerable number of modest early C19 buildings that are characterised by simple but attractive detailing. There are several vernacular cottages, with local materials and a larger number of houses with the classical disciplines of symmetry, flat fronts, sash windows and central doorways. Many of them may have been worthy of inclusion on the Statutory List and some may still be. Poor quality replacement windows and doors have eroded some of them, but they still have both individual and group value. Key unlisted buildings are:

#### **On the south side**

- Nos. 27-33 Dorchester Road, a two-storey terrace. Thatched, chalk block and render, (modern?) thatched porches, 29-31 are less spoilt, with simple wooden casements; the terrace groups with 1 Frome Lane, flint and brick and stone quoins at one original corner;
- Nos. 35-39, rendered, vertical sashes, No.35 has a blind fanlight, No.37 has twelve pane sashes, and No.39 has a canted bay window and a door with fanlight over;
- Nos. 41-47 is a grand flint and brick composition, late C19/early C20, with prominent gabled bays to the street and decorative cartouches in the gables (block particularly compromised by replacement windows);
- Chalk and Cheese public house, rendered, simple details such as cambered-arched openings on ground floor and pub fascia, of townscape value as it projects right to the road edge on a curving building line;
- No 55, Bank House, mid C19, sashes and central door, rendered, hooped railings;
- White Horse Mews, a 1920s public house on the site of a former C17 inn, with twin gables, inset arched centre between twin square bays, decorative ironwork and sign and in a prominent position;
- Nos. 63-67, three rendered terraced houses, altered windows, but neatly stepped down;
- Nos. 71-73, two unspoilt rendered houses with sashes and simple boarded doors and a blind radial fanlight, together with The Bakery, which has original windows and two loading doors;
- Whitehall terrace, all rendered, originally with sashes, some simple fanlights, in various states of alteration, but providing an entry feature to the village, the easternmost house, Beaconsfield, has two visible elevations and a good Victorian carved name, with intact sash windows.



Fig 28. Chalk & Cheese, No.53  
Dorchester Rd

**On the north side:**

- No 34, rendered, round arched central door, altered windows, terminates view from Frome Lane, round-headed boot scraper in wall;
- No 42, rendered, sashes, two doors and a window combined under an architrave;
- No 44, Kingsley Cottage, central canted oriel over central door, very altered windows, but groups with Listed Kingsley House;
- No 52, Cheverels, render, sashes, railings to front area;
- Nos. 54-62, curving terrace, brick and flint bands, render, sash and casement windows; Le Petit Canard has a replica twin bayed shop front and provides a good background to the former Market Cross;
- Nos. 78-80, a thatched and rendered pair grouped with the former Mill and Chapel;
- The former Wesleyan Methodist Chapel, coursed stone rubble with pairs of round-headed windows with arch over, and attractive chevron glazing detail following shape of windows, a strong entry feature, grouping well with the Mill and Nos.78-80;
- The Stores is a prominent Victorian rendered building with sashes, remnants of the original shop front, a decorative bargeboard on the gable end and a rounded corner chamfer, which acts as a transition from the main road into Church Road.



Fig 29. The Stores at the corner of Church Rd

Dorchester Road is too fragmented by new development and gaps to be read as a whole, but the Mill, Mill Cottage, Nos.78-80, the Chapel, Nos. 71-73 and the bridge are a coherent **group**, as are Nos. 27-White Horse Mews on the south side and The Stores-Market Cross (Nos. 62-52).

#### Building Materials and Architectural Details

Older buildings are constructed of chalk block or, possibly, cob, with a smooth render coating, sometimes lined to represent ashlar. Flint with red brick banding, quoins and window and door surrounds is a popular late C19 feature. The Mill has larger areas of Flemish Bond brickwork. The end elevation of the Mill House has flint and brick bands overlaid with patches of render. The flint is usually roughly split, not knapped into regular cubes as, for example, further up the Frome Valley, in Evershot. Flint nodules, unsplit, are often used in boundary walling. The former Wesleyan Methodist Chapel has a grey limestone rubble walling, probably Ridgeway limestone. Ham Hill stone appears as ashlar in window surrounds at the Mill and Kingsley House.

Roofs are thatched, with the characteristic central Dorset rounded contours and simple detailing; clay tiles and slate. Flint boundary walls are usually without any form of coping or capping.

Architectural details are basically simple, with flat facades and regular window and central door openings. Vertically hung sashes, where they survive, are either thin glazing bar-multiple pane type (up to 1840) or later two over two panes, with thin vertical bars and a horned support to the upper meeting rail. Older houses and smaller cottages have or had casements, wooden with one or two horizontal bars or metal, set in stone frames with mullions. Canted bays appear occasionally and porches rarely (the Mill House, however, has a stone coped brick porch with a ball finial). Door openings are simple, with panelled doors slightly set in, sometimes with plain fanlights above or radial fanlights in round-headed doorways. Belvedere House (59 Dorchester Rd) has a more complex pattern of a lozenge set within a square of bars. The Bakery still has its taking in doors.



Fig 30. Doors details at the Bakery

The Mill building has two very prominent hatches, one with a platform supported by diagonal struts. There are some hooped iron railings and very basic spearheaded types, along with more curvilinear Victorian gates and the sinuous balustrade at White Horse Mews. There is a traditional Dorset cast iron road sign, complete with circular finial, at Whitehall.

#### Parks, Gardens and Trees

The area to the south of the Conservation Area, along the Frome is important to the setting of the village. Greenery is, however, not evident within the larger part of the Sub-area, with only a glimpse of hedges and trees up Bull Lane. Trees and garden shrubs do, however, form an attractive prelude to the Mill buildings and there are copious riverside trees north and south of the bridge and along Chilfrome Lane.

#### Detrimental features

Many unlisted properties have been altered by various styles of uPVC window. This has compromised buildings of character and has fragmented terraced groups. The Riverside Takeaway has a poor shop front, with modern tiles. The former Castle public house has unsightly elements.

The shop block for the Hairdressers and Amber Hardware is a very utilitarian flat (1930's?) frontage, with an older element behind. There are open gaps either side of the Chalk and Cheese. The whole of Dorchester Road has poles and wires, particularly evident at the Whitehall end. The necessary traffic-calming scheme has introduced additional signage, road markings and some alien materials. Traffic remains a problem.

The approaches to the area are of indifferent quality, with suburban housing and a prominent garage from the east, and poles and wires and a wide junction to Chilfrome Lane to the west.

### **ii. Sub-area: Church Road and the water meadows**

#### Building Uses

The parish church, several large gentry houses and farmhouses, stables and barns attest to the social importance of this area. Smaller cottages, the former Post Office, the railway station and the village school underline this importance. The school has been converted to residential use and Manor Farmhouse is being divided into smaller units while its outbuildings and grounds have become a new housing development. The former Post Office is currently vacant and has planning permission to be converted into two dwellings. The former Congregational Chapel in Chapel Lane has been subsumed into a builder's workshop or large storage unit.

#### Building Types and Layouts

The parish church is a good example of a gradual accretion of elements through the medieval period, with Victorian additions and alterations. Maiden Newton House and Manor Farmhouse are both examples of gentry houses, of double pile or more complex plan form; The Dairy House is a former farmhouse, possibly of double pile form. The former school was purpose-built and added to later in the C19. Most of the smaller cottages are two or three rooms-in-a-row form, with rear additions.



Fig 31. Importance of trees on Chilfrome Lane



Fig 32. Parish church

### Key Listed Buildings and Structures

There are about 13 Listed Building entries, including the Grade I Parish Church and four churchyard monuments (Grade II, as are all the other entries). The key Listed Buildings are:

- Church of St Mary, C12 central tower and north and west nave walls, C14 and C15 additions and rebuilds, attractively set in spacious churchyard, visible from views on Chilfrome Lane;
- Maiden Newton House, former Rectory, dated 1842, late medieval/Tudor Revival, along with nearby stable block, forms a good group with the church and a number of mature trees;
- Manor Farmhouse, mid C19 symmetrical stone detached house, prominently set at the angle between Church Road and Cattistock Road;
- The 1920 War Memorial, a stone obelisk that is a focal point for the space around the above junction;
- The Dairy House, Cattistock Road, thatched, with impressive stone and flint banding, very visible due to its position on the convex curve of the road;
- Maiden Newton School (former), 1841 and later Victorian Tudor, with dominant gable and porch to road, with an elaborate projecting clock and bracket;
- Maiden Newton Station, 1857 Tudor Revival, with use of local materials and grouping with footbridge, platform shelter and disused signal box.

There is a C18 thatched cart shed related to Manor Farm that has been sensitively incorporated into new development.

### Key Unlisted Buildings

These are, again, numerous. There are examples of vernacular cottages and other structures that add to the quality of the Sub-area:

- Victorian timber lych gate to churchyard, with fish scale tiles and decorative tiled ridge (this and the churchyard cross are probably listed by virtue of being in the curtilage of the church, but are worthy of separate note);
- No 2 Chapel Lane is a large, detached, thatched house, flint and stone banded and with a rendered first floor, probably early C18;
- To the east of No 2 Chapel Lane and adjacent to it, there is a flint and Ham Hill stone building which is the former Congregational Chapel;
- No 3 Church Road is a pleasant rendered early C19 terraced cottage, with casements, a six panelled door, a wall clock and a canted bay (sadly with replacement glazing); the whole terrace, Nos.3-6, is the remnant of a humble row of rendered cottages, which still provides a decent entry feature, but has been diluted by window and door replacements;
- Nos. 7 and 8 Church Road, the former Post Office and neighbour, brick and some original openings, altered and now bereft of an early C20 tin telegraph sign, but with some group value;
- A K6 telephone box just to the north, at the gable end of the Maiden Newton House stables;
- Chalk Newton House, rendered 1860s detached house, with round-headed first floor window, pentice roofed porch on columns and fine ironwork on railings and gate;
- The brick, arched railway overbridge on Station Road;



Fig 33. Railway station



Fig 34. Signal box

- The signal box at the Station, C19, first floor glazed cabin and ground floor locking frame, with red and blue engineering brick, of rarity value.
- The wedge-shaped building between Cattistock Road and Norden Lane, painted white, and a short row of thatched rendered cottages (Nos. 1-5) on the left (west);
- No.7 Cattistock Road, a white and brick house;
- No.8, a render and thatch cottage;
- Nos.15-25, a simple white terrace, curving off the road;
- A double chamfered angle building between Norden Lane and Station Road, rendered, with a late Victorian shop front (the former Railway Inn);
- 4 Station Road, an urbane brick and Ham Hill stone symmetrical façade with sash windows and classical entrance.

### Building Materials and Architectural Details

The Sub-area shares many of the materials and details of the Dorchester Road buildings, notably white and brick or stone banding; render over chalk block or cob; brick; thatch; clay tile and slate. With the presence of more gentry houses and the church, materials seem to be slightly more refined in their finish and combinations. For example, the church has bands of Ridgeway (Lower Purbeck) limestone carefully coursed with white, along with Ham Hill window, door and quoin dressings. The white on The Dairy House are more obviously squared and, here, the stone bands seem to be a mixture of grey limestone and Ham Hill. Other white work is very unsophisticated in character, in the form of random cobbles.

The former School and Manor Farmhouse have rubble, possibly Greensand, along with Ham Hill ashlar dressings, although the window surrounds to the latter building have unequal quoins. Smooth render is sometimes lined out to emulate ashlar. At the former Post Office, blue vitrified header bricks enliven Flemish Bond brickwork.

The former School has fish-scale patterned tiles on its roofs. The long white wall on the western side of Church Road is particularly significant (with a stone tiled capping) and lesser walls surround Manor Farmhouse.

The modern development north of the School, on the junction of Church Road and Cattistock Road (Pound Piece) is built of a buxartificial stone and concrete tiles and detracts from the quality of the larger building group. The new Manor Farm development as well as smaller inlets on Cattistock Road, display a mix of white, stone, brick and render, together with thatch, slate and clay tiles.

Architectural details include multi-paned sashes at Manor Farmhouse, with thin glazing bars; wooden casements; the projecting clock on the former School, along with Gothic iron gates; the picturesque wooden and tiled lych gate to the church; and the ornate gate to Chalk Newton House.

### Parks, Gardens, Trees & Green Spaces

The Sub-area has contrasting characteristics of tightly developed routes and wide expanses of open space. The water meadows are an extensive green wedge with waterside scrub along the watercourses and larger trees towards the south, near the Mill and bridge, which like the adjoining Quarr, an extensive green space stretching from Cattistock Road to Manor Farm, provide the Sub-area with a countryside character. The churchyard has mature trees on its north and west sides and



Fig 35. Former school clock



Fig 36 View over water meadows towards parish church from footpath S29/1

trees in the grounds of Maiden Newton House overhang the boundary wall onto Church Road. There is another group of trees south of the railway station around the Cemetery. The modern residential area west of Station Road has gardens, hedges and various ornamental trees. There is a Tree Preservation Order on the western boundary of the Conservation Area, on Chilfrome Lane.

#### Detrimental Features

The Sub-area has a number of unspoilt traditional buildings and a large new development that add to the character of the Conservation Area. There are, however, a number of detriments:

- uPVC and metal replacement windows and doors of unsuitable proportions and detailing on a number of unlisted buildings of notable character;
- Infill development, particularly from the 1970s and 80s that introduces alien layouts, materials, colours and details to the area;
- Newer infill on the east side of Cattistock Road whose details are unrelated to any of the local features of the village;
- Underplayed potential of the space surrounding the War Memorial at the junction of Church/Station Roads;
- Poor cement pointing on parts of the former school and on 2 Chapel Lane;
- An unsuitable render colour on 5 Cattistock Road (Vine Cottage);
- A traditional finger post lacking a circular finial by Pound Piece;
- A bleak chain link fence around the play area behind the Village Hall on Station Road.

#### **Definition of the special interest of the conservation Area**

Bringing together the various pieces of information from the assessment of the two Sub-areas, it is possible to summarise the particularly important characteristics of the Conservation Area:

- A reasonably intact plan, with main road and subsidiaries, recognisable market space, church, large houses, bridges and mill;
- Townscape progressions of buildings, spaces and details, enlivened by subtle changes in level and road lines;
- A large area of attractive water meadow along the Frome and mill stream, together with mature trees, visible from the bridge crossing and the NW parts of the Conservation Area;
- 20 Listed Building entries, including a Grade I church, several C17-C19 gentry houses, a large water mill complex, railway buildings, two bridges, Victorian village school and vernacular farm buildings;
- A considerable number (50+) unlisted buildings or structures of, at least, group value, displaying vernacular details and materials and complementing and connecting Listed Buildings;
- Interesting details, such as ironwork, clocks, remnants of older shop fronts, lettering and traditional road signs;
- The use of local materials, notably flint, chalk block, cob, brick clays and Greensand, together with certain limestones, often combined with building traditions to give a sense of place;
- Several groups of Listed and unlisted buildings, flint walls, railings and trees, of coherent quality;
- Some examples of sensitive modern development, which reflect local traditions.



Fig 37. Trees of Maiden Newton House viewed from the Churchyard



## **C3 Frampton**

### **Spatial analysis**

Frampton consists of two settlements, Northover and Southover, situated either side of the River Frome and separated by wet pasture and the parkland landscape of the former Frampton Court. In plan Northover follows an old northern route (A356), and is linked to Southover, which follows a southern route, by two bridging points. Frampton Court once dominated land ownership. Therefore, after a fire in the C18, which destroyed Northover's south side, instead of reconstruction, the Court built a roadside wall (removed for road widening) and diverted highways across its parkland, resulting in a one-sided layout for Northover. Prior to this, the nucleus of Frampton had been a crossroads (Church Lane and Dorchester Road remain), dominated by the Parish Church.

The long development of Northover, now on the northern side of the A356, is more-or-less a continuous row of cottages set along the back edge of the highway, parallel to it, or, occasionally set at right angles. The Parish Church has a small graveyard and the nearby Victorian almshouse is positioned behind a small green; gardens are important features, extensive, at the front of a row of cottages adjacent to Rose Cottage, and by the side of No.17, or smaller, as in front of The Rectory, in Church Lane. There is modern infill but stone walls provide links between older properties.

Southover is also linear in form, stretched along two routes either side of Samways Bridge, but considerably more sporadically developed. The Court dominated the eastern limb and its remaining buildings are now accompanied by a small number of modern houses. The western lane has the former mill and one large former farmhouse on its northern side and one cluster of old cottages at a bend in the route. The southern side has considerable ancient settlement earthworks, denoting a shrinkage or migration in built form and it remains largely undeveloped.

In more detail, the **character and interrelationship of spaces within the Conservation Area** may be described:

- Sudden entries into Northover, through thick woodland to the east, past the lodge to the former Court; and by a downhill curve, again with trees, from the west;
- From either direction, the view is of a long perspective of development to the north and a wooden fence, verge and occasional trees to the south (features of the recent highway improvement); there are views across the parkland to verdant wooded hills, with groups of mature waterside and parkland trees in the middle distance; there are also glimpses of Southover's cottages;
- The Northover terrace is not seen as a whole composition, a subtly curving road line breaks views of it into smaller groups; the buildings on the changes in alignment seem to project and partially interrupt the view (exemplified by Golden Horn west of the church; and Tudor Cottage and Wessex Barn to the east);
- At the western end of the village, the bell turret and gable of the former school can be seen, set back from the road, up a narrow lane;
- The church tower only appears above the roofs of Nos. 17-22 when travelling from the east, but it is seen face on, dominating a bend and emphasised by a splendid beech tree on the western approach;
- The junctions of Church Lane and Rural Lane give tight views uphill, framed by walls and trees, and views of hills and water meadows from the lanes back to the main road.



Fig 38. Parkland landscape of the former Frampton Court



Fig 39. Almost continuous line of buildings on Dorchester Rd (Northover)

Southover has a less intense pattern:

- The approach from Dorchester Road is marked by the Millennium Gate (a wooden shelter), traditional finger post and the Millennium Green, and the hump of Samways Bridge, with a distinctive white balustrade, from which there are views of an attractive river, trees and pasture;
- A narrow lane runs to a junction of lanes to the west and east (the former entry to the House), marked by the strong Victorian façade of West Lodge; to the right (west), a hedged lane with development on its northern side runs to a virtual cul-de-sac, created by the grouping of Nos.1-5;
- To the left (east), a lane rises up to a mass of mature specimen and parkland trees and provides a glimpse of the remnants of the Court and some longer views across meadows to the Northover terrace and its backing ridge; there is a return to Dorchester Road via another elegant stone bridge and the gates and piers of Peacock Lodge.

In terms of **key views and vistas**, the settlement is characterised by a number of sharp perspective views of buildings or views across open space, from Northover to Southover and *vice-versa*. There are only two areas where there is a sense of focus: at the south end of Church Lane, where there is a triangular green, seat and tree fronting both the church tower and the former almshouses; and the area around the Village Hall, Millennium Green and river bank. The church tower is the obvious **landmark** feature.

### Character Analysis

Frampton has two obvious divisions, due to the groupings of Northover and Southover, either side of the Frome and the parkland of the former Court. The latter has a more direct linkage to Southover and thus the Conservation Area will be broken down into two sub-areas:

- Sub-area: Northover, along the A354
- Sub-area: Southover and the parkland of the Court

#### ***i. Sub-area: Northover***

##### Building Uses

Historically, Northover was a collection of agricultural cottages, a few larger farmhouses, barns, church and rectory. Following a major fire, the estate cleared away one side of the street, but added new uses and facilities on the opposite side, in the C19. Several almshouses for estate staff, a school and a Parish Reading Room were examples of this benevolence. The village also had a coaching inn, now Wessex Barn, and a Police Station. Modern uses have seen the adaptation of the almshouses, school and Reading Room for residential use, and the relocation of the village shop and introduction of a garage, as well as new housing, a large tourist accommodation complex and a craft gallery.

##### Building Types and Layouts

Plan forms vary between organic cottages, in short rows or pairs, one and a half or two storeys, with rear outshuts; larger gentry houses, such as Tudor Cottage and The Rectory, with elements of symmetry and rear wings; and planned and designed Victorian estate buildings, arranged in terraces or pairs, with symmetry and front main entrances.

The Parish Church is a good example of a building that has grown and adapted according to need and fashion. The Rectory is an example of polite architecture, related to social class and resources. Many of the older cottages are examples of








Fig 40. View west along Dorchester Rd from the village green, the historic centre of Frampton before the C17 fire

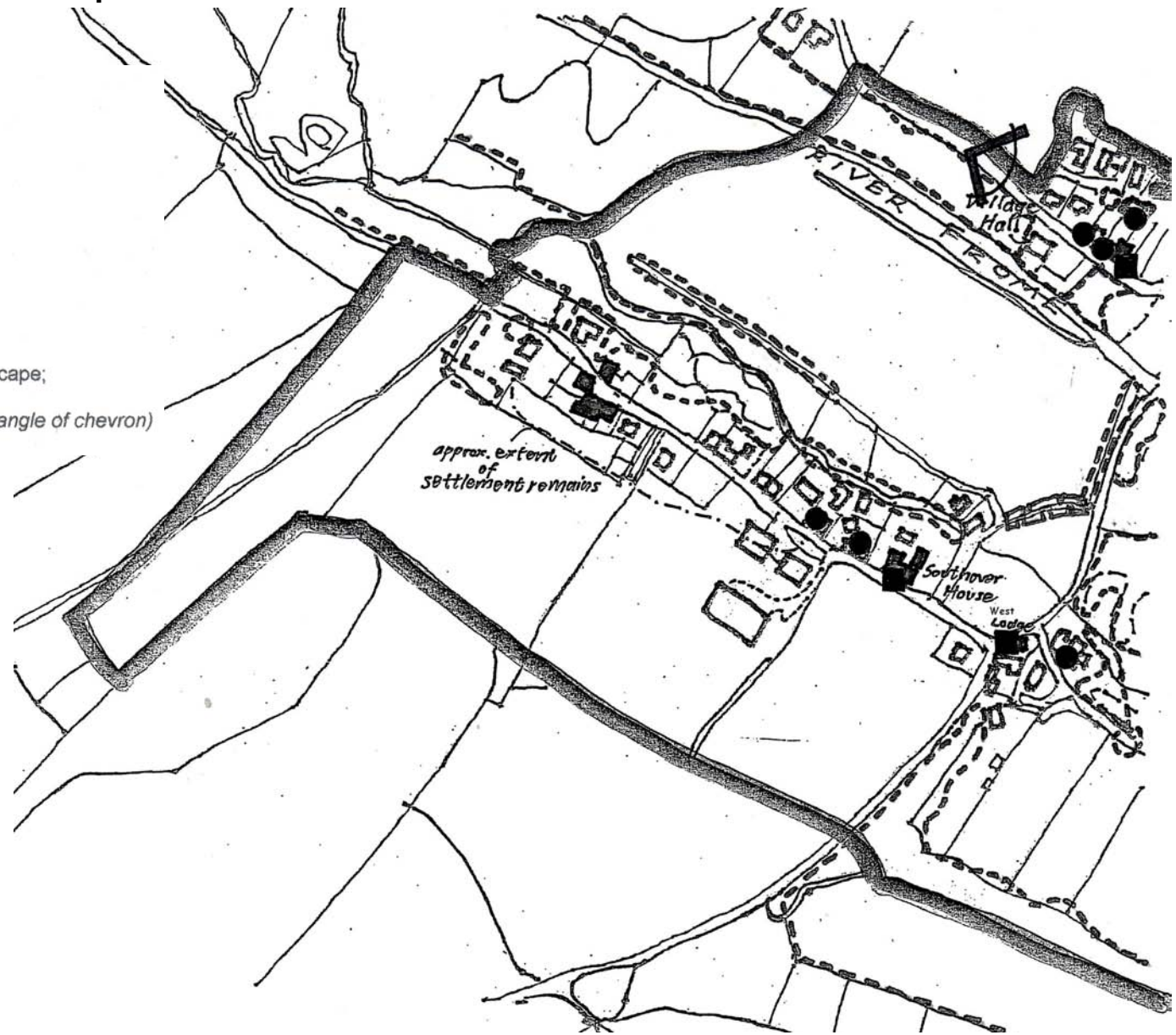


Fig 41. Vernacular buildings in Dorchester Rd

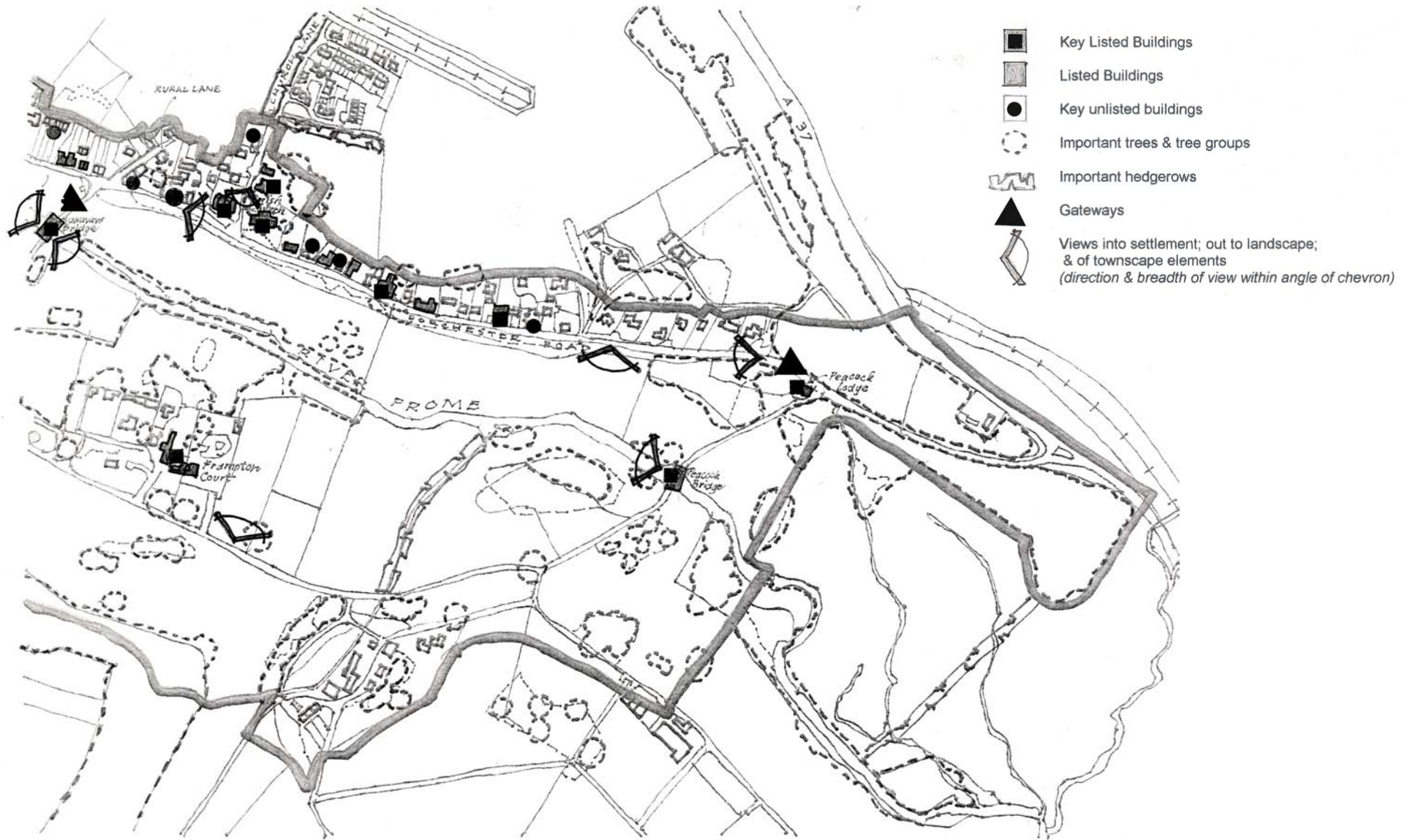
vernacular buildings that have grown and changed organically. The estate cottages reflect fashion and the desire of some landowners to improve the welfare of their tenants and the image of the land holding.

Map 3a: setting & assets of Frampton – west side

-  Key Listed Buildings
-  Listed Buildings
-  Key unlisted buildings
-  Important trees & tree groups
-  Important hedgerows
-  Gateways
-  Views into settlement; out to landscape;  
& of townscape elements  
(direction & breadth of view within angle of chevron)



Map 3b: setting & assets of Frampton – east side



### Key Listed Buildings

There are 16 Listed Building entries (some including more than one housing unit) in the Sub-area, all Grade II, apart from the Grade I Parish Church, that contribute to the special interest of the area. The key Listed Buildings are:

- The Grade I Parish Church of St Mary, with west tower, nave and aisles, porch and chancel; C15 elements and major subsequent rebuilds, including an interesting 1695 tower, with late Gothic and Classical elements (note, especially, the battlements and pinnacles and the Tuscan columns as angle buttresses); the church dominates the junction between Dorchester Road and Church Lane;
- Tudor Cottage and the Wessex Barn on Dorchester Road, a former farmhouse and barn, thatched, with C16 elements in the cottage, an attractive large feature that dominates the eastern approach;
- The Rectory, Church Lane, the one example of mid C18 polite architecture, with good brickwork and vertically-hung sashes;
- A number of mid-C19 estate houses that give Northover much of its character, of Tudor or Gothic revival style, stone, or stone and flint, with gables, varied skylines and projecting porches or canted bays; they are adorned with date stones, initials and elaborate armorial cartouches: The Golden Horn (35) and No.36, Nos.24-7, and Nos.15-16.

There are several thatched cottages, with casement windows and porches, rendered or with strongly patterned flint and stone banding that provide appropriate contrast to the deliberately planned estate buildings.

Buildings and boundary walls from the Sheridan Almshouses east to No.14a (Thatchcote), including the church, graveyard and trees, the Rectory and stone and flint walls at the lower end of Church Lane form a **group**, as do Nos. 29-35 Dorchester Road.

### Key Unlisted Buildings

The contribution made by key unlisted buildings is limited but not insignificant. There are a number of houses on Dorchester Road that have group value, as well as architectural qualities of their own:

- Frampton Gallery (No 7), adjacent to the petrol filling station, a strong entry building, of estate Victorian Tudor, with stone and brick and elaborate gable details;
- No.18, estate Tudor, elaborate bargeboards and initials in cartouche;
- No.21, single storey with accommodation in roof, flint and brick, casements;
- Church Lane, west side, flint and stone, casements, simple C19 building of group value, grouping with adjacent walls and the Rectory;
- Modernised Manor Farm barn group to west of Nos.24-27, with flint, stone, weatherboarding and pantiles;
- No.31, on the corner of Rural Lane, plain render and casements, with dormers and porch, turns corner well;
- House to west of Rose Cottage, render, casements and porch;
- Thatched cottage to west of the above, rendered, with modern alterations, but still of group value;
- A terrace of rendered cottages, set back from the main road, adjacent to the former School, retaining much of the original character and originally built for key workers of the Wilts, Somerset and Weymouth Railway, in the 1850s;
- Former School, between the latter two, stone and flint Gothic, with bell turret and coat-of-arms set in panel.



Fig 42. Nos.35 & 36 Dorchester Rd



Fig 43. Thatchcote, No.14a Dorchester Rd

### Building Materials and Architectural Details

Smooth render (originally lime-based, but now usually made of harder cement) may hide clunch (chalk block) or cob (a mixture of clay, chalk, dung and chopped straw) walling. Flints were obtained locally and the stone banding and ashlar is either Ridgeway (Portland) limestone from near Dorchester or Ham Hill stone, thus producing the characteristic mix of grey and pale yellow stone. Brick probably came from local sources, but The Rectory displays fine brickwork with glazed headers, possibly from further afield. Later C19 brickwork shows the characteristic paleness and speckled appearance of Broadmayne brick.

Plain clay tile roofing is also very much in evidence, but slate only appears at the Parish Church and the former school. Clay tiles may be enlivened by the use of decorative fish-scale courses. Former farm buildings have rich orange Double Roman pantiles. Concrete tiles have unfortunately been employed in some repair work. Roofs vary between gabled, half-hipped and fully hipped types. Victorian gables may have stone gable copings and kneelers. Chimneys are of brick, with simple coursing and little decoration, but several estate buildings have more elaborate types, culminating with the polygonal examples at The Golden Horn and the adjoining No.35.

Thatched roofs were originally of long straw or combed wheat reed. Thatching tends to emulate the traditional Dorset style, with an overall softness of line, simple laced ridges and avoidance of other decoration, apart from the spars and liggers on the ridge. There is little or no evidence of traditional insertion of dormer windows into a thatched roof and the characteristic form is either a subtle raising of the verge to accommodate an upper floor window or a more generous sweep around an opening. This may create an undulation of thatch where windows of differing heights are encompassed by a verge.

Northover has two basic traditional building styles: a one and a half or two storey cottage, with rendered or flint and stone walling, casement windows, with or without a porch, and thatched; and 1850s estate Tudor, with banded flint and stone walling, occasionally with brick and stone (for windows and other ashlar work) or with segmental brick arches over window openings, clay tile roofs, steep gable ends with decorative bargeboards and porches.

The flint and stone banding tends to be thin horizontal blocks of stone alternating with three or four courses of roughly squared and coursed flint nodules, with larger stone or brick angle quoins. Tudor Cottage has evidently squared flints and Victorian usage shows more obvious care in knapping and coursing. Brick is often used to frame windows, with one or two courses of headers in the arch over, and alternating courses of one stretcher and a stretcher and a header at the sides. There are no historic examples of pure brick and flint banding; this has only been used on several modern houses. The estate buildings sometimes have a larger expanse of flint walling and a lesser use of stone courses, but the darker stone and its ashlar produce a more regular and considered result. Boundary walls are of roughly coursed and worked flint, with brick or chamfered stone copings. Although in Northover, there is front wall of flint stones and gallets, reminiscent of the parkland wall removed for road widening.

Windows are of wood or metal casement type, with up to 18 panes in a unit (metal) or simpler, with four or six panes. Stone mullioned windows may have metal casements within the frame or leaded lights (squared or diagonal on the estate buildings). Some casements have simple wooden lintels; others the segmental brick arches; and, on Tudor Cottage and the estate buildings, drip-moulds with labels. The Rectory has six-over-six vertical sashes, with thin glazing bars. Former barns and sheds may show narrow slits, framed by brick.



Fig 44. Local style of Wessex Barn, Dorchester Rd



Fig 45. Decorative details of 18 Dorchester Rd

Doors are usually of simple planked form, with an upper glazed light; the estate buildings often have iron strap hinges, studs and elaborate door furniture, in an effort to be consciously picturesque. The Tudor Revival door surrounds are characterised by four-centred stone arches, with decorative sunk spandrels. Stone porches often have a cartouche or shield to denote the original landlord. Victorian gable ends, to bays and porches, have elaborate bargeboards in a variety of patterns: cusped, interlaced curves or Gothic quatrefoils. There is usually a central wooden finial at the apex of the gable. Wooden porches are simpler, with a gable and straight or cambered lintel.

#### Contemporary Buildings

Behind Manor Farm Cottages, Dorchester Road is the recently completed scheme called New Frampton Court. This development of 11 houses and 4 apartments has been arranged around a courtyard, consistent with a traditional farmyard, in a completely new design concept, which contrasts with the vernacular buildings of Northover. The district council development control east committee approved the scheme in accordance with the recommendations of the officers and the support of English Heritage who acknowledged that its success would be dependent upon its faithful execution. The parish council remains critical of the design.

#### Parks, Gardens and Trees

Trees are of major importance to the character and quality of the area. They provide entry features, in the form of thick woodland, at either end of Dorchester Road; they stand near the southern edge of the improved main road, emphasising curves in alignment and framing views across the parkland (and terminate views down Rural and Church Lanes); they provide a backing to the terrace, behind many of the main road properties; and occasionally project between them, over boundary walls towards the road. Hedges and small front gardens may also act as a foil to the buildings. Trees help to soften the impact of the garage canopy, when approaching from the east. A specimen copper beech and smaller yews adorn the churchyard. There are Tree Preservation Orders at Long Plantation, opposite Peacock Lodge, at the eastern entry point; and north and east of The Rectory, off Church Lane.

#### Green Spaces

The green spaces of the water meadows are a great asset, opened to view by the road scheme. The new Millennium Green, by the Hall, is also of great benefit to the village. This is complemented by the creation and donation of the Hyde Cliff Plantation. At the corner of Church Lane is a small green with seating and a commemorative tree.

#### Detrimental Features

The Listed properties are, on the whole, well maintained. There are one or two wooden casements that require maintenance and one thatched roof with invasive moss. One unlisted, thatched property has modern windows with thick glazing bars and intrusive shutters.

The block of development up Church Lane is alien to the village, due to its cul-de-sac form, and its elevated site makes it very conspicuous when viewed from the water meadows or Southover. There is also a large barn, further to the east, which has a similar impact on distant views. Modern infill development can be noticeable, with the red garage canopy (albeit necessary and fairly well-mannered) and several houses and bungalows exhibiting idiosyncratic designs and alien materials. Other smaller infills are hidden by hedges or are otherwise reasonably sympathetic to the context. Some accesses to



Fig 46. Trees at the entry into conservation area looking east along Dorchester Rd



Fig 47. Rural Lane looking south



modern buildings are obtrusive and over-engineered, and hedging materials can be alien in character. The Village Hall is somewhat bare and stark, not helped by its pale materials, but it will undoubtedly mellow. The village is obviously well managed, with new tree planting and the Millennium Green.

There is some residential planning pressure, evidenced by applications to develop garden space and backlands. In considering future applications, care is needed to maintain the character of the linear but loose textured group of buildings along Dorchester Road.

## **ii. Sub-area: Southover and the parkland of the Court**

### Building Uses

The Court was first a monastic establishment and then the big house of the estate; its demolition in 1932 left two service buildings that have been adapted to other uses. The estate's lodges remain in private residential use and the bridges and icehouse remain as monuments in the landscape (the bridges are still in very active use). Southover also has several older cottages, one larger farmhouse and new residential development. There was a corn and saw mill at or near Southover House. The latter also had a detached stable and workshop block.

### Building Types and Layouts

The plan forms vary between conscious planning in the two Court remnants, including the survival of much of the internal arrangements for the stables; elements of design at Southover House, with a side entrance to a symmetrically arranged main block and a large extension at right angles; and several smaller cottages with various porches and lean-to units applied in a more organic manner. There is one short row of C19 housing, planned, with front porches and similar layouts. Modern residential development is in the form of detached blocks woven into a former farmyard and one large, detached house.

### Key Listed Buildings

There are 13 Listed Building entries in the Sub-area, three grade II\* and the remainder Grade II, that contribute to the special interest of the area. The key Listed Buildings are:

- The remnants of Frampton Court, a service wing and former stable block and coach house at right angles, early C19 Classical, prominent in views from Northover, of possible archaeological potential due to its medieval monastic predecessor;
- The stone Peacock Bridge, late C18, three spans, with sensitive detailing and curving approach walls, a good example of the fusion of architecture and engineering;
- Samways Bridge, late C18, three spans, brick with a distinctive wooden parapet, an elegant link between the two settlements;
- Southover House and adjacent stables etc., gate piers and railings, C17 – mid C19, banded walls, thatched, an imposing former farmhouse and outbuildings;
- Peacock and West Lodges, two mid-Victorian estate buildings, with debased Classical or Romanesque detailing, both at important entry points to the former estate.



Fig 48. Southover House



Fig 49. Samways Bridge

In addition, there is an icehouse in the grounds of the former estate. Nos. 1-5 Southover form a fine **group** of stone and flint, thatched houses, which create a piece of townscape where the lane deviates in passing through them.

#### Key Unlisted Buildings

The contribution made by key unlisted buildings is not insignificant. The Court is a modern neo-Georgian building, much enclosed by trees. There is a thatch and render house behind West Lodge, with an attached flint and brick shed, which may be a C20 building or a substantial rebuild. There are two flint and stone sheds, and possibly a third at right angles to the lane, at Southover Farm, west of Southover House, which now form part of a new housing development. This is a positive addition to the Conservation Area, both from the lane and from across the meadows from the north.

#### Building Materials and Architectural Details

Materials include local flint, Ridgeway limestone, render and brick for the vernacular buildings, with plain tile or thatched roofs. Southover House has a façade constructed of stone bands with hand-made C17 bricks and a rear elevation with some chalk blocks. Slate is more common than in Northover, due to the influence of the estate. Portland Stone ashlar is employed on the Court buildings and on Peacock Bridge. The latter has Coade Stone panels. Samways Bridge is built of English Bond brick. Modern housing has a mixture of brick, render and stone and flint banding.

Details overlap with those of Northover, particularly the thatch/banded wall/casement windowed cottage type. The new elements are the urbane Portland Stone ashlared elements of the former Court buildings, with their emphasis on symmetry, restrained Classicism and sparing use of details such as sash windows, plat bands and cornices and arched openings. The two gate lodges are rather wild in their details: round arched windows and round portholes above, windows with geometrical glazing bar patterns and tall stone chimneys with brackets and corbels.

There are good wrought iron spear-topped railings with urn-topped standards, gates of similar details and brick piers topped with gadrooned stone urns at Southover House. Peacock Lodge has cast iron Victorian railings and gates with circles, round-headed arcading and diagonal strutting. Boundary walls are of flint, but the tile capping and triangular buttressing at the new housing development may not be original local details. The unlisted thatched house behind West Lodge has an atypical elaborate blocked ridge, complete with two birds on the apex.

#### Parks, Gardens, Trees and Open Spaces

The Sub-area owes much of its quality to large numbers of mature specimen parkland trees and to natural riverside and water meadow groups. Tree belts on the hills to the south add to this abundance. Several tall Scots pines are situated near the site of the Court. There is a more farmland character at the west end of Southover with large fields sweeping down to the lane, providing a less formal landscape to that of the parkland.

On the east side of the lane to Southover, there is an oak tree with a wall plaque directly in front, commemorating the coronation of King George VI. The oak tree associated with Queen Wilhelmina has been identified and a similar plaque is to be erected on it.



Fig 50. Cast ironwork of Peacock Lodge gates

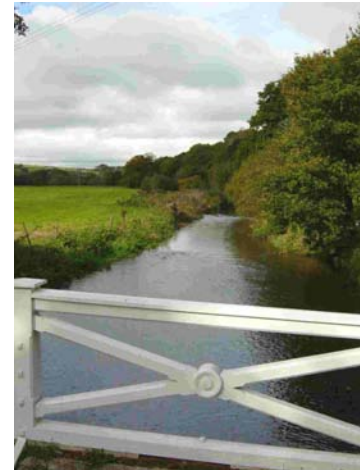


Fig 51. River Frome from Samways Bridge

Frampton Court is included on the provisional list of Historic Parks and Gardens of County Importance to which Local Plan Policy SA17 (Adopted 2006) applies. There is possibly surviving ha-ha or sunken fence associated with Frampton Court, especially in Metland's Wood and on the east side of the lane to Southover.

#### Detrimental Features

The demolition of the Court, in the 1930s, is the major loss of a Georgian House and an older core. Otherwise, the building stock is well maintained. There is a utilitarian garage block adjacent to Greenacres. Some of the parkland trees show signs of old age and damage and there are dead trees on the course of the river. The large agricultural building, on the top of the Northover ridge, is conspicuous from the grounds of the Court.

The extensive archaeological remains of the shrunken settlement and the largely rural character of the western lane need to be taken into account by any future planning applications.

#### **Definition of the special interest of the Conservation Area**

From the detailed descriptions of Spatial and Character Analysis of the two Sub-areas, it is possible to draw together the information to give a short overview of the particularly important characteristics of the Conservation Area:

- The landscape quality of the village's setting, within the Dorset AONB, characterised by low hills, ornamental woodland, an extensive area of water meadow and individual or groups of mature trees; the remnants of Frampton Court's C18 and C19 landscaped grounds enhance the views from Northover across the river and are the most important element of the eastern area of Southover;
- Woodland provides verdant entries to both ends of Dorchester Road;
- The river is a primary feature, emphasised by two attractive C18 bridges that link Northover and Southover;
- The Conservation Area has 29 Listed Buildings, of which one (the church) is Grade I and three others are Grade II\*, in a coherent group along the main Dorchester Road and in smaller clusters at the west end of Southover and around the site of Frampton Court;
- The Parish Church has a regionally important west tower of 1695, with an interesting mix of late medieval and Classical elements; other Listed Buildings vary from gentry houses with late Tudor details, Classical designs, humbler vernacular cottages (many of them thatched) and a distinctive series of Victorian Tudor and Gothic Revival estate buildings;
- Local building materials include banded flint and limestone, rendered chalk block, an orange/red brick, thatch and clay tiles, producing a predominance of silver greys, blue-black knapped flint, pale renders and the dark browns of weathered thatch and roofing tiles;
- There are a number of distinctive building details, including ashlar mouldings, patterning produced by contrasting materials, multi-paned casements, simple porches, flint boundary walling, gate piers and ironwork, inscriptions and other cartouches and plaques;
- The village has small numbers of indifferent modern buildings, some good examples of vernacular revival development, and evidence of enhancements by an active Parish Council and local community.

## C4. Cattistock

### Spatial analysis

The plan of the village is basically a nucleated settlement on the east bank of the River Frome, separated from the river by the Bristol-Weymouth railway line. The core of the village is a central widening of several access roads at The Square, creating a funnel-shaped space. The Parish Church, school, former rectory, village hall and public house are all situated adjacent to this space. The Square is actually created by the meeting of the southern access from Maiden Newton and the northern route, West End, to Evershot and Frome St Quintin, and a minor cul-de-sac to the west, Meadow View. The southern route approaches the village from the SW, running parallel to a tributary stream of the Frome and then swings sharply round east west to become Duck Street, thence The Square and West End. There is a parallel Back Lane behind Duck Street that begins at the east end of Duck Street and joins West End almost at the northern end of the developed area. The Lane is completely undeveloped on its northern edge and is a clean boundary to the village. Mill Lane also runs off West End, on its western side, to the main river and the former mill. Edges, generally, are clean: the ribbon development along the Maiden Newton road is historic and of low density, allowing views out. The railway line contains the Meadow View spur. The only relatively untidy ribbon is along West End where modern individual plots and one large cul-de-sac provide a suburban character.

There are two small additions to the street pattern near the church: South Drive runs off The Square to South Drive House and modern bungalows, originally part of a track back to the Maiden Newton road and a possible original main entrance to the village; and a spur runs off Duck Street to the church, south of the village hall. There are also several small, modern cul-de-sacs along West End, introducing a non-traditional feature to the village. The site of the village is generally level, but there is a gradual climb up West End northwards.

The **character and interrelationship of spaces within the Conservation Area** is a major aspect of the village's character and attractiveness. In terms of townscape, a sequence from the south may be described:

- The Maiden Newton lane is embellished with mature trees and has fine views west over the cricket ground and along a footpath to the north to the parish church and the heart of the village; the church tower is framed by trees and the lower roofs of village houses;
- There are two or three isolated houses to the west of the road, including a good stable yard adjacent to Fuller's Earth;
- There are views of hills and trees to the north and the lane curves round to an informal roundabout, marked by a large beech tree and visually stopped by a long range of former Manor Farm buildings;
- Duck Street runs in a straight line, as a developed funnel of buildings, with a continuous terrace on its south side and greater variations in height and building line to the north;
- There are views of the church tower and tall trees straight down the spur to the churchyard;
- The road line does a double curve to The Square, with an unfolding progression of Fox and Hounds pub (frontage curved to fit the road); the bold projection of the Hall, with its central porch, on the south; Pound House's thatch, greenery and railed wall to the north; and a continuous terrace across the road curving round to reveal The Square; a slight up and down slope enhances effects of closure and exposure;
- There is a wide view of the church and its trees at the southern edge of The Square;



Fig 52. View southwards in West End



Fig 53. View of the parish church from footpath S12/12

- A continuous façade encloses the space on the western side, but Meadow View exits the SW corner, to the Gothic of The Lodge and further views of the church tower rising above high stone walls and the roofs and chimneys of South Drive House and, in sharp perspective, down South Drive;
- West End has a continuous run of facades on its western side, punctuated only by the narrow passage of Mill Lane; the red brick facade of Culvers stops the view from Mill Lane back to West End. The eastern side is more varied, with the red brick former chapel attracting attention and then the projection of Culvers has a response in the slight curve of the road line back towards the east, at the Post Office;
- The road starts to climb past more varied development: the wall and roof of Cattistock House to the west and the short terrace of cottages, The Rocks, on the east, which run at a slight angle to the road and are firmly terminated by Hillside; there are views of the church tower framed by cottages and walls.

The **key views and vistas** are the views of the church tower from the Maiden Newton approach, including the public footpath (S12/12); the view from Mill Lane to the former Mill and back to the village core; the internal views of buildings and spaces west up Duck Street and south down West End to The Square; and the views of Castle Hill from Back Lane. The church tower is a splendid **landmark**.

### **Character analysis**

The Conservation Area is large, embracing the historic core and much of the developed area, as well as the immediate green setting of the village.

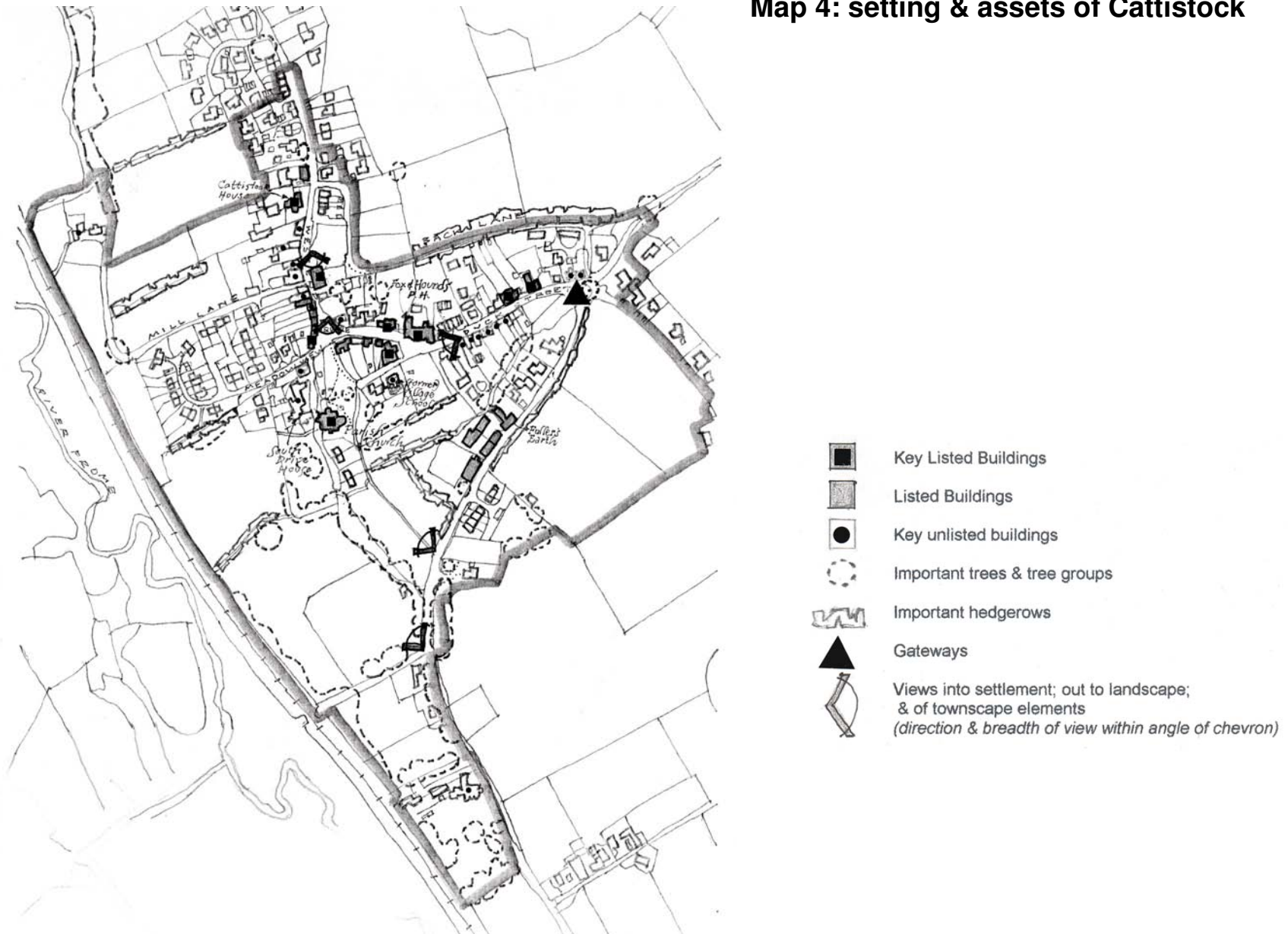
### Building Uses

Historically, the village core contained the church, Methodist chapel, hall, school, pub, rectory, main gentry house and larger farmhouses and smaller cottages. The mill and mill house were sited in a bend of the river; the forge was sited at the junction of Mill Lane and West End. The 1902 Second Edition OS Map shows another smithy in Duck Lane, the village pound adjacent to Pound Cottage and a Reading Room on the NW corner of the churchyard. This pattern is largely intact, except



Fig 54. View westward from the east entry into Duck St

Map 4: setting & assets of Cattistock



for the loss and conversion to housing of the mill, chapel, the rectory and reading room. There is limited new development in the core, except for Meadow View, bungalows on South Drive, a terrace on the north side of Duck Street and infill further up West End. There are kennels and stables associated with the historic Cattistock Hunt.

#### Building Types and Layouts

The Parish Church is a notable example of mid and late Victorian rebuilding by Sir George Gilbert Scott and an exciting reinterpretation of local late Gothic by his son George Gilbert. The School and Savill Memorial Hall are both purpose-built late C19 - early C20 structures. The Fox and Hounds Inn is a good example of an historic use, with a compartmented layout that probably reflects social and economic requirements.

The gentry houses show elements of sophistication in their layouts, with a symmetrical plan: Cattistock House is a double pile plan with central transverse corridor; Manor Farmhouse, Culvers and Pound House are also symmetrical in plan. Ellerslie Cottage shows a double pile plan in its parallel ranges, each with a pitched roof. Several of the larger houses have attached or detached outbuildings, stables, barns and domestic offices that have been converted to residential use. No.752 The Square and Manor Farmhouse are examples of village-located farmhouses and dairies. Few of the larger houses are set in anything but modest plots, with a small space or garden or a direct position on the road line. There are examples of terraced estate cottages on the west side of The Square. Most smaller cottages are in organic terraces, built on the road line and with arrangements of rooms in line, with rear outshuts or extensions.

There is a stable yard between Ellerslie Cottage and Fuller's Earth comprised of two parallel ranges of single storey units and a combined carriage store.

#### Key Listed Buildings and Structures

The Conservation Area contains 18 Listed Building and three Listed churchyard entries. The Key Listed Buildings are:

- The Parish Church of SS Peter and Paul (Grade I) with a tower that is visible throughout the village and in distant views;
- Cattistock House, dated 1717, stone, flint and chalk block, symmetrical front façade with archaic ovolo-moulded stone mullions and casements, a good example of a gentry house on the cusp between vernacular detailing and national Classical influences;
- Fox and Hounds Inn, mid C17 and later; dominant building in centre of village; iron railings to street;
- Pound House, The Square, detached chalk block, thatched cottage, early C18 with mullioned windows, railings; prominent building in centre of village;
- Culvers, The Square, early C19 brick house, sashes with glazing bars, segmental bow window, attached stable; terminates view from Mill Lane;
- Markers, Duck Street, late C18 brick house, also with sashes, good iron railings and gate, an urbane example of polite architecture;
- Manor Farmhouse, early C19, roughcast, sashes and casements, attractive central ironwork open porch, an important entry feature from the south;
- No. 752 The Square, early C17 former farmhouse and dairy, chalk block and rubble stone, thatched, mullioned windows; important stop to view west along Duck Street;
- Savill Memorial Hall, 1926, very late revival of C17-style, prominent focal point at west end of Duck Street.



Fig 55. Pound House, The Square



Fig 56. Culvers, Duck St

In addition, Eilerslie Cottage (early C19) and the nearby C18 stable blocks; Taylors Cottage, The Square (C17-C19, with a bold canted bay) and Ivy, Virginia and Jessamine Cottages, The Square (three mid C19 estate cottages) all have architectural **group** value.

### Key Unlisted Buildings

These are fairly numerous:

- South Drive House and The Lodge, both smooth render with slate roofs and elaborate barge boards; the House, Tudor Revival (Ham Hill stone ashlar dressings, casements, cross transom with drip mould ground floor windows, prominent chimney stacks); the Lodge early Gothic revival, with lancet windows, octagonal turrets and battlements; both an important foil to church tower;
- The former village school, near the Savill Hall, rendered Tudor Revival, with four gables on the front elevation;
- Thatched barn to Manor Farm, long range, rubble, flint and brick, altered to form house; important entry feature at east end of Duck Street;
- Row on south side of Duck Street, including a chalk block shed at the western end, mixture of flint, rubble, render and brick, casements, one more prominent thatched cottage (Wardeana); complement grander Listed Buildings and thus of group value;
- The former Methodist Chapel, on the NE corner of The Square, red brick, simple lancet style;
- Several smooth-rendered mid-C19 houses, in rows, with sashes, bays and round-headed doorways on the west side of West End, including the Post Office, Bun House (double segmental bow window appears to be a replacement), Corner Cottage (iron pump in front) and Chapel View; all of some merit and definite group value;
- Similarly, Millers Barton, with its central block emphasised by painted stone quoins;
- Orchard House and Cottage, flint with brick window surrounds, an L-shaped block set off the main building frontage.
- Cattistock Lodge, on the southern approach, difficult to see, but with apparent C19 details and local materials;
- Cattistock Mill remains of stone and flint buildings, internal features not seen.

The whole of Duck Street, The Square, church and churchyard, South Drive House and West End up to Thurlstone are one large **group**. Eilerslie Cottage, the stable block and Fuller's Earth create a lesser one on the Maiden Newton road.

### Building Materials and Architectural Details

The village is characterised by a rich variety of materials, notably Greensand, Corallian limestone or Forest Marble rubble, with Ham Hill ashlar dressings on some of the most prestigious buildings; chalk block (clunch) is very evident throughout the village (e.g. the Fox and Hounds, 752 The Square and the end elevation of Taylors Cottage). It can be seen in a sawn block ashlar form or as coursed rubble. Its porous nature often necessitates a coating of smooth, lime-based render. Smooth render is a common early-mid C19 finish, sometimes lined to represent ashlar.

Flint is also ubiquitous, roughly split and banded with stone or clunch, or left as unsplit nodules in boundary walling. It often provides a harder base to clunch walls.

Flemish Bond brickwork commonly appears in late C18 - early C19 buildings, with rubbed and gauged lintels over doors and windows. It also may provide surrounds to openings in flint or clunch walling, typically forming cambered arches and quoins. Some of the brick appears to be from Broadmayne.



Fig 57. Orchard House, West End



Fig 58. Entrance to Markers, Duck St



Roofs may be thatched, often half or fully hipped, with simple Dorset laced ridges, without projecting blocks and rounded and flowing in general form. Eyebrow dormers create a subtle variation in eaves lines. Thatch would have been historically of long straw or combed wheat reed. Slate is the other common material, with only the church having clay tiles. There are Double Roman pantiles on an outbuilding to the Fox and Hounds.

The Conservation Area has a great heritage of details: metal and wooden casements, with stone or wooden lintels; sashes with thin glazing bars; a segmental bow with multiple panes at Culvers; simple planked doors and elegant panelled examples, with fanlights over. There is a variety of wrought and cast ironwork: the elaborate Fox and Hounds projecting sign; an openwork porch with a flared metal roof at Manor Farmhouse and at Wallis Farm House. A fine series of railings and gates, including simple spear tops, spears with hoops over, wave or flame-like finials (as at The Fox and Hounds and Manor Farmhouse, together with urn finials on the standards), more elaborate flared spears on Victorian types, saltires and squares on Ellerslie Cottage, and Victorian circles and scrolls at the churchyard entrances. In contrast to all this ornamentation, there is simple iron estate fencing at the east end of Back Lane. There is a traditional signpost on the Maiden Newton Road.

There is a stone mounting block outside the Fox and Hounds. The Savill Memorial Hall has interesting details, notably two stone owls on its central gable. The churchyard has a Victorian well or spring with a stone segmental arch enriched with chevron, a crucifix and iron railings.

Boundary walls are important in linking building groups and defining street space: Cattistock House's long flint and rubble wall climbs and curves uphill and, on the eastern side of West End, a buttressed flint, rubble and brick wall defines a slight curve down to The Square. Walls are usually simply detailed, with no coping or a brick capping.

#### Parks, Gardens and Trees

Cattistock is blessed with fine, mature trees: along the Maiden Newton road; at the eastern end of Duck Street (including the small triangular green); in and around the churchyard; along South Drive; at the SW edge of Meadow View; along the stream south of Duck Street; on the eastern corner of The Square and West End; and, in the form of large individual trees, up the West End hill. There are several Tree Preservation Orders around the church, South Drive House and South Drive; south of the Cricket Ground around The Lodge Cottage; and around Beech Tree Close, off West End. Its trees and hedges benefit the rural character of Back Lane.

#### Green Spaces

The green space to the south of the village core is particularly important to its setting: the Recreation Ground and adjoining field on the east side of the Maiden Newton road; and the Cricket Ground and the meadows south of the church, through which there is an important footpath and a particularly good view of the tower. There is a play area south of the Savill Hall. The churchyard itself is spacious and accessible and adds to the qualities of The Square. The fields north of Back Lane and west of the village, to the railway line are an important setting to the developed area. Within the village, there are small cottage gardens and smaller shrubs and flowers on house frontages, right on the street edge.

#### Detrimental Features

There are few obvious problems in the village:

- Wires and poles in West End;



Fig 60. Ironwork of churchyard gates



Fig 61. Back Lane

- A mixture of garages and sheds along Back Lane;
- An unsuitable modern telephone box outside The Fox and Hounds;
- Cattistock Lodge, on the southern boundary seems to be in poor condition, with copious vegetation;
- The seemingly poor condition of the unlisted Post Office;
- Damage to the iron railings of Culvers;
- The loss of window and door details on unlisted cottages, exemplified by The Rocks in West End and some problems with materials and details on the NE corner of The Square and Duck Street;
- Limited but conspicuous unsympathetic modern development, such as the two pairs of bungalows on South Drive (very visible in views from Maiden Newton road) and a particularly strident brick terrace on the north side of Duck Street;
- A rather indeterminate space at the back of the Savill Hall, towards the churchyard, with conspicuous parking and poor boundaries.

### Definition of the Special Interest of the Conservation Area

In summary, the important characteristics are:

- The landscape quality of the setting of the village, with large expanses of verdant meadow and fine groups of mature trees;
- A strong gateway from the southern approach, with a good group of traditional buildings and a sudden turn into Duck Street, marked by a small green and a large individual tree;
- A varied townscape progression along Duck Street to The Square and a gradual climb up West End, providing senses of enclosure, sudden views over the churchyard, a definite central space and a subtle curving route northwards, with views of the superb church tower at several points;
- The importance of walls in defining road space and linking buildings;
- The survival of the village plan, with few major changes or intrusions;
- The Conservation Area has 21 Listed Building entries, with a regionally important Victorian church, some impressive gentry houses, dominant public buildings, and a number of attractive smaller cottages, in one coherent group;
- A rich variety of building materials, often used in combination, providing a varied range of colours and textures, predominantly whites and pale greys, golden stone details, red brick and rough flint, smooth chalk block and render, and soft, rounded thatch;
- Some interesting details, notably Victorian Gothic and Tudor Revival and vernacular window types, as well as excellent wrought and cast ironwork;
- The historical association of the hunt kennels and stables with the village.

## C5. Frome St Quintin

### Spatial analysis

The **plan** of the village is a small linear settlement, with a minor junction at its southern end, and with a church set apart from the main ribbon of development. This isolation may reflect either shrinkage in the size of the settlement or, more likely, a movement of buildings to the main route. The main street is focused on the big house, Frome House, and its landscaped grounds. Most of the historic development, in the form of individual plots with houses and attached or adjacent outbuildings



Fig 62. Land plots (left) opposite Frome House

or barns, and one informal terrace, is on the western side of the street, opposite Frome House. There is one slight thickening of the single plot depth, at Orchard House, where a short track runs off the street. Park and Church Farms are positioned on an eastern spur off the southern junction, which also leads to the Old Rectory and the church. The development ribbon stretches to the north in a more sporadic form, as far as The Old Forge.

Building lines are generally fairly tight to the road, with small front gardens or grass verges. Modern properties tend to have more generous front gardens. There is infill on the main street, along the short western spur and on the SE side of the southern road junction. Boundaries (with one exception, at Dawes Barton Farm) seem to be well defined with hedges and walls.

### The character and interrelationship of spaces within the Conservation Area

The village is sited on the slopes and summit of a short sharp hill whose highest point is in the vicinity of Frome House. The main street performs several subtle bends and, combined with the impacts of changing levels, limited but impressive **townscape** effects are created:

- From the south, the lane climbs sharply to a T-junction, with modern bungalows to the right and a view of a good terrace group at Park Farm, running off the lane obliquely;
- To the left (NW), the road continues to rise, with large trees and the gable end of Manor Farm and, opposite, the beginning of the long brick wall of the House; the curving road line and large trees of the House create a framed view of the varied buildings of Manor Farm and an unfolding view of the short terrace beyond;
- Left, down the lane to Orchard House, there is a view to open countryside; to the right, over the wall, there is a glimpse of the southern elevation of the House, through the leaves of mature trees; the main entrance is elegantly marked by an inward curvature of the wall, brick, gate piers with urns, ornamental gates and semi-circular steps;
- On the street, linked rows of white rendered cottages are fronted by grass verges;
- Smaller cottages are then sited on either side of the road, with Frome Park Cottages being elevated above it; the road then drops away, enclosed by banks and trees.

From this, **key views and vistas** are the perspective views along the main street and the views over countryside from both ends as the roadway drops away to lower levels. There are no obvious **landmarks** from outside views. The Old Rectory and church (there is a glimpse of the church from where the local spring issues) are not immediately visible from the southern approach, but from the public footpath (S22/1) adjacent to Westholme, a vista of pasture, church, big trees and the banded gable end of the Old Rectory become apparent.

### Character analysis

The Conservation Area is fairly small, drawn around the historic buildings and only including a small amount of green space, the House grounds and the pasture between Park Farm and the church.

#### Building Uses

Frome House was, and is, the main gentry house. There are several other large gentry and farmhouses, the detached Dawes Barton Farmhouse, Manor Farm, with its attached barns and sheds, Church and Park Farms. There is an attached row of larger houses in the centre, The Retreat, St Quintin's Cottage and The White House. There are also smaller farm



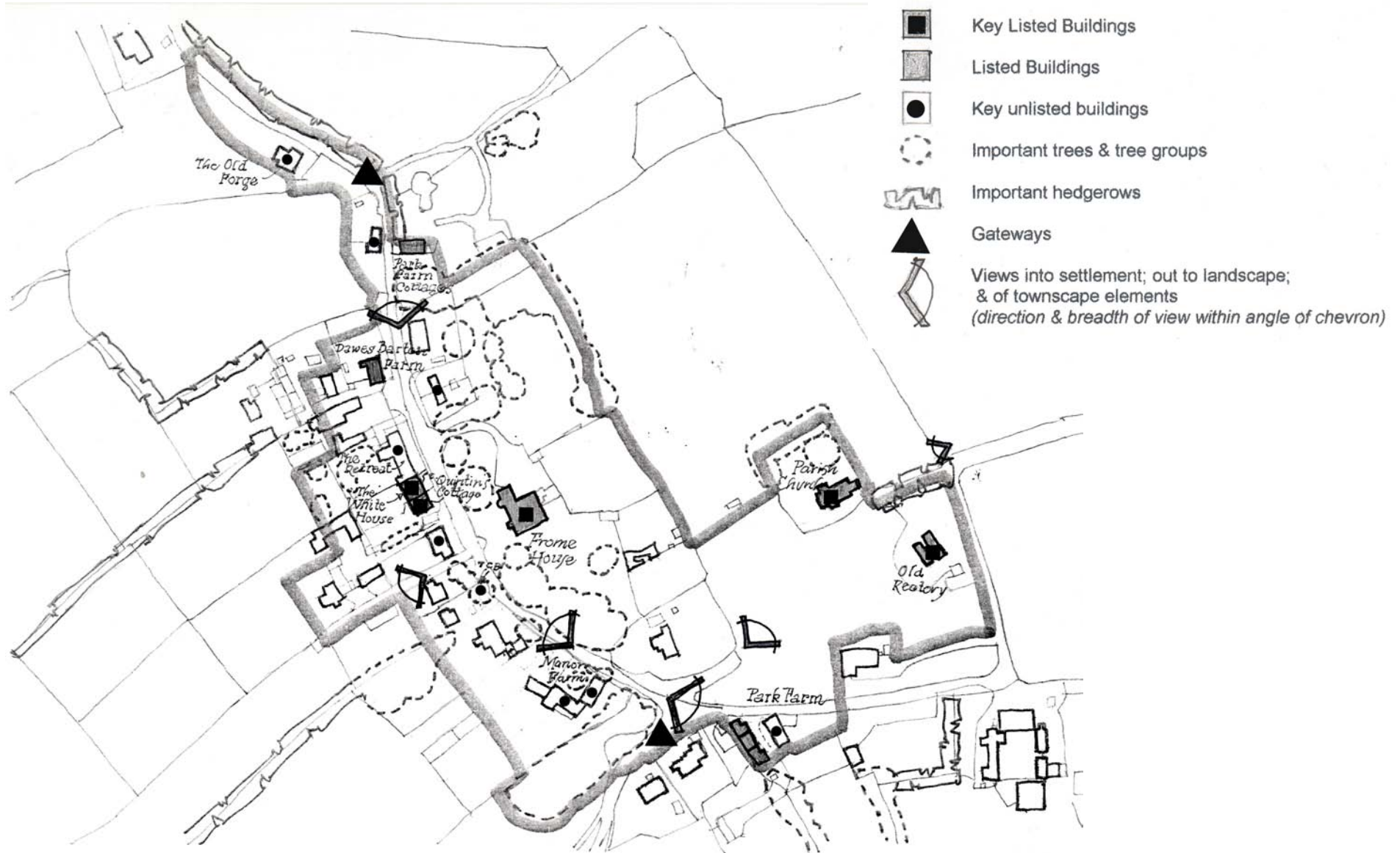
Fig 63. Parish Church from public footpath S22/1



Fig 64. The Old Rectory from public footpath S22/1

workers' cottages, such as those at Park Farm Cottages. The church and Old Rectory stand as a self-contained group. At the northern end of the village, The Old Forge attests to its former use.

### Map 5: setting & assets of Frome St Quintin



Most of the buildings have retained their original uses, although agricultural workers may no longer occupy some cottages and the Old Rectory has passed into residential use.

#### Building Types and Layouts

The church is a small, simple nave and chancel, with a porch and a NW tower. Frome House is a symmetrical three bay double pile house, with a central porch, a good example of a modest late C18 country house. The Old Rectory has a mixture of a symmetrical front range and older rear wings. St Quintin's Cottage and The White House were originally one large early C19 house. Manor Farmhouse suggests a double pile plan by its first floor gable end windows.

The smaller cottages are detached and semi-detached, usually with central entrances. There are examples of one and a half storeys, with eyebrow dormers in thatched roofs. Manor Farm had an attached two storey stable block, now converted to residential use.

#### Key Listed Buildings and Structures

There are nine Listed Building entries, including two for churchyard monuments. The church is Grade I and Frome House Grade II\*. The key buildings are:

- St Mary's Parish Church, C13 nave and chancel, tower c1400 and C15 porch and refenestration; although isolated from the village core, with its churchyard, it groups well with The Old Rectory;
- Frome House, dated 1782, restrained Classicism with Adamesque details, described as *a house of rare distinction* by Pevsner;
- The Old Rectory (or Church House), late C18 main front and C17 rear wings with mullioned windows; an attractive mixture of details and materials;
- St Quintin's Cottage and The White House, early C19, mixture of sashes, canted bays and casements, smooth white render; focal point in village centre and a contrast to the House.

In addition, the several thatched farmhouses and cottages (Dawes Barton, Park Farm Cottage and Nos. 1, 2 and 3 Park Cottages) complement the grander historic buildings.

#### Key Unlisted Buildings

These are:

- The Victorian Manor Farmhouse with its elaborate barge boards, which together with its converted stables, provides a good entry feature from the south and a focal point from higher ground to the east;
- Well Cottage, a white rendered, hipped roofed house, C19, grouping with St Quintin's Cottage and The White House;
- A K6 telephone call box by the bus shelter;
- The Retreat, joined to The White House and sharing some of its detailing, a part of the distinctive white rendered group in the core of the village;
- Frome House Cottages, a semi-detached pair of brick, thatched cottages with thatched porches and prominent chimneys, raised up above the street; difficult to date as the brickwork detail appears C20, it could be the result of rebuilding or the cottages might be a piece of conscious picturesque development;



Fig 65. The White House



Fig 66. Manor Farmhouse

- The flint and chalk block parallel range to 1-3 Park Farm Cottages with a cast iron spear-topped railing and standards with urn finials visible from public footpath S22/1;
- The Cottage and The Old Forge, at the northern end or entry, both neat compositions of flint and brick with casements, The Cottage has a diamond of brick on a gable end and hooped railings and has been extended in a sympathetic manner.

The core of the village, from Well Cottage and the walls, trees and formal entry to the House, northwards to Dawes Barton Farmhouse forms a coherent **group**.

#### Building Materials and Architectural Details

The church is built from unknapped flints with occasional Greensand or Corallian limestone rubble and Ham Hill stone dressings. Frome House has a central porch and canted bay in ashlar Portland Stone. Stone rubble appears at Manor Farmhouse, but most cottages have a combination of flint and chalk block (clunch) in ashlar coursing. This is seen at The Old Rectory, Nos. 1-3 Park Farm Cottages and Park Farm itself. The church tower has a coloured lime-based render and The Old Rectory has a grey Portland cement coat. Smooth lime-based render forms a more urbane coat at the St Quintin's Cottage/ White House/ The Retreat group. Red brick, probably from local clays, is seen in header bond at Frome House and in Flemish bond in the boundary walls. The latter have a flint base and a rounded coping. The brickwork of the House includes rubbed and gauged work on window lintels. Brick also appears with flint walling, as quoins and window and door surrounds (in the two courses of headers over cambered widow arches and long and short pattern of headers and stretchers at the sides combination) and simple banding and decorative lozenge at The Cottage. Frome House Cottages have a dark red brick in header bond.

Roofs vary between clay tile with stone tile verges at the church, slate at the House and C19 houses and Double Roman pantiles on agricultural buildings. Thatch is very evident, originally of simple, rounded forms, with features like hips and eyebrow dormers and constructed of combed wheat reed or long straw. The traditional laced ridges exist on most buildings but a more elaborate blocky, scalloped ridge has appeared at Dawes Barton Farmhouse. Modern roofs are of concrete tiles.

Boundary walling is, with the exception of Frome House, of whole flints, laid randomly and with no obvious coping. The long flint wall running from the south side of the House's grounds to the churchyard has brick quoins and door surround and a pantile capping. Spear-topped or hooped railings are common details and the gate to Frome House has an elaborate wrought iron composition of bars and scrolls, with a raised centrepiece. The adjacent gate piers are of brick, with deep channelling every four courses and stone cornices and large urns.

Windows are of simple casement type, usually wooden with few glazing bars or, rarely, multi-paned iron types. Wooden lintels appear in the older cottages and brick cambered arches in C19 properties. Multiple paned sashes (eight over eight or six over six) with thin bars are seen in the gentry houses. There are canted bays at The White House and also apparent are a number of simple square render or boarded porches, some thatched. Cottages may have additions in the form of lean-to or pentice roofs or lower, pitched roof units with pantiles rather than thatch. Doors vary from planked types to four or six panels. Chimneys are, with the exception of the House, of simple brick form, with a projecting top band or stepped courses above the band.



Fig 67. Nos.1-3 Park Farm Cottages



Fig 68. Entrance gate of Frome House

### Parks, Gardens, Trees and Green Spaces

The grounds to Frome House are modest in size but contain some mature ornamental and woodland trees (particularly south of the House) that are highly visible in the conservation area. These are echoed by two large trees either side of Manor Field, on the other side of the road. Part of Frome House's garden is seen from the public highway, forming an important feature. There is also a belt of trees above Park Farm Cottage, on the upper slope of the hill, and a thick clump of trees at the junction of the southern entry, forming a backdrop to streams issuing and running by the lane.

The pasture south of the church is the most publicly used green space, providing a setting to the parish church and churchyard with its backdrop of trees.

### Detrimental Features

These are few, but may be listed as:

- The bungalows at the southern entrance are built of alien materials and are conspicuous;
- There are poles and wires along the main street;
- The bus shelter is a basic concrete structure;
- Frome House has some boarded-over dormer windows;
- There is a visible collection of agricultural sheds behind Dawes Barton Farmhouse;
- Loss of roadside boundary.

### **Definition of the special interest of the Conservation Area**

Although the Conservation Area is small, it has a number of qualities:

- A dramatic hill top site, with views out at the north and south ends;
- A contribution to visual quality and to townscape experiences provided by mature trees;
- The importance of boundary walls on the main street in containing space and linking building groups;
- The survival of the simple village plan, with, possibly, evidence of shrinkage or building migration away from the church;
- An attractive church of simple and unusual plan form; a gentry house of *rare distinction*; and larger houses and cottages that form a coherent group, with some varied detailing;
- Rich and varied building materials and details, ranging from flint and chalk block to good quality brickwork, thatch and ironwork.



## C6. Bradford Peverell

### Spatial analysis

There is considerable evidence of Roman features in the area, notably the Dorchester aqueduct and the line of a road through the current village site, up the Frome valley. This route may have influenced the plan of the village, which is basically linear, perched on a shelf along the Frome or at water level where a later bridging point carries an eastern approach lane from the main A37 road. Here, in the centre of the ribbon of development, there is a crossroads, with a western track to the church, the Manor House and Home Barn Farm. Also sited around the crossroads are The Old Rectory, The Dower House and The Mill House, as well as the modern Village Hall. The former Old School lies towards the river bridge and one other large house, Bradford Peverell Farmhouse, is sited on the eastern lane, by a minor junction to Yew Tree Lane.

The historic development is set mainly in individual plots or in short, informal terraces, on or near the roadways. Plot sizes are varied and irregular. The pattern has been subject to infill and extension, in the form of ribbon development eastwards and a number of developments in modern culs-de-sac (the alien in layout and character Glebefields and Meadow View) and small closes of vernacular revival cottages, such as Yew Tree and Manor Lanes.

### The character and interrelationship of spaces within the Conservation Area

Although the main lanes have mainly linear development, there are subtle changes in gradient and road alignment and buildings are linked by walls and framed or separated by trees and hedges. The church spire is predominant in views from the A37 and from the approach over the river. There are views to open countryside on the eastern edges and feelings of enclosure and shelter elsewhere. These characteristics contribute to **townscape** experiences and may be summarised in terms of a walk through the village, from east to west:

- Descending a steep slope with enclosure from banks and modern houses, a T-junction, Meadow View, is reached where there is a view over modern houses to the river and the far side of the river valley;
- A curving road line is tightly bounded by a terrace of cottages to the right (north) and a high bank with dense woodland to the left; the flank of Bradford Peverell Farmhouse is gradually revealed and is complemented by a pale cob wall, of sinuous line, on the other side of the road;
- A glimpse of the old and new cottages on Yew Tree Close to the right and the main route then straightens out, with a short terrace and the wall to the Old Rectory to the right and the hedge to The Dower House on the left; big garden trees and the village's commemorative tree by the junction with the route over the river provide a green heart to the village; there is a perspective view towards the river and the steel railway over-bridge; looking back, Bradford Peverell Farmhouse apparently closes the view up the lane, blocking the sharp bend and backed by large trees;
- The Mill House is set at an angle on the other side of the junction and is echoed by a modern house diametrically opposite; there is a long view south, up the lane to the church and Manor House; the church's spire rises between large churchyard and laneside trees and the churchyard wall curves in slightly to create a small green space;
- Opposite, the Manor House projects towards the lane and is conspicuous by its position and fiery red materials; it is adjoined by modern vernacular housing, with another chamfered layout plan providing a partial stop to the view and a lead into Manor Lane;
- Back at the crossroads, the western lane first appears as a narrow funnel, bounded by Pegasus Cottage and the twin gable ends of Briarley Cottage and The Old Dairy House on the left; in between, the play area gives a good



Fig 69. Crossroads with parish church in the distance



Fig 70. Meggs - part of a cottage group

view of the church; to the right, the watercourse accompanies the lane, separated by railings and a small grass verge, complete with seat;

- On the right, a cottage group (The Paddock, Kingfisher Cottage and Meggs) sits on the road line, with railings and a small garden in front of the two westerly properties; opposite, there is an obvious contrast, with an unsympathetic junction with Glebefields, set-back building lines, alien materials and planting;
- The lane curves slightly and starts to climb above the watercourse, several groups of cottages sit on the road line, but The Tauntons and West Tauntons are elevated above it;
- There are views through trees to the wider river valley and the system of sluices and water meadow drains;
- The progression is terminated by the large mass of Grove House sitting on a high podium and the subtler traditional ancillary building beyond, set at right angles to the lane; thick woodland spreads west towards Muckleford.



Fig 71. View of parish church from approach road off the A37

From this, the **key views and vistas** are the outside view of the church and village core from the A37 and associated approach lane; the views out over the Frome from the extreme east and west ends of the village; and the internal vistas of buildings and spaces in the Bradford Peverell Farmhouse/ Old Rectory/church and Manor House area. There are good views of the church from opposite the Manor House and across the play area near Pegasus Cottage. The church spire is the obvious **landmark**, but Bradford Peverell Farmhouse also stands up well due to its size and elevated position.

### Character analysis

The Conservation Area is fairly compact and may be described as one whole character area.

#### Building Uses

Historically, the village had its church, rectory, manor house, larger gentry and farmhouses, forge, laundry, tanyard, school and smaller cottages. Many of the buildings remain, although Manor Farm is now divided into smaller apartments, the village industries have disappeared and the cottages have been subject to alteration and improvement. The village is now residential in character and has a modern village hall.

#### Building Types and Layouts

The church is an example of mid-Victorian landowner rebuilding, designed by an architect of national status, Decimus Burton. It has a west tower with broach spire, nave, south porch, chancel and vestry, all in a Decorated Gothic style. The Manor House is an example of late Victorian Aesthetic Movement architecture that has incorporated details from the old church. The gentry houses are conspicuous by their size and elements of symmetry and polite style. The Old Rectory has fashionable (1812) stucco and ironwork, but the presence of a thick internal longitudinal wall, gable end entrance and other building evidence suggest that the house was originally single pile in plan and remodelled as a double pile structure. The Dower House has a central front door and Bradford Peverell Farmhouse has a symmetrical front block with an older side range to the lane. Meggs has a symmetrical front with a rear outshut and most of the smaller cottages were originally of two or three rooms in a row (often in informal terraced groups), with rear extensions. The cottages have vernacular details and materials, thatched or tiled, with casement windows.



Fig 72. The Old Rectory

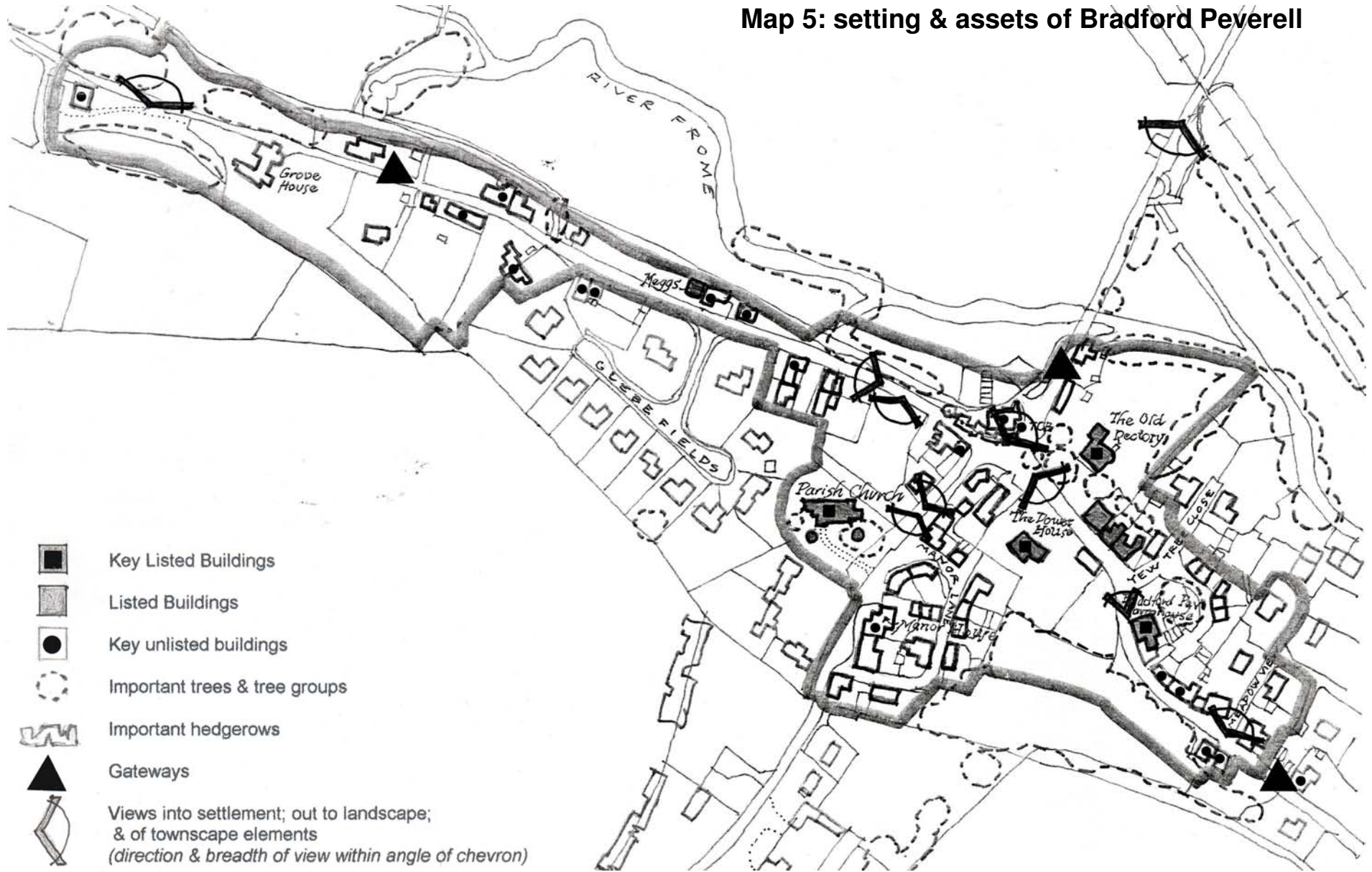
### Key Listed Buildings and Structures

There are six Listed Buildings and two Listed churchyard monuments in the Conservation Area. The church is Grade II\* and the remainder Grade II. Of these, the key Listed Buildings are:

- The Church of St Mary, 1849-51, by Decimus Burton; the spire, uncommon in west Dorset, is an important landmark from outside and within the village; the brick and flint, buttressed, churchyard wall is part of the composition;
- Bradford Peverell Farmhouse, C18 and early C19, dominates the eastern lane and is a major streetscape feature;
- The Old Rectory, early C19 and an older core, elegant render with ironwork verandah; important entry building into village;
- The Dower House (The Cottage, in the List of Buildings of Architectural or Historic Interest), early C19, symmetrical front with casements and central canopied doorway; again an entry feature, although partly hidden from public view.

The Pump Handle, Mid-Cot and Hamers Cottage row displays typical vernacular materials and details and is part of a coherent **group**, including The Old Rectory and its boundary wall, Bradford Peverell Farmhouse, The Dower House and its adjacent long cob boundary wall. Another group is the church, graveyard, boundary wall, trees, Manor House and the new vernacular housing of Manor Lane.

Map 5: setting & assets of Bradford Peverell



### Key Unlisted Buildings

They are relatively numerous, in a small settlement. They are mainly simple early-mid C19 cottages, but have group value and some architectural merits of their own:

- Old Joe's Cottage, render, casements, central door with pent roofed porch, good spear-headed railings acting as an entry point into the conservation area;
- Forge Cottage and Apple Tree Cottage, render, casements, porches, a terminal feature from the lane to Meadow View;
- Brick and flint buildings between Bradford Peverell Farmhouse and Dunstanburgh, group value and a neat step-up on a curving road;
- The Mill House, and its outbuildings, front elevation render on flint and rubble base, casements and sashes, central porch and clay tile roof with decorative courses; an important group at the river entry to the village;
- Corner Cottage, render with casement windows, apparently mid C19 with earlier features, holds an important location at the village entry;
- The Manor House, dated 1893, a picturesque mixture of red and grey brick, Ridgeway and Ham Hill stones, tile-hanging and medieval fragments; with its bold chimney and varied frontage, it is a focal point on the southern lane;
- The Old Dairy House, a flint and stone block, with fish scale clay tiles and a rear pentice roof;
- Kingfisher Cottage and The Paddock, the former having similar detailing as Meggs and the latter a single storey flint and stone structure, both of group value;
- Lapwings and Springbank, flint and stone bands with ashlar window lintels and projecting keystones, modern porch canopies;
- The Tauntons and West Tauntons, dated 1913. A semi-detached pair, with some Arts and Crafts details;
- Waterside, mid C19 brick and flint house, set tightly on the lane;
- Carpenters, flint and rubble late Victorian, elaborate bargeboards and valance to porch, wall lantern on western corner;
- Two storey ancillary building west of Grove House, flint and brick, outside stair, pleasant, simple farm building;
- K6 telephone box by the side of The Mill House.



Fig 73. Old Joe's Cottage



Fig 74. Ancillary building west of Grove House

### Building Materials and Architectural Details

The village shows a variety and richness of materials that might be expected of a Frome Valley settlement that is also near to sources of building stone on the Ridgeway.

The church and Manor House have Ham Hill ashlar, along with grey, squared, coursed rubble, from the Ridgeway Portland-Purbeck series. The grey oolite may be seen as squared bands in flint (to bring the flint to a level course) or as rubble in walling. Flint is ubiquitous, usually in roughly coursed cobbles with stone or brick banding and quoins, brick being more common in the later C19. There is carefully knapped, squared flint work in the side, road elevation of Bradford Peverell Farmhouse.

The buff, flecked Broadmayne brick is seen in the boundary wall of The Old Rectory and in bands with flint on the churchyard wall. Later Victorian brick is more red or orange, exemplified at the Manor House, along with tile hanging. A brown brick is used on Tauntons and West Tauntons, with a rustic timber cladding in the gables.

The gentry houses and some smaller cottages are clad in a smooth lime-based render. The Old Rectory has incised lines to simulate ashlar joints. The long wall opposite Yew Tree Lane has a flint base, a cob upper portion and a tile or slate capping. Most other boundary walls are of flint and brick bands, often with half round brick capping.

Roofs are thatched (originally combed wheat or long straw, but there is greater use of water reed), tiled, with occasional decorative fish-scales or scallops, or slated. Hamers Cottage has retained its early C20 tin roof. There are double roman pantiles on a small wooden shed near Waterside. The modern bus shelter also uses pantiles on a stone structure.

Details are also varied: rounded thatch forms with simple laced ridges (some recent roofs have over-elaborate scallops and blocks); decorative patterns in clay tiles; thin barred multi-paned sashes or wooden or iron casement windows; wooden lintels or two courses of brick headers in a cambered arch over openings; planked doors or six panelled ones, solid or with partial glazing; flat door canopies with shaped brackets or Victorian valancing; shaped and pierced bargeboards; fanlights on only the grandest houses; cartouches with initials and dates; a bracketed wall lamp, and several examples of simple spear-headed railings. Iron estate fencing runs along the stream west of the Mill House.

The village is characterised by the greys and blacks of flint and stone, with orange stone highlights, buff and red brick, and smooth white render. Textures vary from smooth render, cob and thatch to coarse flint.

The Bradford Peverell Village Design Statement (February 2000) examines building form, boundaries and details in more detail and the local input and the product are to be commended.

#### Parks, Gardens, Trees and Green Spaces

The village is also endowed with a number of green spaces, with two churchyard areas, the Jubilee Field play area near the church and an informal space by the stream, opposite The Old Dairy House. At the western end of the village, the course of the wooded Roman Aqueduct, above the narrow lane, helps establish a fine approach into the conservation area.

The trees in the combe at Home Barn Farm and on the adjoining section of the Roman Aqueduct and at the eastern and western village approaches benefit the setting and character of the Conservation Area. There is also a small but important triangular wood on the higher slope between Apple Tree Cottage and the Manor House. There are Tree Preservation Orders in all these areas. The watercourse and the course of the railway line to the north of the village also have planting. There are mature trees in the churchyard, notably a good beech behind the churchyard wall. The trees of the Old Rectory garden denote the entry to the eastern lane and a specially planted lime tree marks the village centre.

Gardens add to the enjoyment of the area, hedges, ornamental trees and shrubs at The Dower House and Bradford Peverell Farmhouse and smaller cottage gardens and shrubs on the front roadside areas throughout the village. This tradition has been carried into the new housing areas, where one or two trees in the roadway and informal frontage planting do much to assimilate the buildings. The beech hedge in front of The Mill House is particularly significant.

#### Detrimental Features

Despite development pressure, the core of the village is remarkably unspoilt and recent development has helped to enhance its character and cohesiveness. There are, however, a number of problems:

- An unused stone, flint and brick building at the river entry, behind The Old Rectory, apparently in poor condition;



Fig 75. Churchyard wall



Fig 76. Lime tree marking the village centre

- A few examples of unsuitable (in design and materials) replacement windows on unlisted buildings;
- The detailing and materials of the Village Hall, conspicuous at the entry point;
- The unsympathetic nature of much of the modern, but not recent, housing development, with alien details, materials and layout;
- Alien hedge species (conifers) on one or two prominent buildings;
- Poor boundaries to some of the modern development, without suitable hedges or trees;
- Dilapidated buildings and general untidiness at Home Barn Farm, on the southern boundary of the Conservation Area;
- An untidy area, including poor garaging, below Tauntons and West Tauntons.

### **Definition of the special interest of the Conservation Area**

- The quality of the landscape setting of the village, with the proximity of a wide river valley, water meadows and extensive areas of woodland;
- Strong gateways into the historic core from the north and west;
- Groups of trees and individual specimens within the Conservation Area, defining spaces, channelling views, linking or separating buildings;
- Important boundaries, cob, flint and brick walls and hedges, providing strong edges to space and linking buildings;
- Varying topography, from streamside to elevated views over the surrounding countryside and higher ground on the south side of the village;
- Rich archaeology, notably the Roman aqueduct and the courses of Roman roads;
- Eight Listed Building entries, including an important Victorian church, several gentry houses and vernacular cottages, together with about a dozen unlisted buildings and structures that add significantly to group value;
- A rich palette of building materials, including flint, local limestones, brick, render, cob, thatch and clay tiles, combined with some good details such as iron railings;
- Some sympathetic recent housing infill that relates intelligently to local building traditions.

## Community involvement

The local community, Group and Parish Councils, district councillors and statutory authorities were consulted on the appraisal during August and September 2006. Comments received helped finalize the appraisal which was adopted by the district council in January 2007.

## General condition

The villages are characterised by a general good condition of the building stock, boundaries and the public realm. From the detailed surveys, the following unlisted building problems may be abstracted:

- **Evershot**, a visibly cracking and leaning roadside boundary wall on West Hill and a run-down large building at the west end of St John's Villas;
- **Maiden Newton**, poor condition of Riverside Takeaway and the former Castle pub; many window and door alterations to a large number of buildings of group value, several of which may be suitable for Listing; overhead wires on Dorchester Road;
- **Cattistock**, overgrown, seemingly unused condition of Cattistock Lodge and poor décor of Post Office in West End; loss of details on some unlisted buildings, wires in West End;
- **Bradford Peverell**, unused building, of character, behind The Old Rectory; some loss of detail on unlisted buildings.

## Summary of issues and proposed actions

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



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

## Developing management proposals

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

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

## Advice

The district council can advise on the need for Listed Building Consent or any planning permission that may be required, and can provide advice on matters such as methods of maintenance and repair, shopfronts, alterations and extensions to listed buildings and suitable materials. Contact details are provided towards the end of the document.

## Information and contact details

### Criteria used for assessing the contribution made by unlisted buildings

Two basic criteria were used; the actual design characteristics, such as mass, skyline, interesting details, materials and existing or former use; and position relative to the wider setting, individual or groups of Listed Buildings.

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

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### Maps

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