



Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal

Distribution list:

Chickerell Town Council

Long Bredy Group Council

Chesil Bank Group Parish

Abbotsbury Heritage Research Project

Abbotsbury Tourism & Trader Association

Ilchester Estates

Dorset County Council

Dorset Gardens Trust

Dorset Natural History & Archaeological Society

Dorset Industrial Archaeological Society

English Heritage

English Nature

Environment Agency

Contents

| | |
|---|-----------|
| Introduction & Executive Summary | 4 |
| The Planning Policy Context | 15 |
| Assessment of Special Interest | 16 |
| Location and setting | 16 |
| Historic development and archaeology | 16 |
| Spatial and character analysis of each village | 19 |
| Long Bredy | 19 |
| Portesham | 28 |
| Chickerell | 37 |
| Abbotsbury | 45 |
| Langton Herring | 63 |
| Community Involvement | 70 |
| Review of the Conservation Area boundaries | 70 |
| General Condition | 70 |
| Summary of Issues and Proposed Actions | 70 |
| Developing Management Proposals | 71 |
| Advice | 71 |
| Useful Information and Contact Details | 71 |
| References and Further Reading | 72 |
| Appendix A | 73 |

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. Long Bredy, Portesham, Chickerell, Abbotsbury and Langton Herring Conservation Areas form part of this appraisal work, grouped together because of their geographical proximity.

The five Conservation Areas were designated as follows:

- Long Bredy, November 1990;
- Portesham, July 1971;
- Chickerell, November 1990, amended February 2000; amended November 2008;
- Abbotsbury, December 1971;
- Langton Herring, 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 the settlements or are linked by the need to provide a reasoned overview of the whole area, highlighting the broader characteristics. There are also more detailed **place specific descriptions** (character analysis and definition of the special interest of the Conservation Area), which concentrate on each Conservation Area, and will only be found within each individual chapter.

The public consultation in 2007 raised the possibility of extending the Chickerell Conservation Area. A public consultation on this was held (May-July 2008), and following consultation, the district council designated the Chickerell conservation area extension in November 2008. Details of the extension have been incorporated into this conservation area appraisal (see Appendix A).

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

Long Bredy

The key points of quality analysis are:

- A fine landscape setting, with high hills, parkland and many mature trees;
- Good clean edges to the settlement on all sides;
- Related to this, well defined entry points, particularly from the north, from the A35 and from the east and west, on the two minor lanes;
- A rich archaeological heritage, with a range of sites from Prehistoric barrows and cultivation remains, a deserted medieval village site and evidence of changes to the existing village plan in the C18 and C19, to garden history related to Kingston Russell House;
- 12 Listed Building entries, including the Grade I church and Kingston Russell House, a strong underpinning of smaller cottages and Victorian estate houses;
- 8 unlisted buildings or structures of character and/or group value;
- Coherent groups of Listed and unlisted buildings, boundary walls, railings, trees and details;
- Consistent use of South Dorset limestones, local brick clays, thatch and Victorian estate building details that give an overall unity to the village;
- Some good details, including chimneys, doorways and windows, date stones, walling and ironwork.

There are few detrimental features, such as unsympathetic alterations to unlisted buildings of value and to one Listed Building; a Listed Building in poor condition; overhead wires and switchgear; and a garage area fronting a row of cottages, which, until planting becomes effective, is rather unsympathetic.

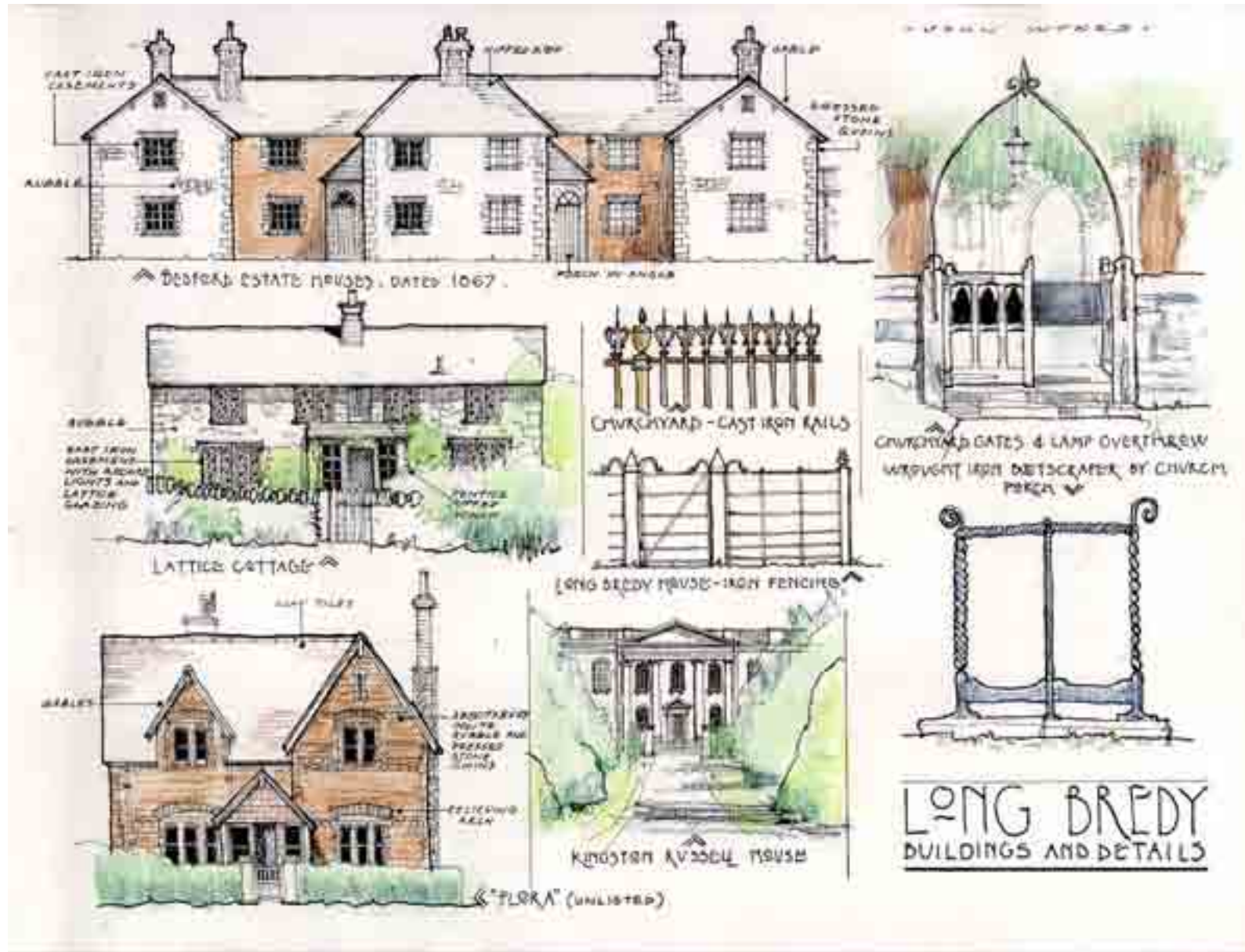


Fig 1. Buildings & details of Long Bredy

Portesham

The particular qualities of the whole Conservation Area are:

- Areas of good quality landscape adjacent to or within the Conservation Area, particularly the south side of Goose Hill, the springhead and the upper slopes of Portesham Hill, and the grounds of Manor Farm;
- Important hedges and trees that enhance the setting of buildings, particularly around the larger houses, churchyard, Front St and Goose Hill;
- 21 Listed Building entries, including a Grade I Parish Church and Grade II* Manor House and Stables;
- 14 unlisted buildings of character and group value;
- Coherent groups of buildings around Portesham House and parts of Front St; and the lower part of Portesham Hill;
- A rich palette of building materials and details, including local limestones, brick, thatch, stone tiles, clay plain tiles and pantiles; there is a range of architectural detail, notably C17 vernacular windows and doors, Classical porches, doors and sash windows, gate piers, boundary walls and ironwork.

The detriments include inappropriate replacement windows and doors on a number of unlisted buildings of quality and character; several spaces and a car park that would benefit from tidying or landscaping and an unused former village hall.

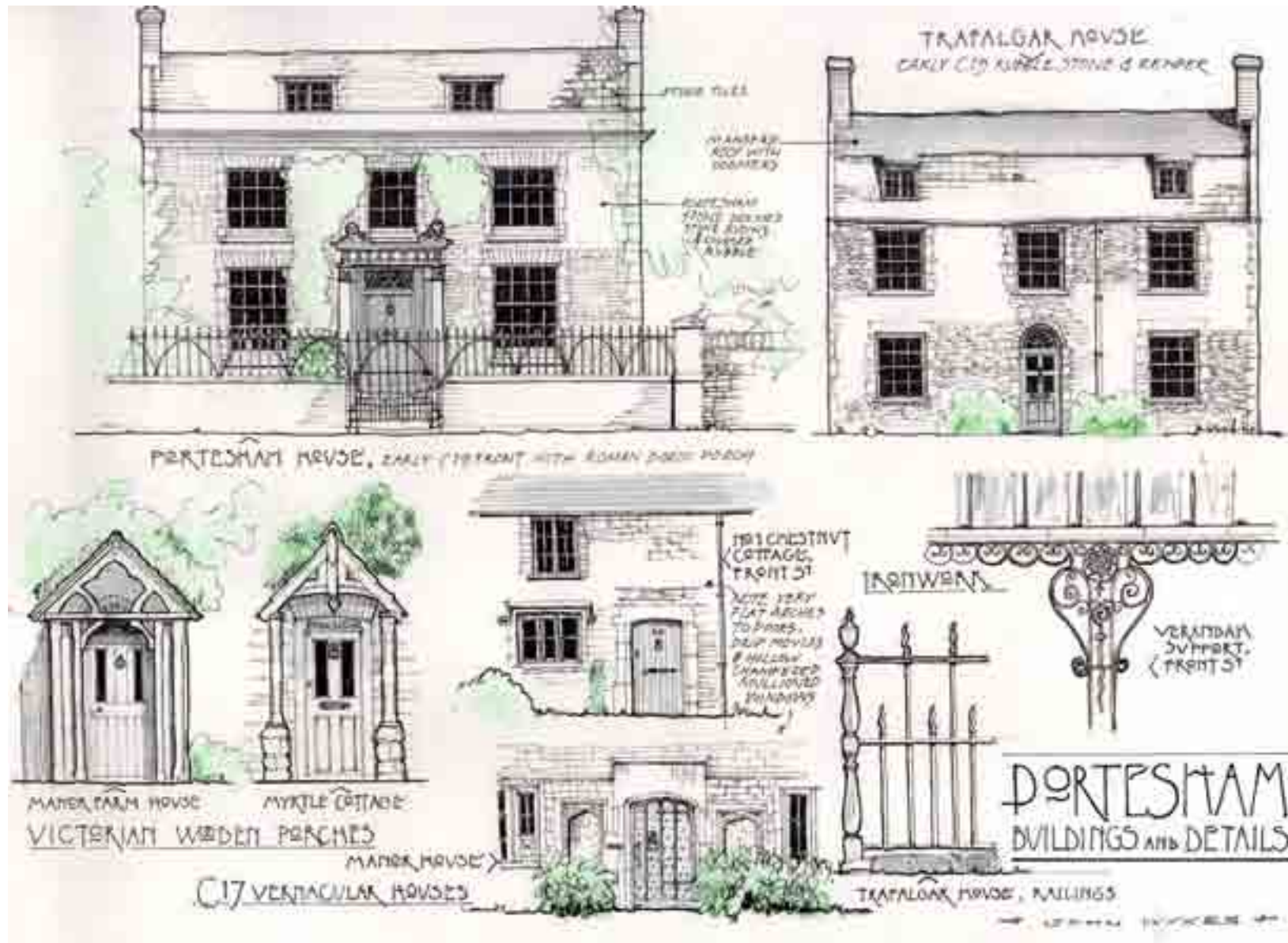


Fig 2. Buildings & details of Portesham

Chickerell

The overall quality of Chickerell (refer also to Appendix A, page 73) may be summarised:

- Strong elements of village character amongst large areas of modern development;
- 6 Listed Building entries, of which the Parish Church is Grade II*;
- 9 unlisted buildings of character and group value;
- Coherent groups of Listed and good quality unlisted buildings, boundaries, trees and details on North Square, around the Parish Church and on parts of East St;
- A range of building materials, with local limestone, render, brick, thatch, tile and slate;
- Details such as name plaques, memorial inscriptions and a modern public garden.

Problems include some modern development and highway engineering that has eroded traditional character; alterations to buildings, notably replacement windows and doors, roofing materials and repointing that have diminished the interest of unlisted buildings of character and quality; the currently unused St Mary's Church Hall and unmanaged adjacent green space; an unmanaged area of grassland in North Square and a temporary looking fence to the Library gardens.



Fig 3. Buildings & details of Chickerell

Abbotsbury

- A superlative landscape setting, within the Dorset AONB and adjacent to the Dorset and East Devon Jurassic Coast World Heritage Site, with dramatic topography, woodland, glimpses of the sea and important trees and hedges;
- Groups of and individual trees providing a termination to views, visual incident in townscape progressions and a foil to groups of buildings;
- Strong gateways into the Conservation Area, marked by a clean transition between countryside and village, trees and hedges and, apart from one exception, well-defined boundaries elsewhere;
- A variety of fine views into, across and out of the village;
- Important Prehistoric and medieval archaeology, including the site and remains of St Peter's Benedictine Abbey; there are two large Scheduled Monument sites around St Catherine's Chapel and the slopes of Chapel Hill; and the whole of the approximate area of the Abbey precinct;
- A tradition of sensitive stewardship by the major landowner and current development policies that attempt to balance conservation with social and economic considerations;
- The survival of the historic village plan, with small areas of modern development that are, on the whole, well considered;
- 82 Listed Building entries, including six Grade I and five Grade II* buildings;
- 27 unlisted buildings of quality and group and townscape character;
- Large coherent groups of consistently good buildings, walls, trees, spaces and many other details: the whole village reads as an enjoyable visual and cultural experience;
- Characteristic local building materials that define much of the village's character and colour;
- Local vernacular and C19 building traditions that have continued to produce good buildings and many interesting details, such as ironwork, walling, paving and shop fronts, that add to the overall quality of the place;
- Some examples of sensitive infill and development that reflect local traditions.

Problems include the effects of traffic and parking; several historic buildings in poor repair or underused; some clutter produced by signage; the impact of Dutch Elm disease on village trees; and one relatively untidy gateway into the village.

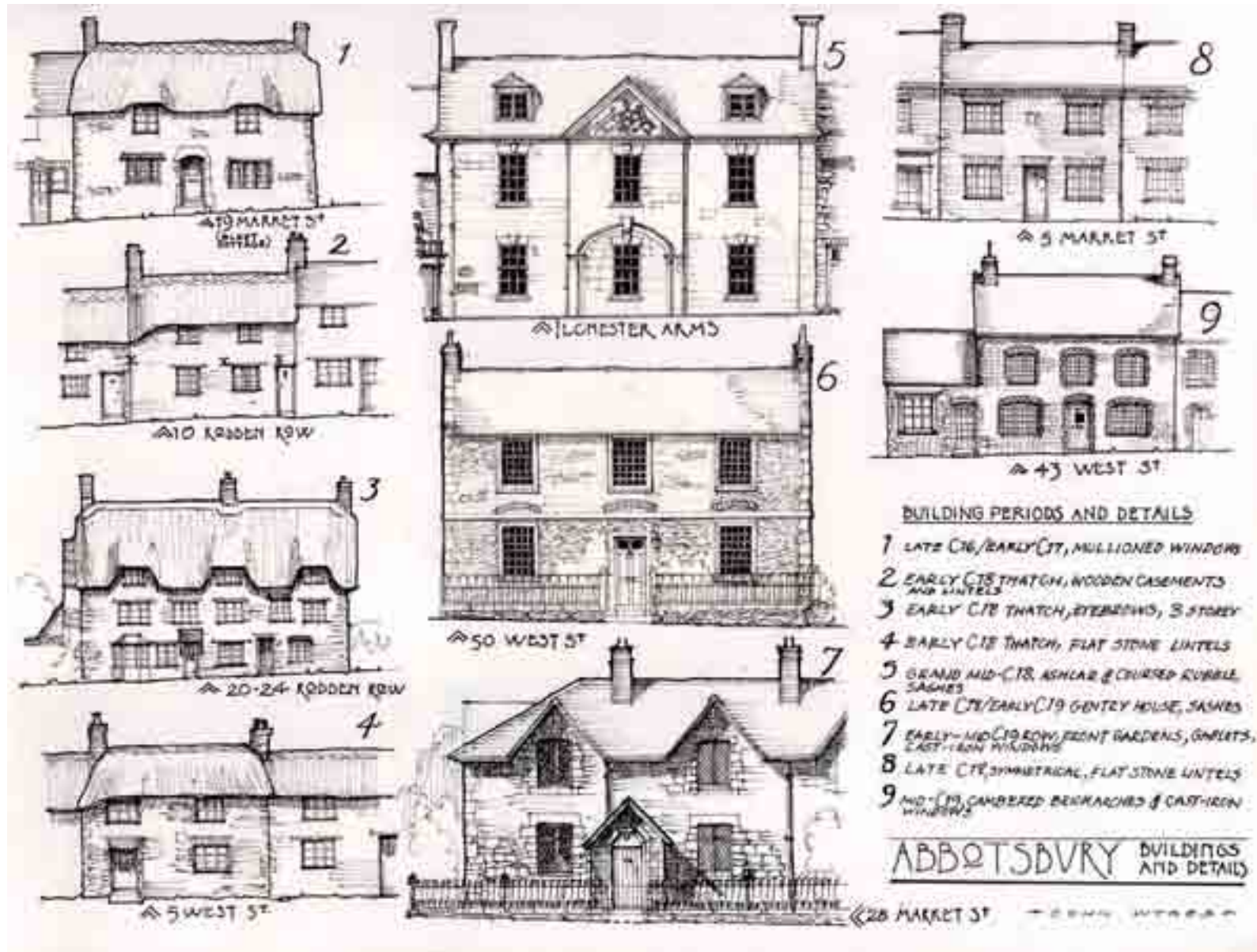


Fig 4. Buildings & details of Abbotsbury

Langton Herring

- An attractive setting, off the main route, set around an approximate rectangle of lanes, with changing levels and a small focal point by the Church and The Square;
- Major contributions made by a variety of mature trees, green lanes and shrubs;
- 4 Listed Building entries, with particularly attractive Gothick details on the Parish Church and Village Hall;
- 7 important local buildings of quality and character;
- Attractive building materials in the local Forest Marble and Corallian limestones, brick, render, clay tiles and thatch;
- Details such as dry-stone walling, decorative timberwork on buildings and ironwork.

Problems include the loss of details on unlisted buildings of quality and character; some examples of unsympathetic modern infill development and poles and wires in the centre of the village.

Common issues

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



Fig 5. Buildings & details of Langton Herring

The Planning Policy Context

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

- *Safeguarding Assets*, Policy SA1 seeks to protect the natural beauty of the Dorset Area of outstanding Natural Beauty (AONB); development must be in keeping with the landscape character of the area (SA3); protection is given to areas of Land of Local Landscape Importance (SA6); Policies SA9, SA10 and SA13 seek to protect natural environment assets, particularly Sites of Special Scientific Importance, Sites of Nature Conservation Interest and Regionally Important Geological/Geomorphological Sites; SA16 seeks to protect Historic Parks & Gardens of International and National Importance, and 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 Development Consultation Zones due to unpleasant emissions from existing sewage handling facilities respectively;
- *Settlement Policy*: Policy SS1 relates to development within Defined Development Boundaries (DDB); SS3 relates to development outside the DDBs;
- *Housing, Employment and Tourism, Community Issues, and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features.

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

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

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

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 five settlements are situated in the southwestern part of the District, in a rough arc west to SSW of Dorchester. Long Bredy is 12 kms due west; Abbotsbury is 12 kms WSW of the county town; Portesham, 9 kms SW; Langton Herring 12 kms SW; Chickerell 11kms SSW (and 4 kms west of Weymouth town centre and within a few hundred metres of the town's western suburbs).

Each village has a distinct, separate site, related to geology, topography and drainage. Long Bredy lies just to the south of the A35 (T) down a long, deep, chalk valley that runs from the sharp chalk ridge to main valley of the east-west flowing River Bride. At its northern end, it is about 190 metres AOD, descending to about 60m by a bridging point of the Bride by Lower Farm. The grounds and buildings of Kingston Russell House lie to the SE of the main ribbon of development. Portesham is sited partly along the B3157 and mostly adjacent to it, to the north, up a minor road to Winterbourne Abbas, which runs up a combe to the pronounced edge of the South Dorset Ridgeway. The actual village core is between 100 and 60m AOD. Chickerell is again on and adjacent to the B3157, about 1km inland from The Fleet, on an undulating site, 50-60m AOD. Abbotsbury is positioned along the B3157 and several back lanes and a minor route to the Swannery and Langton Herring. The village has a dramatic site, at the foot of the Ridgeway scarp (Wears/ White and Linton Hills, ranging from about 100m to over 215m AOD) and sheltered from the nearby coast by Chapel Hill (80m AOD). Langton Herring is set off the B3157, along a minor Rd to Rodden and Abbotsbury and along lanes to the south, about 1km from The Fleet, about 50m AOD, on a plateau separated by small valleys that cut into the gentle coastal slope.

B. Historic development and archaeology

The settlements have a rich and varied archaeology, with about 220 recorded sites or finds on the Dorset Sites and Monuments Record. Of these, 72 are Scheduled Monuments. The chalk uplands, scarp edges and valley slopes have a rich prehistoric archaeology, with evidence of Neolithic, Bronze and Iron Age earthworks, notably bowl and round barrows, causeways and settlement sites. Portesham has a Neolithic stone circle and a standing stone, as well as a long barrow. Its archaeology is particularly rich, with extensive barrow groups on Black Down, Ridge and Friar Waddon Hills. Abbotsbury has good groups on Wears and White Hills and a major Iron Age hill fort at Abbotsbury Castle. There are Roman occupation sites and inhumations at Long Bredy, Portesham and Chickerell.

All five villages have a largely medieval parish church that of Abbotsbury is of particular value as a C12-early C16 structure, with C17 alterations and rich interior fittings. There are remnants of medieval field systems and lynchets on some of the upper slopes and known settlement sites at East Shilvinghampton, Friar Waddon, Court Close, Langton Herring, Kingston Russell and Putton Lane, Chickerell. Undoubtedly, some track ways and hedges have significance in landscape history, as



Fig 6. Location map
© Crown copyright. All rights reserved. (Licence Number 1000024307 2004)

visual features or as boundaries. Abbotsbury is the site of a Saxon Benedictine Abbey that became a rich and powerful landowner up to its dissolution in 1539. Only scant foundations in the present churchyard represent the abbey church, but a number of estate and precinct buildings survive in whole or part (notably the Tithe Barn, a gateway and former Malthouse). The detailed layout of the church and conventual buildings is open to conjecture, as is the function of some of the surviving structures. St Catherine's Chapel is a good example of a hilltop structure, used as a place of worship and a seamark. Abbotsbury has a substantially intact medieval plan, because of the stewardship of the Ilchester Estates. There is also a largely post-medieval dovecote and duck decoy, the latter at The Swannery.

There are some significant post-medieval gentry houses in the Manor House and Abbey House at Abbotsbury and Kingston Russell House. There are Georgian and early-C19 gentry and large farm houses in all the villages. There are also numerous vernacular cottages in the settlements, built of local materials, as well as examples of agricultural and industrial buildings. The Swannery has a long management history; there are limekilns at Bishop's Limekiln, Abbotsbury, and at Langton Herring. The Victorian contribution is significant: Abbotsbury Castle has disappeared, but its extensive and exotic Sub-Tropical Gardens remain, scheduled as a Grade I site on English Heritage's Register of Parks and Gardens. Abbotsbury and Portesham were also served by the Abbotsbury Railway of 1885, which was linked to apparently rich deposits of iron ore at Linton hill and Red Lane. The silica content led to disappointment and financial failure. The line was closed after the Second World War and the station and goods shed remain largely intact at Portesham and Abbotsbury respectively. There are remains of a tramway and incline from the railway north to the Portesham Quarries, but the remains seem more to do with the construction phase of the railway rather than any attempt to commercially exploit stone, sand or gravel deposits subsequently.

Chickerell had two large brickworks, exploiting the local Oxford Clay, at Crook Hill and Putton Lane. Their life was from the 1850s to the 1960s and their products are seen throughout the area, particularly in Chickerell and west Weymouth.

There are or were Victorian schools at Abbotsbury, Portesham, Langton Herring and Chickerell and Nonconformist chapels in all four villages. The influence of large estate landowners is very evident at Abbotsbury, in the form of housing and public buildings and Long Bredy also has Victorian Bedford Estate housing and farm buildings.

In Abbotsbury, the Abbotsbury Heritage Research Project was established in 2004 to research several topic areas, including landscape and archaeology; buildings; people; collecting local memories and physical resources; and map research and new recording. The first two years' work has included the updating of the 1973 *Appreciation of Abbotsbury* (produced for the Ilchester Estate) with the help of a Local Heritage Initiative grant. The new document, *Abbotsbury, the Appreciation revisited*, has recorded changes to each building and has plotted all new development over the last thirty years. It has been invaluable in the production of the Abbotsbury Appraisal below. The Project may undertake a number of useful archaeological and social history studies that will add to the understanding of the village. Added to this, the forthcoming Dorset Historic Towns (Extensive Urban Study) Project may provide a further stimulus to local studies. Also in 2004, the Ilchester Estates and English Heritage jointly commissioned an independent consultants' appraisal of the Abbey site. The resulting Conservation Plan will contribute to the management of the site in the medium term and will underpin any applications for grant aid. Earlier, in 2002, the Ilchester Estates commissioned the *Abbotsbury Historic Landscape Research Project* to focus on wider archaeological and landscape history assets. The three projects are interconnected and will undoubtedly influence each other as research and practical management develops.

The **archaeological issues** are:

- Lack of understanding of the resource: the Abbey church and precinct at Abbotsbury (including evidence for Saxon buildings); and vernacular houses (only Listed Buildings have some description, mainly confined to the exterior);
- The potential for research into the street pattern and plot development of Abbotsbury and Portesham;
- The value of researching and recording historical field names and boundaries in and around all the villages;
- Potential for further research into the garden history of the larger houses.

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

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

C1 Long Bredy

Long Bredy is a small village with a large Conservation Area and a number of Listed Buildings and unlisted buildings of value. The village is divided into two distinct development clusters and Kingston Russell House may be seen as a separate precinct of historic buildings, but the two village areas are related in terms of land use and building character and the House is also closely associated with the adjacent settlement. It is proposed to describe the settlement as one character area.

Spatial analysis

The wider setting of Long Bredy shows a settlement on a narrow valley floor, running downhill, north to south, from the escarpment edge of the South Dorset Ridgeway to the broader east-west valley of the River Bride. The A35 runs along the top of the ridge, bypassing the village and a minor road runs off it.

Cerne Abbey owned most of Long Bredy in the medieval period. It was separated from Little Bredy, to the east, by a royal manor, *Kingston*, which later became Kingston Russell. There are records of a village at Kingston Russell from the late C13 to the mid-C16 when depopulation led to the loss of its chapel and a transfer to Long Bredy's Parish Church, although the civil parish has continued to exist. The medieval manor house, chapel and village site were located near the river, possibly on or near the site of Watergate, to the south of the present House. The green lane east of the House seems to be the back lane of the medieval village. The second Earl of Bedford acquired Kingston Russell in the Tudor period. Early in the C17, the Michel family acquired land and built the original part of the existing House. There was a dispute over boundaries, solved in 1769 when a land exchange took place. In the 1860s, the Duke of Bedford was able to buy the whole of the Michel ownership, along with the House. The original village street of Long Bredy, north of the side road to Little Bredy, ran along Friday St north past Bottle Knap Cottage and *The Sign of the Bottle* inn to the Parish Church. The present main street, between Lattice and Dower Cottages, was the back lane of the medieval village. It seems that the Estate rationalised its



Fig 7. View south over church

properties and land holdings, demolishing some of the older cottages along Friday St and near the House and building improved cottages in the present core of the village.

Crown land also ran along the western boundary of Long Bredy, at Dowerfield. All the ownership blocks were long and narrow in shape, running from the Roman road south to the River Bride. The village has a very definite linear **plan** form, defined by the narrow valley running off the Chalk ridge and its related routes, as well as historic boundaries. There is a small northern group of Parish Church, Langebride House, The Old School, a farm and some smaller cottages, sited informally around a sharp bend in the main village street and a junction with a track, White Hill, running NE. There is a noticeable gap in development south of Bottle Knap (explained by the fact that this was the back street of the older village) and then a larger linear group of estate houses and cottages running down to the formal entrance to Kingston Russell House. There are junctions with two lanes, one to the west and Litton Cheney and the other east to Little Bredy, south of which are the gentry house, Long Bredy House, the river and Lower Farm. Two other farms, Manor and Middle, create thickenings of the plan, either side of the main street. Manor Farm, in fact, has two modern houses along its lane, to accompany its farmhouse and large farm buildings.

Building plots within the historic core tend to be rectangular, with evidence of planned layouts in the mid-C19 Bedford Terrace estate houses. Nearly all properties have front gardens and are not set directly on the road line. Some of the larger houses have extensive gardens, seen at Langebride House and Long Bredy House.

The spatial character of the village is fairly simple, due to the basically linear plan, but there are subtleties created by changing levels, road alignments, the position of buildings, views out to the surrounding countryside and many details.

The character and interrelationship of spaces within the Conservation Area

It is useful to describe a route across the Conservation Area, from the northern entry to characterise a representative mixture of spaces, landmarks, views and sensations of relative enclosure and exposure: the elements of townscape. The entry is a narrow lane, within cuttings and overhung by groups of trees. The actual boundary of the Conservation Area is marked by stone retaining walls and overhanging trees, with a glimpse of the bowed side elevation of Langebride House above the road. There is a gateway to the House and a view of fine trees and a garden. Opposite are two stone cottages positioned on the road, behind small front gardens, followed by a sharp bend in the road and a small triangular green on the outside of the bend.

A picturesque cottage with lattice windows faces the green and a narrow lane runs north to two Victorian houses, The Old School and Flora and the southern flank of the Parish Church. The tower and porch project into an attractive churchyard, with large trees, all set below the large mass of the Chalk escarpment.

Returning back to the main lane, there is a long stretch of dense hedges and trees, with few views beyond the road line. A watercourse runs along the road and the main part of the village is revealed through a view framed by trees. A mixture of modern houses and bungalows and a row of stone cottages leads to a side lane to Manor Farm and Little Bredy. Large trees mark the junction and modern in-keeping houses accompany the large stone block of the Manor Farm House. On the other side of the lane is a group of stone and brick farm buildings, arranged around a yard, with Bedford Estate date stones. There is a southern view of distant hills and trees on the eastern side of the village.



Fig 8. Langebride House & cottages near parish church



Fig 9. Estate houses with front gardens

Back in the main street, a thatched cottage sits behind the watercourse on the right (west) and a grand progression of large, stone, gabled estate houses runs on the left (eastern) side. Opposite a bungalow, Middle Farm has a Victorian stone house on the street and its buildings tucked away down a side lane. The road turns right at a right angle, with a treed meadow in the angle, and a termination to development.

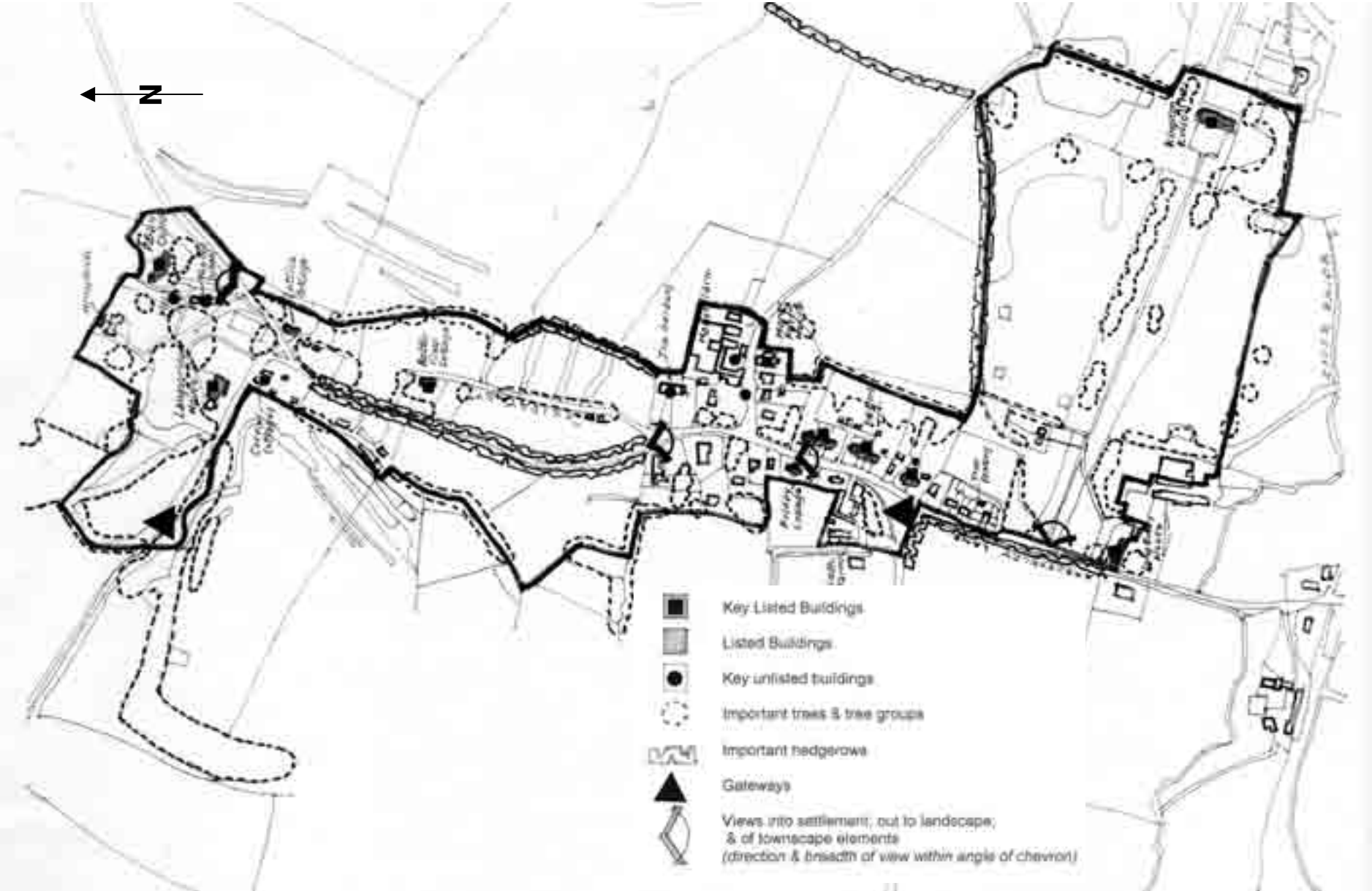
At the right-angled bend, the north-south lane (named Abbotsbury Lane) continues past a group of modern houses (The Rookery), with a narrow path to a playing field. The western side is undeveloped and the east has stone walls and gate piers announcing the entry to Kingston Russell House. Semi-mature trees frame a long, straight vista to the pale stone façade of the House. On Rights of Way, it is possible to walk to the area of the medieval village (south and east of the House) set in a watery, well-treed landscape, with an overgrown green lane behind the House. The last flourish of the Conservation Area appears on the left, with the rendered village hall and a stone barn. There is an access to Long Bredy House, set at right angles to the lane and largely hidden by a high wall.

Key views and vistas are the view north up the lane to the Church, a fine vista from the northern part of the churchyard over the Church, Langebride House, Flora and The Old School; the treed view down the undeveloped part of the main road to the central part of the village; the perspective view past the estate houses and the long view down the straight drive to Kingston Russell House. The obvious **landmarks** are the Parish Church, Kingston Russell House, Langebride House and the three estate blocks in the village centre.



Fig 10. View of parish church from North Lane

Map 1: setting & assets of Long Bredy



Character Analysis

Building Uses

Existing uses reflect the village's primary functions as a residential centre. The Church and three gentry houses survive, along with two farms, village hall and estate houses and smaller cottages. The School and Methodist Church (1882) have both been converted to houses. A 1903 OS map shows a smithy and Post Office at the junction of the main street and Abbotsbury Lane. There were two public houses, both disappeared, at Long Bredy Hut, on the former turnpike to Dorchester, now the A35 and on Friday St.

Historically, Langebride House was a large detached rectory and Long Bredy House was formed out of ancillary buildings (stables) to Kingston Russell House in the early C19.

Building Types and Layouts

The Parish Church is a good example of accretion and alteration between the C13 and the C19, with west tower, nave, south aisle and porch and chancel. Kingston Russell House (see fig 1) is an example of a medium-size country house, late C17-early C18 with later alterations. It was derelict from the late C19 up until 1913, when George Gribble, who added north and south units to the core of the old house, rescued it. It has a central entry and symmetrical plan. Long Bredy House has an offset front door, suggesting an informal layout, possibly reflecting its early C18 date and subsequent conversion. Langebride House also seems to be less formal, with a long, bowed roadside flank and an entrance facing its garden. Manor Farm House is set at right angles to the lane, with the entrance in the middle of the main elevation. It was built in 1890 by the Bedford Estate using some of the stone from the demolished east wing of Kingston Russell House. It is separated from its farm buildings by the lane, whereas Middle Farm's house and working buildings are connected. Honeylands and Flora are two examples of large C19 detached houses. Flora (see fig 1) is a contrasting example of studied informality, with an entrance between a large gable and a smaller gable.

The Victorian estate houses (see fig 1) are semi-detached or short terraced units, with symmetry, displayed by projecting gables and porches and recessed lengths of wall between. The Old School retains its school block and attached master's house. There appears to be a central entrance in both Lattice Cottage (see fig 1) and Friday Cottage, sharing architectural details and appearing to both be mid-C19 estate houses. Nos. 11-14 The Gardens share a common plan form and arrangements of doors and windows.

The former Methodist Church has been comprehensively altered, but there is the memory of its former front entrance and symmetrical disposition of windows around and above. The farm buildings of Manor Farm are interesting, dated and undoubtedly the result of improvements by the Bedford Estate.



Fig 11. Friday Cottage



Fig 12. Farm buildings of Manor Farm

Key Listed Buildings and Structures

There are twelve Listed Building entries in the Conservation Area, of which the Parish Church and Kingston Russell House are Grade I buildings. The key Listed Buildings are:

- The Parish Church of St Peter, C13-C15, with a particularly notable C13 chancel (relatively rare in Dorset); restored in 1863;
- Kingston Russell House (see fig 1), late C17 east front and gallery and early C18 west front, later demolitions and additions; an instructive example of artisan Classical and later, less provincial detailing; also notable for its spacious grounds, with mainly C20 landscape design;
- Long Bredy House, early C18 and early C19, stone, former stables to Kingston Russell House (dated 1706), converted to a house in 1811;
- Langebride House, early C19, with Regency details like glazing around the entrance door, a two storey segmental bay and marginal glazing to French doors; also a major townscape feature at the northern end of the village;
- Bottle Knap Cottage, C17, thatched and chalk block, with former dairy attached and some original internal features;
- Nos. 1-10 Bedford Terrace (see fig 1), dated 1865 and 1867; a strong presence in the centre of the village and of social historical value, being associated with the Duke of Bedford Estate.



Fig 13. Corner Cottages

Important Local Buildings

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

- Nos. 1 and 2 Corner Cottages, simple stone rubble and brick, important corner position and entry feature;
- The Old School, stone, mid-Victorian with inscription and 1855 date, group value with Church and Langebride House;
- Flora (see fig 1), an attractive stone and brick mid-Victorian house, with gable and gablet and central porch;
- Manor Farm House, a sober, stone house, dated 1890, with casements and sashes, unspoilt and attractive;
- Manor Farm buildings, three stone and brick sheds and barns, with, at least, one Bedford Estate date of 1901, interesting mix of materials and of industrial archaeological interest as a model farm;
- Nos. 11-14 The Gardens, a row of stone and brick cottages, set back and elevated from the road, simple late C19 agricultural housing, altered, but of social historical interest;
- Middle Farm House, a symmetrical mid-C19 detached house, Abbotsbury Oolite and slate, central door, casements and later windows; in spite of alterations, the house has a presence and groups well with the Estate houses opposite;
- K6 telephone box, by the Manor Farm buildings.



Fig 14. Manor Farm House

Watergate, south of Kingston Russell House, is an interesting mid-Victorian house, stone and slate, with a symmetrical west front with casements and an 1874(?) Bedford Estate date on the south elevation. It is a few metres outside the Conservation Area boundary but should be noted, particularly as it may be closely related to the site and buildings of the medieval settlement.

Building Groups

Good groups are: Langebride House, walls and garden, mature trees, Corner and Lattice Cottages on the sharp Rd bend; the Parish Church and graveyard, Honeylands, Flora and The Old School; and the three Bedford Terrace estate blocks and Middle Farm House.

Building Materials and Architectural Details

The village appears to be built largely of stone, with varying hues and mixtures of materials. This can be explained by the historic availability of materials from local sources. There was good quality freestone from the nearby Portesham Quarry, producing both Lower Purbeck and Portland oolitic limestone, white or cream, fine-grained and chalky in appearance. The harder, more crystalline, grey Forest Marble was also available from Bothenhampton, Puncknowle and Swyre; and Corallian limestone was produced in the Abbotsbury area (the Osmington or Abbotsbury Oolite). This is characterised by a gingery stone, stained with iron deposits. Portland Stone ashlar appears on the Parish Church for dressings and at Kingston Russell House. Bedford Terrace has the combination of Corallian ashlar and rubble walling, as has Flora, where the rubble is laid in courses. Langebride House has ashlar with roughcast render. Most cottages have stone in rubble form, with a mixture of Corallian and Forest Marble on the gable ends of Corner Cottages, with dressed Forest Marble quoins. Boundary walls are of Forest Marble (seen particularly well at Corner Cottages and The Rookery) or Corallian stone rubble, although brick is used at Long Bredy House. At Corner Cottages, the boundary wall changes from Forest Marble to large nodules of flint. The latter material seems to be surprisingly rare and there is no trace of it on the Parish Church, in spite of the list description. Boundary walls are typically finished with cock-and-hen copingstones. Langebride House has dressed stone Portesham Stone gate piers finished with ashlar mouldings and ball finials. The piers at Kingston Russell House are in the form of pineapples. The Parish Church has wooden Gothic Revival gate piers and panelled gates. Bottle Knap Cottage is built of chalk block or clunch. This is also seen, in combination with Corallian stone and brick in the Manor Farm buildings. Brick is used for dressings in a number of rubble-walled properties. The whole of the front wall of Nos. 1 and 2 Corner Cottages is constructed of brick.

Traditional roofs include thatch (Bottle Knap and Friday Cottages), slate and clay plain tiles and pantiles (more common on older farm buildings). Kingston Russell House has a lead roof. Honeylands has twin half-hipped gables to its slate roof. Elsewhere, roofs are gable ended or with hips. Long Bredy House has stone gable copings and scroll kneelers, a vernacular detail typical of the early C18 in the remoter parts of Dorset. There are impressive stone chimneys with moulded enrichments at Manor Farm House and less elaborate ones at Bedford Terrace (see fig 1). There are also some bold brick chimneys in the village.

Windows include vertical wooden sashes, with glazing bars at the grander houses, those at Kingston Russell House's entrance front having segmental or round arched heads with raised architraves and brackets to the stone cills. The House has, as a contrast, mullioned and transomed windows on its east elevation. Langebride House has a two storey segmental bay window and tripartite sash windows. Long Bredy House's sashes are more mid-C19 in character, with vertical glazing bars only. There is also an eight-spoked bull's-eye window on the front elevation.

On humbler buildings, there are wooden casements with varying numbers of panes according to the arrangement and number of glazing bars, and metal casements with lattice lights. The latter are set within stone Tudor Revival mullions at Lattice (see fig 1) and Friday Cottages and the cast units are shaped to follow the three-centred arched openings. Most



Fig 15. Boundary wall at Langebride House



Fig 16. Long Bredy House

window lintels are cambered, either constructed with vertical stones, with keystones at Manor Farm House or with flatter lintels and relieving arches over the opening. Friday Cottage has cambered brick arches to its windows.

Kingston Russell House has a pedimented and bracketed doorcase on the entrance front and an earlier broken pediment variation on the garden front. Long Bredy House has a simple stone surround, with slightly chamfered jambs and a square lintel inscribed with the 1706 date. There are stone and wooden porches, either with pent roofs or ridged, compass roofs. Bedford Terrace has examples of gabled and pent-roofed porches and a hipped roof type (set into the angles between gables and main wall faces and with round arched doorways). Doors vary with the status of the property. The larger houses have flush or recessed panel types. Langebride House has a two-leaved main door with solid panels and the top ones glazed and with margin lights. There is an elaborate arrangement of side windows and a continuous top light with lattice bars. These are attractive early C19 details. Older cottages and the estate houses have plank doors, with glazed fanlights over in the case of the Bedford Terrace houses.

There are some good examples of ironwork, in spearheaded railings at the east boundary of the churchyard (see fig 1), railings around a churchyard tomb and an impressive wrought iron double boot scraper by the porch. The churchyard entry has an iron lamp overthrow (see fig 1) and the porch, an outer screen of Gothic arches with mesh infill. There is an elaborate iron fence in front of Long Bredy House, with a combination of park fencing, urned standards and gate piers with pyramidal caps, and a simpler post and rail to the bridge over the stream by The Old Surgery.

There are two traditional County signposts, one with its circular finial by the Little Bredy junction and another without, at the Litton Cheney turn. The Village Hall has a War memorial stone plaque and there is a number of Bedford Estate plaques and date stones. The former Methodist Church also has a date inscription. The churchyard has a number of entertaining C18 gravestones, with naïvely executed cherubs and skulls.

Parks, Gardens and Trees

Kingston Russell House has two main gardens, west and east of the building. The west, or entrance, front (see fig 1) has a young beech avenue and a half circle of Irish yews, with another young avenue of horse chestnuts leading uphill to the north. The east garden was largely designed by Philip Tilden before the Great War, with a hidden kitchen garden and a series of enclosed spaces or rooms, bounded by hornbeams and yews. The central axis is focused on a summerhouse and there is a modern bathhouse in the lower southern part of the garden. There are several individual Tree Preservation Orders (TPOs) in the grounds of Kingston Russell House. The House is included on the provisional list of Historic Parks and Gardens of County Importance to which Local Plan Policy SA17 (Adopted 2006) applies.

The remainder of the village is richly embellished with hedgerows and trees: by Langebride House (where there is also a beech hedge running along the entry lane), in the churchyard, in the break of development by Bottle Knap Cottage. There are mature trees either side of the Manor Farm junction and a thick belt on the eastern side of the core of the village behind Bedford Terrace. The paddock south of Middle Farm also has good trees on its boundary.

Gardens are an attractive element, at Langebride House, Lattice Cottage and south of the Manor Farm junction.



Fig 17. Trees & hedges around Honeylands



Fig 18. Hedges at Bedford Terrace

Detrimental Features

There are a few problems in the Conservation Area:

- The Parish Church appears to have severe damp problems at the NW corner of the nave and tower arch;
- Replacement uPVC windows and doors on parts of Langebride House;
- Erosion of door and window details through the introduction of uPVC replacements in a number of unlisted buildings of quality and character;
- Switch gear and wires at the Litton Cheney lane junction;
- A traditional finger post without its circular finial at the Litton Cheney junction;
- A currently bare front garage space to Nos. 11-14 The Gardens, with concrete kerbs and hard standing, blockwork and concrete walls and wide splays, weakening any enclosure at this entry into the lower part of the village; this should improve over time, as planting softens and screens the development;
- The poor condition of No. 1 Bedford Terrace.

Definition of the Special Interest of the Conservation Area

- A fine landscape setting, with high hills, parkland and many mature trees;
- Good clean edges to the settlement on all sides;
- Related to this, well defined entry points, particularly from the north, from the A35 and from the east and west, on the two minor lanes;
- A rich archaeological heritage, with a range of sites from Prehistoric barrows and cultivation remains, a deserted medieval village site and evidence of changes to the plan of the existing village in the C18 and C19, to the garden history of Kingston Russell House;
- 12 Listed Building entries, including the Grade I church and Kingston Russell House, a strong underpinning of smaller cottages and Victorian estate houses;
- Eight unlisted buildings or structures of character and/or group value;
- Coherent groups of Listed and unlisted buildings, boundary walls, railings, trees and details;
- Consistent use of South Dorset limestones, local brick clays, thatch and Victorian estate building details that give an overall unity to the village;
- Some good details, including chimneys, doorways and windows, date stones, walling and ironwork.

C2 Portesham

Although the Conservation Area is large, it is centred on Front St and has areas of modern housing on its edges. It has no major differentiations of character in its historic core and will thus be described as a whole.

Spatial Analysis

In terms of **plan form**, Portesham is a large nucleated village whose shape has been largely dictated by the combe in which it lies. It is situated on the southern scarp edge of the South Dorset Ridgeway, in a shallow valley running down from Portesham Hill more or less south to the B3157. To the south, the undulating countryside of the coastal vale inland of the Fleet and Chesil Beach forms a series of small hills and shallow valleys. A springhead emanates by a pond at the east end of Back St, and a watercourse runs down the centre of the village and west to Abbotsbury and The Swannery, where it discharges to The Fleet.

Portesham has a complex form with a main street (Front Street) and several back lanes running northwards off a main spine (B3157) at a sharp right-angled bend (Goose Hill). Front St follows the combe that ends on Portesham Hill. The B3157 is a C18 turnpike improvement, partly on the line of Bram Lane, and there was a pattern of earlier tracks and roads: a Parish Rd to the NE, up the escarpment (mentioned in an Enclosure Award of 1762), a Great Rd running east to Upwey through Coryates, and a western track to the village mill and Abbotsbury, from Back St. New Rd is one of the side lanes off Front St, at the southern end and forming a crossroads with Front St and the bend in the B3157. Front St also has an offshoot that forms a triangular space by the New Rd junction. Other lanes include Church Lane and Back St to the west of Front St, which both curve and bend round to meet by the Manor House, west of the Parish Church. From their junction, Cemetery Rd runs off SW in a cul-de-sac. Church Lane also runs off the meeting place of Back St and New Rd east and then south to Front St. To the east of Front St, Winter's Lane is the only major link, running off just to the north of and opposite the Parish Church, to Friar Waddon and Upwey. It has a short ribbon of development, particularly on its northern side and an access to the Primary School to the south.

More modern housing, in the form of cul-de-sacs, has been developed at the northern end of the village, up Portesham Hill; on the western side, along Cemetery Rd; along Goose Hill to the crossing point of the former Abbotsbury Railway line, in two large cul-de-sacs that curve NE back towards New and Cemetery Rds; and in an eastern ribbon towards Portesham Dairy farm and the site of the former railway station. Both the Goose Hill developments are largely on the northern side of the road but there is one large modern Possum House on the southern side, exactly in the angle of the right-angled bend (the space was formerly known as The Pleasaunce and was an informal garden related to Portesham House and may have been the village green before the 1764 Enclosure Award; a sundial has or had a date of 1767). There is also considerable infill along Back St, with one recent and high quality conversion and new-build scheme east of Manor Farm House, with a public green space and pedestrian link back to Front St.

The village has its Parish Church located in the old core, between Front St and Church Lane, with the former C of E Primary School immediately adjacent to the graveyard. The Manor House, Manor Farm, Rectory, Methodist Chapel and former Temperance Hall all lie within 100m of the Church. Old maps, including the OS Second edition of 1902, show this focus on the Front St ribbon and the lanes to its west, a very short block on the southern end of Portesham Hill, nothing of substance on Goose Hill, apart from Portesham House, the Dairy Farm and an access to an isolated railway station closed in 1952. The



Fig 19. Front St



Fig 20. Back St

Mill was located to the west of the core, just to the south of the railway line. There were still large fields around the Manor House and Manor Farm. There was no ribbon on Winter's Lane and only an access to a large house, Nether Grove. The maps show past economic activities, such as two smithies, a saw pit, a Post Office north of the Church and two public houses (Half Moon and Fountain Inns), on the east side of Front St and on the Front St/ Portesham Hill junction, besides the surviving pub at the King's Arms, at the southern end of Front St.

The village shows a marked differentiation in the plot size and position between gentry houses and smaller cottages. The larger houses stand in large plots, usually set back from the street (although the Manor House stands on the road line and Portesham House has only a small front space, walled and railed, to the main road). The former Vicarage and Manor Farm have extensive gardens and the Manor House has a large rear garden. Manor Farm had an extensive working yard, with sheds and barns, now converted to housing. Trafalgar House also had a working yard to its north. Most of the cottages are in rows, on or near the road edge, originally with reasonably sized rear gardens. There is one planned terrace, set behind small front spaces, opposite the former School in Front St.

The character and interrelationship of spaces may be described in the form of a short walk, describing topography, buildings, the spaces between and around them, colours and details and trees and other landscape features.

From the Goose Hill bend, there is a western view along the B3157 of large roadside trees and stone walls, with modern housing in both directions. The real focus is the urbane front of Portesham House (see fig 2), of silver stone, with a porch topped by lions and an elegant front wall topped by railings. The junction with Front St reveals a framed view northwards, overhung by trees, with the exuberant late Victorian King's Arms to the right (east) and a triangular green to the left (west), with a green telephone box, ornamental trees, and a sundial. Front St curves round to the left, rising constantly, with a gable end and red brick terrace on the outside of the curve and the Victorian part of the former school facing the viewer on the inside.

The extension to the former school appears behind meshed fencing and was designed to be in keeping with the older core. The Church's eastern end runs to the road, fronted by the stream, stone walls and an iron lamp overthrow and kissing gate to the churchyard. Opposite, cottages and one larger stone house run up to the junction with Winter's Lane. A long terrace of older buildings runs on the right, but the left side is more varied, with older cottages forming L-shapes and gables to the road, with occasional small front spaces. There is a narrow pedestrian entry to the treed and walled garden to Manor Farm, complete with pond. Opposite, Trafalgar House (see fig 2) stands above the road and then the present shop and Post Office forms an angled block to the road, marking a sharp right turn into Portesham Hill. A stone, thatched row sits opposite the bend, with a narrow entry into Back St. Some fine trees effectively herald the entry, with a pond, small cascade, ducks and geese. There is a sharp perspective view of stone and thatched cottages stepping up Portesham Hill. Back St meanders gently with a mix of older cottages and modern infill. A southern lane leads into a treed space, with Manor Farm hidden away on one side and an attractive precinct of converted farm buildings and new housing to the south. On Back St, a bend is tightly bounded by two rows of cottages and there is then a descent past the Methodist Church and converted Temperance Hall to the junction with Cemetery Rd, Church Lane and New Rd. This is an informal space, fronted by the handsome Manor House. Two routes lead back to Front St: Church Lane runs past the old and present Rectory, turns a right angle and reveals a fine view of the church tower; New Rd runs down the side of the Manor House downhill, with high stone walls and a group of cottages, which lead back into the triangular green opposite the King's Arms.



Fig 21. Church Lane



Fig 22. Portesham Hill

From the above, the **key views and vistas** are the sudden view of Portesham House from the eastern approach along Goose Hill towards the sharp bend; the succession of views up and down Front St up to the Portesham Hill corner; there is a pleasant view of the Church and graveyard through the gateway from Front St. The view down the lower part of Back St to the Manor House and the views from the junction of the four lanes are significant. Obvious **landmarks** are Portesham House, the King's Arms, the former School, Church tower and Manor House.

Character Analysis

Building Uses

The Conservation Area has the expected components of a large village: Church, Nonconformist Chapel, Manor, Rectory, Manor Farm and House, and other gentry houses, school, public house, shop and smaller cottages. Old maps show past economic activities, such as two smithies, a Temperance Hall, a saw pit, a Post Office north of the Church and two public houses (Half Moon and Fountain Inns), on the east side of Front St and on the Front St/Portesham Hill junction, besides the surviving King's Arms, at the southern end of Front St. Other notable points are the migration of the Post Office from Front St to its current place on the corner with Portesham Hill, the loss of village shops over time and the conversion of the Manor Farm barns and sheds to housing. The former Primary School and the Dame School and Reading Room opposite, on Front St, have become private houses. A malt house, west of Portesham House, has disappeared. There is a modern Primary School off Winter's Lane, in its own grounds.

Building Types and Layouts

The Parish Church is a good example of addition and adaptation between the C12 (basic west tower, nave and chancel) and the C16 (addition of north and south aisles and south porch) with C17 refenestration. The larger houses are built of local stone, from the C17 to the early C19. The Manor House is an example of a dressed stone gentry house, mid-C17, two storey plus cellars and attics. It has a main entrance just off the exact centre, with a corresponding rear door, suggesting a through passage. The large main hall survives, along with an attached stable block and a large C19 extension to the rear. Portesham House (see fig 2) is a good example of a double pile (front row of rooms or pile with a back row of rooms, another pile) house, with two parallel ridges, a central porched entrance and hallway. Although seemingly late C18 in date, the short rear wing has coped gables with kneelers, suggesting an earlier element, at least earlier C18 in date. Manor Farm House again is built of stone rubble with dressed stone details, with a symmetrical main elevation around a front entrance. Trafalgar House has two storeys with dormers and render over its rubble walling.

Smaller cottages of the C17 tend to be of stone, one-and-a-half storeys (eyebrow dormers in thatched roofs), with informal plans. No. 1 New Rd, The Knapp, has an L-plan, with a doorway set into the angle between the two wings. Shepard's Cottage, on Portesham Hill, has its main doorway on the right hand of the front elevation and No. 2 New Rd, Tudor House, has a C17 core with extensions at both ends in the C18 and C19. Later C19 cottages show greater symmetry, typically with sash or casement windows either side of doorways. The former Primary School had a small master's house at right angles to the classroom block. The Methodist Church (1867 and 1911), with gable end entrance and internal galleries, and the former Temperance Hall are late C19/early C20 religious and public buildings. The unused, 1930 Village Hall on Goose Hill appears to be purpose-built. The 1885 station is now a private house, and although just outside of the Conservation Area, is worthy of note. Designed by William Clarke and built of Portesham Stone, it originally comprised a waiting room, booking hall, ladies' waiting room, store, lamp room, coal store, toilets and a bracketed canopy.

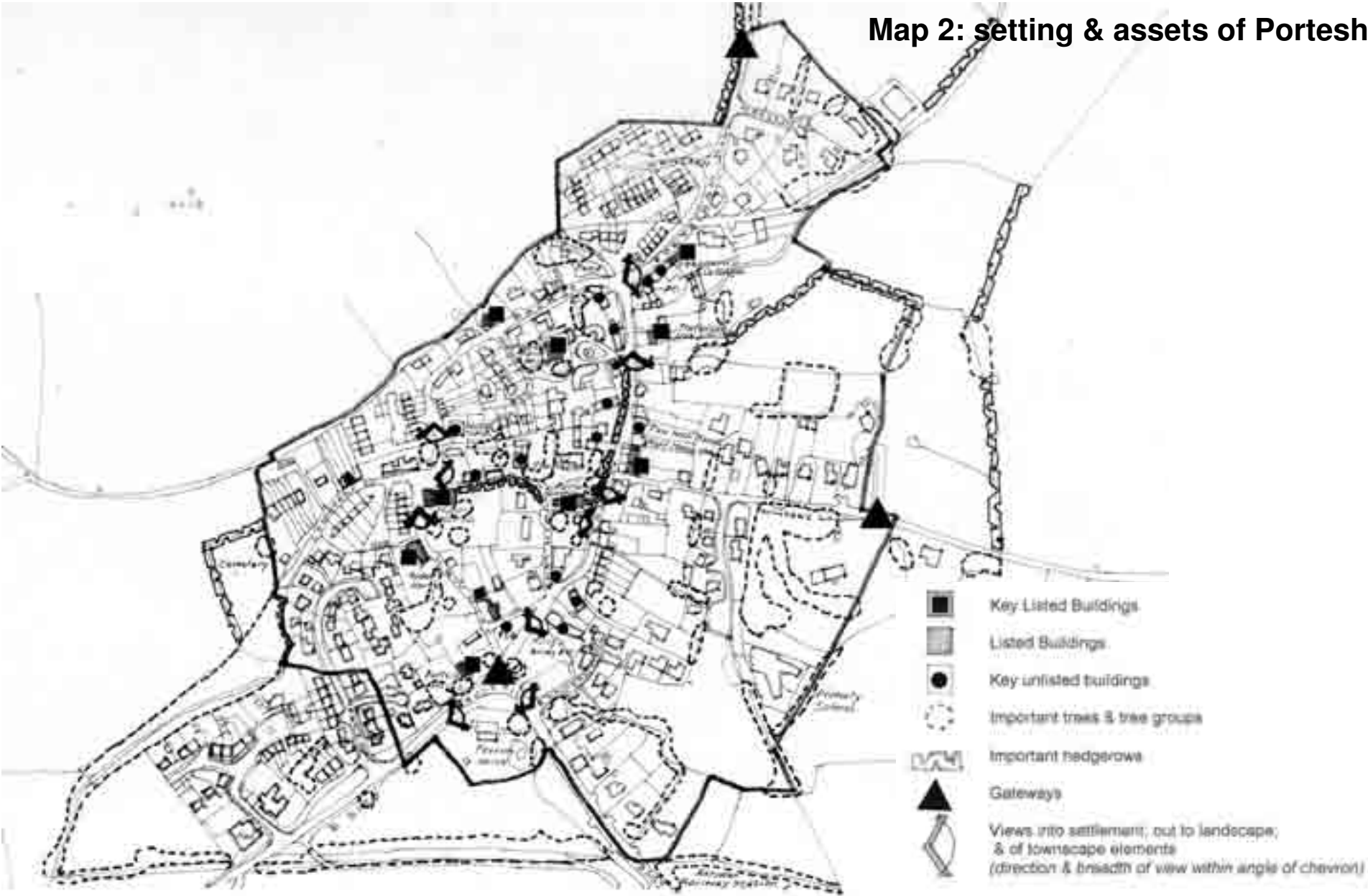


Fig 23. Parish Church



Fig 24. Manor Farm House

Map 2: setting & assets of Portesham



The Village Hall, of 1930, stands on Goose Hill and appears to be a purpose-built brick structure, now unused.

Key Listed Buildings and Structures

There are 21 Listed Building entries in the Conservation Area, all Grade II, apart from the Grade I Parish Church and Grade II* Manor House and Stables. The key Listed Buildings are:

- Parish Church of St Peter with good interior fittings; there are ten Grade II Listed groups of table tombs in the churchyard; of great townscape value in the centre of the village and Conservation Area;
- Manor House and stables, Church Lane, mid-C17 and C19 rear extension, stone and slate, attractive pre-Classical details;
- Manor Farmhouse, Front St, early C19 stone, sashes and a fanlight over the main door, attractive and with a contemporary front garden walls and some good trees; a focal point;
- Portesham House (see fig 2), Goose Hill, late C18 and early C19 main front, stone, with a central porch and some refined Classical detailing, boundary wall, railings and gate piers; home of Admiral Sir Thomas Masterman Hardy until 1807; of great visual value, prominent on the Goose Hill bend;
- Trafalgar House (see fig 2), early C19 detached house, sashes and fanlight, mansard roof and dormers; of great visual and townscape importance in the northern part of the village;
- Nos. 1 and 2 New Rd (The Knapp and Tudor Cottage), two C17 cottages, good C17 details, notably doorways and mullioned windows; they both have townscape value, No. 1 from the northern end of the lane and Tudor Cottage from the south, where it runs round to the triangular green and is an effective entry feature;
- Similarly, Hampton Cottage, Back St, dated 1657; Shepherd's Cottage, Portesham Hill; and Nos. 1 and 2 Chestnut Cottages (see fig 2), Front St, are other examples of C17 cottages, with extant detailing.

Important Local Buildings

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

- The green K6 telephone box on the triangular green, very noticeable at the southern entry and relating well to the sundial and trees and being considered for listing by English Heritage;
- King's Arms public house, Front St, late C19, stone, tile hanging, false half timber and concrete pantiles, possibly a Crickmay design for Devenish Brewery; a strong entry feature, of townscape value;
- The former School House, junction of Front St and Church Lane, mid-C19, Portesham Stone, casements and three distinctive narrow gables facing south, down Front St; of townscape value;
- The Well House, Half Moon House and No. 32 Front St, a row of stone C19 cottages (one a former pub), pantiles, slate, details such as canted bays and porches; of group value with the Listed Nos. 1 and 2 Chestnut Cottages;
- Nos. 11 and 13 Front St, a pair of mid-Victorian stone and brick cottages, forming an L to the St; No. 11 has brick quoining to the windows and No. 13 cambered brick arches to its openings, barge boarded porch; of townscape and group value;
- Nos. 23 and 25 Front St, long thatch and stone row, casements (mostly renewed), the northern end of No. 25 rebuilt in the 1950s after a runaway lorry demolished the original part; probably an early core (C15, according to one owner), of undoubted historic interest and an important position on the corner with Back St;
- Methodist Chapel, twin gabled units of differing dates, rather blunted by pebble dash, but of townscape and social historical value;



Fig 25. Nos 23 & 25 Front St



Fig 26. Methodist Chapel

- No. 4 Front St, a long stone house, with brick window heads, coped stone gables with kneelers, casements; looks to be unspoilt and of townscape value, set at an angle to the road;
- No. 15 Front St, stone and slate, mid-C19, central porch, large stone lintels to windows and keystones, altered but of group value;
- No. 21 Front St together with No 19 which is the former forge, still with existing furnace; of social and group value;
- Nos. 34a and 36 Front St, present Post office and neighbouring cottage; stone and slate, coped gable end to St forms an important townscape feature, later red brick, lower shop unit; No. 34a has attractive early Victorian ironwork verandah, with flared pent roof and front railings, very altered but of value;
- Nos. 1 and 2 Portesham Hill, C19 Portesham and Abbotsbury Stone, brick and slate; No. 1 has twin gables, casements and wooden porch, No. 2 has casements and bracketed porch; of group value with the Listed Shepherd's Cottage;
- The former Vicarage, Church Lane, a large early C19 block, render and slate, with sashes, difficult to see but of some quality;
- Nos. 4 and 6 Church Lane, stone and thatch, eyebrow dormers, half hip to west end, porch; attractively picturesque, forms good group with Listed Manor House;
- Nos. 8-12 Cemetery Lane, Victorian stone and brick group, sashes and big lintels to openings, having group value;
- No. 1 New Rd, mid-Victorian brick, sashes and symmetrical front; complements Listed Tudor Cottage, at right angles.



Fig 27. No 4 front St



Fig 28. Nos 8-12 Cemetery Rd

Nos. 16 and 18 Front St are both stone C19 cottages, grouping well with the church and former school but their uPVC windows reduce their overall interest. Nether Grove may be of interest but is impossible to view from the surrounding area.

Building Groups

Good groups include Portesham House and front walls and rails, the southern half of Front St, including the green, King's Arms, former School House, school and church; and the middle portion of Front St: Nos. 1 and 2 Chestnut Cottages north to No. 32 and Nos. 11 and 13 opposite. The lower part of Portesham Hill, from the Post Office to Shepherd's Cottage, also has coherence.

Building Materials and Architectural Details

Portesham is very much a stone village. There was a supply of Portland/Purbeck oolitic limestone (Portesham Stone) from the Rocket Quarry to the north of Winter's Lane, where there was also a limekiln. This stone is white or cream, fine-grained and chalky in appearance. The Lower Purbeck stone produces pieces up to 12cm thick and the Portland Stone can be quarried to produce larger ashlar blocks. Most of the older buildings are made of Portesham Stone rubble, sometimes dressed and brought to courses. Ashlar is seen on quoins and door and window details (the group of C17 cottages, with ashlar in the mullioned windows and arched door heads). Early C19 houses often have large blocks of dressed stone as lintels and sidepieces, with a non-projecting keystone. The King's Arms has a rock-faced finish to its ground floor. At Trafalgar House, the rubble is rendered. The former Vicarage has a smooth render finish, reflecting early C19 fashion.

There is also Corallian limestone, produced in the Abbotsbury area (the Osmington or Abbotsbury Oolite from quarries at Linton and Chapel Hills). This is characterised by a gingery stone, stained with iron deposits. It can be dressed but is often seen as rubble. It can be seen at No. 2 Portesham Hill, where it contrasts markedly with the grey Portesham Stone. Local

flint/sand conglomerate sarsen stones, from the higher ground to the north, are seen incorporated into the foundations of some Front St houses. No doubt seen as useful because of their durability, they were probably left in situ because they were difficult to break up and move.

Some modern housing within the Conservation Area is built of a grey oolite, probably Portland or Purbeck. The new Primary School is clad in timber board.

A red brick, possibly from Chickerell, is seen in later C19 buildings, either as the main material, such as Nos. 6-12 Front St (with buff brick banding) or used for quoins and door and window heads. Tile hanging, with some patterning provided by lozenge tiles, along with false half-timbering is part of the rich palette at The King's Arms.

Boundary walls are usually made of stone rubble, with cock-and-hen vertical slat copings, rougher, squatter stone pieces or more refined chamfered tops, as seen at Portesham House. Here, also, there are ashlar gate piers with pyramidal caps (and white bricks in parts of the walling). The Rectory has round, ashlar gate piers, with an elaborately moulded capping. Other Fig walling has shaped capping stones.

Roofs are either thatched, with rounded, uncomplicated South/Central Dorset details, such as flush ridges, undulating eaves, hipped or half-hipped gable ends and eyebrow dormers. Clay plain tiles and slate are the most common materials, with pantiles seen on some cottages and farm buildings. Portesham House (see fig 2) has graded stone tiles. Older cottages and some Victorian buildings have stone coped gables, with shaped kneelers. Trafalgar House (see fig 2) has a mansard roof. Porches are roofed in tiles or are thatched (often a modern addition).

Windows vary between wooden or metal casement (with few glazing bars, greater division into subsidiary panes or lattice patterns), stone mullions with drip moulds or labels, and vertical sliding sashes. The latter had thinner-sectioned glazing bars as the C18 progressed, up to about 1850 (with six over six panes at Trafalgar House and eight over eight at Portesham House – see fig 2), then changing glass technology led to large, undivided panes. Leaded lights may also appear in casement windows.

Doors range from the plank and muntin C17 types seen at the Manor House (see fig 2) and Tudor House to early C19 six panelled doors. Some of the latter have glazed top lights or rectangular or semi-circular fanlights, with radiating and cob-web patterns, as seen at Portesham House, Manor Farm and Trafalgar House. Porches (see fig 2) and door canopies are fairly common: stone Tuscan columns at Portesham House, wooden with gabled slate or tile roofs elsewhere.

Ironwork is one of the delights of the village. There are refined pyramidal-topped rails with hooped bracing at Portesham Manor, balustered and urned standards and flame-like finials at Trafalgar House (see fig 2), simple spears at No. 34a Front St. The latter has an attractive verandah, with copious running scrolls and rosettes, supporting a concave tented roof. Nether Grove has an elaborate Victorian double gate, with a basic grid and roundels formed of scrollwork. There are traditional DCC finger posts at the Winter's Lane and Portesham Hill junctions with Front St.



Fig 29. Boundary wall in Winter's Lane



Fig 30. Window detail of Shepherd's Cottage

Parks, Gardens and Trees

The gardens of Portesham House and the Manor House are both private but that of Manor Farm House is partly a public space, with a path through to Front St, trees and shrubs and a pond. The House's mature trees do much to enhance the courtyard of converted farm buildings. The springhead is another public space, well looked after, with its pond, cascade and trees. There is a large grassed area south of the pub and opposite, there is the triangular village green, bollarded off from cars. The modern school playing field is another valuable green space and, adjoining the Conservation Area, the meadow behind Possum House is visible from several points on Goose Hill. The churchyard is attractive, with its table tombs and Victorian headstones and a few trees, its value underlined by the pathway from Church Lane to Front St.

Gardens add to the enjoyment of the village, along Front St and the lanes to the west and in modern developments, like parts of Fry's and Brandon Closes.

Trees are a major feature. There is only one Tree Preservation Order (TPO) at Winter's Close but mature trees are evident throughout the Conservation Area: on Goose Hill, particularly around Possum House; along the former railway line; in the grounds of Portesham, Manor and Manor Farm Houses; on the southern edge of the School playing field; in the churchyard (yews, in particular); in the grounds of Nether Grove (where there appears to be almost an arboretum, with the quality and variety of the trees); on Winter's Lane; around the springhead; south of Trafalgar House; and west of the former Vicarage, on the north side of Church Lane. There is a fine Scots pine on the edge of the pub car park.

There are also important hedgerows on the west side of Front St, north of the Church and on the south side of Church Lane.

Detrimental features

- Many unlisted buildings of quality and character have been affected by replacement uPVC windows and doors to varying degrees; some have passable representations of traditional details, at least in terms of overall proportions, others have had alien tilting windows, false glazing bars of non-historical character, and doors with clumsy fanlights or fake ironwork introduced;
- Trafalgar House (see fig 2) is in poor condition;
- There is a large road sign on the edge of the village green;
- The former Village Hall, on Goose Hill, is derelict and overgrown with vegetation;
- The King's Arms car park is very bare and has a completely unenclosed edge along Brandon Close, which shows up from the main road;
- Some modern development, particularly on the northern approach, is very suburban in character, with wide junctions and ornamental rather than indigenous tree planting;
- Cemetery Rd is rather mixed in character, with, in particular, some very weak boundaries;
- The main road garage is large and obtrusive, with a number of signs, dwarf walling and clutter;
- The grassed bank below Dovecot Cottages, on Portesham Hill, has one ornamental tree and would benefit from additional landscaping;
- The impact of traffic on Front Street and the B3157.



Fig 31. Green in Front St



Fig 32. Goose Hill

Definition of the special interest of the Conservation Area

The particular qualities of the whole Conservation Area are:

- Areas of good quality landscape adjacent to or within the Conservation Area, particularly the south side of Goose Hill, the springhead and the upper slopes of Portesham Hill, and the grounds of Manor Farm;
- Important hedges and trees that enhance the setting of buildings, particularly around the larger houses, churchyard, Front St and Goose Hill;
- 21 Listed Building entries, including a Grade I Parish Church and Grade II* Manor House and Stables;
- 14 unlisted buildings of character and group value;
- Coherent groups of buildings around Portesham House and parts of Front St; and the lower part of Portesham Hill;
- A rich palette of building materials and details, including local limestones, brick, thatch, stone tiles, clay plain tiles and pantiles; there is a range of architectural detail, notably C17 vernacular windows and doors, Classical porches, doors and sash windows, gate piers, boundary walls and ironwork.

C3 Chickerell (refer also to Appendix A)

Spatial Analysis

The Conservation Area is small and is described as a whole.

The village has grown into a small town, over a period of fifty years, and the Conservation Area is basically the remnants of the historic core, surrounded on all sides, except the north, by suburban development. There are substantial remains of settlement earthworks at Putton Lane, to the SE of the Conservation Area. C14 and C15 pottery and the general form of platforms and hollow ways suggest a medieval settlement. This may have drifted or been deliberately deserted in favour of the core around the current Parish Church. The latter has C13 elements, suggesting the contemporary existence of two adjacent settlements.

The historic **plan form** is nucleated, with a small cluster of development along Chickerell Rd, either side of its sharp bend where Fleet Rd meets it (mainly on the east side of the main route) and a main core off the B3157, along West and East Sts and on a small offshoot to the north, North Square. West and East Sts form a spine meeting North Square at a staggered three-way junction by the Methodist Church. The Parish Church and several older houses are positioned on North Square, which is a loop off East St, running in a large arc from the end of West St to East St, via Townsend Lane, to the Peto Memorial Reading Room (now Public Library). North Square is more triangular in shape and was the village green, with stocks, pump and horse trough.

The two pubs, Reading Room, Methodist Church, former Post Office and two larger detached houses all lie around a staggered junction. The Manor House was on East St, at its junction with Lower Lane (now Lower Way, the house and two associated cottages behind demolished in the 1960s and replaced by a large corner shop block). Modern development has introduced shops on East St and large housing areas to the east and south of the core. OS maps of 1888 and 1930 show the village core, with the basic elements of Church, big houses, cottages and pubs. The 1888 map shows East St with only a smithy and a small cluster of cottages at Bakehouse Corner, by the main road; two big houses (The Elms and Rectory); an inn (The Turks Head), Wesley Villa and the long terrace on the north side and very little development further east. West St had a few scattered cottages at its junction with North Square and East St (Stonebank and the present thatched row on the west side of the junction, on the south side of West St). North Square seems to have the same properties as at present, with the exception of modern development on the NE side. The 1930 map shows more development on the middle and east end of East St, although West St is still mainly undeveloped. Infill has occurred since along West St; on the site of The Rectory; east and NE of The Square; and, most obviously, in two large blocks either side of East St to School Hill.

The old core has or had several larger detached houses set in gardens; unplanned rows set behind small front spaces or on the road line; and public buildings set in their own plots, the Methodist church, Reading Room/Library and Turk's Head at right angles to the road. Apart from The Elms, several houses east of the Parish Church and the Turk's Head, plot sizes are small and fairly regular. Some plots have been subdivided by infill and backland development.



Fig 33. North Square



Fig 34. West St

The character and interrelationship of spaces within the Conservation Area

The village core is set on fairly level ground, with only a slight rise eastwards along East St and a more marked rise up to the Parish Church and surrounding graveyard. Most of the spaces are linear ones, along streets of varying character. The gardens of The Elms are very private, hidden by a high wall and trees. There are, however, two public spaces: the large graveyard with a path running through from Bank Farm to North Square; and an attractive new garden behind the Library, with seating and sculpture.

In spite of much modern development, it is possible to describe a route through the historic core, characterising the progression of spaces, building groups, views and details. Starting at Bakehouse Corner, on the western end of East St, there is the ghost of an old group of stone and brick cottages on the left (north), much altered, but the same L-plan is shown on the 1888 plan. The Elms then dominates the street, with a high stone wall and an ashlar pedestrian entrance gateway and a provocative glimpse of early C19 details. The boundary trees hang over the road, on a slight change in the road line, and are linked visually to other trees and hedges further east, by Wesley Villa and on the south side of the road. Again on the north side, there is a red brick Victorian house (Rose Cottage), with attractive railings by the boundary and an 1886 dated name plaque. The other side of the approach, on the site of the Rectory, is very different in character, with modern houses, boundary walls and fences and grassed banks behind the pavement, thus reducing any sense of enclosure.

The junction between East and West Sts and the slightly offset entry into North Square is marked by a thatched cottage on one side, with its gable end facing East St, and the prominent polychromatic brick façade of the Methodist Church (see fig 3) on the other. This is a real landmark, due to its position, colouring and details. Next to the Church, the patterned brick flank and four sash windows of Wesley Villa peep through lush vegetation and help to partially stop the view eastwards. Its hedge and trees provide a welcome foil to some of the modern development nearby (although there is tree planting near the road edge, opposite).

A left turn reveals a vista up the slope of West St, with a more or less continuous ribbon of development on both sides, and a narrower view, right, into North Square. Post Office Cottage, on the right, is set on the inside of a curved road line, and a short row, including Prospect Place (dated 1869) on the left, form a funnel shaped space that gradually opens out to the wider spaces of the churchyard and a smaller area fronting old houses on the east side. The Church sits up well on its raised, sloped green space, fronted by a large white stone War Memorial and a variety of gravestones. A diagonal path leads to a simple porch and a narrow cut around the western bellcote leads to a large, modern graveyard to the north. There are trees providing shade and shelter and the higher ground affords views over the opposite side of the Square, to two particularly pleasant old houses. Back on the central road space, a line of rowan trees runs along a green strip. There is no real sense of a village green now, as land to the north appears to be in private hands (and is very overgrown) and the older cottages have a seemingly separate gravelled space in front. The road then curves round continually to the right, rising slightly, framed by trees on the left, beyond which, the modern Marshallsay Rd runs off, with a contrast in layout and materials. Modern infill houses provide a subtler neo-vernacular element on the right and then there is a long view down Townsend Lane back to East St. There is a pleasant surprise in the form of a new garden, with sculpture, planting and seating and a metal pergola. The Reading Room/Library provides an interesting silhouette, with its curved front gable wall and the Congregational Church shows its buttressed sidewall.



Fig 35. East St looking east



Fig 36. Prospect Place

St is a mixture of small cottages along the road edge, several brick Victorian houses in larger plots, well-mannered modern development and a harsh contrast at the Lower Way junction, where a generous piece of highway engineering, a set-back shop and particularly insensitive artificial stone undermines village character. Equilibrium is restored to the west, with a much-altered terrace and the gable end of the Turk's head, which projects right to the inside of a road curve. The pub has a handsome group of buildings, set in its own little precinct. Another main road curve, a slight fall in levels and the trees around Nos. 15-19 lead back to the Methodist Church and the West St/North Square junction.

Key views and vistas are the initial entry into East St, with the view of The Elms, trees and the Methodist Church in the middle distance; a sequential view of The Turk's Head through a frame of trees further along East St; views across North Square up to the Parish Church and from the churchyard back down to Nos. 6 and 8; the view through the new gardens to the backs of the Reading Room/Library and Congregational Church; and the view down East St towards the trees of Wesley Villa and the thatched No. 13. The Parish Church, Methodist Church and Turk's Head pub are **landmarks** in that they are prominent from differing parts of the journey through the Conservation Area

Character Analysis

Building Uses

The village core contains or contained a range of expected uses, including Parish Church, Rectory, Manor House, other large houses such as The Elms and the so-called Old Manor House in North Square, smaller cottages and late-Victorian housing, several Nonconformist chapels, a former Reading Room, several public houses (a number now disappeared, notably at Bakehouse Corner), Post Office (moved from a surviving cottage in North Square to East St), bakery, forge, dairy, bakery, general store and bakery. Most of the commercial uses have disappeared or have been replaced by housing conversions or new-build.

Building Types and Layouts

The Parish Church has a small C13 nave and chancel, early C18 south porch, 1834 north aisle and later additions and alterations. The bellcote is unusual and is similar to that of St Anne, Radipole. There are triple C13 lancets in the east wall, a small window lighting the vanished rood loft in the south wall, early C19 iron columns in the north aisle and naïve Gothick details. The Methodist (see fig 3) and Congregational Churches are typical late C19 buildings, with entrances in the main end façade and large spaces within. The Peto Reading Room/Library (see fig 3) is a single storey structure, originally with a main front entrance but now with a side entry.

No. 6 North Square is an early C17 two roomed house, of some quality, with a central doorway leading into the larger of the two rooms, the original hall. The adjoining No. 8 is another example of symmetrical planning. In contrast, The Elms is a good example of an early C19 detached villa, with a front verandah, five bays wide and double pile in plan. The central door leads to a hall, with dining and drawing rooms on either side. Wesley Villa was connected to the Wesleyan Chapel/Methodist Church and is a mid-Victorian detached house with bay windows. There are other detached brick Victorian houses on East St, with central doorways. There are also examples of smaller, narrow-fronted terraced cottages with, originally one first floor window and door and ground floor window, now altered to include another first floor window and front porches.

The Turk's Head (see fig 3) seems to date back to at least the C18 and consists of two parallel but separate ranges, two storeys, with central entrances. The northern block has a short mansarded return range.

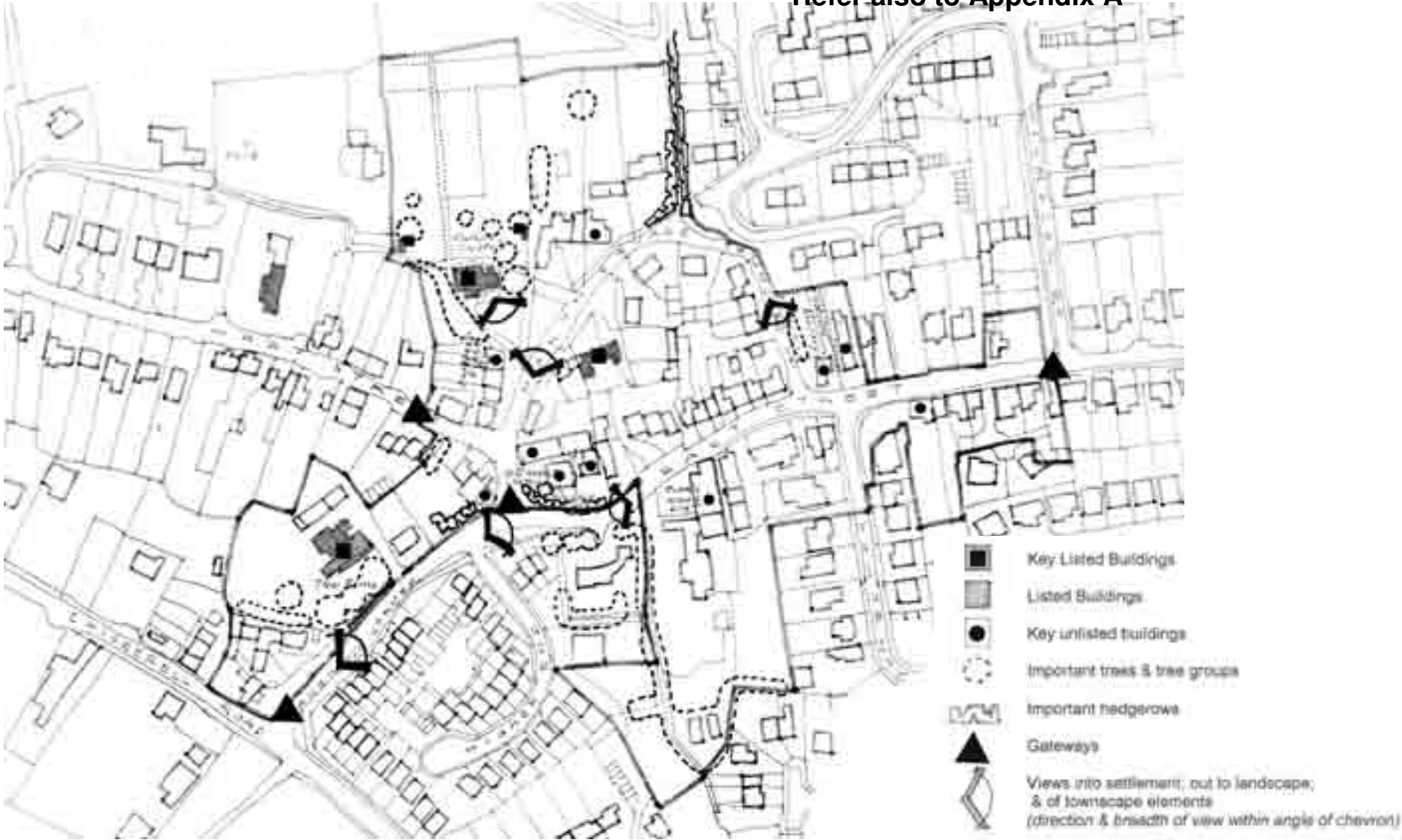


Fig 37. Parish Church from North Sq



Fig 38. Congregational Church

Map 3: setting & assets of Chickerell
Refer also to Appendix A



Key Listed Buildings and Structures

The Conservation Area has six Listed Building entries, of which the Parish Church is Grade II*. Key Listed Buildings are:

- The Parish Church of St Mary (see fig 3), C13 chancel and nave, with a bellcote, C15 alterations, 1722 south porch and a severe Gothick 1834 north aisle; of particular value as a symbol of the original village, in a commanding position off North Square;
- The Elms, East St, early C19 villa, stone and stucco, external cast-iron verandah and good interior plasterwork; stone boundary walls and gate piers, with its trees, it is an important entry feature;
- No. 6 North Square (see fig 3), C17 stone, mullioned windows and central four-centred arched front door; probably the oldest house in the core, groups well with No. 8 and the Church.
- No. 8 North Square (see fig 3), an unspoilt early-mid C19 house, of group value;
- 2 stiles adjoining the churchyard, with vertical slabs of limestone and stone steps, of some rarity value, compared to wooden stiles in the area.



Fig 39. Wesley Villa

Important Local Buildings

There are a number of vernacular, Victorian and later buildings and structures of interest and group value:

- Methodist Church (see fig 3), built in 1865, rebuilt frontage 1998, formerly the Wesleyan Chapel, two colours of brick, cambered arches to twin sash windows and central doorway and a circular upper window divided into segments; attractive, prominent and of townscape value;
- Congregational Church, built in 1883, red brick Gothick, with simple lancets and a glass block modern front window; quite assertive and a landmark on East St, grouping well with the Reading Room/Library;
- Peto Memorial Reading Room (see fig 3), given by Sir Henry Peto, of Fleet House, in 1890 to a group of Trustees *for reading, conversation, recreation and good fellowship and for such purposes in harmony there with*; since 1973 it has been the local library; a characterful little building, single storey, brick and rough-cast, with a shaped gable to the main elevation, bracketed canopy to the original porch, a large arcaded chimney stack and name plaque; with definite Dutch and Arts and Crafts detailing, of townscape and community value;
- Wesley Villa, dated 1867, patterned brick, sash windows with marginal glazing and a central porch with various decorations including the name in an attractive letter-face; central chimney stack with brick lozenge pattern, pyramidal roof; of townscape value;
- Prospect Place, 1869, stone and slate, altered windows, canopied porches, good name plaque and projecting former gas lamp; important position by the churchyard and thus of group value;
- No. 19 North Square, The Old Manor House, stone rubble and thatch, with eyebrows, greatly altered but possibly containing elements of an old farm house, buttressed end and detached stable buildings and barn, brick with pantiles; of some historical value;
- No. 13 East St, rubble and thatch, with a prominent half-hipped gable end; greatly altered but retaining some character and townscape value, on a major junction;
- No. 17 East St, rendered mid-C19 detached house with sashes and a mansard roof (with unsympathetic large, modern dormer); of some historical interest;
- No. 22 East St, a simple rendered mid-C19 cottage, mansard roof, sashes and plain porch; a rare example of an unspoilt cottage, very prominent gable end;
- The Turk's Head public house (see fig 3), date stone of 1769, two parallel ranges, one stone rubble and brick, tripartite sashes and central porched entry, mansarded return range; the other is rendered, with tripartite and single



Fig 40. No 22 East St

sashes and central porch. Pantiles and lower outbuildings, modern extensions and alterations but of architectural and townscape value.

There are a number of other houses and cottages of some interest, all mid-to-late C19, of render and brick, which have been subject to alterations, mainly the replacement of windows. Examples are Rose Cottage (East St), Post Office Cottage (North Square) and No. 61 East St. No. 10 North Square is also of early/mid-C19 date, with a characterful mansard roof but, again, its replacement windows have lessened its interest.

Buildings Groups

The best group of buildings is comprised of No. 13 East St, the Methodist Church, Post Office Cottage, Prospect Place, Nos. 4, 6 and 8 North Square, the Parish Church and its graveyard and The Old Manor House. Along East St, the Methodist Church, Wesley Villa, No. 17 and The Turk's Head form another loose, but legible association. The Reading Room/Library and Congregational Church relate to each other, with differing architectural styles but similar scale and materials. The eastern end of the Conservation Area, on the south side of East St, has some elements of village character, with simple cottages on the road line, including modern infill at The Stalls.

Building Materials and Architectural Details

The coastal area behind The Fleet and below the Chalk escarpment of the South Dorset Ridgeway has a series of Jurassic limestones underlying low hills. The hard, crystalline, fossiliferous Forest Marble Formation produces a grey, shelly stone that is suited to walling in random rubble or roughly squared form, although thicker beds can be worked as ashlar. There were three quarries immediately adjacent to the historic core of the village. Another limestone is also seen in the form of Cornbrash, granular and blue-hearted, weathering to a biscuity colour. It is not a good building stone, but is passable for walling and appears in Chickerell in combination with Forest Marble or on its own, where it has sometimes been used out-of-bed, thus increasing its susceptibility to weathering. The Parish Church is a good example of this mixture, along with oolitic Upwey Stone, used in C19 restorations. Most of the other rubble walling and boundary walls are of Forest Marble, sometimes with brick quoins (No. 8 North Square). Smooth render or stucco sometimes covers rubble (The Elms, which also has a tile-hung side elevation).

Boundary walls often have vertical cock-and-hen coping. Brick walls may be panelled or buttressed with shallow pilasters, seen particularly well at No. 61 East St. There is a plain but effective Portland Stone Classical surround to a pedestrian entrance at The Elms. Many C19 and early C20 houses are constructed of local Chickerell brick, from two Oxford Clay works at Putton Lane and Crook Hill. The bricks are dark orange to red, with contrasting pale buffs around windows and quoins and on horizontal bands. The Methodist Church also has darker red or brown bricks in the surrounds to the round window. The Reading Room/Library (see fig 3) has roughcast with contrasting brick detailing.

Roofs are of plain tile, slate, pantile or concrete tile and pantile. The thatched roof on No. 13 East St has a flush ridge and simple, rounded forms whilst that of No. 19 North Square is more elaborate, with decorative ridge and exaggerated eyebrows (possibly a modern reinterpretation). From old photographs and postcards, it is evident that thatch was a common material. The double pitch mansard roof seems to be a popular early/mid-C19 feature, seen at the Turk's Head and, at least, three other houses. It reflects fashion in Weymouth and its suburbs. There is a wavy eaves detail to Wesley Villa, along with a wooden finial to the porch.



Fig 41. No 61 East St - brick panelled wall



Fig 42. No 6 North Sq

Windows have been subject to the most obvious alterations, but there remain examples of chamfered stone mullions, with drip moulds and casements (No. 6 North Square); simple three light casements (No. 8, next door); tripartite sashes (Turk's Head); and thin glazing bar sashes (The Elms). Wesley Villa has typical mid-Victorian marginal glazing on its large sashes. The Reading Room/Library has surviving multi-paned casements.

Doors tend to be simple planked types, a two leaf, recessed panel and upper glazed light example at The Elms or late Victorian panels, with partial glazed lights or glazed fanlights over. The Elms also has a pair of French doors with marginal glazing. No. 6 North Square has a stone four-centred arch. Window heads vary between wooden lintels and cambered brick voussoirs. Porches tend to be unsophisticated of render or brick with bracketed canopies, or of wood with pitched roofs.

There is a little ironwork, in the form of a cast-iron verandah with plant motifs at The Elms and a low rail with circles and central rosettes at Rose Cottage. The projecting wall lamp at No. 7 North Square is notable. There are interesting name or date plaques at Prospect Place, the Methodist Church, the Reading Room and Rose Cottage (see fig 3).

ks, Gardens and Trees

There is one Tree Preservation Order (TPO) adjoining the Conservation Area, around Higher End. The trees fronting The Elms are an effective introduction to the village core. There are yews and deciduous trees either side of the Church; the commemorative rowans in North Square; the hedge and trees fronting Wesley Villa; and the group running along the western and southern edges of The Turk's Head car park. Nearby is an unkempt green space, running to the former St Mary's Church Hall in Higher End, which has potential for more creative use. The redesigned garden behind the Reading Room/Library is a valuable and attractive amenity. The hedgerow along Barr Lane (Footpath No. 3 to Buckland Ripers) is an important element on the NE edge of the Conservation Area.

Detrimental Features

There are a number of problems:

- The loss of detail on unlisted buildings of some interest, such as the variety of replacement windows and doors, over-large dormers of poor design, the addition of badly detailed front porches, reroofing in concrete tiles and the pointing of stone rubble with hard cement; some buildings have had detail stripped away and others have been unduly prettified with leaded lights or uPVC windows with too many glazing bars; the dark stained timber windows are also non-traditional;
- Examples of modern development that have eroded village visual quality and local distinctiveness, seen in some of the housing estates adjacent to the Conservation Area, some infills within and in the large shop on the corner of East St and Lower Way (materials like artificial stone are particularly jarring);
- The impacts of previous highway engineering is destroying village character and intimate spaces, seen particularly at the junction between East St and Lower Way;
- A large area of untended grass and weeds on the north side of North Square, detracting from its potential coherence as a public space;
- The currently unused St Mary's Church Hall and adjacent unmanaged green space.



Fig 43. Public garden behind the Peto Library



Fig 44. Trees in East St near the Turks Head

Definition of the special interest of the Conservation Area (refer also to Appendix A)

The overall quality of Chickerell may be summarised:

- Strong elements of village character amongst large areas of modern development;
- 7 Listed Building entries, of which the Parish Church is Grade II*;
- 9 unlisted buildings of character and group value;
- Coherent groups of Listed and good quality unlisted buildings, boundaries, trees and details on North Square, around the Parish Church and on parts of East St;
- A range of building materials, with local limestone, render, brick, thatch, tile and slate;
- Details such as name plaques, memorial inscriptions and a modern public garden.