

Review of development potential and heritage implications

Hazelbury Bryan Neighbourhood Plan



View of Dorsetshire Gap from Wonston cemetery

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BRIEF HISTORY OF HAZELBURY BRYAN

Hazlbury Bryan is a large parish with several small streams which flow north & north west to the River Lydden and north east to the river Stour. The village is situated in the Blackmore Vale, approximately 5 miles south west of Sturminster Newton. The parish includes the hamlets of Droop, Kingston, Parkgate, Pidney, Pleck, Wonston and Woodrow.

A broad band of Corillian Limestone and Sand traverses the area from south west to north east, to the north west the soil is Oxford clay to south east Kimmeridge Clay.

The somewhat scattered pattern of occupation seems to have developed from the three settlements of Droop, Wonston and Kingston. Whether each had a separate mediaeval open field system is not known; such fields as existed were partially enclosed by the middle of the 14th century and the map made in 1607 by Ralph Tredwell shows that they had been entirely enclosed by that date. The hamlet of Woodrow seems to represent an extension of the settlement into the waste area to the north east.

The original settlement in the village is the hamlet of Droop, which is the location of the Parish Church dedicated to St Mary and St James, dating from the 15th century. The core of the village is $\frac{3}{4}$ mile west and the modern development of Kingston 1 mile north. The other hamlets in the village are believed to have originated as a result of the Black Death twice afflicting the original settlement, and the villagers responding by burning it and rebuilding several smaller settlements on higher ground nearby.

SUMMARY OF HERITAGE ASSETS

Scheduled Monuments

Scheduled Monuments include Mediaeval and later earthworks and cultivation remains. Treswell's map shows that the open fields of the parish were already enclosed by 1607. Fragmentary remains of ridge and furrow occur in a few places, these and other tracts appear on air photographs clearly antedate the field boundaries of 1607. The ridge and furrow was arranged in curved furlongs.

Listed Buildings

There are 25 Grade II entries on the statutory list including a table tomb in the churchyard, and one Grade I building – the Parish Church of St Mary and St James.

Conservation Area

Hazlbury Bryan Conservation Area was designated on 06 January 1995. Only the hamlet of Wonston currently benefits from this protection. For the purposes of determining an application within a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. Within conservation areas, tighter planning controls exist over certain works and

activities often requiring planning consent, such as: the demolition of buildings; the felling of or works to trees; and certain minor works or developments.

Other quality buildings

The following is a definition of Important Local Buildings from Historic England:

‘There may be many buildings and sites in a local planning authority’s area that make a positive contribution to its local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection by the local planning authority identifying them on a formally adopted list of local heritage assets.’

There are many important local (unlisted) buildings in Hazelbury Bryan and these are listed below by hamlet:

Droop

- The Victorian The Sunday School (dated 1832) 275 yards NW of the church.
- Church House former alms-houses immediately north of the church with a lengthy poem incised on two marble wall tablets by Marshall of Blandford.
- Manor Farm.
- Manor House.
- The Old Rectory.



Church House



Manor Farm and The Old Rectory

Wonston

- The Drum Inn much altered three bay brick with blue headers. Inn SW of farmhouse mid-18th century with walls of Flemish bond brickwork patterned with blue headers.



Wonston Terrace

Partway

- The Methodist Chapel.
- House with chimneys.



Chimney detail surmounting a stone double fronted house with brick dressings

Pleck

- Cavalier Cottage.



Cavalier Cottage promenade roof tiles and fine brick boundary wall

Pidney

- War Memorial House.
- War memorial.



War Memorial House, symmetrical house with stone chimneys and watertabling

Kingston

- Cider Barn East.
- Terrace at Kingston Cross.



Cottages at Kingston



Cross Cider Barn East

All of these buildings make a positive contribution to local character and distinctiveness of Hazelbury Bryan. These important local buildings, many dating from at least the early 19th century, have been identified as contributing to not only the character of the village but also the setting of existing heritage assets.

In addition, there are some striking examples of both traditional and contemporary architecture in the village which are worthy of note including the two new houses at Droop as illustrated below.



Contemporary new houses - Locketts Farm and Kusala

Strong Boundary Treatment

There are good examples of walls, stone, brick and rendered, gates and railings, brick copings as seen at Cavalier Cottage and stone at Wonston Cottages, all of which positively enhance the character of the area.



Back Lane Farmhouse with tile surmounting rendered (cob?) walls and Cavalier Cottage

Palette of Materials

There is a consistent use of local limestone, coursed and rubble work, some fair faced and painted, and later buildings of brick. Grade II listed Back Farmhouse is of cob, colour washed). Stonework with brick dressings, more commonly brick quoins and gauged arch brick heads to windows and doors under thatch, both water and combed wheat reed, Welsh slate and clay tile roofs with stone gable copings evident on gentry houses. Promenade tiles are seen at Cavalier Cottage (above) and also stone tiles at Church Cottage. Porches are either of thatch (in the Dorset style), flat canopies or simple timber structures with Welsh slate or clay tiles. Chimneys are conspicuously red brick or stone with terracotta pots as at Partway.

Settlement Pattern

The majority of houses are aligned with their eaves parallel to the street, or set back behind shallow front gardens. The contemporary self-build in Pidney, timber frame structure, presents a gable end onto Coney Lane which is an exception to this rule. New development is located in pockets around the village, including a cluster of affordable housing opposite The Retreat, set back behind the established building line. Most properties are set back behind modest front gardens and often bounded by planting.



New development at Pleck, quality timber framing and Arts & Crafts detailing

Key Views

The most iconic view is of Dorsetshire Gap looking south from the cemetery at Wonston towards Melcombe Park and south east from Pidney Hill towards Bulbarrow. There is a further view from Silly Hill in Kingston towards Sturminster Newton.

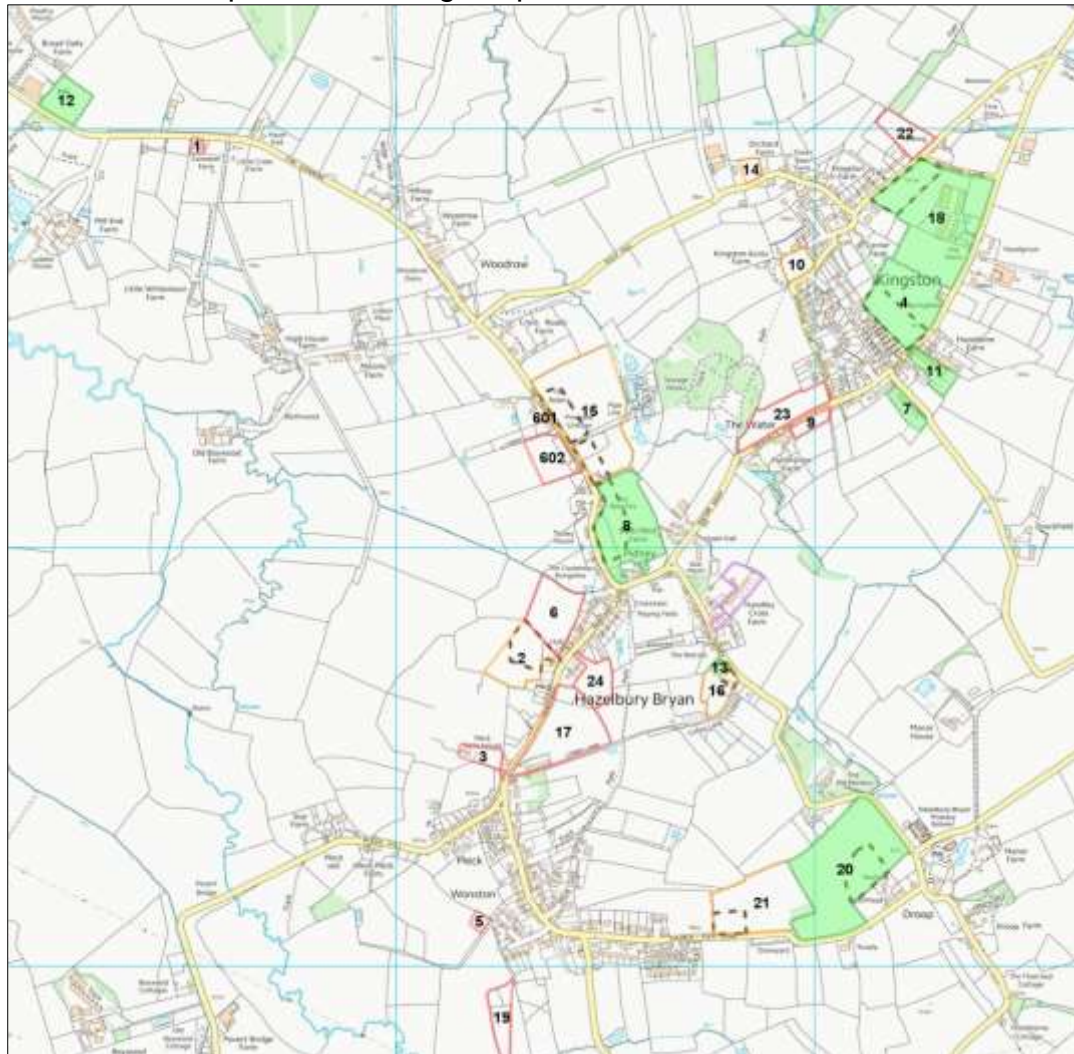


View from the cemetery looking north towards Kingston and south towards Dorsetshire Gap

DEVELOPMENT SITES

The focus of this report is the assessment of the potential heritage impact of possible developable sites within Hazelbury Bryan Parish boundary.

Within the Parish 6 potential sites (Nos 2, 7, 11, 12, 13 and 8) have been identified, as shown on the following map. The following provides a brief analysis of each of these sites and potential heritage impacts.



The sites are identified in numerical order, 2, 7, 11, 12, 13 and 8 (The Antelope Inn)

No 2. Higher field to rear of Village Hall, Partway Lane, Partway & car parking



Entrance into the site, looking south, west and north



The plot identified west of the Village Hall is the lower part of a green field with wide ranging views to the west and north (see dotted black line). The plot of land is elevated to the south above the access level and telegraph cables currently criss-cross the site. Any development would allow for undergrounding all services.

The character of buildings in Partway can be best described as mixed with a variety of different materials predominantly brick and stone, render and some timber boarding. The entrance to the site at the junction with Partway Lane is designated as car parking for a maximum of 20 cars to serve the Village Hall.



The owners have appointed architects to produce an initial concept for 13 semi-detached cottages and detached houses (as illustrated) having regard to the route of the existing public footpath to Red Barn Shop. Although this is currently a schematic design there is a precedent at Kingston for this quantum of housing to be arranged around a village green but this approach requires more hard surfacing than is perhaps desirable.



The site is not conspicuous from a heritage perspective. There is a distinct lack of historic aerial images which would provide some clues for the design of new development. The site is in a sustainable location close to the Village Hall, Methodist Chapel and Antelope Inn. The only heritage asset is the non-designated Methodist Chapel some distance removed from the new houses.

Any potential development on this site should relate well to the adjacent dwellings at Partway, and will require careful design to overcome the topographical challenges of building on a sloping site. Any proposals on this site should contribute positively to the local identity and distinctive character and the quantum of development should be guided by the characteristics of the plot and surrounding area. In this way any potential impact on heritage assets will be diminished.

No 7. Former Martin’s Depot, Stockfield Drive, Kingston



Martin’s Yard lies behind two detached dwellings and their rear gardens with an existing access although development of this scale will involve some loss of the southern hedgerow. The site has no impact on any heritage assets – the closest is Grade II listed Back Lane Farmhouse which is not seen in the same viewshed. It is regrettable that this layout shows the proposed semi-detached houses turning their backs onto Stockfield Drive rather than presenting an active frontage onto the lane.



Schematic layout retaining shared access to houses and the field beyond

No.11 Martin Richards Tractors, Back Lane, Kingston



Indicative layout of 11 dwellings including existing office

The redevelopment of this site next to Grade II listed Back Lane Farmhouse will impact on the setting of the heritage asset BUT is likely to result in a positive

improvement since the existing large volumes will be replaced with smaller, domestic scale buildings and the area of hard standing will be reduced.

The immediate setting of the 17th century rubble, brick and cob farmhouse has already been undermined by the close proximity of the office and this may remain unchanged if the office is to revert back to a house, but views from first floor, north east facing windows will be substantially enhanced.

The indicative layout could benefit from re-working as this large site will impact on the wider setting of Kingston. The pattern of development may be better aligned with Back Lane Farmhouse rather than the garage adjacent and with the new houses sharing a distinctive character, taking cues from the established properties which are of brick and stone under slate and tile roofs.

No 12. Land Adjoining King Stag Mill, The Common



Views looking west and north



Existing Field entrance



Indicative layout of premises and manager's house at north eastern corner

This green field site is at a gateway into the village next to the former feed mill and the proposal is for similar commercial use and a single dwelling. The feed mill is a 3-storey brick building which appears as a landmark on the approach to Hazelbury Bryan from Pulham, being the highest structure in the long views. Whilst substantially altered and extended the former use of this building is still clearly legible.

Site 12 is proposed for the relocation of Martin Richards Agricultural Engineers Limited from Back Lane (Site No.11). The relocation is justified to enable the business to

expand where the existing site is now at capacity and the move will take heavy traffic out of the centre of the village to a site which adjoins existing commercial premises.

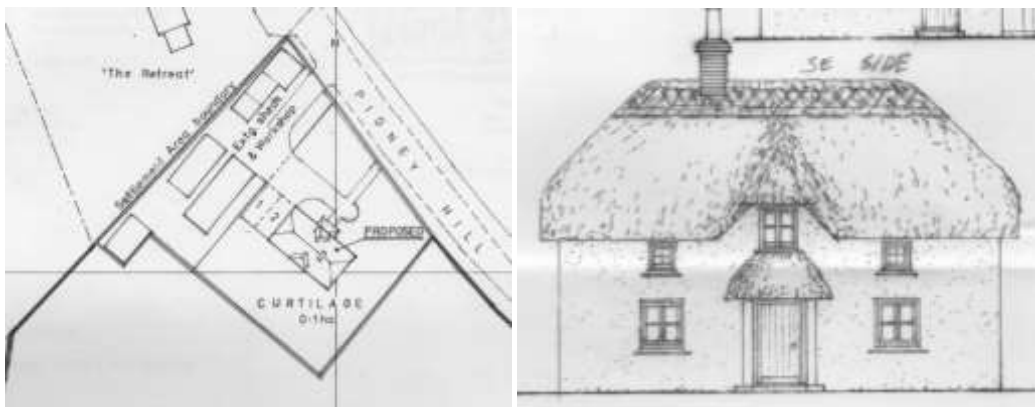
The manager's house is an absolute necessity to run an emergency vehicle repair service. This location is remote from any heritage assets - the closest being Mill End Farm to the south side of The Common. There will inevitably be loss of hedgerow at the entrance to the site in order to form a safe visibility splay and turning of heavy vehicles from the main road. The position of the manager's house on the most elevated point on the site will be conspicuous in long views and for this reason it would be preferable to locate any new development closer to the existing buildings.

No.13 Land at the Retreat, Pidney Hill (Hope Meadow)



The scheme for a new house designed by J Howardson of McGregor-Willey & Atkins adopts a traditional approach proposing rendered cob and thatch whilst maintaining the existing stables and workshop buildings at the entrance to the site. Only the domestic curtilage is to be developed (see site plan below), retaining the field beyond. The area is predominantly render and brick with some timber boarding under thatch, slate or tile. A cluster of houses opposite are of contemporary design.

The impact on The Retreat is minimal since the new dwelling would be some distance removed from the boundary and is partially screened by planting and tree cover.



The site of the new house is partially elevated from the lane edge and this is an opportunity to positively improve the boundary treatment from corrugated iron to reinstated hedgerow either side of gated openings. Buildings constructed of traditional materials will meld into the landscape and in time will appear recessive and unobtrusive.

No 8. The Antelope Field, The Causeway, Partway



This site has been excluded from the Neighbourhood Plan process and is being pursued by the owners and their architects Morgan Carey separately.

Additional Factors for consideration by the Neighbourhood Forum

The number of Listed Buildings is very low (26) and there are many buildings which are certainly worthy of inclusion on a list of important local buildings. The Parish could formerly request that the Local Authority include this selection of historic buildings on their List of Important Local Buildings, which through the Neighbourhood Planning process would be subject to public consultation. The significance of any important local building (in its own right and as a contributor to the Local Planning Authority's wider strategic planning objectives), can be better taken into account in planning applications affecting the building or site or its setting.

Disclaimer

This report has been compiled with the benefit of an accompanied cursory walk drive around the village with Malcolm Wilson and is not intended as a comprehensive analysis of the entire building stock but merely a 'snap shot' of findings.

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