



Weymouth & Portland
Borough Council



**Appraisal of the
Conservation Areas of Portland
as amended 2017**

Distribution List

Together with public consultation on Portland, the appraisal was distributed as follows:

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Introduction

Weymouth and Portland Borough Council has undertaken character appraisals of the four conservation areas on Portland. There are four conservation areas:

- Underhill, incorporating Chiswell, Maidenwell, Fortuneswell and Castletown, designated in 1976 with boundary extensions in 1997, 2000, 2014 and 2017;
- Grove, designated in 1981 with boundary extensions in 2017;
- Portland (Easton, Wakeham & Reforne), designated pre 1974 with boundary extensions in 2017;
- Weston, designated in 1994 with boundary extensions in 2014.

Conservation areas have special architectural or historic interest and it is desirable to preserve or enhance their character or appearance. This can be achieved through conservation area character appraisals.

Planning decisions must be based on a thorough understanding of a conservation area's character in order to effectively conserve the area's special interest. Conservation area appraisals are therefore essential tools for the planning process. They are also of prime importance for informing any enhancement works and may provide a longer-term basis for effective management of conservation areas.

This appraisal document is prepared following current advice from Historic England. Included are summaries of Portland's landscape setting, history and archaeology. Each of the conservation areas is described in more detail and its boundary reviewed. There are recommendations for management action.

The appraisal was subject to public consultation (23 June - 4 August 2014) during which three information events, manned by borough council officers, were held on Portland. Following consultation, officers recommended amendments and the borough council adopted the appraisal in November 2014. The public consultation in 2014 also resulted in other conservation area boundary extensions and Important Local Buildings being proposed, consulted on, and approved by committee in March 2017.

Location and Setting

Portland is a wedge shaped, limestone island, about 6.25 km by 2.5 km (widest point), situated at the southern end of the shingle bank called Chesil Beach. It is linked to the mainland (Weymouth) by the A354 that runs along Chesil Beach and then over a causeway, crossing Small Mouth (the Fleet's outlet to Weymouth Bay) at Ferry Bridge.

Girded by cliffs with undercliffs, Portland is generally a flat plateau that slopes southwards towards the promontory of Portland Bill. At the northern end, the higher cliffs rise above Portland harbour. In the Underhill conservation area, Maidenwell, Fortuneswell and Castletown, including Portland Port, are situated either below or on the lower slopes (land slip) of the northern cliffs, whereas Chiswell lies mainly on Chesil Beach; hence the overall name of "Underhill". The conservation areas of the Grove, Portland (Easton, Wakeham & Reforne) and Weston are situated on the plateau, called overall "Tophill".

The windswept, rocky island is an iconic landmark from both sea and land. From the plateau, cliffs and undercliffs are extensive views inland, out to sea, along the island, towards the Dorset and East Devon Coast World Heritage Site (Jurassic Coast) and Portland and Weymouth harbours. The strong maritime character is reinforced by the lighthouses.

The southern part of the island with its treeless, ancient strip field systems and sparse population is reminiscent of Portland's farming past. Quarrying, a military and institutional presence and

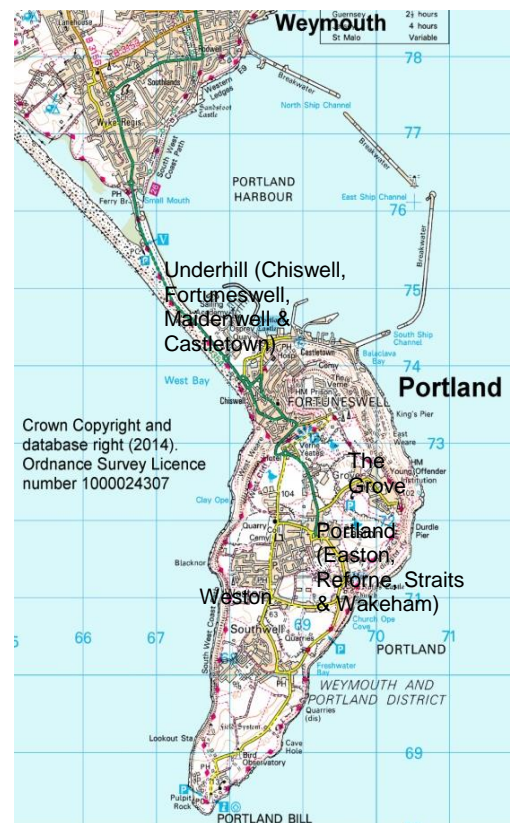


Fig 1 Location plan

related urban expansion that overtook agrarian life, becomes more apparent when travelling northwards. The presence of open spaces, remnant field systems and common and then become ever more significant as they prevent the coalescence of villages, buffer them from quarrying and other industrial activities and reflect earlier land uses.

The setting of the **Underhill conservation area** is expansive (Chesil Beach, northern cliffs, The Verne and common land around it, East and West Weares, Portland Harbour, Lyme Bay). From high ground, for example, the war memorial at Yeates, are panoramic views of Underhill, its setting, the Dorset coastline and open sea. Whilst travelling along Portland Beach Rd or the Coast Path, there are wide views of Underhill, set below the cliffs and the Verne, with Chesil Beach accompanying on the right.

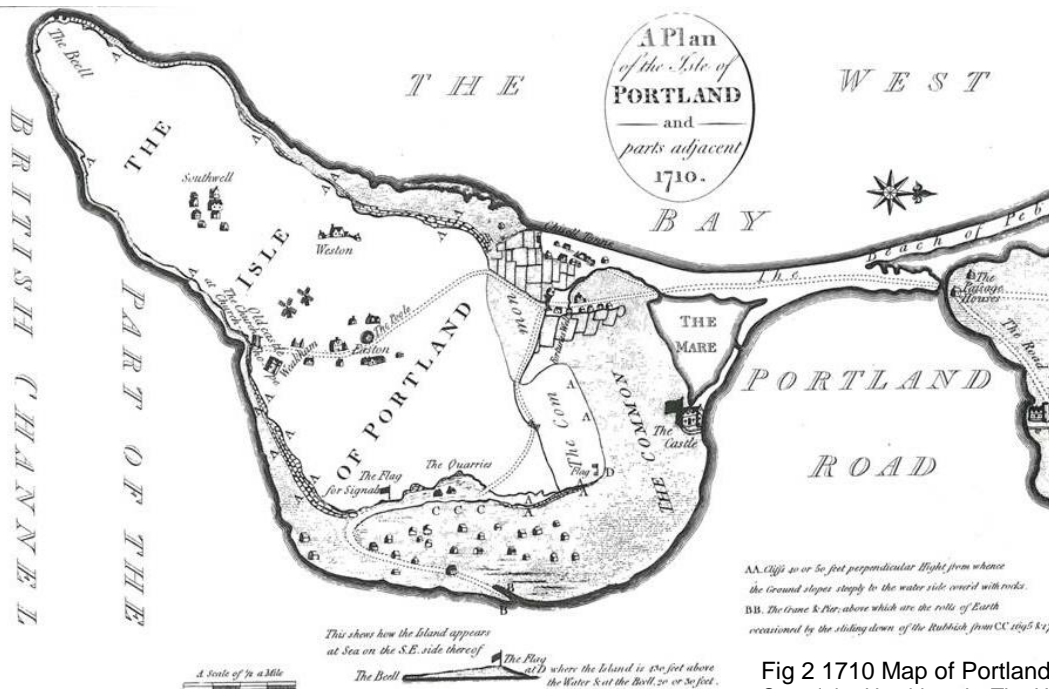
The **Grove conservation area** is surrounded on all sides by former quarries, though in terms of topography is itself, relatively flat. Jagged coastal paths along the cliff edge flank the eastern edge of this settlement, offering wide ranging south and easterly views across the English Channel and northwards, across to Weymouth Bay. From the coastal footpath the military history of the area is apparent with ruined military structures scattered across the pebbled bays. The former railway that skirted along the coastal edge can not be discerned easily due to overgrowth but the steep incline of the cliff edge would clearly have made this a precipitous route. Whilst the southern edge of the Grove conservation area has attractive medium range, views across the Governor's Community Garden and bowling green, the western flank is much characterised by short range views through post war housing. The NW boundary of The Grove is flanked by a football and cricket/sports ground; both are concealed from view by a high stone boundary wall. Just outside of the north, south and western sides of the conservation area are large expanses of former and existing quarry sites; the commercial sized pig farm formerly run by the prison is sited to the north, whilst the south also features one of Portland's most extensive cave systems. These localised areas, currently used for grazing horses (to the south) and a butterfly nature reserve (to the north) creates a sense of sudden wilderness – at odds with the proximity of surrounding settlements.

The **Portland (Easton, Wakeham and Reforne) conservation area** is approached via New Rd which steadily climbs to treeless height at New Ground with spectacular views over the Common and across the defile to the Verne Citadel. The focal point of the conservation area is Easton Square from which four routes radiate; Reforne, Easton Lane, Wakeham and Park Road, although Park Road is late C19. St George's Church is located at the western approach at the junction of Weston Rd and Wide Rd and forms the termination of the third arm of the conservation area, whilst Wakeham slopes gently to the south terminating in cliffs at Church Ope Cove (Church Hope). The northern approach (along Easton Lane) is marked by the Drill Hall Gallery & Community Stone Workspace. The surrounding landscape is a combination of traditional lawns (lynchets), municipal open space, scrub or quarries (redundant and operating) which results in a sense of remoteness and physical isolation. The overall impact of modern development on the conservation area itself is limited, since new housing is concentrated at the edges, Moorfield and behind the existing streets of Fancy's, Reforne, Foundry and New Church Closes and Park Easton Rd. The exception is Pennsylvania Heights where new buildings line the northern side of Pennsylvania Rd at the bottom of Wakeham. New houses (170-192 Wakeham) are constructed on the site of a small quarry from which stone was extracted for the Cenotaph in Whitehall.

Weston is located centrally within the Isle of Portland on ground which falls gently from north to south. Mapping from 1710 shows Weston as one of three settlements, the others being Wakeham/Easton and Southwell, located on the central spine (relatively more sheltered), close to water sources with their origins being medieval or earlier. Lawns, which were historically the main land division of the island, survive in a few places around Weston. Between 21 and 45 (inclusive) Weston St are important examples of such plot division. On almost three sides, Weston's conservation area is wrapped by green open land, including the lawns and Suckthumb Quarry, which ceased quarrying and was restored in the 1990s. This open space is a key characteristic of the setting of the conservation area. The settlement is held within an 'L' form running N/S and E/W with a spur road running off at the SW corner, leading to Southwell. At the southern corner of the 'L', the open setting allows key views not only of the sea but northwards, even of the Grove in the distance.

History and Pattern of Development

A helpful source of information is *Portland, An Illustrated History* by Stuart Morris which is summarised in this section together with reference to other sources.



AA. Cliffs 20 or 30 feet perpendicular height from whence the Ground slopes steeply to the water side covered with rocks.
BB. The Gravel & Pit, above which are the rolls of Earth occasioned by the sliding down of the Rubbish from CC 2165 812

Fig 2 1710 Map of Portland
Copyright: Hutchins, J., *The History & Antiquities of The County of Dorset*, Vol. II, 3rd Edition by Shipp, W., & J., Hudson

Early history

Early occupation was attracted to springs and small watercourses. At Culver's Well, Portland Bill, there was evidence of activity from circa 8000 years ago and not far away, artefacts from the Stone, Bronze and Iron Ages have been found and sites near Culver Well are of national importance. By the authors Fido Lunettes (nom de plume), Elizabeth Pearce and Clara King Warry, there are early C19 and early C20 published and unpublished references to former stone circles, including at the Grove. King Warry writes (*The Modern Antiquarian*) that a stone circle removed from either side of Easton Lane had their stones built into the lane's boundary walls, which is likely evident today.

Iron Age settlers arrived around 450BC and formed defences around the west and south sides of Verne Hill summit. Earth defences have also been recorded at Southwell. Iron Age underground beehive chambers (up to 10 feet high, conical stone structures) were found at places such as Broad Croft near Wakeham.

Later occupation by the Romans resulted in the Verne's defences being strengthened. The Romans were possibly responsible for the wells and ponds at Fortunes Well, Maiden Well (High St), Merry Well (by Pound Piece), Wakeham, Weston and Southwell. Stone was excavated from the cliffs and left Portland by sea. Roman stone sarcophagi have been found at Southwell, Wakeham, Verne Common and north of the Grove. The Mere (saltwater creek), where Roman galleys could harbour, reached the settlement of Chiswell, which centuries later straddled the creek as it progressively silted up. Recent archaeological excavation in the IPACA school sports field, Weston Rd, discovered finds mainly from Roman occupation.

Saxons eventually settled on Portland after the Roman withdrawal. The first record of the name Portelond is in a Saxon Charter of King Ethelred. Their farming was the open field system which survived on Portland into the C20. The Manor of Portland was established with the King of Wessex as its lord and in consequence came the manor court or Court Leet. On Portland, the Court Leet provided a direct link between the islanders and the royal lord of the manor.

Archaeological finds suggest that Wakeham centred in the small valley that is now within Pennsylvania Castle's grounds. There is evidence of Saxon defences and a church on a sheltered platform high above Church Ope, whereas Rufus Castle and St Andrew's church that served the island for centuries were founded later. In the C9 Portland suffered the first Viking raid and attacks continued into the C10.

In the C11, Edward the Confessor gave Portland to the church of St Swithin of Winchester but following the Norman invasion, William the Conqueror took the Manor of Portland, as it was a key location for trade and defence and comparatively wealthy due to farming and fishing.

In William II's (Rufus) reign, defences were built at key places, for example, Church Ope, to protect from raids and secure stone shipments. Around 1100, the church of St Swithin regained the manor until 1258 and the new church, St Andrew's, was built below Rufus Castle (Bow and Arrow Castle).

Although by 1300, Portland stone was widely exported and the skill of quarrying and art of masonry for local buildings developed, farming remained paramount.

Medieval and Tudor period

In C14, Portland was depleted by the Black Death and the island's economy slumped, compounded by the Hundred Years War. A nation wide demand for Portland stone and therefore quarrying almost stopped.

The Tudor antiquarian John Leland visited Portland and wrote of a street of houses near St Andrew's Church and other houses being scattered. According to the RCHM (1970), he is likely referring to Wakeham with its close proximity to the church and castle, now medieval remains. Otherwise, little is known of the pattern of development until the early C18.

Naval and merchant ships sheltering at Portland Roads (now Portland Harbour) were attacked by French privateers. Consequently in 1539, Portland and Sandsfoot castles were built opposite each other to protect anchorage and trade. By the late C17, Portland Castle was dilapidated and defenceless and Sandsfoot Castle abandoned.

Apart from stone quarried for local purposes, a survey in the 1580s found no stone being exported. Some years later, the stone industry revived and supplied stone for prestigious buildings in London. Output stopped again at the start of the Civil War. For the islanders (about 700 in 1696) fishing and farming predominated.

Seventeenth, eighteenth and nineteenth centuries

During the Civil war, Portland was Royalist but eventually surrendered to Parliamentary forces in 1646. After the restoration of the monarchy, Portland's loyalty to the Crown was rewarded when Charles II gave Portland a special and financially beneficial stone grant, which continued up to the C20.

Traditionally, stone was obtained from cliff edges with overburden cleared back into beaches (waste tips). In the cliffs above piers, situated mainly on the east side, the stone was "reamed off and tumbled" onto the Weare below. After selection, the stone was shipped from the piers. In 1800, the more accessible and best piers were King's Pier, Durdle Pier and three piers around Church Ope cove.

To secure large quantities of building stone for the rebuilding of London after the Great Fire of 1666, the king allowed the quarrying of stone, which for about 35 years denied islanders their stone grant and destroyed acres of arable land.

By 1710, Hutchins' map (fig 2) shows a pattern of development with an emphasis on Underhill (Chiswell and Fortuneswell). On Tophill, Easton, Wakeham, Weston and Southwell are shown. The RCHM (1970) suggests that Easton, Weston and Southwell may be of early medieval origin, secondary to Wakeham. The separate hamlet of Reforne appears on the Ordnance Survey map of 1811 but due to development, the hamlet along with Easton and Wakeham became the large village of Easton in the C19 with Weston becoming linked in the C20. Except for the castle and nearby early piers, Castletown is C19 development.

Despite the maritime hazards around Portland, the two windmills near Wakeham were the only navigational aids until in 1716 the first lighthouse was built at the Bill. In 1788, Trinity House decided an additional Lower Light tower was needed. The two were rebuilt in 1866.

St Andrew's church at Wakeham was threatened by landslip. This led to the construction of St George's Church within Wide St, near Reforne. A 1755 Act of Parliament allowed the old church to be demolished.

Reverend Charles Wesley visited Portland in 1746 but it was his friend Robert Brackenbury with the help of George Smith who established a large Methodist following, building a church at Fortuneswell.

Around 1797, John Penn accompanied the king on his annual visit. He bought Church Knaps from the Crown and built Pennsylvania Castle. Grand plans for the castle's grounds ultimately denied public access to the remains of Rufus Castle and St Andrew's Church.

In 1802, much of the Crown's manorial land was sold to stone firms such as Stewards and Gilberts. It was John Searle (agent for Stewards) who opened in the 1820s, the first inland quarry (Maggot) near Easton Lane, thus departing from the tradition of quarrying in from cliff edges. Stone was still hauled by cart from the quarries to Priory (the height near Tout quarry where West Cliff starts) where a loading area was provided. From this area, a narrow track was cut into the hillside, crossing Old Hill and following contours above Tilly Coombe and round Verne Hill (called Portland or Merchants' Railway). An Inclined Plane (called Merchants' Incline) provided the final ascent from Tophill. At the bottom of the incline, stone was hauled to the loading berths at Castletown pier, which became the stone industry's main pier. Over the years, branches were added linking numerous horsedrawn tramways in the quarries on Tophill.

Despite quarry expansion most of Tophill was still common arable and pasture land. The villages of stone and thatched cottages were set in "gently undulating fields, divided into some 2,700 strips or 'lawns', separated by earth bank lynchets ('lawns' sheds') and miles of drystone walls". By the 1830s, St George's Church at Reforne was too small and inconvenient for the growing population of Underhill. So the new Church of St John's was built at Fortuneswell and consecrated in 1840.

The risk of sea flooding was particularly evident on 23 November 1824 (26 dead, 36 houses destroyed and 100 houses uninhabitable) in Chiswell and elsewhere and resulted in change such as a bridge instead of the ferry at Small Mouth. The new Ferry Bridge opened in 1839 and ended Portland's isolation.

One other fundamental change was the government's decision in 1847 to turn Portland into a penal settlement, using convicts to build a breakwater and other public works. The plan was to acquire Verne Hill, almost all of East Weares and other pieces of land, mostly common land (such loss ended most grazing rights). It required negotiation of a settlement with the Court Leet. Besides losing Verne Hill, the Admiralty took King Barrow and fields between the Verne and the Grove, as well as land from Yeates to Priory for quarrying in the 1860s.

Portland Roads remained exposed to SE winds and French attack. Finally in 1846, John Rendel produced a design for a breakwater. Beforehand, the gravity railway from the Grove, a railway to link piers at Castletown, and troop barracks and temporary prison buildings at the Grove Convict Establishment had to be provided. Civilian workers arrived in large numbers, resulting in a surge of house building at Underhill. In 1871, the breakwater and three circular head forts were complete.

In 1860, the Dorset County Chronicle said of the government's citadel project: "The summit of Portland is Verne Hill, which from the North and East sides is already inaccessible, is being isolated by cutting a ditch in rock of unusual breadth and depth, with the double object of creating an almost impossible obstacle, and procuring material for the Breakwater. Behind this ditch a great rampart is being thrown up, and under the rampart capacious bomb-proof barracks are in the course of construction." Excavation of the ditch uncovered countless archaeological finds with very few items saved. The citadel took decades to complete.

Between 1841 and 1861, the island's population increased from 2853 to 8468. The prison at the Grove was extended and made permanent, despite ending transportation as a punishment in 1868.

The railway from Weymouth opened in October 1865 and expanded the market for Portland stone. By 1876, the railway line was continued to the breakwater for the Admiralty, allowing a railway link to the coalfields of South Wales and supply of coal for ships. The Easton and Church Hope Railway Company extended the line from Chiswell to Easton, building a new station at Chiswell alongside the Mere. The acute difficulty of the route meant it was not fully open until the start of the C20.

In the late 1870s, private saw mills and masonry yards allowed the establishment of master masons producing finished stone. The main quarries were Inmosthay, Tout, West Cliff and near the east cliffs. Quarries at the Bill were reopened in 1890 spreading along the low cliffs towards Southwell.

In 1895, the Portland Urban District Council replaced the Local Board of Health and Portland's services improved with the provision of a piped water supply, superseding the wells and ponds. A reservoir was built on top of Yeates to complete the scheme. The ancient system of stone channels and middens was replaced by a drainage scheme.

To defend against torpedo attack, a barrier was needed across the two mile gap between the breakwater fort and the Weymouth shore at Bincleaves. From Castletown, the stone was transported to the site on hopper barges. Work started in 1894 using direct and convict labour and lasted around ten years. The direct labour added to the ever expanding population, requiring hundreds of new dwellings on Tophill and at Underhill.

Twentieth Century

In 1901, the War Department purchased more land for a rifle range and there were new gun batteries at East Weare and in the cliffs. In the same year, the stone works at Bottomcoombe near Easton Square were expanded and a new quarry opened at Cottonfields (by the windmills) and above Church Ope Cove.

The idea to turn the Square at Easton and Underhill's Little Common into Edwardian public gardens was realised in 1904. In 1906, Trinity House built a new lighthouse at the Bill that superseded all the others.

During WW1, the output of stone dropped by two thirds. HMS Hood was scuttled to block the old gap in the breakwater called the South Ship Channel. Portland Castle became an ordnance store, whilst the Verne barracked regiments with its hospital in constant use. Over 1000 Portlanders had fought in the war by 1918.

Peacetime on the island was dogged with unemployment and housing shortages. New road access to the Bill was soon followed by a tea room and cafes. In the 1920s, Dr Marie Stopes took up summer residence in the newly acquired old Higher Lighthouse.

At the Lookout on Yeates on 11 November 1926, the Cenotaph commemorating the 223 fallen Portlanders was finally unveiled.

After WW1, the stone industry increased until the Great Depression, which forced mergers between stone firms. A recovery was signalled by a demand for stone for prestigious buildings, particularly in London. Consequently, new inland quarries destroyed remaining fields between Wakeham and the cliffs. A small quarry was opened opposite the Mermaid Inn in Wakeham to provide the best stone for the Whitehall Cenotaph. Between 1919 and 1932, half a million headstones for the Commonwealth War Graves were completed. Portland became the largest producer of masonry in Britain until 1937.

In 1921, the Grove prison became a Borstal and the new regime included the creation, by hundreds of boys over five years, of a large stadium at a convict quarry behind St Peter's church.

The number of visitors to the island increased, helped by national advertising, and in 1932, Portland Museum was opened through Marie Stopes donating a pair of old cottages at Wakeham. One of the cottages, dating from 1640, featured in Thomas Hardy's *The Well-Beloved* as Avice's Cottage.

Between the wars, cattle were still herded through the streets to milking parlours. Having lost their pasture to quarrying and the government works, Portland sheep were exiled to the mainland.

The overcrowding of homes was eased by the construction of council houses. In 1936, the War Department sold the western side of Verne Hill and land across Yeates to West Cliff back to Portland Council. This allowed the Council to built 59 houses on Tillycoombe. The Council, encouraged by the 1930 Housing Act, also demolished a large number of Portland's old houses. Such controversial action continued into the 1960s.

In 1935, fishing, already depleted as a livelihood, was adversely affected when miles of Chesil Beach were closed following West Bay's designation as a bombing range.

At the start of WW2, the Merchant's Railway and Incline closed and Priory Corner where stone had been transferred from road to rail for over 100 years deserted. Stone was instead crushed for aggregate needed for Government contracts in the local area. Workers not called up for the armed forces were deployed elsewhere on the mainland. Along with Weymouth, Portland became a military controlled zone. On 30 June 1940, the first of the German bombing raids took place and continued with serious civilian, military and borstal casualties. Then in 1942, Victoria Square was flooded with 150 houses inundated. It was considered the worst in living memory. At the end of the war, 40 houses were destroyed and 304 seriously damaged.

Portland major role in the preparations for D-Day was recognised in 1945 with the unveiling of a commemorative stone in Victoria Gardens. The next few years for the island were one of austerity.

Portland Council tackled the post-war housing shortage by building prefabricated homes. Despite protest, the now vacant Verne Citadel became a prison with extensive new building taking place in the 1980s.

In 1951, planning permission was granted on appeal by the Ministry of Local Government and Planning for the quarrying of stone over large areas (some 324 ha) of Portland. Then permission was granted in 1955 for an area of 9ha, north of Weston St, known as Perryfield Dormant. These firms also formed a company specialising in the artificial stone called Stonetex. Bottomcoombe was the largest masonry yard in Europe.

In 1959, the last of the Mere was filled in for a naval helicopter station and the Admiralty became the largest single employer on the island. The last goods train ran on 9 April 1965, whereas both dimension and crushed stone was still shipped from Castletown Pier.

Late C20 housing development reduced the amount of farmland further and expanded Underhill, as well as the villages on Tophill. In contrast, a flock of Portland sheep returned, St George's at Reforne was saved from dilapidation and a community centre was established at nearby St George's School. At Castletown, naval accommodation blocks and a sports centre were built. In 1974, Portland Council ceased to exist when Portland became part of Weymouth and Portland Borough Council.

Twenty-first Century

The last naval warship left Portland in July 1995. HMS Osprey, the naval air station, finally closed in 1999. The harbour is now owned by the Portland Port Group. Former helicopter maintenance buildings are utilised by a luxury yacht maker and the Admiralty underwater weapons establishment used by various businesses. Naval accommodation blocks are becoming flats. A new marina adjoins HMS Osprey, renamed Osprey Quay, which acquired a sailing academy. Both marina and academy were foremost during the 2012 Olympic and Paralympic Games when Portland hosted the sailing events.

Underground mining of Portland stone began with the first mining taking place in 2002. The Bournemouth, Dorset & Poole Minerals Strategy (Adopted 6 May 2014) identifies those stone quarries currently working as Admiralty, Broadcroft, Perryfields, Coombefield and Inmosthay Quarries and Stonehills, Bowers and Jordan's Mines.

Archaeology

For an archaeological overview of Portland, English Heritage's PastScape available at www.pastscape.org.uk is a useful reference. This section summarises only certain special aspects of Portland's archaeology and their impact on each of the conservation areas.

Industrial Archaeology

The Isle of Portland Industrial Archaeology Survey (2007) identifies (mainly from maps and the Dorset SMR) about 400 industrial sites of archaeological interest from circa 1750 onwards. Those sites related to the stone industry, which began fairly large-scale in the C17, include quarries and their quarrying features (for example, Pulpit Rock and Nicodemus Knob) endemic to Portland, overburden waste tips, bridges, magazine site, offices, site of winding drum, horse water trough, tramways, railways, sidings, tunnels, boundary walls, quarryman's shelters, stone saw mills and masonry works, limekilns, piers, loading quays and cranes. Portland Bill stone loading quay is a Scheduled Ancient Monument. The survey produced a Historic Quarrying Map of Portland (Appendix 1) dating from 1710 to 2006/7. The particularly interesting quarrying methods, which leave a unique landscape, can be explored in places such as Tout and Waycroft Quarries. Other industrial sites include lighthouses, street bridge, waterworks, reservoirs, cisterns, windmills, sewer ventilation shafts, fish house, workshops, blacksmiths and steam laundry.

The fishing industry warrants a separate mention as its significance to Chiswell is difficult to identify on the ground due to loss wrought by various factors. Chesil Beach is where fishermen hauled up their boats, carried out repairs, mended nets and drew up catches. The ephemeral nature of the beach means evidence of this is in old photographs, which also allow comparison of the distinct beach on west side of Chiswell (fishing huts/stores, fisherman's houses and Opes) with today's important remnants.

HM Young Offender Institution, The Grove

Originally established in the mid C19 as a penal gaol, the prominent Institution includes an east hall, gatehouse with letterbox, governor's house, prison cell block with punishment block, sentry box, east cell block, west cell block, overseer's hut, warders' houses, wash houses, gate piers, boundary walls and former

quarry converted to recreation area; all of which are protected by Statutory Listing, as is the Institution's former chapel, which was built as the Anglican Parish Church of St Peter.

Military Archaeology and Portland Harbour

Portland's military archaeology from C19 onwards includes:

- HM Prison The Verne, originally a mid-late C19, highly visible, fortified citadel whose outer defences (the immense ditch served as a quarry for the harbour breakwater), entrances, adjacent redoubt and high angle battery (also statutorily listed) that is SES of the Verne's south entrance are Scheduled Ancient Monuments. Other buildings within or associated with the Verne that are statutorily listed are the south entrance, SE and SW casemates, officer's block B, bridge on Verne Rd, north entrance and railings, reception centre, chapel, blacksmith's shop, gymnasium, governor's house and a water supply cistern with a monumental entrance.
- East Weare battery 200yds (180m) E of the naval cemetery is a Scheduled Ancient Monument and has within it the statutorily listed C19, HM Naval Base, East Weare batteries.
- HM Naval Base, East Weare Camp, Incline Rd, built in the late C19 as detention barracks, converted to coastguard use in 1914, now dilapidated, is statutorily listed.
- RAF Portland, site of Rotor an early warning radar station at Fancys Farm, Glacis (adjacent to the Verne's SE ditch), containing the uniquely surviving remains of an early warning radar station constructed in the early 1950s, is a Scheduled Ancient Monument.
- Blacknor Battery, (Sites & Monuments Record [SMR] 4 001339-MWX435) late C19 coastal gun emplacements intended to cover West Bay and in use until WW2.
- East Weare Rifle Range, established circa 1900 (SMR 4 001 270-MWX3418).
- The Council for British Archaeology Defence of Britain Project has also identified many WW2 structures/features, for example, the Verne Quarry Battery (Sites & Monuments Record 4 001 169-MWX1383), Fortuneswell coast artillery battery (151-MWX1365), Portland Castle coast artillery battery (150-MWX1364), Grove Point slit trench earthwork (222-MWX1496), Victoria Square recreation ground anti tank blocks (170-MWX1384) and about 20 pillboxes in various locations, again on the SMR.
- The Ministry of Defence Magnetic Range at Portland Bill, established in the 1960s and in use.

Portland Harbour archaeology dating from the C19 onwards includes:

- Inner Breakwater (built 1849 -1872) with victualling store (great coaling shed), terminating in a small fort at the South Ship Channel end and statutorily listed.
- Outer Breakwater (1872) running N/S with curve towards the west at the south end, terminating at the north end in Breakwater Fort and statutorily listed. Various later accretions, including buildings of WW2 period.
- Portland Breakwater (circa 1870) enclosing the harbour, in two sections separated by North Ship Channel and statutorily listed. The first section is attached to the mainland at its west end. These breakwaters complete the enclosure of the harbour in conjunction with the Inner and Outer Breakwater of Portland itself.
- Dockyard Offices (Engineer's Office) mid C19 with later additions and statutorily listed.
- Mulberry Harbour, two 'Phoenix' units (1944) of floating harbour which were produced to assist in the D-Day landings and Normandy invasion of 1944 and statutorily listed.
- HMS Hood sunk on the 4th November 1914 across the southern entrance to the harbour to deter German U boats.
- English Heritage's PastScape refers to other military structures/features, for example, the coastal battery (built 1859-1862) on the Inner Breakwater whose guns were removed circa 1919; the site of WW1 & 2 torpedo stations on the Portland Breakwater section attached to the mainland; and WW2 anti aircraft gun emplacements at the former HMS Osprey.

Portland Harbour Authority is currently undertaking a thorough Heritage Statement that identifies the heritage assets of the harbour and port.

There is obviously overlap between Portland's military archaeology and defence of its harbour. Both constitute a significant legacy, particularly regarding the development of defences throughout the C19 and C20 centuries.

Portland open or strip fields

At the southern end of Portland, there are two rare, surviving areas of medieval arable strip fields, locally called lawnsbeds, which are Scheduled Ancient Monuments. A third area of lawnsbeds is protected because of the Scheduling of Mesolithic material. In the 1970s, those strips that survived quarrying, building and change in methods of cultivation amounted to approximately 150 acres out of some 825 acres that extended

over Tophill, as indicated on the Tithe map of 1842. East and West Weares, the Common (basically destroyed by the Verne Citadel) and the extreme southern tip of Tophill were used as pasture. Since the 1970s, there has been further loss of unscheduled strip fields to quarrying and development.

Underhill, Grove Portland and Weston Conservation Areas

With regard to the archaeological aspects summarised above:

- Underhill conservation area - particularly significant are industrial railways, C19 – C20 military archaeology, Portland Harbour and the fishing industry;
- Grove conservation area - particularly significant are industrial archaeology and the establishment of the HM Young Offender Institution;
- Portland (Easton, Reforne, Straits, Wakeham) conservation area - particularly significant are industrial archaeology and the continuing loss of strip fields or lawns. An overview also highlights the significance of the Scheduled Ancient Monuments of Rufus Castle and St Andrew's Church and the statutorily listed (Grade I) St George's Church;
- Weston conservation area – particularly significant are industrial archaeology and surviving manorial strip fields or lawns.

Overall Portland remains an island of high archaeological value and potential, including the archaeology referred to in this section. Visible archaeology is a strong characteristic, underlining the continuing importance of Portland's archaeology to its cultural and social existence, whether the archaeology is above or below ground/sea.

Spatial and Character Analysis

Each of the four conservation areas will be covered separately having first a section titled **Spatial Analysis** (plan form [roads and property/land plots], limits of settlement) with the sub sections of *Gateways*, *Key Views* (and panoramas if applicable) and *Landmarks*. A second section titled **Character Analysis** will have the sub-sections *Building Uses*, *Building Types*, *Key Listed Buildings*, *Important Local Buildings*, *Important Groups*, *Traditional Building Materials* and *Architectural Details*, *Important Gardens Hedgerows Trees and Open Spaces*, *Detrimental Features* and *General Condition*. An **Asset Map/s** will accompany each Spatial and Character Analysis.

1. Underhill Conservation Area

Spatial Analysis (refer also to the Assets Map)

Where applicable, under certain sections, Chiswell, Fortuneswell, Maidenwell, Mallams and Castletown are referred to separately to aid an appreciation that these settlements comprise the conservation area.

General Layout

The Hutchins map of 1710 (fig 2) shows Chiswell situated on Chesil Beach with walled fields below Tophill. Above Chiswell, on the east side of the road to Tophill, an even smaller Fortuneswell looks out to sea with its fields behind properties. On the same map an isolated Portland Castle guards the harbour and the origin of Castletown. Taylor's Map (1765) shows a stronger link (High Street, Maidenwell) between Chiswell and Fortuneswell and a tiny Mallams is identified by name between the two. On a map circa 1830 (fig 3), settlement layout, expansion, including towards the Mere, public squares and linkages are clearly defined, as are the new road to Tophill and road (Castle Rd) and rail/incline (Merchants') linkages to piers at Castletown.

The nearby Verne citadel and breakwater projects caused substantial settlement growth. By mid C19, St John's Church, Fortuneswell, was built for a growing congregation and Victoria Square, Chiswell, emerged being defined by lodging houses, a hotel, gas works and a railway station (later superseded); the latter associated with the new railway that linked a growing military port and a modestly extended Castletown with the mainland. Terraced

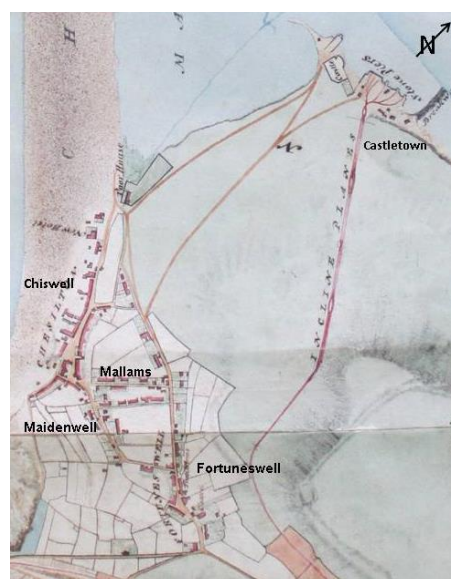


Fig 3 Map circa 1830 with notes added
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housing proliferated, especially within gardens and fields between Maidenwell and Fortuneswell, creating or commandeering for instance, steep lanes/streets (King St, Artists Row, Spring Gardens) parallel with Mallams (fig 4). On and behind the NE side of Fortuneswell, terraced housing (Albion Crescent, Ventnor Rd), chapels and schools appeared in the hilly gardens and fields. By 1929 (fig 4), there was expansion into the southern fields of Chiswell, the Mere and The Common, especially along Castle Rd. In contrast, the earlier Chiswell, situated on Chesil Beach, was reduced in extent, having suffered serious damage from storm and flood. Victoria Gardens was established on the triangle called Little Common.

During the C20, Fortuneswell's Tillycoombe Farm became housing, the Mere disappeared entirely, later becoming HMS Osprey, the mainline railway and station were dismantled and the goods yard and Victoria Square dominated by new highway arrangements. Similarly, the centres of Chiswell and Fortuneswell lost their significance. In the inter war years, there was much land based development at Portland Harbour. Military and civilian residential development continued into The Common or within Chiswell's surviving southern fields, such that the new limits of Underhill became New Rd, Verne Hill Rd, the steeper slopes of The Common and a remnant of it overlooking the port. A new sea defence (Esplanade) separated Chiswell from the sea.

In the late C20 - C21, there has been a new marina and either redevelopment or change of use at the former HMS Osprey, together with new access roads, housing and a primary school.

Plan Form

Chiswell

An early C19 (fig 3) plan form defining the edge of Chiswell's broad, funnel shaped, main street is still evident. On its east side (23 Clements Lane – United Reformed Church) are frontages (with later replacements) varying in width with irregular rear garden plots that have old intermediate boundaries and end at a rear boundary that defines Higher Lane and the village's traditional limits.

On the west side (17 Chiswell - 131 Chiswell) are frontages (some replacements) with gaps (building loss) and purpose-built Opes, a locally, unique way of providing floodways during storm surges and allowing access to small, rear building groups as well as the beach. The beach bears down behind the frontages and even surrounds the small groups (grouping meant greater stability and protection), diminished by adversity, whose cottages/stores are generally at right angles, offering least resistance to the sea.

At the main street's widest point is Chiswell's square (now car parking and its well head demolished) which divides into Brandy Row and the lower end of High St. A tightly packed island of cottages and stone boundaries, fronting Brandy Row and the square, appropriated (?) part of the square, creating Brandy Lane. Brandy Row's frontages became depleted, the west now car parking and the east, cottages with C17/C18 cottage remains some incorporated into modern stores. The properties defining the south side of the square and the lower High St (185 Brandy Lane – 159 High St, Fortuneswell), including the interesting overlap by 120 Chiswell, are the most continuous frontages with rear garden plots of varying size and shape.

The open, high ground east of 66 – 88 Chiswell is an important survival of field now acting as a buffer that separates Chiswell from Fortuneswell's C19/20 expansion.

Maidenwell

Maidenwell (part of Fortuneswell) in the early C19 (fig 3) comprised a few individual properties or short terraces within or separated by large gardens and fields along High St (linking Chiswell to Fortuneswell's main street). Set back in a large garden, 70 High St, a grand mid C18 house, has below it, the capped well that gave Maidenwell its name. The former, more rural character and spaciousness of Maidenwell is

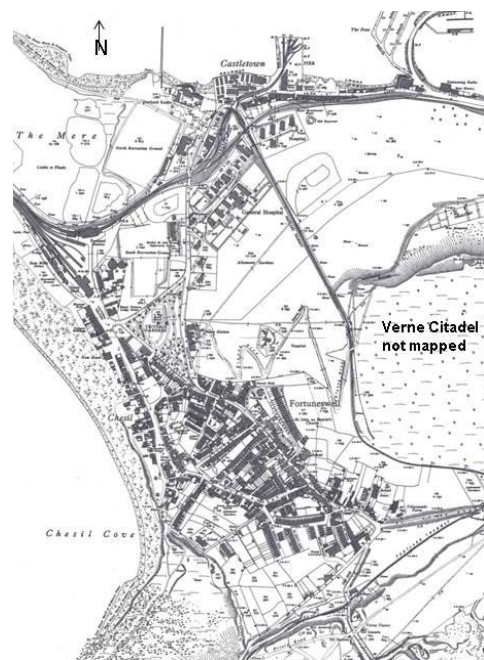


Fig 4 OS maps 1927/29 combined with notes added
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represented by wider fronted, terraced properties (135 – 147 [odds] and 56 – 64 [evens]) with their generous front gardens. Intensification (infilling) of Maidenwell meant that instead of gardens or fields, properties generally defined the curving edge of High St.

Mallams and King St, Spring Gardens and Artist's Row

With the north side dominated by terraced properties well set back from the lane, for example 58 - 64 (evens), an early C19 Mallams (fig 3) that stretches in a straight line from Fortuneswell to Chiswell, is reminiscent of earlier Maidenwell. The south side of the lane has more regular property plot width and size that along with placing frontages directly on the highway, accompanied Mallams intensification.

The parallel but narrower King Street (fig 3) is similar to the north side of Mallams with properties set back. In the early C19, its south side remained an undeveloped field. Spring Gardens at this time did not exist, other than as a parallel lane lined by fields, whereas Artist's Row would cut across a field to the north.

Fortuneswell

Fortuneswell would overtake Chiswell as the main centre but in the early C19 it was a separate village yet to acquire the new parish church of St John (built in two roadside fields with a parsonage and garden behind in three fields). The village's public well was at the junction of High St and Fortuneswell's main street. On and near this junction was a concentration of properties interspersed with gardens and fields (fig 3). This modest urbanity defined either by frontage or garden boundary, the edge of the highway, which even today is wider and particularly so in front of today's Britannia Inn. In the north, the urbanity lessens as there is a greater number of fields with the occasional property set well back within large gardens. There is evidence of the earlier relationship between properties and space, for example, the partial field or green space south of the main public car park, remaining field and stone boundaries adjoining common land below the Verne, the front and back gardens of 4, 6, 8, 116 & 118 Fortuneswell. By the C20, Hambro Rd formed an alternative link between High St and the centre of Fortuneswell (Bedlam) and public car parking substituted properties opposite the Royal Portland Arms following WW2 bombing and later demolition.

C19/early C20 housing expansion of Chiswell, Maidenwell and Fortuneswell

Besides intensifying (infilling) earlier plan forms, C19/early C20 expansion comprised terraced housing built mainly on the back edge (earlier C19 tends to be set back) of either an existing lane/road or a new one that followed the boundary (often retained) of a garden or field. Straight alleyways and even steep steps provided access to small rear yards and this was the only means of access for those terraces squeezed in behind road frontages. It introduced a regimented plan form (fig 4), much on high ground, contrasting the earlier more organic or sinuous plan forms.

Castletown

Early C19 Castletown (fig 3) comprised a castle, piers shipping stone and a scattering of several properties. By 1864, a line of civilian properties (outcome of breakwater project) skirted what was former common land. The frontages defined the southern edge of the road that ultimately led to the navy's first coal depot and the inner breakwater still under construction. Only those properties at the west end had fair sized backs yards. Hemmed in by government ownership, the Merchants' incline and ever expanding or changing port facilities, civilian Castletown had little room for more growth. This confinement increased when directly behind the properties, a branch line to the breakwater was built. An exception emerged opposite the Royal Breakwater Hotel, when the Castle Inn and other cottages (replaced by a hostel/chandler, now a hotel) were built on the apron of the piers at right angle to the road (fig 4) - an orientation and presence which maximised commercial opportunity and allowed efficient access both to the buildings and the pier. Further east, on the road, was later built a Customs House. Whilst the C19 linear plan form of civilian properties continues, late C19 – C20 military encroachment onto former railway land and into common land below The Verne has varied in plan and extent - today, Portland Hospital (former naval hospital), new extra care housing, blocks of flats (former naval accommodation) and three early C20 houses (once naval) on Castle Rd.

The castle was stand-alone adjoining the Mere, the harbour and the west limits of the port. This began to change in the late C19 and today the castle is adjacent to a former naval sports centre within the port confines and former HMS Osprey (reclaimed Mere), allocated as a business park.

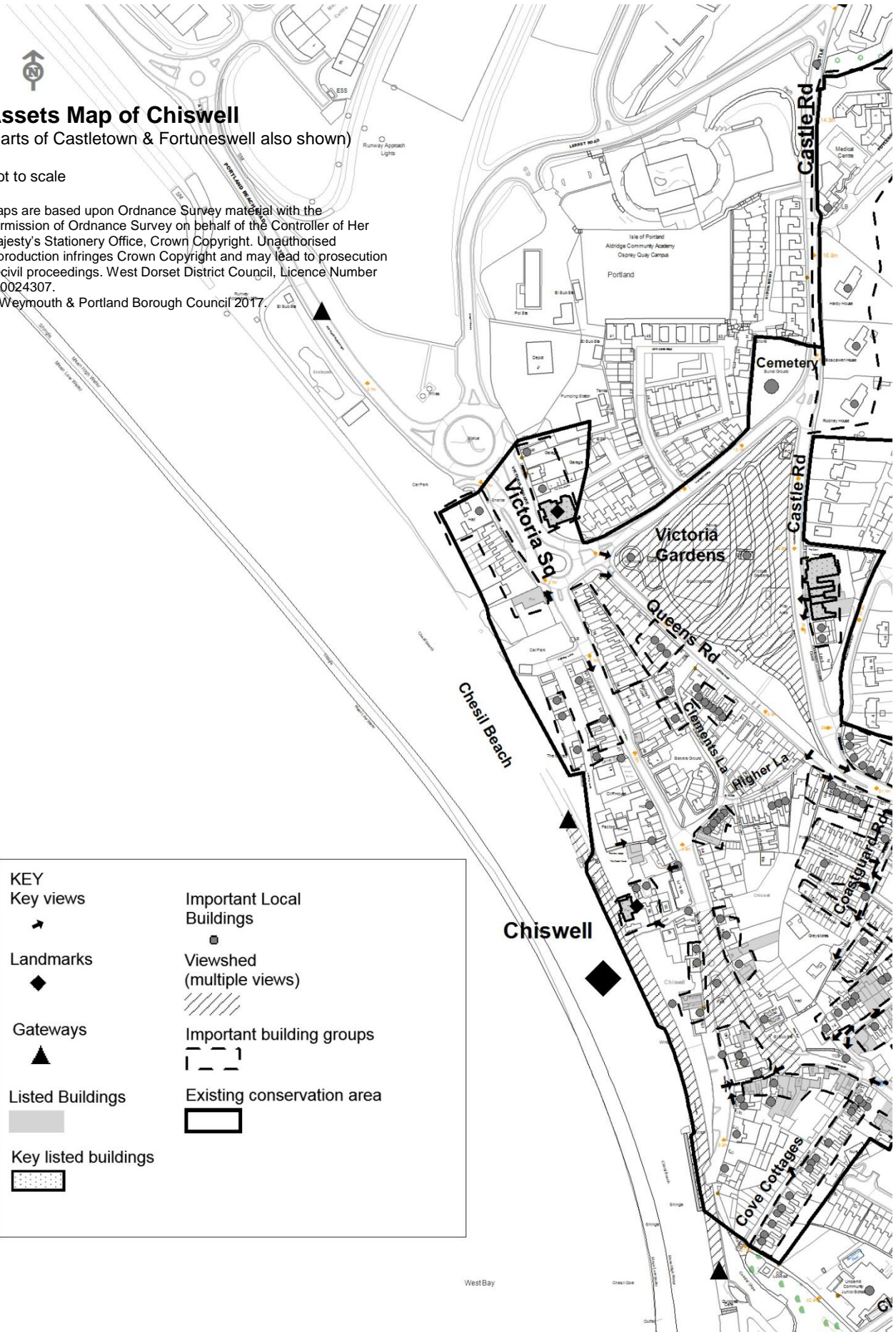
Assets Map of Chiswell (parts of Castletown & Fortuneswell also shown)

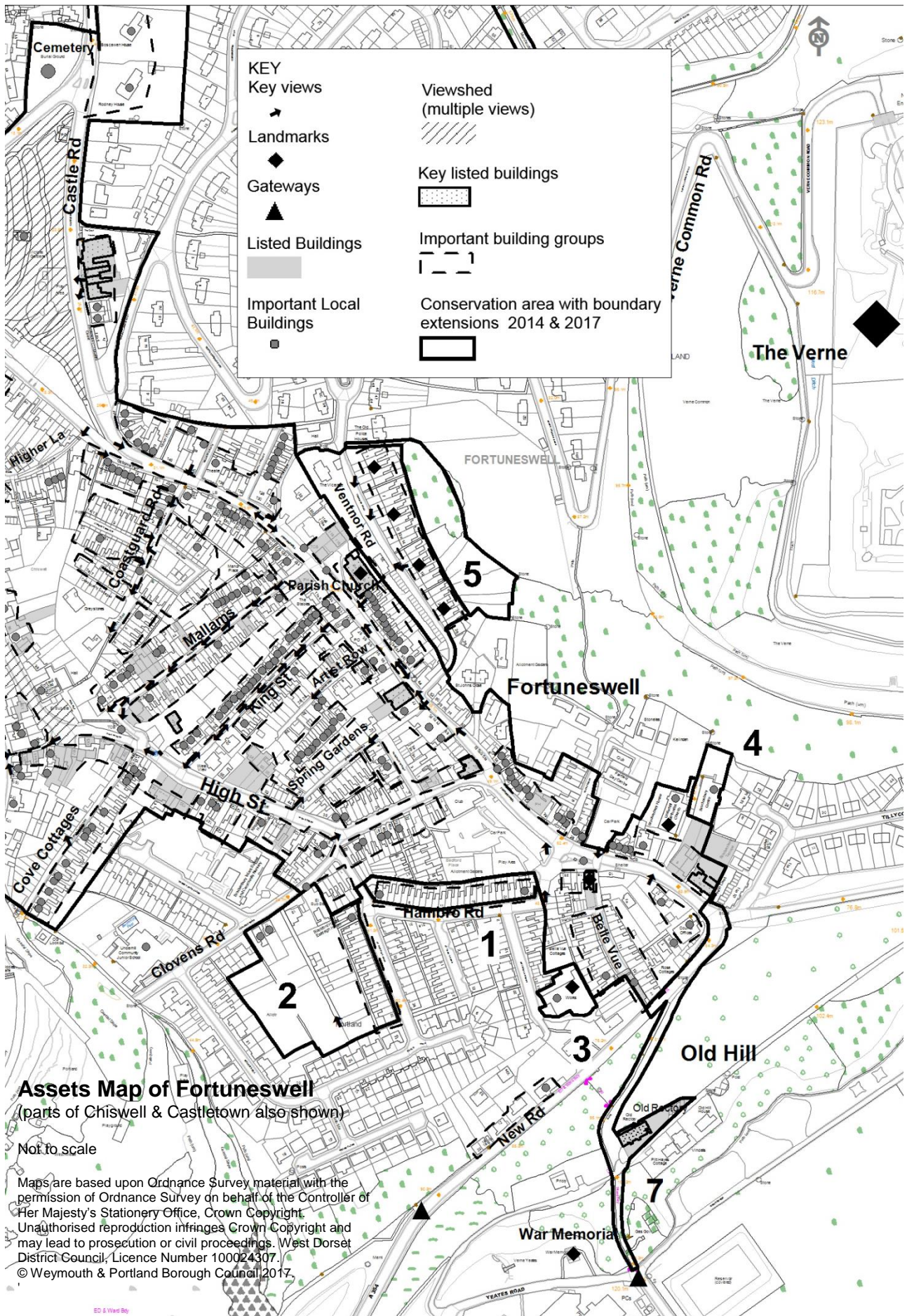
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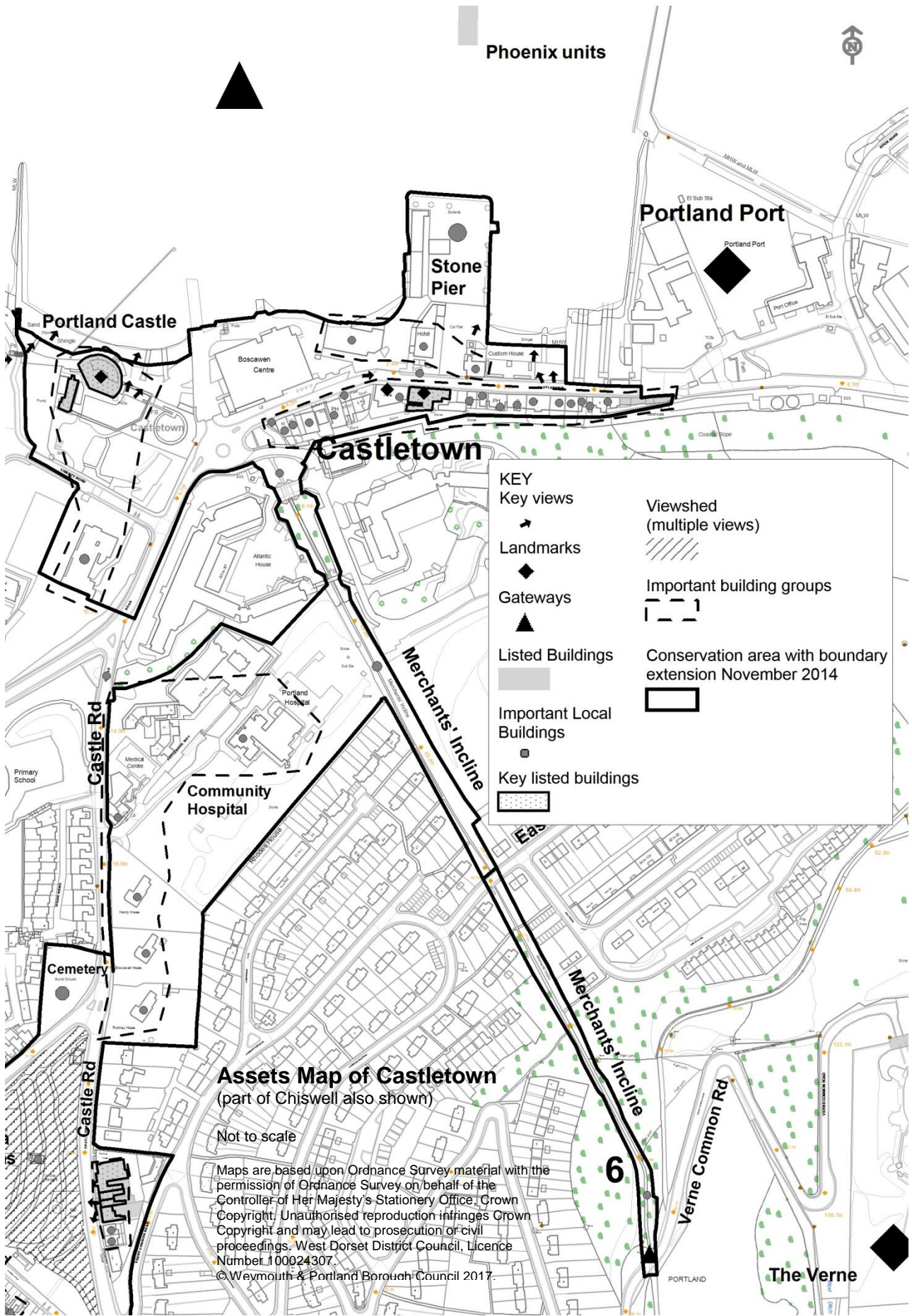
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KEY	
Key views	Important Local Buildings
Landmarks	Viewshed (multiple views)
Gateways	Important building groups
Listed Buildings	Existing conservation area
Key listed buildings	







Gateways

There are a number of gateway experiences that are important to the setting of the Underhill Conservation Area and the conservation area itself. Examples are given below:

- The gateway on New Rd starts with a panorama of Underhill, the Verne, Chesil Beach, the bays and mainland on the left with Yeates and the tip of the war memorial on the right. Continuing on, the left offers glimpses of Underhill and far views over stone boundary walls between trees and intermittent properties until the panorama returns; on the right is stone boundary wall and tree covered slopes over which climbs Old Hill (old road to Tophill). At the entry to the conservation area with the Verne looming above, the road pivots round the Council Offices and the eye rests on 4, 6 and 8 Fortuneswell. Those walking New Rd can use the alternative Belle View Terrace access with its steep steps providing views into and over the conservation area.
- Old Hill is now a Right of Way (S3/4). A photograph (no 62) circa 1910 in Morris' *Portland Then and Now* shows Old Hill, the original route from Underhill to Tophill (Yeates Rd), with posts running down the centre of the road and pedestrians walking uphill on the right-hand side, accompanied by an impressive stone wall. Today, stone posts separate a broad verge from the footpath that runs alongside it, which is bordered still by stone wall. About two thirds of the way up, is the old Rectory, which adjoins the old road. At this point, the Merchants Railway once crossed the road.
- The Portland Beach Rd gateway (also gateway to the whole island) is accompanied by the restful sight of green open space (once part of the Mere, now the NW end of a runway) and the Portland Gateway obelisks on the left and the raised Chesil Beach on the right. Ahead are the northern cliffs and the Verne, scrub and trees clinging to lower slopes with Underhill below. The barn like end of the Masonic Hall and the roundabout are a distraction before entering Victoria Square and the conservation area. If not by the traffic and dual carriageway, a sense of Square is upheld by the C19 buildings that originally defined it. At the Square's end is the traditional view up Chiswell's main street, although diminished by an advertising board and again traffic arrangements.
- Chesil Beach and the promenade (established by sea defences) offer a multiple choice of access down to the west side of Chiswell, in particular, via the Opes. The beach and promenade provide multiple views, so much so that they comprise a viewshed. Through the topography, views can be layered like a cake, for example if looking eastwards, first there is Chiswell, then Fortuneswell (climbing the hill), Maidenwell and Victoria Gardens, and lastly, the Verne or northern cliffs. If looking southwards Chiswell and beach/promenade/sea run side by side into cliff and West Weare. Looking northwards they run together towards Lyme Bay, the Fleet and the mainland. Then there is the beach itself, and latterly the promenade, providing access to the former fishing community sited on top of it, except it is only The Cove House Inn that has survived.
- Emerging from an underpass (Verne Common Rd) and walking the Merchants' Incline gateway (public footpath), the descent is met by a stunning panorama (sea, Lyme Bay, harbour, Chesil Beach, Fleet, mainland, new marina, Chiswell, Osprey Quay) that gradually closes in (constrained by housing) only to broaden more at the continuing descent from East Weare Rd. At this point (start of the conservation area), still moving down the Incline, former naval accommodation blocks are framing the view which is focused on the Boscawen Centre in Castletown with the harbour and mainland above.
- Portland Harbour is a major gateway and when approaching Castletown, those elements that define its long and continuing relationship with the sea and harbour are clearly seen – the adjacent port, Portland Castle, slipways, Stone Pier, old Customs House, beach, long frontage of hotels, pubs, shops, dwellings with The Verne rising above them all, even above the former naval accommodation blocks that now form a back drop to Castletown itself.

Key Views (refer also to Gateways and Open Spaces & Trees)

There are a large number of key views or panoramas that highlight the character and setting of the conservation area; examples that also can overlap each other are as follows:

Chiswell

- From the allotments, south of Clovens Rd (former arable fields, stone posts/walls at least mid C19) views towards Chiswell, Fortuneswell and beyond from a stone bound grass access;
- Of Chiswell, Chesil Beach and beyond from Cove Cottages;
- From Brandy Row northwards into the square and along the main street;
- Eastwards along Brandy Lane towards Mallams and Maidenwell with the Verne behind;
- Along Big Ope with The Cove Inn on the right and the promenade and sky at the end;
- Along Little Ope with stone wall, the rear of The Cove Inn, Pebble Pickers Cottage and Ranters Lodge and the promenade and sky at the end;

- Along Dark Ope looking eastwards with Ranters Lodge on the right and stone wall on the left;
- In front of the War Memorial in Victoria Rd, looking eastwards across Victoria Gardens to the former police station and court room;
- From Queens Rd looking into and over Victoria Square, including the former police station/court house on the horizon;
- From outside the former police station, Castle Rd, a layered panorama of Victoria Gardens, Fortuneswell, Chiswell, Chesil Beach, northern cliffs, West Weare and the sea with Victoria Square and Queen's Rd prominent;
- Outside the Little Ship looking along Victoria Square with the Royal Victoria Hotel defining the corner opposite and the Masonic Lodge signifying the limits of the Square and therefore Chiswell;
- Outside The Bluefish Café looking along Chiswell's main street with the northern cliffs as the backdrop;
- From outside 191 Chiswell, westwards down Brandy Lane and northwards towards the square and main street;
- Of 70 and 135 - 147 odds High St, Fortuneswell from the opposite side of the street;
- From outside 157 High St, Fortuneswell down into Chiswell's square with the sea beyond;
- From the higher end of Higher Lane, cascading down towards Chiswell with The Cove Inn on the horizon;

Fortuneswell/Maidenwell

- Of the eastern side of central Fortuneswell (Nos 56-26 evens) from the opposite side of the street and Hambro Rd;
- Of Underhill Methodist Church and churchyard, Fortuneswell with the Verne behind;
- Towards the Britannia Inn and up Belle Vue Terrace with the treed northern cliffs behind;
- Along High St, lined by Edwardian housing with 54A Fortuneswell and The Verne terminating the view;
- Near 69 Fortuneswell towards the closed Post Office and vice versa;
- By 77 Fortuneswell down Spring Gardens;
- Succession of views down Spring Gardens starting by the boundary wall of 2 Spring Gardens and the view back from outside 26 Spring Gardens with the rhythm of rising front gardens and roofs;
- From outside the Post Office, a succession of views towards the parish church and its treed churchyard;
- By 27 Artist Row downhill with the sea on the horizon;
- From outside 112 Fortuneswell, looking down King St, followed by a succession of confined views, at times relieved by front gardens or punctuated by bay windows with the sea on the horizon until finally emerging into High St and then back up King St with the same spatial qualities but with added changes in roof height;
- From 129 Fortuneswell towards the parish church and the churchyard's prominent trees with wooded slopes at the end of the view;
- From 135 Fortuneswell towards Queens Rd with Chesil Beach and the sea at the end;
- By Albion Crescent, an uphill view confined by tall buildings (former church left) with a rhythm of bay windows and the parish church and trees a focal point at the end, and similarly by Osbourne Hall, an uphill view but with the addition of high wall and Albion Crescent towering above on the left;
- In Ventnor Rd, views of the parish church and churchyard with the vicarage trees adding interest;
- From 3 Mallams, a succession of downhill views, confined on the left and relieved by front gardens on the right with the sea ahead, ending with a panorama of Maidenwell, Chiswell, Chesil Beach, cliffs and sea;
- From near 78 Mallams, a succession of uphill views with a rhythm of rising roofs and front gardens on the left and confinement on the right with the front of 14 Mallams catching the eye near the top;
- From outside 140 Fortuneswell, looking down Coastguard Rd with West Weares and sea ahead, followed by a succession of downhill views with interesting side views provided by Albert Terrace, Sea View and Coastguards Cottages, ending with a panorama over Chiswell towards cliffs, beach and sea.

Castletown

- By the Portland Roads Hotel, a view east along the Castletown frontage with the hotel and former Customs House on the left.
- From Mulberry Avenue, looking towards Portland Castle with the port, Phoenix units and harbour on the left.

Landmarks (for focal points, refer to Important Local Buildings)

Along with the status and design of a building, topography and location have established landmarks within the conservation area and its setting: the Parish Church, The Verne, War Memorial, Portland harbour, former laundry in Brymers Avenue, The Cove House Inn, Britannia Inn, the Victorian terraces in Ventnor Rd, Underhill Methodist Church, Portland Castle, Royal Victoria Hotel, Portland Roads Hotel and Royal Breakwater Hotel and Chesil Beach, an inherent natural landmark.

Chiswell



1



2



3



4



5



6



7



8



9



10

1. Remains of C17 cottage in Brandy Row, now a store
2. 80 Chiswell, former shop premises, three storeys, focal point
3. Former United Reform Church and manse, focal point
4. Bunkers House in Victoria Square, detail of carvings
5. Centre of Chiswell with former Primitive Methodist Chapel in the centre

6. 191, 193, 195, 197 Chiswell, important focal group
7. West side of Victoria Square, important focal group
8. Victoria Gardens with former police station/court above
9. Centre of Chiswell from the New Rd gateway (enlarged image)
10. Esplanade, Cove House Inn and a distant West Weare

Castletown, Fortuneswell & Maidenwell



1. 135-145 High St, Maidenwell
 2. Kingdom Hall of Jehovah's Witnesses High St, Maidenwell
 3. Looking east from Mallams into High St, Maidenwell
 4. 2-10 Spring Gardens, Fortuneswell
 5. 48-60 Mallams
 6. 38 King St, Fortuneswell
 7. View into Coastguard Rd (west side) from Fortuneswell
 8. Retail legacy, for example, 69-81 Fortuneswell



9. Underhill Methodist Church, Fortuneswell
 10. Parish Church of St John and churchyard trees, Fortuneswell
 11. Looking west along The Strip, Castletown
 12. Portland Roads Hotel, Castletown
 13. View from Stone Pier over beach and slipway towards The Strip, Castletown
 14. View northwards over Fortuneswell from New Rd

Character Analysis (refer also to the Assets Map)

Building Uses

Chiswell

In the early C19, Chiswell was mainly a village of fishermen, quarrymen, traders and their families. This bustling mix of uses is hinted at today – for example, fish wholesaler, former (?) boat works, other retail, former fishing huts/stores, a few older dwellings built into Chesil Beach and The Cove House Inn which tops it and maintains strongest continuity with the past. Quarrying connections in the form of yards used for working stone and saw mills (near Victoria Square) have gone. Elsewhere, two inns have changed use, as have the non-conformist churches. In Victoria Square, several uses (railway station and goods yard, gasworks, shops, hotel) have ceased but the Masonic Hall and The Little Ship Inn have retained their functions and there are other uses such as a garage. Tourism is reflected in B&Bs, holiday lets and craft outlets but residential use now predominates. Behind 173, 175 & 181A Brandy Row, local knowledge recalls a dairy farm use.

Maidenwell and Fortuneswell

Fortuneswell's rapid change from small village to main urban centre from the mid C19 onwards is represented by the substantial number of dwellings built to accommodate such change, the absorption of Maidenwell, and those retail premises and businesses still trading, including pubs. In modern times, the Regal Cinema was replaced by housing and a chapel, the library, a number of shops, including corner shops, a retail store and Underhill's one and only bank have undergone residential conversion. Civic use continues at the Town Council Offices and religious uses at the Parish Church and Underhill Methodist Church. The Royal Manor Theatre resides in the former Primitive Methodist Chapel. The Post Office is currently closed. The name of Coastguard Cottages hints at the C19 coastguard station. Tillycoombe Farm was redeveloped, as was the National School, whilst another school is a community centre.

Castletown

Henry VIII's Portland Castle represents the earliest building use. In the early C19, came piers to serve the Merchants' Incline followed by expansion at the naval port, harbour defences and railway connections, all of which laid the foundation and continued growth of building uses (station, inns, hotels, custom house, coal merchant, chandler, sailors home, barber, shops with residential over, post office, smithy) serving maritime functions and the visitors attracted to Portland. In the late C19 - C20, these uses were either superseded (including war damage restoration) or augmented by other uses, for example, houses, reading room, café, fishery and military police station, bakery, fire station, stores, warehouse, hospital, accommodation, offices, communications centre and sports centre. Since the loss of the navy and the commercialisation of the port, new uses in existing buildings, such as a dive centre, surgery, youth hostel, as well as old uses, have come, gone or stayed; the latter, for example, in the form of the community hospital, hotels, pubs and the sports centre (now in community use). The castle, managed by English Heritage, is a tourist attraction. Former naval accommodation blocks are becoming private flats. Many of the shops have been converted to residential and an empty Jolly Sailor awaits the same. The shellfish wholesaler on Stone Pier closed.

Building Types

There are a number of building types, for example:

Religious buildings

Responding to a C19 increase in congregation, the Anglican church of St John was built at Fortuneswell.

A key characteristic is non-conformity evident in either adapted properties (former Conjuror's Lodge and Ranter's Lodge) or purpose-built churches (former Primitive Methodist Chapel [now Royal Manor Theatre], former United Reformed Church [Chiswell], former The Brethren Osborne Hall [Queen's Rd] and the current Underhill Methodist Church.

Inns, Hotels and Lodging Houses

The Cove House Inn, Chiswell, is a rare survivor of early inns. Otherwise, the increase in sailors, soldiers, Kimberlins (newcomers) and visitors benefited the trade of hostelries and encouraged a number of new. In Fortuneswell, the late C18 Royal Portland Arms was the favourite of the visiting King George III and C19 The Britannia Inn remains unaltered. At Victoria Square, the mid C19 Royal Victoria Hotel and former lodging houses opposite (2-9 Victoria Square and originally a longer terrace) were purpose-built, as was the mid C19 Little Ship (formerly The Terminus).

At Castletown, a key characteristic are the inns and hotels, such as the late C19 - early C20 Royal Breakwater Hotel and the late C19 Portland Roads Hotel, The Green Shutters (formerly The Albert), The Jolly Sailor and Sailor's Return.

Dwellings

Due to loss and change, dwellings before the early 1700s are under-represented. At the south end of Brandy Row was once a C17 cottage, now a store (originally 1½ storey with through passage), whereas 135 High St is a double-fronted house of 2½ storeys, circa 1700 and 141 & 145 High St comprises a wide fronted, 2½ storeys house, circa 1700, that was sub-divided into three and then two. Although a pair refronted in the late C19, 90&92 Chiswell are probably of C17 origins.

The C18 period is represented by a small known number of houses such as the high status 4 Fortuneswell (early C18, Queen Anne House, symmetrical front with central entrance hall, 2½ storeys and basement) which is the best of its type on Portland and 70 High St (Captain's House, mid C18, in two parts and originally unfinished), formerly a ruin and another grand house. Other houses of the C18 are modest and tend to be in or part of a row, such as 42 Mallams (single-fronted, two storeys, Palladian ground floor window, a symbol of status), 62&64 High St (mid C18, three bay, symmetrical front with coupled central front doors, 2½ storeys), 60 High St (built as pair with adjoining 58 (56), mid-late C18, 2½ storeys, double-fronted), 199 Brandy Lane (probably mid - late C18, single-fronted, two storeys) and 56 (58) High St (C18, 2½ storeys, double-fronted).

Otherwise, as stated by the RCHM (1970), late C18 - mid C19 houses are generally two storeys, some with attics. Three storey houses (for example, 58 Mallams, 165 Fortuneswell) are few before 1850 (for example, 6&8 Fortuneswell) but sometimes two storeys did acquire an extra floor (for example, 56 Mallams). The majority of houses are single-fronted and where built in pairs have doorways grouped in the middle (for example, 10&12 Fortuneswell), whilst the fewer double-fronted are sometimes sub-divided into two or three dwellings (for example, 62&64 and 70&72 Mallams).

During the later Victorian and the Edwardian period, the need to accommodate a rapidly expanding population is evident in the extensive and varied forms of terraced housing, which is a key characteristic of the conservation area and its setting. Whereas earlier terraces or rows of houses tended to be adhoc, the mid C19 – early C20 terrace, often long and uniform, was either built as a whole or in quick phases. Specific types such as St John's vicarage and Brackenbury House (former manse) were allied to new churches for increased congregations.

Military buildings/structures

Portland Castle is an important example of a Tudor fort built to protect ships at anchor in Portland Roads. Along with Stone Pier, Castletown's raison d'être is Portland Port which adjoins the conservation area and comprises various types of buildings and structures that served and protected the former naval base and harbour. Please refer to the *Archaeology* section for additional details. Outside the port but in the conservation area are other buildings that had a supportive military role, for example, the one-time military bakery (1920s) by Stone Pier and Hardy, Boscawen & Rodney Houses (for high rank?) in Castle Rd.

Public buildings

These are represented by the former court house and police station (1904), the port's Customs House (early C20), the Portland Council Offices (1933/34), the Post Office (1894) and former school (Brackenbury Centre), Fortuneswell.

Main line and branch railway

One of few surviving structures is the station (circa 1865) at Castleton which became a military police station. Another is an over-bridge in Castle Rd.

Shops and commercial premises

Fortuneswell's urbanity is represented in retail and commercial premises (former and current) that were either purpose-built with living or offices over, for example, 75 Fortuneswell which was Eliots Bank, or adapted, sometimes by building in front gardens or rear yards, as retail opportunity grew. For its size, Castleton had a good number of such premises but few survive intact. Chiswell's early importance for trade and business is little evident, although a group that includes 191&195 survives.

Industrial and Farming

Few early buildings survive from Chiswell's fishing industry. One interesting example is the store adjacent to 197 Chiswell. On the west side of Chiswell, against Chesil Beach, are stores with a current or likely past connection with fishing; the same for stores and sheds behind 173 Chiswell. At Castletown's Stone Pier is a modern shed, once occupied by a shellfish wholesaler. Chiswell's stone saw mills have been demolished

and former masonry yards in Chiswell and Castletown either lost or difficult to identify. Buildings behind 173/175 Brandy Row are thought to have had a dairy use at some stage.

Key Listed Buildings

The conservation area has 64 listed building entries that cover in the order of 74 buildings, structures or features and of those, the key listed buildings are:

- The Parish Church of St John (Grade II) – 1839 by Edward Monney plus later additions;
- Queen Anne House (4) Fortuneswell (Grade II*) – early C18, likely for quarry owner Thomas Gilbert;
- The Britannia Inn (Grade II) – mid to late C19, unaltered pub design;
- 59 & 61 Fortuneswell (Grade II) – C18 house and shop with later alterations, important corner site;
- The Captain's House (70), High St, Fortuneswell (Grade II) – mid C18, ruins (now refurbished), one of the grander houses;
- Maiden Well, High St (Grade II) – well head or cistern, an important water source before piped water;
- Cove House Inn, Chiswell (Grade II) – early C19 with earlier origins, associated with national events;
- Royal Victoria Hotel (former), Victoria Square (Grade II) – circa 1870, important corner position;
- Police Station with Court House (former), Castle Rd (Grade II) – 1904 and 1906, in important position;
- Commercial Building, including Post Office (Grade II) – 1894, unaltered commercial design;
- Portland Castle, Castle Rd (Grade I) – also a Scheduled Ancient Monument, coastal fortification, circa 1540, one of a pair with Sandsfoot Castle;
- Captain's House, Castle Rd (Grade II*) – early C19, adjoins castle, incorporates earlier fabric, Master Gunner's residence;
- Royal Breakwater Hotel (Grade II) – circa 1890 -1910, unaltered main frontage, built to serve the port;
- The Old Rectory and its boundary walls (Grade II) - relatively prominent in views, one time isolated association with Old Hill.

Important Local Buildings

There is a large number of Important Local Buildings (includes other features and structures) that contribute to the special interest of the conservation area or its setting:

Chiswell

- Victoria Garden's distinctive Edwardian pavilion with clock;
- WW2 Memorial Stone, Victoria Gardens, memorial to the troops who passed through in 1944 for D-Day;
- Bunkers House, Victoria Square, 1879, former Masonic Hall built by J Patten (important Portland builder) to the design of R Bennett of Weymouth, quality carvings by E H Grassby, interesting, defines the square;
- Masonic Hall, Victoria Square, 1898, designed by E Elford, Portland Council engineer, originally brick, rendered later, early C20 ground floor became a cinema, defines the square, gateway focal point;
- Early C19 stone building, Victoria Square, refashioned front with parapet becoming northerly range of the Royal Victoria Hotel's yard, later converted to shop, defines square, setting of listed building;
- 15, 17 (fishmonger) & 17a (BlueFish Café, formerly the Dap & General) Chiswell, late C18 double fronted house with later bay windows and extensions, enclosed front yard, interesting, extant features;
- 15a and adjacent building to the south, C19 stone stores/workshops backing onto Chesil Beach;
- Chesil Gallery, stone, former gallery with N and S enclosed yards, modern rebuilding and extensions, site once fishermen's cottages, later Betty's House and then coach house/stables, interesting, built on side of Chesil Beach;
- Store (former shop or cottage?) attached to west side of 37 Chiswell, C19, stone with blocked openings;
- Beach House, former Beach Inn, Edwardian, original features;
- Pebble Pickers Cottage, 91 Chiswell, mid C19 (?), refurbished traditional cottage, in the important Big Ope group, setting of listed building;
- Adjoining the east side of Pebble Pickers Cottage, interesting stone remnants of C19 cottages;
- 119 Chiswell, originally two C 19 cottages, C20 alterations and extensions, roof raised, defines square;
- Fishing hut west of 119 Chiswell, rare stone remnant;
- 132/132a Chiswell, former early C19 Primitive Methodist Chapel, social legacy, defines square;
- 133 Chiswell, former late C18 - early C19 cottage, C20 becomes workshop and then shop, defines square, setting of listed building;
- 149 & 151 and walled front and back gardens Brandy Row, late C18, traditional cottages, C20 alterations, define Brandy Row, setting of listed buildings;
- 155 Brandy Lane, former early C19 store, C20 conversion and extension, defines lane, setting of listed buildings;

- Open rill, Brandy Row, rare survivor, lined with Portland stone;
- 181 & 183 Brandy Row, late C18 – mid C19 stone cottages, altered and painted, define lane;
- 175 Brandy Row, mid – late C19, altered stone house, defines lane;
- South end of Brandy Row, remains of C17 cottages (cambered arch), historic legacy;
- Balti House (191) Chiswell, late C19, relatively intact, defines south side of square, setting of listed buildings;
- Former United Reformed Church and manse (The Great Hall, 102 Chiswell), former attached Church Hall (100 Chiswell), a larger church opened on same site in 1858, then an attached schoolroom and manse, church renovated and reopened in 1903, church closed 2009, converted to two dwellings, relatively intact, defines square, focal point;
- 88 Chiswell and front boundary wall, former Kings Arms, plaque of John Groves & Sons Ltd (brewers), defines square, setting of listed buildings;
- Driftwood, 80 Chiswell, mid C19 (?) designed as house and shop with separate entrances flanking central window, three storey gable end with parapet, focal point;
- 76 Chiswell, late C18 – early C19, traditional cottage, original features, alterations/extensions, interesting;
- 23-35 (odds) Clements Lane, late C18 – mid C19 terraced cottages, two and three storeys, 25, 33 & 35 intact, define east side of lane, setting of listed building;
- 1, 2 & 3 Higher Lane and front boundaries, early C20, double height canted bay windows, relatively intact, group focal point;
- 8 Clements Lane, mid C19 terraced cottage with workshop, intact, faces the sea;
- 18 Clements Lane, late C19 three storey terraced house, intact, faces the sea;
- 19, 20, 21, 22, 24, 26 & 27 (later the Royal Standard pub) Queen's Rd, early C19 terraced housing expansion that faced Clement's Lane and turned its back on Queen's Rd, thereby predating the full establishment of this road;
- 30, 31 & 32 Queens Rd and front garden space, early C20, three storey houses, 31 and 32 a pair, relatively intact, decorative and interesting;
- 4 & 5 Castle Rd and front spaces, early C20, former police accommodation, interesting, setting of listed former police station and courthouse and focal point with them;
- The Opes, accesses to Chesil Beach and rear properties, floodways during storms; key characteristic;
- Contraband cellars and other features specific to properties associated with maritime livelihoods;
- Behind 173-181 Brandy Row, former industrial single storey stone building with associated stone boundary/retaining walls, industrial legacy, local knowledge recalls dairy/farm use plus bull ring.
- Underhill Junior School, firstly 1913, unity of single storey frontage of three pediments with three pairs of sash windows, historic and community interest, enhances Clovens Rd entry and setting of conservation area.

Fortuneswell and Maidenwell

- 1, 2, 9, 11, 12, 13, 18 (plus the former gap and steps that gave pedestrian access to Brandy Row, including its once small farm/dairy), 20, 21, 23, 25 & 26 Cove Cottages, late C19 – early C20, relatively intact, part of a prominent terrace;
- Windy Ridge (17) & Westcliff (19) and boundary features Clovens Rd, first half of C20, intact, interesting houses, complement setting of the conservation area, group focal point;
- 1 & 24 Hambro Rd, late C19 brick terraced houses, relatively intact, part of a long and prominent terrace;
- Eastleigh House St Martin's Rd, early C20 semi-detached house, relatively intact, setting of conservation area;
- Former steam laundry, Brymer's Ave, red brick, large scale, relatively intact including tall chimney, vacant, prominent, setting of conservation area, industrial legacy;
- 8 New Rd (Belle Vue House) and boundary walls and entrances, early C18 with modern changes, north facade especially prominent, setting of listed former rectory on Old Hill, setting of conservation area and gateway into it;
- Portland Town Council offices and boundary walls, 1933/34, Moderne style, gateway building, civic legacy, focal point;
- 5 Fortuneswell, late C19, three storey house, ground floor canted bay window, intact;
- 22 Belle Vue Terrace, late C19, two storey, part of a stepped terrace, intact;
- 9 Fortuneswell, post WW 2, semi-detached, intact, quality stone details, respects local context;
- Brackenbury Centre, early C20, former boys and girls school (replaced an earlier Methodist school), designed by Crickmay & Sons (important Dorset architect) and built by Jesty & Baker (also built Portland's civic offices, Inner Pier and Verne Quarry Forts), educational legacy, intact, social history;
- Underhill Methodist Church (Brackenbury Memorial Wesleyan Church) and boundary features (including old gas lamp), foundation stones laid in 1898, a replacement church built on high ground above the old churchyard, Gothic Revival by the architect R. Curwen (1865-1909) of London, built by J. J. Patten of Portland (important locally), intact, prominent, associated with Brackenbury House, setting of listed buildings;

- Brackenbury House and boundary features, early C20, former manse, replaced Robert Brackenbury's 1792 chapel, associated with Underhill Methodist Church, intact, setting of listed buildings;
- 10, 12 Fortuneswell, built early C18 as one dwelling (mullioned windows), later converted into two and sash windows fitted, relatively intact, define the old central part of Fortuneswell;
- 14 & 16 Fortuneswell, late C18-mid C19, relatively intact, 16 is a former shop, define the old central part of Fortuneswell;
- 26 & 28 Fortuneswell, late C18-early C19, later alterations, 28 is a former shop, C20 converted to flats and a public library (closed and now a shop), relatively intact, define the corner of East St and the old central part of Fortuneswell;
- 30, 32 & 34 Fortuneswell, late C18-early C19, two and three storey, C20 alterations, define the corner of East St and the old central part of Fortuneswell;
- 2 East St, late C18-early C19, store, intact, defines street, NE gable is a focal point;
- 42-56 (evens), early C19 possibly earlier, define the old central part of Fortuneswell, relatively intact, important shop frontages, 54A is a focal point;
- 88-114 (evens), early – late C19, 90 -114 were dwellings with single storey shops (now front gardens with remnants) added at the front (90 and 92 retain a shop front), 88 formerly the India & China Tea Co and CO-OP, overall relatively intact, retail growth north from the old centre, defines the east side of Fortuneswell, social history;
- Raised pavements with associated walling, steps, railings and features, for example, a telephone kiosk in Fortuneswell and Maidenswell;
- 124-126 Fortuneswell, mid - late C19, purpose built retail premises, relatively intact (shop front altered), butchers in 1907, defines corner of Greenhill Terrace, retail history;
- Primitive Methodist Chapel (now Royal Manor Theatre), 1869, intact, defines corner of Belgrave Place, focal point;
- 1–6 (inclusive) Albion Crescent, mid – late C19, relatively intact, define the junction between Castle Rd and Queen's Rd, interesting, overall unity, focal point from near and far;
- Osborne Hall, dated 1889, built as a naval victuallers shop and store (?), early C20 used by The Brethren, now residential, interesting, social history;
- 1-5 (inclusive) Osborne Terrace, early C20, relatively intact with 5 retaining a shop front and entrance lobby (once 'Gill's'), interesting, overall unity, define south side of street;
- 157 Fortuneswell, defines corner of Coastguard Rd, retains two shop fronts, relatively intact, retail history;
- 155 Fortuneswell, originally a terrace of three mid C19 houses becoming the Royal Hotel in the late C19, converted to council flats in C20, interesting, defines corner of Coastguard Rd, social history;
- 153 Fortuneswell, including street yard, boundary wall and letter box, early C18 - early C19 (?), former workshop with earlier (?) arched doorway, in Fortuneswell an uncommon survival, possibly associated with the attached 135-151 (odds), architectural and historic interest;
- 135-151 (odds) including yards and boundaries features, late C18 – mid C19, the set back cottages were built as a terrace facing away from the road at a time when Fortuneswell was insignificant, smaller and later properties (shops) have been built in the rear yards to face Fortuneswell when its status changed, possibly associated with 153, retail and social history; architectural and historic interest;
- 121, 125, 127, 129A & B-131, late C18 - late C19, all but 121 are former shops, relatively intact, define corners of Manor Place and Mallams, setting of listed buildings, social and retail history;
- 101, 103, 105 & 107 Fortuneswell, mid C19, relatively intact, each with a shop frontage but 101 with an added frontage (?), define corners of King St, setting of listed building, retail history;
- 89 & 91 Fortuneswell, mid C19 with fine shop frontage, former Red House Bakery, first painted red by Mr Dunkley in 1897 to celebrate Queen Victoria's Diamond Jubilee, currently estate agents, defines corner of Artist's Row, social and retail history;
- 87 Fortuneswell, late C19, shop premises, intact including tiled entrance, retail history;
- 77 Fortuneswell, late C19, shop premises, relatively intact, defines corner of Spring Gardens, setting of listed buildings, retail history;
- 75 Fortuneswell, mid C19, former Eliots Bank (later Lloyds), purpose built, defines corner of Spring Gardens, intact, setting of listed buildings, quietly imposing, social history;
- 71 & 73 (Stanhope House) Fortuneswell, 1865, built by J Patten (important Portland builder) to the design of R Bennett of Weymouth, intact except for infilling of shop front, originally a purpose built drapery emporium, setting of listed buildings, retail history;
- 69 Fortuneswell, mid C19, former shop, relatively intact, retail history;
- 6 & 7 Guernsey St, terraced houses, relatively intact, Fortuneswell's Edwardian housing growth;
- 27, 34, 49B, 51, 57, 59 High St, shop (34), semi-detached or terraced houses, relatively intact, Fortuneswell's Edwardian housing growth;
- 97 High St and 2 Clovens Rd, define corner of junction, intact, late C19 housing growth;

- Former workshop (house before?) with boundary wall now attached to 36 High St, late C19, industrial history;
- Kingdom Hall High St plus front boundary features and letter box, former Bible Christian Methodist chapel, mid-late C19, setting of listed building, intact, social history;
- 129 & 131 High St, boundary features (old and new) and old cartway (alongside 129) to former Killicks Hill fields, houses early C19, almost intact, setting of listed buildings, earlier Maidenwell;
- 133 High St, late C19-early C20, intact, setting of listed buildings;
- 153 & 155 High St plus boundary features, late C18-early C19, 153 more intact, early Maidenwell, setting of listed buildings;
- 157 & 157A & B, late C19, prominent, defines a corner of Cove Cottages, almost intact, setting of listed buildings;
- 26A & 26B Spring Gardens, mid-late C19, relatively intact, prominent at lane's lower end;
- 2-20 (evens) Spring Gardens and boundary features, early-mid C19, terraced houses of varying intactness, size and detail, early housing growth reflecting local characteristics, interesting;
- 25 & 27 Artist Row and boundary wall, late C19, intact, setting of listed building;
- 3 Artist Row, late C19, almost intact, setting of listed building;
- 54, 56 & 58 King St and boundary features, relatively intact, late C18-early C19, earliest being 56 with two room plan and central passage, interesting, early housing growth reflecting local characteristics, setting of listed buildings;
- 2-14 and 20-46 (evens) King St and boundary features, late C18-mid C19, terraced houses of varying intactness, size and detail, early housing growth reflecting local characteristics, interesting;
- 11 & 31 King Street, late C19, 11 intact, 31 almost intact;
- 3 (former shop, late C19) Mallams and 29 & 61 (terraced housing, early C19) Mallams, relatively intact;
- 52 & 56 Mallams with boundary features, late C18? terraced housing, some later alterations, almost intact, setting of listed buildings;
- 66-72 (evens) Mallams, late C18, 66 the most intact, setting of listed buildings;
- 78 Mallams and boundary features, mid C19, relatively intact, end property on NW side of Mallams;
- 20-28 (evens) Mallams and boundary walls, late C18 - early C19, later alterations, 24 & 26 once a double fronted house divided into two, relatively intact, setting of listed buildings;
- 16 Mallams and boundary walls, mid C19, relatively intact, later alterations, setting of listed building;
- 6 (late C19, intact) & 14 (early-mid C19, relatively intact) Mallams, 14's (heightened) main façade (lion plaque) faces the sea and is a focal point, 14 also precedes the attached terrace including 6, interesting;
- 163A & 167 Fortuneswell, the two storey, back wings and yard walls that front and benefit Coastguard Rd, mid C19, almost intact, setting of listed building;
- 6 Sea View, part of late C19 – early C20 terraced housing growth, almost intact;
- 18 Albert Terrace, part of mid C19 terrace, three storeys, double height bay window, intact;
- 2 Albert Villas, part of late C19 terrace, two storeys with wooden sash windows reinstated.

Common to Chiswell, Maidenwell and Fortuneswell

- Freestanding and retaining stone or brick walls of varied style and height in the private and public domain, a key characteristic, some of which are common land or field boundaries (for example, Coastguard Rd retains part of the free-standing field boundary), the official limits of settlements, including those in the setting of the conservation area, Ope/alley/passage-way walls, and the remains of derelict/storm or war damaged buildings, plus associated features, for example, metal railings and gates, stone gate pillars and arched doorways such as 11 Clovens Rd;
- Boundary stones (landownership), upright stones (natural and worked finish) and stone fence posts, including those on the traffic island (outside former Bedlam) in front of the Britannia Inn;
- Stone steps either for public use such as at the southern end of Belle Vue Terrace, or for private use, for example, the stepped access from Clements Lane to properties on Queen's Rd, plus associated features such as metal handrails and balustrade;
- WW2 air raid shelters on private premises;
- Former public wells (Fortuneswell and Chiswell), a key characteristic, and wells on private premises.

Castletown

- Portland Port Authority is currently undertaking a survey of its property and producing a Heritage Statement with a view to identifying heritage assets, alternatively called Important Local Buildings;
- The K6 telephone box opposite the Royal Breakwater Hotel and interesting anchor nearby;
- Portlands Roads Hotel for J A Devenish & Co, late C19 – early C20, purpose-built, distinctive faience facade with high relief ornament and Devenish lettering probably manufactured by Burmantofts, intact, naval port's recreational legacy, focal point, setting of listed building;

- The Jolly Sailor, Devenish Brewery, late C19 – early C20, replaced 1770s pub of the same name (?), designed by Crickmay (Ricketts, 1979) vacant, relatively intact, naval port's recreational legacy;
- The Green Shutters, former The Albert, mid-late C 19, Eldridge & Pope Co cartouche, ground floor frontage partially altered, naval port's recreational legacy;
- Former Sailors' Return (10 Castletown), mid-late C 19, formerly of the brewery John Groves & Sons Ltd, Weymouth, relatively intact, naval port's recreational legacy;
- Merchants' Incline railway from Verne Common Rd to Castletown, opened 1826, gauge of 4ft 6inches, some stone sleeper blocks survive, now a Right of Way, pioneer line, important railway legacy;
- Customs House, early C20, distinctive, defines port boundary, setting of listed building, port history;
- 4 Castleton, mid-late C19, former business premises, later MOD offices, almost intact, interesting, port's retail history;
- 5-9 (inclusive) Castletown, mid-late C19, former business premises and houses, 9 was C H Collins & Co Steam Coal Merchants, relatively intact, port's combined retail and residential history;
- Hotel Aqua Ltd, late C19, former Castle Hotel/Salvation Army Sailors Home and R Score & Sons navy contractors ship chandlers (stone) and attached former Score's Steam Bakery (brick), relatively intact, pier buildings, east sides form frontage to pier's car park, west sides are focal in views, port history;
- 14 & 15, 15a & 15b Castletown, mid-late C19 shops, relatively intact, port's retail history, setting of listed building;
- 24A Castletown, fishmongers, interesting blocked stone openings, earlier store (?), port's retail history;
- Postal pillar box and stone wall near 26A Castletown, interesting features;
- 25 (former Greasy Spoon café) & 26 (store) Castletown, early C20, semi-detached, relatively intact, social history, entry building into Castletown;
- Stone Pier (also important open space) which by the C19 was the main pier for shipping stone and provided loading berths, including for passenger paddle steamers, pier extended late C19, used on D-Day, today stone transported by road but pier used for sailing and diving activities, important historic and social interest;
- The Old Waterside Bakehouse, situated by Stone Pier, early C20, when a naval port the building was known as the NAAFI bakery (ovens formerly in the warehouse) with contraband and offices on the upper floors, reconstructed in the 1950s after a fire, prominent and defines entrance onto pier, functional befitting original purpose and port location, relatively intact, setting of listed building, military history;
- Former Edwardian HMS Osprey administration/communications building, C20 conning tower added, focal symmetrical north frontage, disused, military history;
- Late C19 former stone gatehouse at entrance to hospital and associated stone boundary walls and gate piers on Castle Rd, naval and social history;
- Portland Hospital - prominent group of Edwardian naval buildings, retain an important link with the Royal Navy's former presence;
- Three Edwardian and impressive former naval officer's houses called Hardy, Boscawen and Rodney and associated stone boundary walls and gate piers, one intact, naval history;
- Former railway over-bridge and adjoining stone wall in Castle Rd.
- Boundary stones demarking land ownership, such as between military land and Fortuneswell;
- The gravestones and stone boundary wall and entrance of the Stranger's Cemetery, Castle Rd (where strangers or Kimberlins were buried), historic and social interest;
- Front boundary features of 22 & 23 Castletown.

Important Building Groups

Important Building Groups are either in the conservation area, its gateways or setting and are be considered collectively as well as individually. Some groups may overlap areas, for example, a group in Chiswell also including a property in Maidenwell.

Chiswell

- The Little Ship & 2-9 (inclusive) Victoria Square and Masonic Lodge – establish the west side of the Square and are a focal group from view points such as Victoria Gardens;
- The Royal Victoria Hotel and the associated building north of it, Petrel Lodge (former garage) and Bunker's Lodge – establish the east side of Victoria Square;
- 27-35 (odds) Chiswell – late C19 infilling, partially defining west side of the street and a corner of No Ope;
- 6-34 (evens) Chiswell – late C19 – mid C20 housing expansion, defining east side at entry of Chiswell;
- Chesil Gallery, the store attached to the west side of 37 Chiswell, 15a Chiswell and adjacent building to the south – represents Chiswell's westerly expansion onto Chesil Beach by a mix of historic uses;
- The Cove House Inn and remains south, Pebble Pickers Cottage (91 Chiswell) and remains east and 87 & 89 Chiswell, – represents the relative survival of Big Ope and are a focal group from view points, for example, the promenade and New Rd;

- 119, 132/132a Chiswell and 131/131a & 133 Brandy Row – establish the west side of Chiswell’s square with 119 and 132/132a a focal sub-group when viewed from Chiswell’s square and New Rd;
- 139 Chiswell, 145, 147, 149, 151 & 155 Brandy Row (Brandy Lane), - an island of properties that establish the north side of Brandy Lane and the east side of Brandy Row at its north end and also reads with the group listed directly below;
- 185, 187 & 189 Brandy Lane, 191, 193, 195, 197 and store adjacent & 120 Chiswell, 157 (a & b), 159, 161, 163 & 165 High St, Fortuneswell –, establish the south side of Chiswell’s square and the lower end of High St on the south side, also reads with the group listed directly above and the Cove Cottages group; 191 – 197 (inclusive) Chiswell – focal sub-group (three storey or more) within the group directly above;
- 76, 80, 86, 88, 90, 92 Chiswell – establish the east side of Chiswell, representing a former mix of uses;
- Conjuror’s Lodge Chiswell and 23-35 (odds) Clements Lane – establish the corner and southern side of Clements Lane;
- 12-20 (evens) Clements Lane – face the sea and clearly visible from Chesil Beach;
- 19, 20, 21, 22, 24 & 26 Queen’s Rd – face Clements Lane and clearly visible from Chesil Beach;
- 30, 31 32 & 33 Queens Rd – focal group when viewed from Queen’s and Castle Rds and Victoria Gardens;
- Former Police Station and Court Complex and 4 & 5 Castle Rd – focal group from many view points, for example, Victoria Square, Chesil Beach and Victoria Gardens;

Maidenwell and Fortuneswell

- 1-26 (inclusive) Cove Cottages – focal group from several points, for example, Chiswell’s square, High St, Chesil Beach and the promenade, and reads with groups at the centre of Chiswell;
- 121, 123, 125, 127, 129-147 (odds) High St - define south side of street and growth within Maidenwell with 135-147 (odds) and boundary features forming a focal sub-group that represents an earlier period and 125 & 127 and old cartway leading to them also forming a focal sub-group. All relates to the group directly below;
- Kingdom Hall, 111, 97-115 (odds) High St – define south side of street, growth within Maidenwell and relates to the group directly above;
- 9, 11, 23-27, 49A, 49B-63 (odds) High St – define south side of street and growth that joined Maidenwell with Fortuneswell, whilst the west end visually relates to the group directly above;
- 61 Fortuneswell and 2, 4 & 10-34 (evens) High St – define north side of street and growth that joined Maidenwell with Fortuneswell;
- 44-52 (evens) & 56-64 (evens) High St – define north side of street and includes C19 growth within Maidenwell with 56-64 and boundary features forming a focal sub-group representing an earlier period;
- 1-9 (odds) Clovens Rd – a late C18-early C19 group in Maidenwell with later alterations;
- 1-25 (inclusive) Hambro Rd – long terrace against the boundary and in the setting of the conservation area and a long focal group from view points within the setting;
- Blackford House, Eastleigh House, 1-31 (odds) St Martin’s Rd – long stepped terrace and a pair of semi-detached houses in the setting of conservation area and a long focal group from view points within the setting;
- 8 (Belle Vue House), 10, 12, 14-18 & 20 New Rd – highly prominent group as seen from northerly view points;
- 1-25 (odds) & 4-24 (evens) Belle Vue Terrace, 2 New Rd and southern public stepped access – whole street is focal from the New Rd gateway and focal in views from Fortuneswell with The Britannia Inn prominent in the foreground;
- 9 & 11 Fortuneswell and Portland Town Council offices – interwar/post-war group with the civic offices defining the corner entry into the conservation area and the semi-detached houses continuing the definition;
- The Britannia Inn, 19, 21 & 23 Fortuneswell – define the south side (part of the area called Bedlam) of Fortuneswell’s historic centre and are the last remaining to do so.
- 4, 6 & 8 and 10-16 (evens) Fortuneswell, Brackenbury House, Underhill Methodist Church, churchyard and Brackenbury Centre – on the north side at the east end, the group define C18 Fortuneswell with later changes to the church, manse and school that retain continuity, whereas 4, 6 & 8 form a sub-group being focal when entering the conservation area from New Rd;
- 30, 32, 34, Royal Portland Arms and 42-56 (evens) – define the east side of Fortuneswell from its historic centre and northwards passing the junction (High St) to Maidenwell opposite;
- 69-81 (odds) & 85-107 (odds) – define the west side of Fortuneswell’s retail growth northwards from the old centre, whereas 71-81 form a former retail sub-group and focal point;
- 115-131 (odds) & 135-159 (odds) Fortuneswell and 1-5 (inclusive) Osborne Terrace, Osborne Hall and 2 & 3 Queens Rd – define the SW side of Fortuneswell and includes its continued growth, for example, in terms of housing, a church, shops (some in domestic yards), an inn and hotel;
- 88-114 (evens) and the parish church – define the east side of Fortuneswell’s northern expansion (once took advantage of retail opportunity by building shops at the front) up to the church;

- 116, 118 plus single storey shop, front boundaries features, parish church and churchyard – group first formed when the church was built near the early C19 attached houses with 116's shop following later;
- 124-138 (evens), Royal Manor Theatre, 140-146 (evens) and 1-6 Albion Crescent (inclusive) – define the NE side of Fortuneswell and represents C19 growth (houses, former shops and church) with Albion Crescent forming a prominent sub-group;
- Captains Retreat, 3 Manor Place – early C19, three storeys, rendered, original windows with marginal lights;
- 1-7 Greenhill Terrace – late C19, originally all two storey, unifying rusticated stonework, 1 and 6 intact;
- 5 Belgrave Place – late C19, three storey house, rusticated stonework, almost intact with stone garden walls;
- Workshop, Belgrave Place – C19, rendered gable faces road, forms boundary to garden of 5 Belgrave place;
- 1-12 (inclusive), 14 & 15-27 (inclusive) Ventnor Rd – highly prominent late C19 terraced housing group situated below The Verne and above Fortuneswell, forming part of the backdrop to the parish church;
- 2-20 Spring Gardens and boundary features – a group that rhythmically steps up and defines the north side and early expansion between Maidenwell and Fortuneswell;
- 1-15 (odds) Spring Gardens – Edwardian group stepping up and defining the south side;
- 4-10 Guernsey St – Edwardian group defining west side of street;
- 2-8 (evens) and opposite, 1, 3 & 5 Artist Row plus boundaries features – early-mid C19, represent the start of Artist Row;
- 2-58 (evens) King St plus boundary features – define the whole north side of the street, C18 onwards;
- 1-3 & 9-33 (odds) King St – partly define the south side of the street, late C19 onwards;
- 6-14 (evens), 16, 20-28, 42-46 & 52-78 Mallams plus boundary features - partly define the north side of the street, late C18 onwards;
- 3 and 13-61 (odds), 61A & 63 Mallams - define the whole south side of the street, early C19 onwards;
- 1-7 (inclusive), 7a & 8 Coastguard Cottages - mid C19 terrace with former coastguard station at the end (8?), focal group from Coastguard Rd and Chesil Beach;
- 1-8 Albert Villas – late C19 terrace, focal group from Chesil Beach;
- Back wings and yard walls of 161, 165 & 167 Fortuneswell and 2, 3 & 4 (former corner shop?) - 24 (inclusive) Albert Terrace – define the mid C19 creation of Coastguard Rd and continued development in the form of the cul-de-sac Albert Terrace;
- 1-19 (inclusive) Sea View – a square of late C19-early C20 terraced housing expansion alongside Coastguard Rd with the singular occurrences of private gardens in the square;

Castletown

- Boscawen, Hardy & Rodney Houses and former hospital gatehouse plus associated boundary walls and entrances – define a substantial length of the east side of Castle Rd;
- 1 (Docklands Police Station) - Portland Roads Hotel (inclusive) and 22 – 26 (inclusive) – define the predominantly C19 Castletown on the south side called The Strip.
- Hotel Aqua Ltd, Old Waterside Bakehouse, Portland Roads Hotel & Customs House - define the bend in the road when approaching from the west with the Customs House visible beyond;
- Portland Castle & Annexe including their boundary features and the former HMS Osprey administration/communications building – time wise important military reference points, military history;

Traditional building materials and architectural details

Building wall

Portland stone predominates, particularly Freestone (Base Bed, Whit Bed and Roach) and where still exposed (it can be obscured by over painting and render) is often laid in large blocks that are squared and coursed or as ashlar with fine joints, even on humble buildings. Later in the C19 and onwards, in different types of buildings, rock faced coursed stonework becomes fashionable and coursed rubble and uncoursed rubble stonework is used more. Portland stonework is a major characteristic and its visible use (those building groups where this is particularly so are key) retains Portland's building tradition.

An introduced material, before circa 1850, 63 Mallams is the only house to use facing brick on Portland (RCHM, 1970) for its frontage (now painted). Otherwise, the use of exposed brickwork is limited overall and the preference of later buildings that either reflect a fashion or make use of a cheaper material or both. The use of render on brickwork or stonework is a means of upholding appearances (for example, brick rendered sides where there is a stone front), supporting architectural fashion (for example, the former Royal Victoria Hotel, a grand design with extensive use of render) or disguising alterations (for example, refronting a house/shop or adding a third floor) with the render occasionally incised to replicate stone blocks. As with brick, the increased use of render coincides with Underhill's rapid growth from the late C19 onwards.

Roofs

Steep roofs required for Portland stone slates (139 Chiswell, 165 High St) and thatch (none survives) are evident on some earlier houses, but throughout, both traditional materials are overtaken by predominantly Welsh slate (arrived by rail from mid C19 onwards), now a key characteristic, followed by plain clay tile, a modern replacement and occasionally corrugated iron.

Windows

One rare surviving example of mullion windows with casements is 135 High St (circa 1700). The RCHM (1970) identifies 10&12 Fortuneswell as an early C18 dwelling with mullioned windows (jamb mullions remain) later divided and given sash windows. This change in the traditional style of window is not uncommon such that a key architectural element is the wooden, sash window; its varying size respectful and related to the design of a building and any subsequent alterations or refashioning – large multi-paned sash windows for example at 86 & 193 Chiswell, 165 Fortuneswell, 2&4 High St and 4 Castletown and smaller multi-paned sash windows for example at 33&35 Clements Lane, 76 Chiswell, 187 Brandy Lane and 52&56 Mallams. Sash windows with fewer or even single panes of glass are also evident, and especially so in mid C19 – early C20 bay windows, introduced into existing buildings or forming part of the original design. In some instances, bay windows, single and double, form a repeated, strong feature in the street scene, for example, Albion Crescent, St Martin's Rd and the Castletown frontage overlooking the port. In contrast, casement windows are now uncommon.

Traditional dormer and partial dormer windows are subservient to first and ground floors windows, both in appearance and size, and correctly applied, mean their use is not widespread, as those important groups of buildings that are free of dormers exemplify. The same discretion applies to rooflights.

Doors & porches

The rarity (due to later replacement) of the traditional, wooden, boarded or planked house door, such as the early C18 12 Fortuneswell (iron strap ironmongery), means it is especially important. The same rarity and significance applies to loading doors of stores and workshops.

Characteristic are single, wooden panelled front doors (with or without a fanlight or door rosette, solid or partially glazed) as evident, but not exclusively, in C19 buildings. More decorative wooden panelled doors (fan and side lights) reflect greater status such as the early C19 6&8 Fortuneswell, whereas the status of 4 Fortuneswell benefits from a C19 panelled door (part-glazed, rosette) in an early C18, ornate stone surround. Public buildings, for example, the early C20 Town Council Offices, use wooden panelled doors, especially at main entrances where double doors sit in ornamental surrounds.

Although the absence of a porch is traditional, the simple, cheeked stone slab porch is associated with humble dwellings, for example 60 Mallams, and the characteristic pairing of front doors allows for such porches to be side by side, for example 10&12 Fortuneswell, if not actually shared. A grander version of a shared porch is seen at 62&64 High St and at 70 High St (Captain's House) is the grandest of pedimented porches. The early C20 introduced a few stone canopies; simpler versions of 4 Fortuneswell's.

Retail and commercial frontages

Surviving retail frontages (shops, hotels and pubs) are a significant characteristic. The early C19 (late Georgian?) shop is represented by the rare surviving and simple shopfront of 195 Chiswell. Later in the century, integral shopfronts become more elaborate, for example, 54, 89, 91, 107&131 Fortuneswell and 14&15 Castletown. The reserved appearance of the former bank (73 Fortuneswell) is in contrast to the later former Post Office with its eclectic materials. Few original shopfronts (149/151 Fortuneswell) either planted onto buildings or built in yards survive. Over time, the street frontages of pubs and hotels express various designs and methods of advertisement, from the exuberant (Royal Breakwater Hotel, The Portland Roads), to the sedate (former Royal Victoria hotel), to the elaborate (Beach House [former inn], The Britannia Inn, The Little Ship, Royal Portland Arms).

Chimneys

Although chimneys are predominantly brick (some rendered), there are surviving stone chimneys (some partial), for example, 138 Chiswell, 60 & 139 High St, 58 & 64 Mallams and 4 Fortuneswell. Where single-fronted houses are in pairs, chimneys are usually on the gable walls. In a few instances, the plan is reversed and chimneys are then on the central party wall.

Boundaries

Freestanding and retaining boundary walls, mostly of stone with some brick, are a strong, unifying characteristic. Their quality, scale, construction and extent are impressive and indicative of an overall ready access to local stone. Associated boundary features, for example, corner stones/piers (SW end of King St), doorways (11 Clovens Rd), well head (Maidenwell), gate piers (4 Fortuneswell), over-lantern (parish

churchyard), iron railings (Underhill Methodist Church) and iron gates (106 Fortuneswell) are equally important.

Other features of interest

On frontages with exposed stone, plat bands are sometimes used to add subtle decoration, for example, 107&109 High St. The stone brackets supporting the oriel window of Bunkers House, Victoria Square end with lion heads. A locally rare instance of faience is The Portland Roads Hotel frontage.

Important open spaces and trees (also refer to Gateways)

Open spaces

- Brackenbury Infant School grounds with its green open space (Three Yards Close) constitutes an important link back to the ancient relationship between the Killicks Hill field system and Chiswell/Maidenwell and thereby benefits the setting of the conservation area;
- Chesil Beach plus Esplanade (defences) – Chiswell’s raison d’être, highly significant locally and nationally;
- Victoria Gardens – formerly Little Common, opened 1904, originally designed by Ernest Elford to celebrate Queen Victoria’s Golden Jubilee, Underhill’s only substantial, formal, public open space, still provides key views and panoramas (viewshed), character and amenity supported by an original pavilion and a WW2 memorial, setting of listed buildings group;
- Victoria Square – originally established by the railway and the construction of Victorian buildings, overshadowed by modern traffic arrangements with attempts to reduce the impact with planting, remains historically significant, setting of listed buildings, part of the Portland Beach Rd gateway;
- Chiswell’s square – includes the area outside 191-197 Chiswell and the now open green space and seating area opposite, mainly car parking (capped well below), eastern side a one-way traffic system, viewshed (key views of Chiswell, its immediate and wider setting, glimpses of Chesil Beach), setting of listed buildings, remains a highly significant public open space;
- Chiswell Walled Garden – walled community garden, created and managed by the Chiswell Community Trust, site once occupied by two C17 houses as shown in John Upham’s 1805 watercolour, locally unique;
- Opes – highly significant part of Chiswell’s settlement pattern as a fishing village, remain in use;
- Allotments, paddocks/fields behind southern side of Clovens Rd – locally rare remnant of ancient field system, earlier had more arable use, with stone walls and stone posts marking boundaries;
- Open green space behind 68-80 (evens) Chiswell – respects historic separation between Chiswell and Fortuneswell, prevents total coalescence, key in views from Chesil Beach, highly significant;
- In Maidenwell, the open front green spaces/gardens (56-64 [evens], 70, & 135-147 [odds] Fortuneswell) – setting of listed buildings, attractive contrast in the streetscape, signifies hamlet’s rural character;
- Fortuneswell’s historic centre – now highway and traffic island (The Britannia Inn to 56 Fortuneswell), lost frontage on the west side (Bedlam), setting of listed buildings, remains a highly significant public open space;
- Underhill Methodist burial ground – former field, becoming burial ground in late C18, headstones placed at sides, relevant to Methodist church (Important Local Building), historically significant, setting of listed buildings, amenity value;
- Parish churchyard – main green space in Fortuneswell, immediate setting to parish church, attractive contrast in urban context, important trees and boundary features, public amenity;
- Front gardens, public area and continuous raised footway NW of parish church – interesting contrast, gardens signify Fortuneswell’s rural character, key views of church, setting of listed buildings, public amenity;
- Strangers’ Cemetery, Castle Rd – established mid C19, coincides with growth in Portland’s population, where strangers (Kimberlins, not Underhillers or Tophillers) were buried, historically significant;
- Large gardens of Hardy, Boscawen and Rodney Houses, Castle Rd – attractive setting to naval houses (Important Local Buildings), deter settlement coalescence, help retain Castletown’s historic separation;
- Community Hospital grounds – deters settlement coalescence, helps retain Castletown’s historic separation;
- Governor’s Garden, Portland Castle – a castle garden existed intermittently for almost 300 years, part of a well-established tradition of garden making by commanders of forts, post WW2 the garden was abandoned, 2002 garden redesigned by C Bradley-Hole following an English Heritage competition, only publically accessible garden with grounds in the Castletown vicinity, the trees help create a verdant “oasis” in this part of the conservation area, key views and panoramas of harbour, mainland, Phoenix units (Mulberry Harbour), and commercial port from the castle’s battlements;
- Small area of beach with jetty, Portland Castle – remnant below battlements, small boats haul up, key views outwards, setting of listed building, historically significant;
- Stone Pier (also Important Local Building), Castletown – once foremost pier for shipping Portland stone, quay for steamboats, current shape and extent late C19, various uses but mainly boat yard, key views and panoramas of mainland, port, harbour and Phoenix units, historical and social significance;
- Castletown slipway – remnant of a longer beach, once a favourite haul out for fishermen using the harbour, still used, key views towards Stone Pier, Phoenix units and out to sea, historic and social significance.

Trees

Examples of other important trees are as follows:

- From vantage points, for example, Chesil Beach, the trees covering the slopes of Yeates, those dotted on common land below The Verne and under New Rd and the trees (some sizeable) south of Clovens Rd are significant in views across the conservation area, as well as in views from within it;
- The trees in the garden of St John's Vicarage and that of 122 Fortuneswell (former vicarage garden) provide attractive contrast to urbanity, complement the churchyard trees and are significant in elevated views;

Concerns

- The former, incongruous, naval accommodation blocks overshadow Castletown and intrude on views towards it. It is important that location of buildings is characteristic and that scale and proportion respect local character, even down to architectural elements such as dormers and windows. Incorrect scale and proportion detracts from the character and appearance of the conservation area.
- Portland stone that is seen and enjoyed is a key characteristic of the conservation area. Overpainting and rendering existing buildings would continue to dilute this important characteristic.
- Under Permitted Development Rights, there has been substantial loss of historic character and appearance.
- The upgraded through traffic system has diluted a sense of place in Underhill, particularly evident in Victoria Square and through traffic adversely affects the character of the conservation area in Fortuneswell and Chiswell. Car parking has also diluted historic relevancy and affected visual amenity.
- The large advertisement board at the southern end of Victoria Square diminishes the view into Chiswell's main street and therefore the character of the conservation area. A large advertisement board on a gable wall in Fortuneswell diminishes a key view and the setting of a listed building in the conservation area.
- Open bomb sites, historic in themselves, require aftercare that upholds the conservation area's amenity.
- The encroachment of development on the character of the Merchants' Incline.
- The historic centres of Chiswell and Fortuneswell are undervalued.

General condition

The general condition remains influenced by several factors, both past and present, such as economic challenges and damage by storms, flooding and the aftermath of wartime bombing.

Review of the Conservation Area Boundary (refer also to the Asset Maps)

The conservation area boundary includes listed buildings and the majority of Underhill's historic limits. A number of historic assets, referred to in the text above, benefit the special interest of the conservation area. Therefore, the Nos 1-6 additional areas (as numbered on the Asset Maps) were included in the conservation area in 2014 and the No 7 additional area was included in 2017:

1. The north side of Hambro Rd;
2. Part of the south side of Clovens Rd, the west side of St Martin's Rd and the remnant of ancient field system (allotments, fields/paddocks) behind the southern side of Clovens Rd;
3. The former steam laundry in Brymers Ave;
4. The Brackenbury Centre (former school) and yard;
5. St John's vicarage, its current and former garden, boundary walls and the terraced housing and associated trees, rear gardens in Ventnor Rd;
6. The section of Merchants' Incline from East Weare Rd to the underpass at Verne Common Rd;
7. Old Hill, the original route to Tophill and now Right of Way S3/4.

2 The Grove Conservation Area

Spatial Analysis (refer also to the Assets Map)

Plan Form, Roads, Boundaries and Building Plots

Portland Museum's circa 1830 island map identifies the area currently known as The Grove, simply entitled 'GROVE'. No roads or buildings are illustrated within the area at this time. Excavations (1999) in the Old Vicarage garden by the Association for Portland Archaeology discovered evidence of building walls pre-dating St Peter's church. A dig further along the churchyard wall within the front garden disclosed the pre-Victorian ground level to be over five feet lower than existing. By 1864 however, Grove Rd had become a fully established, purpose built gateway running into and through this new settlement. This road remains the main thoroughfare through The Grove and retains its original 'z'-like form.

Grove Rd is expansive and leads from the A354, straight through The Grove, turning sharply SE at St Peter's Church towards the Youth Offenders Institute before directing eastwards and terminating at a T-junction fronting the cliff edge. Whilst Grove Rd is the main road, a number of smaller roads lead off it, serving the post WW2 housing. A complex run of footpaths interweave within and around the conservation area, linking built with green areas.

Building plots within the conservation area take a number of forms ranging from terraced housing, generously scaled detached buildings set within large plots and the prison that consumes the largest area of land within The Grove.

At the entrance of the conservation area is Clifton Hotel, a derelict building with shop front and a small, stone-built community church. The road is flanked to the north by a substantial and rather imposing stone boundary wall. This serves to border the football ground and cricket field beyond – all open spaces, wholly hidden from view from Grove Rd. The sense of enclosure the wall creates is reinforced by a terrace of stone built cottages sited on the opposite side of the road. These features channel views directly towards St Peter's Church. Further eastward, the sense of enclosure dissipates as the terrace terminates at Incline Rd and smaller clusters of properties lie beyond. Augusta Rd, cuts into Grove Rd and leads at right angles from it, southwards. To the north, the boundary wall also terminates and two substantial buildings followed by St Peter's Church, (all set back from the road) create a sense of space and grandeur. Whilst these properties are bordered by boundary walls, these are low and broken up by access openings. Hedgerows, trees and areas of lawn help soften the otherwise hard landscaping and provide welcome relief from the grey stone of the buildings.

St Peter's Church is the most prominent building on this stretch of Grove Rd, set within its own generous plot and set well back from the pavement. Its corner location punctuates the end of this residential street and marks the beginning of the next stretch of road, leading south. The opposite side of the road is again characterised by a stone boundary wall which borders the pavement and encloses an area of green parkland. This open space, whilst shielded from the road offers further relief from the otherwise built form.

Turning the corner southward along Grove Rd, buildings, (including the former school) continue to front the road. These similarly lie back from the road and are fronted by stone boundary walls. Progressing southwards, Alma Terrace comes into view. This striking row of stone built houses flanks the east side of Grove Rd before the impressive but dominant boundary wall of the Youth Offender Institute (YOI) comes into direct view; the YOI is sited to the southern end of Grove Rd. The conservation area boundary purposefully follows the east side of the street downward, enclosing the remarkable stone buildings and structures and excluding the modern post war housing estate, located on the opposite side of the road.

On reaching the southern-most corner of Grove Rd, a sharp left turn directs once down another straight stretch of pavement, towards the entrance of the YOI. The full enormity of the prison site, its buildings and stature are reinforced by the expanse and height of the stone wall that surrounds it. This imposing structure, bordering Grove Rd still allows the prison buildings to be viewed from long and medium range vantage points around the site, but standing next to it, its purpose and function makes a marked impact to the character of the area.

The austere and heavy frontage of the YOI is balanced sharply on the opposite side of the road with the Visitor's Centre and Gardens. The end of Grove Road is a functional area comprising access and parking areas associated with the YOI. A narrower road, leading off Grove Rd takes a northerly direction. This

follows around the back end of the prison (which continues to be flanked by the high stone wall) and borders the coastal paths from which far reaching views can be obtained. The coastal side of the road features ruins of earlier, possibly military structures and high hedges prohibit views from the road, directly across the sea.

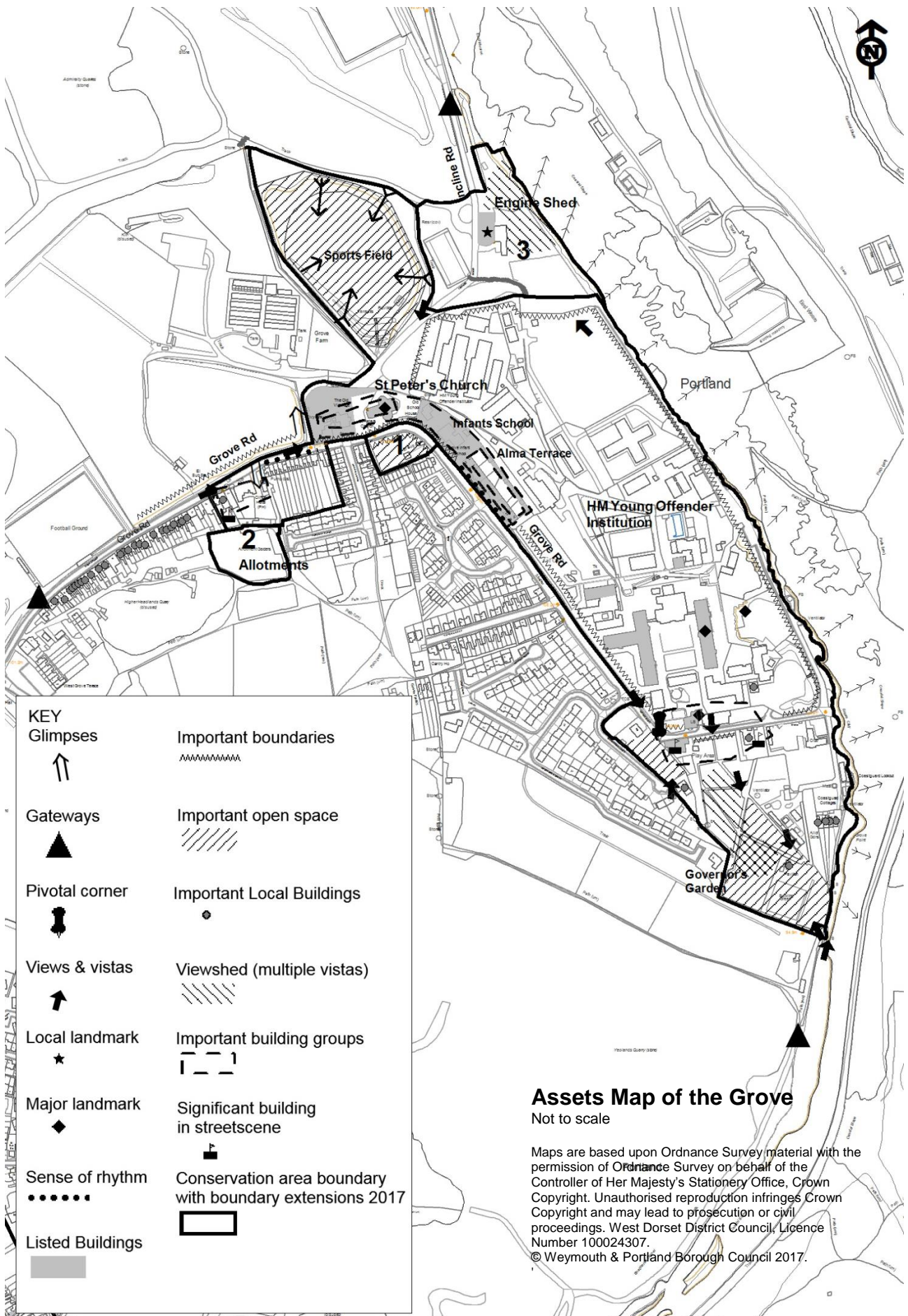
In contrast, the northern boundary of the YOI borders a large expanse of open space cut by public footpaths and used by prison staff, dog walkers and nature lovers alike. Called the East Weare and Grove Cliffs, this area is owned by the Portland Gas Trust which plans to use the site for the largest on-shore natural gas storage facility in the UK. Panoramic views over the East Weare and breakwater, across to the distant cliffs of East Dorset are unparalleled. The conservation area boundary follows the footpath around the rear of the prison, St Peter's Church and neighbouring houses, becoming enclosed again as it runs past the side of the cricket ground back to Grove Rd.

Gateways (refer also to Building Uses and Types, Key Listed Buildings, Important Local Buildings, Important Building Groups, Materials and Architectural Details)

The main gateway is from the west via Grove Rd. It cuts off between Easton Lane and Easton St (the A354) which runs north-south through Portland. The approach into the Grove from Easton St has a number of historic structures, including the remains of three substantial gateposts at the entrance into Grove Rd and an extensive old stone wall (listed Grade II) elevation along the road featuring window and door openings. Along with the patch of cobbled ground, it is thought that this is the last remains of the old Grove Farm. This long straight road is also distinctive for the sense of enclosure created by the high stone boundary wall which runs about a third of the road's length and the terraced housing (mainly mid C19) opposite, many of which have retained interest and recognised as an *Important Local Buildings* - 10, 11a, 13-18, 20, 22, 23, 25-27, 29-30a, 33, 35-41 because of the characteristic use of Portland stone that benefits the Grove Rd gateway and the setting of the conservation area. At the start of the conservation area is the Clifton Hotel (along with its former stone stable/store) and car park. A derelict property stands between this and a stone church. They are 'gateway' buildings into the conservation area, forming their own character group which is distinctive from the rest of the area's built form.

Incline Rd runs into the conservation area from the north and is another gateway into the conservation area from the SW Coastal path, but is blocked from vehicular use. Pedestrians are now the only users of the road and tracks that run off it. This rural approach into The Grove contrasts markedly with the developed character of Grove Rd. It approaches a less cohesive side of the conservation area, being the rear access of the prison, church and adjacent properties. It includes an enlarged area of stone boundary structures around the sports ground, part of which incorporates a watchman's sentry box (listed Grade II). This is the last remaining in an area which was historically covered with both sentry boxes and watch towers. This level area of land at the top of the incline provides the setting for the northern elevations of the prison and more importantly the Church of St Peter's. The inclusion of the Grade II Engine Shed is important as all contemporary buildings have been demolished, including another at the bottom of the incline. Consequently, this building stands in isolation and is the only historic link with the original Royal Naval port. The exceptional multiple views from the grounds of the Engine Shed provide another viewshed for the conservation area.

Another possible gateway is the footpath, which runs along the south eastern side of The Grove. It meets the entrance to the Governor's Garden on the southern most edge of the boundary and a little further down meets a further footpath that leads west along the boundary of Yeolands Quarry. The wall and entrance gates to the Governor's Garden act as a clear enclosure and boundary to the conservation area. Compared to the untamed character of the former quarry and coastal cliffs, this formal space offers welcome respite. Its green lawns and established trees provide the gateway into the conservation area here, offering key views down planned pathways into the gardens, to the prison beyond.



The Grove



1. Grade II listed YOI Visitor's Centre
2. Grade II listed post box within historic entrance gates of the YOI
3. North easterly view of Portland Harbour breakwaters and Weymouth Bay

4. Southerly view of the Governor's Garden from Grove Rd
5. Grade II* listed St Peter's Church
6. Southerly view of the former school, Alma Terrace and YOI beyond on Grove Rd

Key Views and Landmarks (refer also to Important Gardens, Hedgerows, Trees and Open Spaces)

On entering the conservation area from the west, a key view is of the bell tower of St Peter's Church. It is the focal point at the bottom of the road, standing out in the skyline and offering significant architectural interest. This view is channelled by the terrace of houses and boundary wall on either side of the road and softened later by the contribution of trees and hedges around the church.

In drawing closer to St Peter's the cluster of other large buildings around it becomes discernible. As a group, they sit well – all quality buildings, set within their plots, surrounded by a number of significant trees. They create a sense of grandeur and prosperity, but this is very much confined to the north part of the road.

At the corner juncture, turning right, the most impressive aspect of Alma Terrace and the prison comes into view. Whilst Alma Terrace is a shortened version of its former self, this remains a remarkable, linear group of cottages unique for their largely unaltered state and rhythmic symmetry. Beyond, the prison is very much a landmark building, visible from many vantage points in and around the conservation area. The height and mass of this site stands proudly but austere behind its boundary wall, creating a dominance largely characterised by the expansive roofs and many imposing chimney stacks. The connection between other historic buildings and the prison is made clear at first sight and it is no surprise to know that the early inmates of the prison actually built Grove Rd and the old buildings that line it.

The former gatehouse with listed post box forms part of the principle elevation of the prison, fronting the Governor's Garden. This impressive building, along with the Governor's House opposite and gable fronted buildings to the bottom of Grove Rd are the landmark buildings on this section. Key views are principally from the Garden's gates, which open onto attractive landscaped flower beds, lawns and mature trees. Within the garden, there are numerous vantage points (viewshed) from which there are notable vistas out to sea or of the gardens themselves.

Character Analysis (refer also to the Assets Map)

Building Uses and Types, Key Listed Buildings, Important Local Buildings, Important Building Groups (refer also to Gateways, Key Views and Landmarks), Materials and Architectural Details

Considering the small size of The Grove, the range of building uses and types is broad; this creates a range of diverse architecture though most are tied together with the common use of Portland stone and slate roofing tiles, which creates a sense of cohesion.

On entering the conservation area, the modest Catholic Church (47 Grove Rd), tucked into a terrace of cottages is a surprising find and locally important. It was built in 1868 to accommodate an increased population of largely service personnel. Architect J.A Hansom (designed the Hansom cab). However, the rear elevation's low stone arch detail suggests the current church was possibly incorporated within a much earlier structure. The Clifton Hotel has earlier origins than its date stone of 1890 suggests but was once a bustling centre of visitors to the area. Due to the extensive quarries sited to the north of Grove Rd, Victorian tourists would travel from London to sit in the upstairs rooms of houses in Grove Rd (including the hotel) and enjoy tea, cakes and watching the convicts working. Through tourism, there was once no fewer than six pubs located on Grove Rd. The altered hotel is likely to have been re-fronted and slate clad (on the southern elevation) later in its life. Beyond is a row of tight-knit quarrymen's cottages which comprise stone elevations under slate roofs. They stand slightly back from the road, fronted by low stone-built boundary walls and feature stone stacks with clay pots. This building cluster forms their own group which varies in character to those which follow. All are significant within the conservation area, despite being unlisted.

Both Ivy Bank and the former Rectory are detached Grade II listed houses. They stand back from the street and are fine, largely unaltered examples of their type, featuring most of their original features. They are an important pair, contributing to the setting of the neighbouring St Peter's through their quality of construction, mass and siting.

To the rear wall of Ivy Bank and the front wall of the Old Vicarage and school house, there are important Admiralty marker stones. A number remain on the island marked with an anchor and number. The three at the Grove are all numbered 70 but are suffixed with A, B or C. The anchor emblem is found also on the gate posts flanking Incline Road, to the west of Ivy Bank.

The Church itself is the centre piece of this section of road; with its heavy Romanesque features and domed form it stands out proudly in contrast to the otherwise domestically scaled buildings. This Grade II* listed building dates to 1872 and was built – as much of The Grove was – by convict labour using Portland stone. The building was designed by Edmund du Cane and is as intricate internally as it is externally. It features among other things a superb medieval style timber roof and a hand made mosaic tiled porch floor designed and manufactured by Constance Kent – a murderess who served a life sentence at Portland prison. To the rear of the Church, the stone boundary wall (built at the time of the church) awkwardly abuts an earlier boundary structure which shows several stages of construction.

The neighbouring detached (former Governor's) house (Grade II) and former County Primary School (Grade II*) are both important listed buildings. The school is a Romanesque revival building also likely designed by the practice of Edmund du Cane. It features a cruciform plan, steeply pitched roofs and rich architectural details including round head windows and heavily modelled eaves stacks. This building was originally used in association with St Peter's Church, before being converted to Grove Infant School. A large stepped stone wall surrounds the Governor's House, school and playground, acting as an important boundary feature on the street. Solid timber gates provide access points within the structure; these original features are an important element to the overall planned design, despite their simple function.

Adjacent lies Grade II listed Alma Terrace. This pristine group of buildings dates to 1850 and are the earliest houses on The Grove built for prison officers. Their modest scale and simplicity of detail makes a marked impact on the street scene. They are solidly built with Portland stone and have a rhythmic symmetry of design which has not been harmed by inappropriate alterations. The six remaining cottages are but a fraction of the original terrace of 12 that lined Grove Rd, which was sadly demolished to accommodate a prison extension. Features include gabled projecting porches with stone slab pitched roofs, front railings, over hanging eaves, metal rainwater goods, 8 over 8 glazing bar sashes, string bands and stone chimney pots upon stone stacks with moulded drip courses. Stone steps rise up to entrances and down to basements below. All have the same colour painted joinery which unifies them all and they stand alongside a generous pavement which contributes to their setting.

The prison itself features a number of listed buildings, listed Grade II, which include the two main accommodation blocks visible from outside the prison walls. These early C20 buildings are of standard design, but are nevertheless wholly impressive for their imposing scale and construction. The massive chimney stacks – of which there are a number project proudly and almost brutally above the cell blocks and prison walls which enclose them. The Whit Bed stone from which the prison buildings are constructed contributes to the unforgiving and imposing character of the site, although appears as fresh in colour as the day it was quarried. An attractive stone church forms one of the historic, but sadly unlisted buildings within the site. The building is redundant and there were signs of decay at the time of visiting. One listed building appeared missing and it seems this was demolished to make room for a kitchen extension. The first convicts arrived on Portland in 1848 and they had to build their own cells, before constructing The Grove as we know it. The prison was known as The Grove Convict Establishment before being changed to the YOI.

The prison gatehouse of 1848 with its listed post box features a date plaque and Royal Arms finial. Standing at the front of the prison it likely served as the original entrance for convicts, staff and visitors alike. Beyond is the current entrance to the prison and a 1950s/60s office extension which replaces a terrace of prison officer houses. These were bombed during WW2 along with a stretch of boundary wall to the eastern flank of the YOI.

On the opposite side of the road stand two further stone built prison buildings – the larger, used as The Visitor's Centre is Grade II listed. The other is a building of local interest. They flank the entrance to the Governor's Garden and with the gate house have individual as well as group value. All will have been built around the same time, with the same materials and have the same impressive quality of form and design. A white rendered two storey house, with attic level, stands detached north of the prison Visitor's Centre. The building fronts Grove Rd but is set back from it. This property is of historic interest and still features an attractive lead pitched overhang above the central front door.

A couple of red brick cottages (Coastguard Cottages) with slate roofs stand on the SW corner of the conservation area beyond the prison car park. Whilst these are not in entirety visible from public vantage points, they are attractive vernacular buildings of historic interest and are unique for also being of brick construction. Historic structures within The Grove are as mentioned, predominantly of stone.

Important Gardens, Hedgerows, Trees and Open Spaces (refer also to Key Views and Landmarks)

On the north side of Grove Rd, Incline Rd meanders behind The Rectory and Ivy Bank towards the back of the prison. In following the lane eastward, an access gate lies to the northern boundary to an enclosed area of land – the prison sports field. Whilst a footpath skirts the western side of this parcel of land, it is often inaccessible due to the gate being locked. However, this large sunken area (the size of a football field) is well worth exploration. It is set at a substantially lower ground level, features steep banks and is therefore accessed by steps. It was an old convict quarry that was transformed into a sports arena in the early C20 by the Borstal youths. The periphery of the sports field is densely covered in trees, shrubs and plants, some of which are potentially unique to this area, due to the microclimate conditions - it suffers no frost and is highly sheltered from the powerful winds that sweep through the island. This rich plant life presents an oasis in summer months and is a unique part of the conservation area, worthy of protection.

St Peter's Church is surrounded by sycamore trees, all of which have Tree Preservation Orders (TPOs). One is thought to be around 100 years old whilst others range from about 50-60 years old. A substantial ash tree lies beside the two large houses adjacent.

An area of land used for allotments to the rear of The Clifton Hotel is reached via a footpath off Grove Road, which at its entry offers an intriguing viewpoint. Allotments are dotted around the conservation area and are an important feature of it, making the inclusion of one important. It also provides a buffer between the built form and former quarry sites.

The enclosed parcel of amenity space, on the corner of Grove Rd opposite St Peter's is important for its impact to the setting of the conservation area. This open green space, featuring a small brick building and established trees, acts as a buffer around the nearby listed buildings. Whilst it is flanked to the south by post war housing, a substantial stone boundary wall with cock and hen detailing borders the west side and also serves as the rear boundary to terraced housing in Augusta Rd. Until the late C20, an archaeological feature, comprising a curved, red clay bank, crossed the amenity space, as shown on OS maps dating from at least 1864.

Surprisingly perhaps, the prison enclosure encompasses a purposely planted avenue of trees in addition to a dense triangle of trees to the north of the grounds. A number of these have TPOs.

There are two areas of land at the southern corner of Grove Rd. One lies on the juncture of Shepherds Croft and the other lies to the west of the Grade II listed visitor's centre. They currently contribute to the character of the conservation area, helping to break up the built form and providing a soft buffer between the historic heart and modern settlement to the west. The setting of the listed building is also enhanced by the area of land around it.

The Governor's Garden features quite a number of significant trees (many Ash in particular) scattered throughout. The landscaped beds, planned pathways and open bowling green are also important features of this enclosed garden which is a surprising find opposite the prison. The YOI still also owns this part of The Grove and inmates tender to its care.

The coastal cliffs provide a dramatic backdrop to the eastern edge of the conservation area. The rugged and jagged character of the land gives way to a few small sheltered coves, peppered with concrete or stone structures remnant of military occupation. These create an eeriness of past times when this currently undisturbed wilderness was a hub of military activity.

North of the conservation area, East Weare and Grove Cliffs offer an expansive area of important disused quarries. From this point, there are far reaching views across to the coast and to the breakwater of Portland harbour. Convicts from The Grove Convict Establishment quarried 1500 tons of Portland stone per day for the building of the breakwater, potentially from these very quarries, tying this area very closely to The Grove. A large, three bay, stone building with a hipped, slate roof (listed Grade II), housed steam engines that transported the stone from surrounding quarries. It stands isolated and seemingly redundant in this large exposed area of land on the edge of the conservation area, but is itself an important building of architectural quality.

The enclosed gardens surrounding the cluster of large buildings, including Ivy Bank and The Rectory all contribute to their setting and the character and appearance of the conservation area.

A high number of allotments sited randomly around the conservation area contribute to the green character of The Grove, whilst also being a valuable community asset”.

Concerns and General Condition

The general condition of conservation area is good. This is probably aided by the quality of architecture and material construction. Also, the YOI's ownership of many sites including the Governor's Garden has enabled the general upkeep and maintenance of them.

A change of ownership of St Peter's Church has secured a short-term future for the building and funds are being sought for a community use. The listed Grade II Engine House is deteriorating with no imminent future use.

The Clifton Hotel and neighbouring building (a derelict former post office with possibly a Tudor arch in the east wall) could both benefit from repairs and in the latter case reuse. Most detrimental impacts have been caused by inappropriate piecemeal change. The replacement of original fixtures such as windows and doors with modern UPVC examples can create cumulative harm not only to single buildings but also within groups. Some properties have lost their front boundary walls and others, their chimney stacks. Improvements in such matters would allow reinstatement to an original form and even be more akin to Alma Terrace which is a fine example of its type.

The area between the prison and sports ground is rather unkempt and features unsightly fencing and gates in areas. The expanse of hard standing is out of character with the setting, however this is clearly a prison service area, localised to a relatively small zone.

A detrimental feature is the prison car park located to the SE of the conservation area, which has no quality landscaping or finishes. Some old stone boundary walls are also in a dilapidated condition around the west boundary of the car park with the gardens. The area would benefit from having these boundary structures rebuilt and would also serve as an enclosure to the car park.

Review of the Conservation Area Boundary

The public consultation on the conservation area appraisal that was adopted in 2014, resulted in further consultation on three new boundary extensions. Following committee approval in March 2017, the three extensions, as numbered on the Assets Map, are as follows:

1. The enclosed parcel of amenity space, on the corner of Grove Rd, opposite St Peter's, as referred to on page 39.
2. An area of land used for allotments to the rear of The Clifton Hotel, as referred to on page 39.
3. Incline Rd as it runs into the conservation area from the north and is a gateway from the SW Coastal path, as referred to on page 34.

3 Portland (Easton, Reforne, Straits and Wakeham) Conservation Area

Spatial Analysis (refer also to the Assets Map)

Where applicable, under certain sections, Easton, Reforne, Straits and Wakeham are referred to separately to aid an appreciation that these separate settlements comprise the conservation area.

Layout generally

Easton represents the Tophill tradition of a cluster of dwellings around ponds and wells situated along the spine of the island and essential to agriculture.

By 1810, a settlement pattern recognisable today is established with buildings following a linear arrangement, closely aligned to the edge of pavement. The houses occupy narrow frontages with long gardens for growing food. The buildings tend to be of varying heights with only one exceeding three storey in any of the three sub-areas, this being Moorfield Veterinary Surgery at 38 Easton Street.

The roads are generous and wide, especially Wakeham, reflecting the need to provide space for horse drawn carts, transporting stone blocks. As a key characteristic, the wide streets greatly contribute to amenity and interest and historically provided space for economic and social activity. Hutchin's map of Portland dated 1710 show the only road (A354) connecting Church Ope with Underhill. As for 'Straits', one of the general definitions of the term is something narrow such as a (sea) channel, so this is perhaps a reference to the perceived narrowness of the road at the northern end of Wakeham. Various gaps, footpaths or 'opes' (openings) exist between houses which give access to rear gardens, private and public allotments and more recently pony paddocks. Along with lanes, these forms of access are a key characteristic that occur generally (Easton, Wakeham and Reforne) and provide glimpses of the conservation area between buildings and through trees to the wider landscape setting. The C19 settlement had a wide range of building uses, reflecting the burgeoning demand for building stone and the introduction of the railway.

All around the conservation area are 'beaches' which comprise quarry waste behind huge dry stone walls stacked by quarrymen. Inmosthay Quarry, including Jordan's Mine, is one such site, Fancy's Beach is another and these occupy the triangle between Easton St and Wide St, accessed from Right of Way No 21. The wide open nature of the quarries, juxtaposed with the built form is a significant characteristic of the settlement.

At Reforne the conservation area partly coincides with the Jordan's Mine underground mining permission, for example, the mining extends under the cricket ground.

Layout specifically

At the heart of the conservation is the junction of the three routes, Easton St, Wakeham and Reforne, which are described as follows:

Easton Square and Easton St

The square forming the focal point, had, according to early maps comprised the site of a large pond, well head and pump (1775) marking routes through the square for donkey carts and pedestrians. Originally, Easton Square was open land that was slowly urbanised by the building of homes and shops. Shops on the south side of the square were numerous with No 4 Easton St operating as the lending library. Due to the urbanisation of the Easton area it was decided to create a public garden and works commenced in 1904 to transform it into a place of light and movement. By 1908 a tennis court and reading room were introduced. It is now an open space with municipal sub-tropical gardens with a 1907 stone clock tower. Regrettably, the elegant and ornate bandstand, with wrought iron railings, was dismantled in the 1960's but its base remains as a municipal flower bed. The first Wesleyan Church built 1854 occupied the SW corner of the square, later became a cinema, a youth club and finally redeveloped for housing. The Young Men's Moral and Mental Improvement Institution of 1863 was demolished in the 1970s. Its date stone is now in the garden of 14 Park Rd. The 2013 development on the corner of Ladymead Close and Easton Square is an example of how salvaged stone blocks have been incorporated into a new design with some success.

Wakeham and Straits

The fine wide street of Wakeham is another feature of outstanding visual appeal. From the southern end, the east side is continuous and least altered, terminating in the Portland Museum with attached cottage (1640) facing the lane leading into Church Ope commonly known as Avices Cottage. The village pond was sited half way along the length of Wakeham which continued to supply the villagers until 1899. There are two examples of late C19 and C20 infill between historic plots on the west side of Wakeham where a pair of

cottages 108 & 110 is set back and 44 is a detached house in a generous garden. Maister's School (Master Henry Pearce) in Straits was the first on the island and occupied the site of the current library. The free day school was established around 1720 and did not close until 1857. It subsequently became the Reading Rooms, demolished in 1938. Tophill Library now occupies this site, a single storey 1960's design, characteristic of libraries throughout Dorset.

Reforne

Reforne was once a separate hamlet from Easton and many of the C19 houses have been built upon the remains of earlier dwellings. The street is broad and runs from the northwest to south east from the two open green spaces at St George's to Easton Square. The earliest houses lined the south side of the street in long burgage plots with open fields beyond. C19 ribbon development is more consistent on the south side than the north, where front gardens of Railway Cottages (built for the railway workers by the railway company c.1900), playground of the former Reforne school (St George's Centre) and garden of the Old School House, provide additional spaciousness in the street scene.

Gateways (refer also to Key Views and Gardens, Hedgerows, Trees and Open Spaces)

There are a number of historic gateways or entrances that contribute to the conservation area and its setting, for example:

Reforne

St George Reforne is a striking landmark building, surrounded by memorial sculpture, an amalgam of architectural styles, marking the western entry into the conservation area from Wide St and Weston St. St George's is a key characteristic of Reforne. 135 Brooklyn House Reforne dated 1805, adjacent to the George Inn (1610) occupies the corner with St George's Rd, with a lead tent roofed porch and 1930's door, blocked openings in flank wall of large uniform blocks.

Easton St

Limekilns on the west side of Easton Lane (the only remains of what was once a thriving agriculture) and Drill Hall Galley frame the northern gateway into Easton St leading to Easton Square. No 8 Company headquarters with Instructors residence 1868, is a most picturesque and handsome crenellated building with turrets. At the northern end of Easton Lane, there is a reservoir built in 1902 finished with a small castellated structure echoing the fortifications of the Volunteer Drill Hall.

Wakeham

Perryfield House, a C19 quarry owners dwelling, marks the entry to the southern approach to the conservation area and Wakeham. A C19 finger post occupies the junction between the Weston St, Southwell Rd and Pennsylvania Rd. The conservation area's SE boundary finishes on the SW Coast Path, next to Rufus Castle. The vantage point overlooks the historically important Ope cove which now contains a cluster of beach huts that lie close to the foot of the cliff and are protected from the sea by the rise of the rocky beach and patches of vegetation, which from the cliff top give the appearance of gardens. Rufus Castle and St Andrews Church represent the oldest visible part of the early mediaeval occupation of the island.

The Railway

The Portland Railway passed through the centre of Easton and passengers enjoyed a succession of important views of the coast and the village with its foreground of quarries and background of playing fields and open countryside. In 1866, the Easton and Church Hope line was proposed on the east side of the Island. Initially it was to link Portland's quarries to the sea. This line was started but powers expired in 1872 and the line lay dormant for 11 years. In the meantime, an Admiralty railway was built from the end of the Weymouth and Portland line to a pier on the new Admiralty Breakwater, (now in the ownership of Portland Port) mainly to supply coal to ships. The Easton and Church Hope was revived with hopes of running engines over this line but although authorised in 1884, no construction was undertaken until 1888. When it was authorised the work involved blasting through three and a half miles of solid rock, a task taking 12 years. A new station was completed at Easton in 1900 (now the site of Lady Mead Hall). A delay followed caused by the need to bring the Admiralty section up to passenger standard. The Admiralty terminated its agreement with the GWR and LSWR, allowing the Easton and Church Hope to carry out the work itself. The line opened to passenger traffic on 1 September 1902 and closed to passenger traffic in 1952, remaining open for goods traffic until 1965. Today parts of the line are still very much in evidence, in Bottomcoombe quarry leading from the cutting through Wakeham under Mermaid's Bridge, emerging from the steep incline of East Weares. This section was one of the most scenic coastal branch lines in the south of England and is an important railway legacy; it is now part of Dorset's World Heritage Jurassic Coast. There is a Wessex Water depot on the site of the former Easton station.

Rights of Way

From the car park to St George's Church on Right of Way (ROW) 20 (leading east from the cricket pavilion) the footpath runs parallel to the stone factory yard and there is a key view towards HM Youth Offender Institute at the Grove across a barren landscape of mineral workings. The path to Victoria Place splits behind 19 Fancy's Close and continues south emerging beside the YMCA in Reforne. ROW 23 runs between 20 & 21 Bloomfield Terrace and Station Rd. ROWs follows the railway line south from Reforne in Station Rd to Cottonfields emerging at Mermaid Bridge on Wakeham, alongside Glen Caravans Holiday Park. There is an open tract of land on the east side of Wakeham between the built up areas of the Grove and Easton with a publically accessible link to the sea in the form of ROWs 15 and 17, with 17 linking to the SW Coastal Path. This area comprises green fields and Broadcroft Quarry Butterfly Reserve and is an important open gap, allowing clear views to the sea. These open gaps contribute positively to the setting of the conservation area

Key Views (refer also to Gateways and Gardens, Hedgerows, Trees and Open Spaces)

Views tend to be linear along the roadways and glimpsed between buildings. There are far reaching views of the sea from higher ground in numerous locations and views of Rufus Castle to the south and of the HM Young Offender Institution in the NE.

- *Reforne*
There are long vistas through fine stone cottages and taller houses and these occur between 93 & 95 Reforne and besides the YMCA leading to Inmosthay 'beaches'. There is a pedestrian link with a key view between Reforne and the sheltered housing accommodation in Ladymead Close via steps down parallel to the former railway.
- *Easton Square and Easton Street*
The north and west elevations of All Saints Parish Church (built to serve Tophill during WWI) are only seen from Foundry Close, its entrance on Straits is obscured. The west end of All Saints can be glimpsed from the north side of Easton Square through the gap between shops Nos 2 & 4 (Co-operative and Weldmar). From Grove Rd there is a direct line of sight towards the Salvation Army Hall, formerly Portland Corps, which has now moved to the Methodist Church in Easton Square. A key view is of the group, unchanged since 1899, comprising 3 & 4 Easton Square, Jubilee Hall and South Portland Working Men's Conservation Club.
- *Wakeham*
The wide sweeping street of Wakeham is seen from the Right of Way (ROW) 96 public footpath which meanders through the grounds of Pennsylvania Castle from Church Ope Cove to Southwell Road. Due to the dynamic nature of mineral activities; views of the two disused windmills from ROW 35 at the rear of houses on Wakeham are now obscured but such views were historic and remain pertinent to the setting of the conservation area.

Landmarks (for focal points refer to Important Listed Buildings)

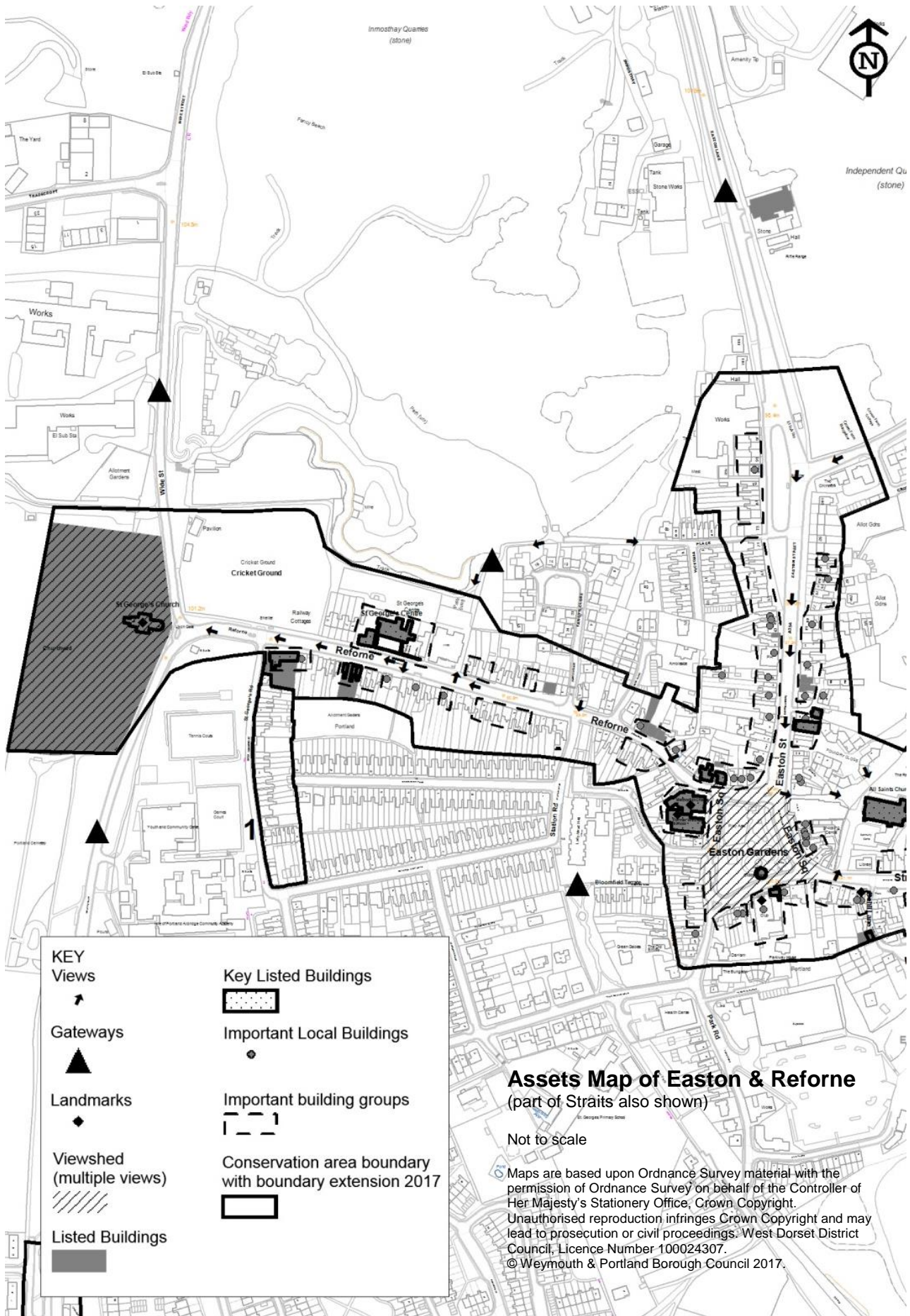
- The most notable landmark is St George, Reforne which is a highly visible silhouette on the horizon.
- The Methodist Chapel and Wesleyan School with boundary wall on west side of Easton Square.
- The Jubilee Hall (former chapel) on the south side of Easton Square.
- 15 & 17 Straits is allegedly where Charles Wesley founder of Methodism preached in 1746.
- Portland Museum and Avices Cottage at the junction of Wakeham and Church Ope.

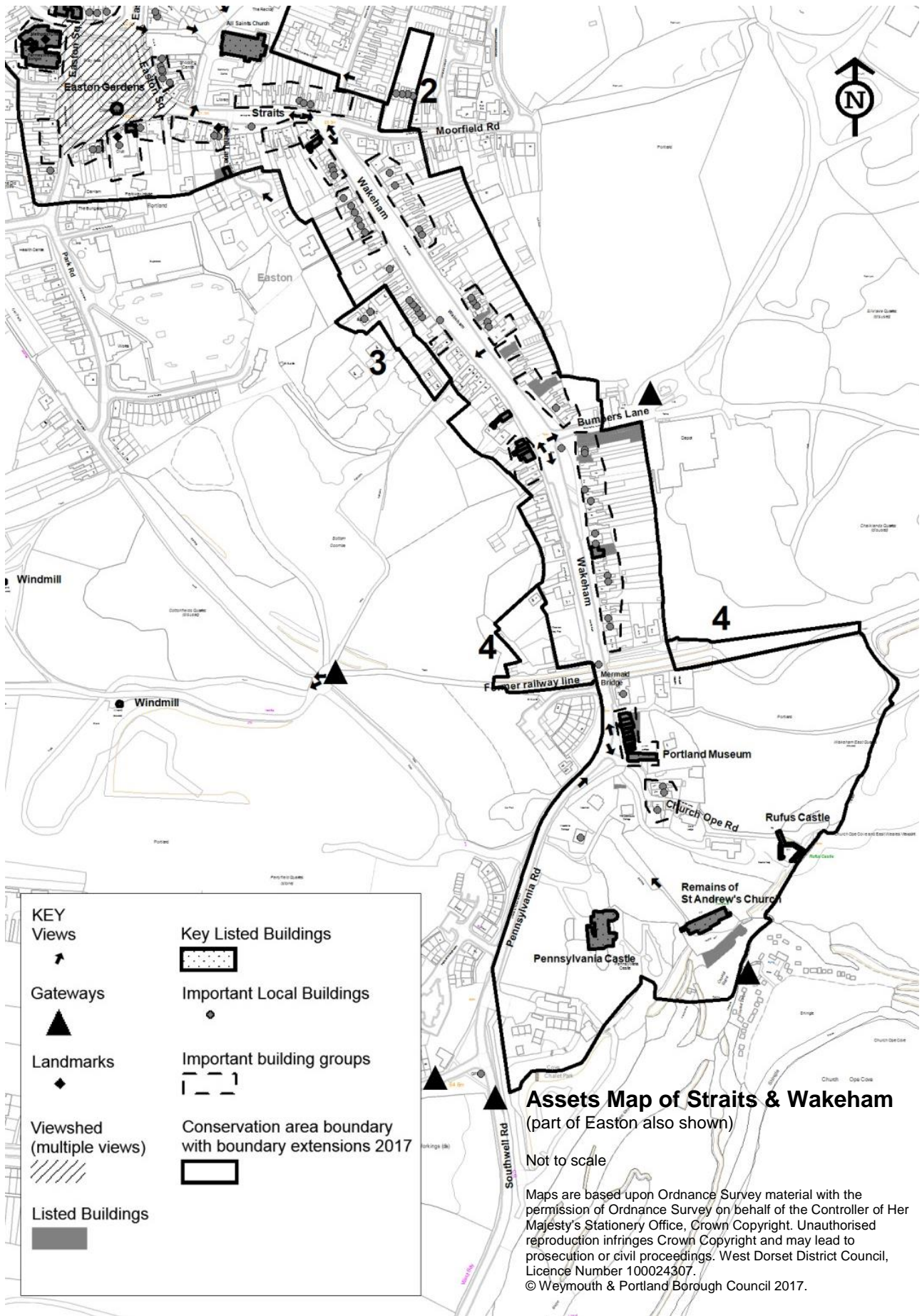
Character Analysis (refer also to the Assets Map)

This includes a summary of the important individual buildings, both listed and unlisted, groups, local details and building materials, including the contribution made by greenery and green spaces. Buildings generally follow a linear arrangement and are closely aligned to the back of footpath, with a focus on Easton Square.

Building uses

The village is well represented by a range of community buildings including St George's Centre, Portland Working Men's Conservative Club and Children's Library. Residential use predominates, with a mixture of quarry and farm workers cottages, the occasional large gentry house and polite town house. Inter war infill occurs in former back yards, side and rear gardens. Many shops beyond the commercial core of Easton Square have reverted back to domestic use, some retaining their shop fronts but more commonly leaving only remnants of their previous purpose.





Building types

Generally, a key characteristic are two, 2½ and three storied buildings of stone, complemented with original joinery, shopfronts, porches and dormer windows (refer also to Traditional Building Materials and Architectural Details). Examples of different building types are as follows:

- Religious buildings - St George's Church (redundant), Methodist Chapel, All Saints Parish Church, screened from general view by a row of houses, shops and library on Easton Square and Straits, remains of St Andrew's Church (Scheduled Ancient Monument) and Salvation Army Hall, Easton St, converted to residential use.
- Inns, Hotels & Lodging Houses - George Inn, Sugar Loaf, 4 Reforne, New Inn and Punchbowl, Easton Street, The Corner House 49 Straits and Hotel 71 Wakeham.
- Military buildings - Rufus Castle prime example of early mediaeval fortification, Drill Hall House and Rifle Range C19 Easton Lane (gateway site).
- Public buildings - Island of Portland Heritage Trust, St George's Centre Reforne, former Easton Post Office, and 7 Reforne (now private house).
- Main line and branch railway remnants of railway architecture are evident in the tracks, bridges and cuttings which occur in both Reforne and Wakeham (Mermaid Bridge).
- Shops & commercial premises – more evident in southern Easton St, the north and east sides of Easton Square and south side of Straits, maintaining continuity with the past.
- Industrial - Stone Firms Factory, Easton Street.
- Schools - In 1850 parliament decreed that National Schools must be built in the parish and St George's School in Reforne and the Wesleyan school in Easton Square were opened in 1857. These two schools have since relocated to new premises (St George's County Infant and Tophill County Junior Schools accessed from Park Estate Rd) and a further school the Royal Manor Arts College occupies the south western edge of Reforne.
- Dwellings – generally of two and three storeys, some with attics with three storey terraces to the lower ends of Reforne, Easton Street, Easton Square and the top end of Wakeham and Straits. The majority date from the late C18 and the first half of the C19. Many incorporate earlier details evident in chimney stacks and gable kneelers. Very few houses were built with three storeys before 1850, but some have had a third storey added. Almost all dwellings are constructed of stone. Houses, cottages and gentry houses often have outbuildings which comprise ancillary long extensions of the main roof sometimes under a cat-slide roof. The majority of the houses are single fronted, having a plain doorway and one small window to each floor; and where built in pairs chimney stacks are usually back to back on gable walls with doorways expressed at one end with a simple stone porch. In a few cases this arrangement is reversed with a chimney stack in the centre on the party wall and doorways at opposite ends.

Key Listed Buildings

In the conservation area, there are 60 listed building entries and of those, the key listed buildings are:

Reforne

- The outstanding Church of St George Reforne, Grade I redundant since 1917, lych gate and graveyard wall both Grade II, by Thomas Gilbert, local architect and builder 1754-66, monumental building of ashlar with a Wrenian west tower, stunted dome, apse and transepts. North porch added early 19th century. Vast and solitary, St George's is one of the most magnificent C18 churches in Dorset, rising from the rocky treeless and dramatic peninsula amidst a churchyard densely packing with headstones and monuments attributed to colourful local characters. The interior is well preserved with lectern, box pews and galleries with twin pulpits.
- St George's (Heritage Trust) Centre, Assembly Hall and boundary walls to south, Grade II 1880, formerly the Reforne school, converted in 1984, two storey ashlar under slate roof, arcade of five segmental arches with central fleche, substantial chimney stacks and metal multi paned domestic casements at first floor. Integral with the Old School House.
- The George Inn, Grade II, 1765, formerly three houses, raised in height to form a more suitable court room. RCHM refers to its C17 origins one was the house of William Butts, Parish Clerk 1767. The plaque over the door reads "The Court of the Royal Manor held its sittings here".
- 107 & 109, 2½ storeys with facades intact. Pair of early C19 houses of three storeys, one exposed coursed dressed stone, the other painted, with part-dormer in traditional Portland manner and sashes in correct proportions.
- 4 Reforne, Sugar Loaf Café, house and shop with cross passage forms part of the group with 30 & 31 Easton Square.
- 113 Reforne has its original roof and dormer with sash windows.

Easton Street and Easton Square

- All Saints Parish Church, Straits, 1914-17, by Goodhart-Rendell of Perpendicular style, Grade II but without a spire which was designed but never built.
- Easton Methodist Church with former Manse & boundary walls, Grade II* 1906-7 by La Trobe and Weston. Early English style with two façade turrets.
- Church Hall (former Wesleyan School) with boundary wall Easton Square, Grade II dated 1878 Grade II.
- Clock Tower, Easton Square, Grade II, 1907.
- 28 Easton Street, Stanley House, Grade II dated 1760, three storeys, one of the best preserved houses on the Island, dated 1760 with a pedimented and columned porch.
- 32 Easton Street, Grade II, two storey detached house, set back from street in gap between buildings, rubble stone with ashlar quoins and gabled end with chimneys and blocked central first floor window.
- 4 Easton Square (south side) early C19 double fronted house.
- 31 Easton Square, (north side) early - mid C18 cottage with intact C19 shop front remains unaltered and recently conserved as separate shop premises with accommodation above. Gentrified in C18 when rusticated quoins with architraves and cornices were added.

Wakeham and Straits

- 23 Delhi Lane detached house, late C18, squared coursed stone with good flush dressings, back and ends rendered, slate roof. Two unit plan with central entry. Symmetrical three storeys, two-window front. 3/3-pane third-floor sashes and 6/12 above 12/12-pane sashes. Central C20 door under small transom light to stone landing on 4 steps, with simple railing to spear heads, left, and plain handrail to balustrade. Brick stacks both gables.
- 6 Wakeham original dormer and untouched shop front.
- Pennsylvania Castle Hotel with attached walls, Grade II, built 1797 - 1800 for the Governor of the Island John Penn, grandson of William Penn, founder of Pennsylvania, to the designs of James Wyatt. A large late Georgian seaside villa. Nikolaus Pevsner comments on the ensemble "grouped asymmetrically with picturesque intent" in a landscaped park sandwiched between Southwell Road and the cliff edge.
- Ruins of St Andrew's Church in grounds of Pennsylvania Castle, Grade II*, also Scheduled Monument, built in the C12 but abandoned in the mid C18 as unsafe. Only the chancel arch of two continuous mouldings and two other openings survive. Unfortunately, St Andrew's was used as a 'quarry' during the building of St George's at Reforne.
- Rufus Castle with Bridge, (Bow & Arrow Castle) Grade I, built in 1430, given to John Penn by George III, it is a spectacular motte and bailey castle. Pentagonal in form, the ruined remains of its north and west walls cling precariously to the cliff top on the site of earlier building captured by Earl Robert of Gloucester in 1142. The SE wall facing the sea is an internal wall; the rest of the castle has fallen away down the cliffs.
- Windmills, two circular disused and ruinous structures of rubble stone and ashlar dressings south of village, in Perryfield Quarry, Grade II, shown on Hutchins' map of 1710. The southern mill has been rebuilt and adapted as a modern pill-box. The only windmills remaining in Dorset.
- 106 Wakeham dates from late C17 with C19 windows. Small house at end of row with back range and painted rendered gable frontage.
- 112 -118 remains an important group of tiny cottages.
- 167 formerly a pair of cottages, a section of the façade is rubblework and there is a remaining mullioned first floor window.
- The terrace of cottages 203 - 217 is recognised as the epitome of Portland vernacular domestic architecture, little altered over the last century with the exception of shop fronts installed and subsequently removed.
- 217 & Avice's Cottage, 1640, two picturesque former cottages, now home of the Portland Museum. Gifted to Islanders in 1929 by Dr Marie Carmichael Stopes D.Sc. Ph.D. 1880-1958 influential author, academic, palaeobotanist and campaigner for women's rights. Both buildings missing chimneys stacks to street frontage. Avice's Cottage so named after the heroine in Thomas Hardy's novel *The Well Beloved* published in 1892.
- Cast iron, wall postal box in a stone boundary wall on the south side of 145 Wakeham.

Portland (Easton, Reforne, Wakeham & Straits)



1. 95-99 Wakeham east side
2. St George's Centre Reforne
3. Easton Gardens looking west
4. Pony paddocks rear of Reforne looking east

5. Straits north side
6. Portland Museum Wakeham
7. Reforne looking towards Easton Square
8. St George's Church and graveyard looking SE

Important Local Buildings

There is a large number of Important Local Buildings (includes other features and structures) that contribute to the special interest of the conservation area or the setting of the conservation area:

Reforme

- 18 & 20 are of three storeys. Asymmetrical, coped verges. Random stone roughly coursed two stacks at each gable.
- 32 makes a positive contribution to the listed group 26, 28 & 30. Rendered but with UPVC windows.
- 77 is a three storey ashlar house under artificial slate roof with Victorian 2/2 sashes with two gable brick stacks.
- 89, early C18 and has been heightened to three storeys. Original mullioned windows have been replaced by hung sashes, rendered, artificial slate, oversized second floor window.
- 97, town house large quoins, random rubble, large central projecting porch, asymmetrical door and window, artificial slate, UPVC windows.
- 127, Baxter's Cottage, 2/2 sashes, solid strong large lintels and reveals central doorway plain roof chimney stacks on either gable artificial slate roof.

Easton Square

- No 3, double fronted house mid C19 with basement steps and fine original railings around basement lightwell. Random rubble relieving arches over ground floor sash windows. Door with fanlight, artificial slate gable apex, chimneys of rendered brick.
- 5 & 6, pair of town houses vaguely Italianate coursed rusticated stone carefully cut ornamental arches quoins and reveals. Proud string course above first and second floor windows artificial slate, two roof lights.
- 32 Island Gallery, town house with shop front of three storeys, massive stone blocks in courses, coped verges, two gable apex stacks 2/2 windows over central doorway and attractive side entrance porch.
- 33, late C19, Arts and Crafts influence, stone detailing under clay tiles.
- 35 Lloyds Bank, three properties, two mid C19, two storeys, central projecting bay over shop front, margins lights, prominent street corner.
- 38 & 39 coped verges, 3 storeys central passage, later shop front to ground floor left, string courses to first and second floors.
- 40 plus arcade's front shops, first floor projecting bays and partly intact. Shop front. Three windows to third floor, fanlight to modern door, rendered, slate roof, chimney stack to right.
- 41, first floor projecting bays, interesting shop front, intact frontage.
- Jubilee Hall, 1887, former chapel on south side of Easton Square, South Portland Working Men's Conservative Club, splendid arched, pedimented, classically ordered entrance with three light gothic window and two centred arch above.

Easton St

- 1 & 3 (west side), Real Estate Bureau, formerly The Volunteer Inn, with arched ground floor openings and raised hood moulds over off centre paired doors.
- 8 & 10 Katie's Cottage & Hannah's Cottage.
- 12 (Hull Gregson Hull) was the lending library.
- 15, 2½ storey double fronted house of coursed masonry in large ashlar blocks of Portland Roach with massive lintels, part dormers (possibly had stone tiled roof) and stone chimney stacks later raised in brick. Symmetrical cat slide dormers first and second floor windows, 2/2 ground floor single pane sashes. Artificial slate.
- 21, Pebble Beach Florist – iron railings across the entire first floor.
- 27, two storey rendered under slate roof, 2/2 sashes, panelled door with fanlight mid C19.
- 31, three storeys, first floor canted bay window, recessed and tiled shop entrance, intact.
- New Inn, Boutique Hotel, 35 is probably late C17, but much altered, long low profile, stone chimney stacks, hipped dormers, painted ashlar.
- 45, shop front, first floor projecting bays, rendered, sliding sash windows.
- 47 & 49 much altered.
- 81, three storeys, characteristic part dormer.
- 89a former Salvation Army Hall converted into a dwelling as is the Young Peoples Hall behind.
- The Punchbowl Pub, late C19, arched ground floor windows, interesting detailing, setting of listed building.
- 30 has been heightened and refronted.
- 36, Easter Cottage, a small diversion from the street gives access to one of a pair of rubble stone cottages with ashlar quoins and lintels, 6/6 sashes.
- 40, three storeys, two canted first floor bays, shopfront, wooden sash windows, intact.

- 58 & 60 remnant of double fronted shop on ground floor with accommodation on first and second floors.
- 78 & 80, pair of cottages of white painted rubble stone, plastered over. 2 storey with 2/2 sash windows and six panelled doors contribute positively to the street scene.
- 88, intact, good example three storey house with wooden sash windows and stone chimney.
- A mounting block on the west side of the green space in Easton St which has been divorced from its original position which would have been adjacent to a building.

Wakeham and Straits

- 11-19 Moorfield Rd is a plain terrace of 1855.
- 15 & 17 (south side), Straits attributed to be the house of William Nelson where Rev Charles Wesley first preached on Portland 1746.
- 32-36 Straits (north side) express village character of C18 date.
- 11 (east side) Wakeham is the southern half of a part of C19 houses which survives with 2/2 sashes intact, original door and fanlight.
- 57, 59, 61 & 63 Wakeham, three storeys, possibly raised roofs, 61 & 63 a pair, setting of listed building.
- 7, 29, 31, 67, 69, 107, 133, 135, & 151 Wakeham are typical small terraced houses, mostly of the first half of the C19 with a two up two down plan, central stair and rear outshut.
- 161, 165, 177 & 179 Wakeham are of the late C17 early C18 and retain one original three light window with chamfered stone mullions and remains of others; 179 has the date stone of 1743 visible in the porch.
- 187 & 189 Wakeham, late C19, 2½ storeys, a pair.
- Mermaid House, 195 Wakeham, former Inn on 1880 map.
- 221 & 223 Church Ope Rd, pair of three storey Bow & Arrow Cottages.
- Rufus Gate, 156 Church Ope Rd, late C19, two storeys, double fronted, rusticated stonework with dressings, intact.
- Woodbine Cottage, Pennsylvania Rd possibly C17 origins, within Pennsylvania Castle complex, mullion window.
- 16, 18 & 20 Wakeham might be of C17 but much altered. There are remains of stone mullioned windows in the front of No 16.
- 26 Wakeham, 1888, a mini castle of crenelated parapets on detached stone house of exuberant High Victorian style.
- 28 – 36 Wakeham, terrace of 1930's villas with shallow Delabole slate projecting bays and elegant sweeping roofs.
- 50 Wakeham with north facing brick gable end.
- 60 & 62 Wakeham set back from the street are a pair of three storey early Victorian dwellings, built in finest plat banded squared ashlar and crowned with a stone trough gutter. The first floors are adorned with iron balconies.
- 64 – 72 Wakeham good examples of arched doors and windows, and 70 retains its original five panel door.
- Cast iron finger post at junction between Weston Road and Southwell Road.
- Mermaid Bridge over former 'Merchants Railway built in 1826 which circumnavigated the island.
- K6 phone box Wakeham, south of Bumpers Lane and in Straits by the fish shop. The K6 was designed to commemorate the Silver jubilee of King George V produced 1936-1968.

Other features of interest

- In Reforne and Easton, stone monoliths (gate posts to former fields?) are a key characteristic and built into stone boundary walls or re-used either side of the horse troughs and at the alley framing the view into Grosvenor Road.
- Stone boundary walls of varied height and detailing plus associated features such as doorways/entrances.

Important Building Groups

Wakeham

The important groups are: Corner House Inn – 20 (inclusive); 5-33 (inclusive); 26-36 (inclusive); 40 & 42; 78 & 80; 55-71 (inclusive); 79 & 81; 93-113 (inclusive); 112-126 (inclusive); 127-194 (inclusive); and Portland Museum and 203-215 (inclusive).

Straits

The important groups are: 1-19 (inclusive); 10-44 (inclusive) and 1 Moorfield Rd; 39-Corner House Inn (inclusive).

Easton Square

The important groups are: 1-Jubilee Hall (inclusive); 5-10 (inclusive); 14-20 (inclusive); Church Hall and Methodist Church; 4 Reforne-35 (inclusive); and 38-41 (inclusive).

Easton St

The important groups are: 3-71 (inclusive); 75-89 (inclusive), 89A (former Salvation Army Hall), 91-97 (inclusive); 8-12 (inclusive); 22-30 (inclusive); 40-44 (inclusive), Punch Bowl Inn and 48-80 (inclusive); and 86 & 88.

Reforne

The important groups are: 15A-25 (inclusive); 47-65 (inclusive); 75 & 77; 99-113 (inclusive); 127-135 (including the George Inn); Old Schoolhouse, Heritage Centre and The Gables; 18 & 20; 26-32 (inclusive); 58 & 60; 74, 76 78 and 80.

Church Ope Rd

The important group is 156, Treetops, 221 and 223 (Bow and Arrow Cottages).

Traditional Building Materials and Architectural Details

Walls

Houses are predominantly of large rectangular Portland in squared ashlar stone blocks, finely jointed, coursed rubble and random rubble forms; the latter mainly seen in humbler cottages and boundary walls. Rubble with ashlar dressings, in the form of quoins, door and window surrounds, is common. Some later buildings appear in brick, mostly machine made Victorian and Edwardian examples of infill development, for example, Ian Burden's Family Butchers 8-10 Reforne, Julies Market 6 Reforne, ground floor brick shop front with rendered band above (infill), the boundary garden wall of No 2 Grosvenor Road and gable end of No 95 Reforne (1930's). At this time, it was both a display of wealth and ostentation to adopt contrasting materials from the mainland. A key characteristic is the ubiquitous use of stone for almost all buildings.

Roofs and chimneys

Earlier houses have steeply pitched roofs which were covered in thatch; the later structures are of a lower pitch. Welsh slate and artificial slate is the most common material. Concrete tiles and machine made plain clay tiles appear on a few 19th century buildings. Chimney stacks tend to be simple of stone block construction, with brick appearing on C19 and later buildings.

Windows

Some of the buildings retain their original doors and windows. Windows vary greatly, according to the original status of the house and date of construction. The stone mullion, often with drip-mould and labels, characterises buildings up to the early C18. Thereafter, wooden, vertically hung sashes were fashionable, with, as a general rule, glazing bars becoming more slender and the whole frame set back behind deep reveals. A great number have now been replaced with UPVC or aluminium examples. No 88 Easton Street has a massive stone chimney and capping relative to the scale of building.

Dormers and projecting bays

The Portland part dormer is a common detail where the gutter line coincides with the meeting rail of multi paned sashes. These can be seen to greatest effect at 107 & 109 Reforne.

Doors and porches

A great variety of door types survive, from simple, single leaf, 6 panelled with glass in the top two panels, pairs of late Regency doors with fanlights over, 3 panel doors with roundel as seen at No 4 Easton Square. Door surrounds are simple. Porches are robust, built from large pieces of stone, some three piece monoliths straight from the quarry. The other common porch type is an elegant tented lead structure, the best example of which occurs at Brooklyn House 135 Reforne, also seen at Apsley House and in Easton St and Wakeham. Shared canopies spanning paired entrance doors are seen above fanlights in Victoria Place. 33 Easton Square has a stylistic arched door and two lights over with Nethercoombe in Art Nouveau lettering.

Shop fronts

There is a range of good shop fronts in all areas, including Portland Pets, Aquatics and reptiles in Easton Square, which spans the entire ground floor with central entrance door, elegant double fronted white painted shop front flanking pair of inset doors to 45 Straits, Chinese 4U 1 Straits with projecting bay to left hand side and fascia spanning wide frontage. 7 Easton Square, formerly the post office is at the time of writing to be reopened as a (cycle) shop. Opposite there is shop front with projecting bay. 15A Reforne is a modest single storey stone building with shop front with integral door and fanlight of elegant proportions.

Paving and steps

There are few surviving remnants of historic finishes apart from a crossover of granite kerbs and sets outside 32 Easton St. Large flagstones survive along the path leading to rear gardens of houses fronting the south side of Reforne between 13 & 15A. There are new square granite pavers at the crossing from Easton St into Foundry Close which have little of the charm of the original setts. A continuous raised pavement begins on the north side of Straits outside the Children's' Library with intermittent steps and reaches a high point at the junction with New St. Earlier paving very likely survives in this area under later tarmac. The houses on the north side of Straits are set at a higher level than the raised pavement and these are accessed from steps with railings to either individual but more commonly paired doors as seen at 26 & 28.

Ironwork

There are good examples of quality wrought iron railings either side of No 3 Easton Square and an iron balustrade to No 21 Easton St (Pebble Beach Florist). There are railings to 23 Delhi Lane. Apsley House in Reforne also features some low level ironwork to either side of the entrance porch painted black with gold fleur de lis.

Boundary treatment

Boundary walls to buildings comprise a variety of styles, all using local stone, ashlar, dry stone and rubble with rough sloping triangular and squared copings, cock and hen details. High boundary walls exist between properties and run parallel to Reforne connecting the rear gardens of Reforne to Station Rd to the east and Grosvenor Rd to the south either side of a long and sinuous path lined with large stone blocks and steps. Along Easton St dry stone walls line either side of the approach, obscured by vegetation in places. The stone horse troughs fronting Easton St might have originally served animals at the former Crown Farm (Grove Road) or workhorses. These have been reset in a wall flanked by monolithic gate piers at the junction between Grove Rd and Easton St. There is a conspicuously high walled garden with blocked doorway at the junction of Straits, Wakeham and Moorfield Rd. There is a link from New St from New Church Close to the rear of All Saints along the rear of gardens on the north side of Straits, with a monkey puzzle tree highly visible above stone walls.

Gardens, Hedgerows, Trees and Open Spaces (refer also to Gateways and Key Views)

Reforne

Two major open spaces define the western extent of Reforne. Reforne gently climbs from east to west, providing a succession of views, with St George's Church terminating the vista along the western end of the street at its highest point. The graveyard surrounding the church is no longer in use (the church is redundant) but comprises the first of the major open spaces, which is managed under a low-maintenance regime to maximise its amenity value; as such it comprises mainly meadow grassland with scattered shrubs and small trees. The gravestones are consistently of local stone and complement the church beautifully. The elevated position commands multiple views (viewshed) such as south and south west towards the sea, overlooking the new cemetery and Weston to the south; the churchyard also overlooks Bowers Quarries to the west. This elevated and open position also brings the strong influence of the prevailing winds that stunt and shape the trees and shrubs throughout the churchyard. The vista eastwards to Reforne also includes views to the northeast across several quarries towards the Grove where HM Young Offender Institution defines a focal point on the skyline. The outlook from the southern half of the graveyard also enjoys views across Weston Rd into the landscaped grounds of the IPACA Royal Manor Arts College.

The second major open space is the grounds of the Portland Red Triangle Cricket Club on the northern side of Reforne and directly opposite St George's Church and graveyard. A closely-mown sward of grass enclosed on two sides (north and east) by chain-link fence with clubhouse in the northwest corner, it is adjoined to the north and east by pony paddocks, though these lie outside the conservation area; the cricket ground also overlooks the largely disused quarries to the north and north-east. Its amenity values lies mainly in the relatively open views it affords to the surrounding area and St George's, although the perimeter chain-link fence is a detracting feature. Public right of ways adjoin the perimeter of the cricket ground and pony paddock to the east, looking down into the adjoining disused quarry.

The wide and slightly elevated northern pavement enjoys a sunny aspect that has encouraged local residents to place benches and planters/pots at the front of their houses, enhancing the amenity of the street; there are no street trees nor is there any other 'open space' along Reforne, except for green highway verge at the west end. Local residents have also adopted parts of the former railway line that extends north-south from Reforne and beneath the street, installing lawns, planting and sheds. Reforne is characterised by predominantly residential and community uses.

Easton St and Gardens

First laid out in 1904, Easton Gardens lies at the heart of the conservation area and is the principal formal public open space in Easton. It is surrounded by Easton Square, an extension of the four roads that converge at this point – Reforne (W), Easton St (N), Straits (E) and Park Rd (S) – and a major focal point whose centre became gardens. The gardens are surrounded by a low stone wall backed by an evergreen hedge. Mature trees occur at irregular intervals within the perimeter and at a few select locations within the gardens; there is a mixture of species but evergreen oak predominate along the perimeter. The gardens contain a playground, lawns, formal shrub/flower beds, including the former bandstand, plus clock tower, public toilets and kiosk. The clock tower is partially hidden amongst the trees and is not necessarily the focal point it might otherwise be, with views of Easton Methodist Church dominating the square; there is also the occasional glimpse to All Saints Church behind Easton Square to the east. The Square and the Gardens are a viewshed, providing multiple key views, including views along the roads that converge on it.

Easton St initially narrows as it heads north from Easton Square where lanes or opes to either side of the street offer occasional glimpses to allotments and further developments behind the street frontage. Moving northwards, Easton St broadens out again and accommodates open grass areas and semi-mature trees along its western side; a stone mounting-block (for horses) is accommodated within this open space. The open space provides an outlook from the adjoining residential properties and Salvation Army Hall and extends further northwards beyond the boundary of the conservation area along both sides of the road, again accommodating semi-mature trees. From the gateway in Easton Lane looking south, key views extend along Easton St over the village and out to sea and a succession of views towards Easton Square with its trees; to the east and west there are glimpses into the adjoining quarries beyond the industrial buildings associated with the stone workings. Part of Independent Quarry occupies the NE corner of the conservation area and is important to the setting of the built up area.

All Saints Church and the Children's library mark the eastern extent of Easton Square area, with informal open space dominated by mature trees and shrubs within and surrounding the church grounds and a key view of the church from Straits.

Wakeham

The streetscape of Straits is characterised by the raised pavement on its northern side and an open paved area on the southern side accommodating semi-mature trees, street furniture and delineated with timber bollards. The road then turns a corner – key views ahead and behind - to become Wakeham, a long street dipping to the SE with an extended vista along the street and out to sea. The central part of Wakeham supports semi-mature street trees, many being located within the road space with no protection from parked cars. Near the Bumpers Lane junction, on either side of Wakeham, are attractive, green open spaces with trees that underline the impressive width of the street, and in this area, there are key views in both directions. Near and outside Portland Museum, the same highway character is evident, as are key views comprising the Museum, its neighbours, the Pennsylvania Castle entrance and Wakeham northwards.

Bumpers Lane, including other lanes and opes, offers glimpses into the hinterland behind the street frontage of Wakeham. To the east lie open views across former quarry workings; to the west lie small numbers of more modern houses, some detached with large and sometimes wooded gardens, beyond which are both operational and derelict quarry workings. The fringes of Wakeham, in particular the eastern fringe, enjoy partial screening from scrub and groups of trees that have reclaimed former quarry workings, while in some locations gardens appear to have been informally extended beyond their original stone walls. The former quarry workings are an integral part of the character of the area and contribute positively to the setting of the conservation area and nearby listed buildings.

The undeveloped tract of land, east of Mermaid Cottages and north of Church Ope Rd, maintains the integrity of Wakeham's historic plan - its small cluster in the vicinity of Rufus Castle and St Andrew's Church and its linear form northwards - and the village's age long, respectful relationship with the coast. As such, the tract of land benefits the conservation area and its setting and upholds the setting of the listed Grade I Rufus Castle.

Gardens and trees of significance are as follows:

- Pennsylvania Castle comprises two areas - the Castle which features a huge variety of trees; pines, Cyprus, ash, maples, palms, holm oak and smaller exotics, and the woodland area of sycamore, elm and horse chestnut.
- Easton Square – holm oaks, sycamore, Cyprus, holly, robinia, hawthorn and central palm.

- Two sycamores to Red Triangle Cricket Ground.
- Playing fields to IPACA Royal Manor School - macrocarpa, pines, ash and sycamore.
- Churchyard to St George's - holly and laurel.
- Allotment gardens behind Reforne, sycamore and ash.
- 18 Straits – significant horse chestnut visible from the road.
- All Saints Church and Foundry Close area – macrocarpa, cherries and sycamore.
- Garden to Portland Museum.
- White Stones Café garden.
- Enclosed garden with high stone walls between 35 Easton Square and 1 & 3 Easton St.
- Many established trees in cuttings both sides of the railway line in Wakeham and Reforne.
- The green space fronting the west side of Easton St is planted with horse chestnut, holm oak, whitebeam and ash trees.
- Trees to gardens of Wakeham houses (Bottomcoombe) backing onto and screening Tesco site.

Concerns and General Condition

- The green edges to properties on the west side of Wakeham are being encroached upon by mineral activity and are under threat by housing development.
- Poles and wires (wirescapes).
- Unused or vacant historic buildings, for example 2 storey warehouse accessed from Victoria Place (glimpsed between 49 & 51 Easton St), 22 Reforne redundant 3 storey warehouse (private road parallel with Easton St), single storey sub station on the northern side of Grove Rd and Easton Lane junction.
- Library obscures All Saints church.
- Surfeit of traffic lights around Easton Square
- WC's in Easton Square.
- The working quarry at Bottomcoombe is changing the landscape character demonstrably due to storage of extracted material associated with temporary mineral working. The quarry is required to be restored as a green open space.
- Redundant sub station building on approach to junction of Grove Rd and Easton St.
- Fly tipping of stone spoil into railway cuttings.
- Plethora of bins, meter boxes, bollards, tarmac, bins, modern poles and posts in a sea of tarmac on the south side of Straits.
- Row of flat roofed garages in Delhi Lane.
- Container on the north side of All Saints Church at entrance to The Rectory.

Review of the Conservation Area Boundary

The public consultation on the conservation area appraisal that was adopted in 2014 resulted in further consultation on new boundary extensions. Following committee approval in March 2017, the extensions, as numbered on the Assets Map, are as follows:

1. St George's Rd was established in the early-mid C19, the east side originally being a few properties interspersed with green open space or garden. Properties faced the road but the Coastguard Station (Nos 22-28) was built perpendicular to it, having a long garden at the front and alleyway at the back. No 1 (St George's Cottage) is double fronted, detached and possibly early C19. Other double fronted properties are attached (Nos 9, 20 & 22), reflecting certain status amongst the single fronted dwellings. The pattern of development changed more after WW2 with infilling and end of garden development at the former Coastguard Station. The east side of St George's Rd represents the start of Reforne's C19 expansion which gave opportunity for a Coastguard Station with its locally uncommon garden arrangement, and as such adds to the area's historic interest.
2. Nos 11-19 (odds) Moorfield Rd with long garden plots at the front are an early-mid C19 terrace of cottages and shown on the OS 1864 map. In the late C19, a small building (No 15 Moorfield Rd and formerly a dovecote) was built on the roadside at the end of one plot. The C19 property plot arrangement of these buildings, including No 15, is locally uncommon and such historic interest enhances the character of the conservation area.
3. Behind 54-84 (evens) on the west side of Wakeham, the conservation area boundary has been extended to include garden/property plots, thereby recognising the older limits of Wakeham on the west side in conformity with the east. The boundary extension also includes Nos 60 & 62 (Important Local Buildings).
4. To recognise more railway legacy, additional, former, railway line, on the east and west side of Mermaid Bridge has been included in the conservation area. In the same general area, behind Glen Caravans Holiday Park and Nos 148-154 (inclusive), the boundary has been extended to include whole gardens and to recognise more fully the historic limits of Wakeham.

4 Weston Conservation Area

Spatial Analysis (refer also to the Assets Map)

On the 1710 Map of Portland (fig 2), Weston is indicated as a small settlement away from main routes, as indeed is Southwell to the south. The 1765 Isaac Taylor map shows Weston's 'L' shaped road plan and on the OS First Series dated 1886, this 'L' plan with its wide road fronts is well established. Small incremental development reinforces this 'L' shape and such small scale evolution is indicated on subsequent OS maps - the 1905 map showing a smithy close to No 72 (Tudor House) Weston Rd, a Methodist Chapel (Wesleyan) with a further Methodist Chapel (Primitive) and a line on Weston St, together with Suckthumb Quarry and a further quarry called Weston Quarries, which was sited to the west of the inn and the corner of the 'L'.

The characteristic 'L' shaped plan of Weston establishes a wide space between buildings creating a feeling of spaciousness and openness, further reinforced by the continuous runs of buildings, which form an edge to the space on both the north/south and east/west legs of the 'L'.

The 1902 OS map shows two village pumps on the west side of No 72 Weston Rd and one pump just NW of the listed thatched cottage in Gypsy Lane (51 Weston Rd); the Weston pond was sited in the corner of the 'L' and filled in sometime after 1903 when a piped water supply arrived in 1902. The Weston pond was fed by natural watercourses which ran through ancient culverts, traces of which can still be seen by the stone capping in the green open space just to the north of the Weston Community Hall.

Gateways (refer also to Key Views and Open Spaces)

This historic settlement can be approached from a number of roads and Rights of Ways (ROW), but essentially there are four gateways into the conservation area. The first is via Weston Rd from the north with St George's Church and the road gently falling away to the south. This northern gateway is marked by the western terrace of Nos 2-18 which is a more solid terrace form, giving a sense of solidity and enclosure which contrasts with later buildings present in the gateway. Nos 2-18 are cottages of simple, vernacular form having plain fronts and mainly built of Portland stone with slate roofs.

The ROW (S3/25), NE of the conservation area, provides a further gateway with the long plots on the south side of the footpath leading into Gypsy Lane with its almost immediate sense of enclosure with short terraces of houses on the east side, including the characterful, prominent and listed No 51, High Croft Cottage; a small, thatched, C17 cottage that is of a form once common on the island. From the east, the gateway into the conservation area is announced by the terrace of cottages/houses, situated on the footpath, thereby defining the path edge and the space itself. On the south side is a terrace of buildings with features that reflect a former barn which stood near the site.

The southern approach from Southwell with the disused Suckthumb Quarry on the east end and wide open space on the west, often grazed by horses, is fronted by a long natural stone wall that leads one into the conservation area, the beginning of which is marked by a terrace of house on the east where once stood the Prince Alfred Inn.

A further gentle gateway into the conservation area is via a ROW (S3/63) from the west which turns into a narrow footpath passing a large block of Portland stone which may have come from the Weston pond and a significant tree and then passing the social club.

Key Views and Landmarks (refer also to Gateways and Open Spaces)

When arriving in the conservation area from the south, there are many open views (viewshed) northwards and eastwards at what is the corner of the historic 'L' shape. Past Weston Social Club (on the left) is a key view of a framed Weston Rd scene with frontages looking out over the large open village green space. This view captures very much the essence of the settlement's character. Continuing along Weston Rd, the succession of key views continue (viewshed) west (focal old farm, green open space, lawns, important group of older buildings) and north, including the village green, ultimately focusing on St George's Church, a visual link with Reforne. A return journey, presents another succession of views (viewshed) that again underpin the special interrelationship between open space and built form.

From west of the sports building (near No 35) in Weston St, looking NE, there is an important view over the sports field towards Angel Mill which is surrounded by open land, both being vital links to Portland agrarian history. In the same view but slightly more to the north is a view of the HM The Grove prison, which provides a dramatic and imposing element and when viewed in the sunlight the Whitbed stone appears bright white.

Weston is a settlement that is built on the spine of the island but because the island is relatively narrow, views of the sea are possible. From near No 45 Weston St, when looking SE across green open space, the sea and the English Channel are clearly visible. Looking back along Weston Street at this point and then continuing along it, successive views provide an important reminder of the interconnection between Weston and its rural surroundings.

Character Analysis (refer also to the Assets Map)

Approaching Weston from the north, there is a group (Nos 3 to 24) of stone, brick and slate cottages (west side of Weston Rd) which date from around the mid C19 to early C20 (Nos 7, 18 and 22 are modern replacements). These frontage buildings are simple in character. On the east side of Weston Rd, (essentially opposite the above group) are a collection of buildings with many modern replacements. On this side, Nos 1 and 7 are perhaps the best mid C19 to early C20 examples of road frontage buildings generally in the local vernacular. South of the convenience food store/shop, again on the east side of Weston Rd, is a terrace of five houses, 1-5 Eastville Cottages, dating from the mid C19 of stucco finish with tall arch headed windows and slate roofs. Whilst fenestration has been architecturally altered, the scale, mass, style and location of these buildings still add to the overall character and sense of enclosure. Eastville Cottage is punctuated by a footpath on the south side which runs east to link up with modern developments such as Toby's Close. On the south side of this footpath fronting again onto Weston Rd is a further terrace of five cottages built of Portland stone, part colour washed with slate roofs and dating from the mid C15. As Weston Rd widens, there is a further pair of vernacular cottages, Nos 31 & 33, built of Portland stone, the southern half being grey rendered and both with unsympathetic dormer windows.

On the west side of Weston Rd (on the north side of the fish shop) is a short terrace of three cottages, Nos 36, 38 & 40, with slate roofs. No 36 retains its exposed stone. Moving further south is The Royal Exchange Inn named after the London building for which Portland supplied the stone. This simple, interesting building has a single storey extension created on the frontage in modern times. This inn is a good community building which fronts the village green.

The combination of frontage buildings (examples are referred to above), which frame and contain the important open spaces, the simplicity of building form with its use of Portland stone in the construction of properties, walls fronting the street often define small gardens and boundary walls enclosing land/property plots, all contribute positively to historic character. A number of these local buildings, which have been highlighted as Important Local Buildings, have in some instances lost original details but this does offer scope for enhancement to further improve the character of the settlement.

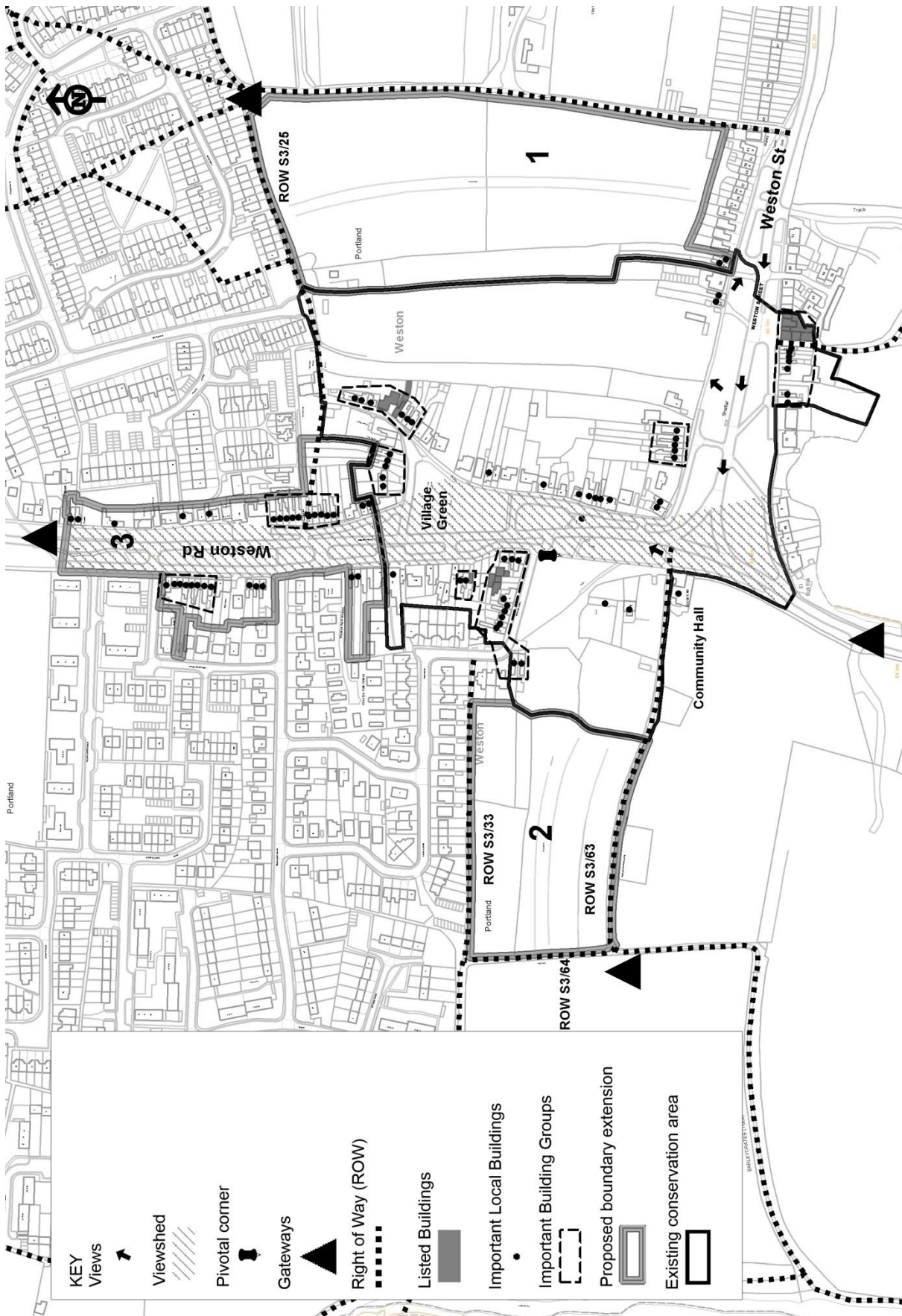
The conservation area also includes or abuts archaeologically and historically important lawns to the west and east of the central village green.

Buildings Types and Uses

The great majority of buildings within the conservation area are cottages or houses often built as part or in short terraces. Two or three storeys were built and date from the mid C16. A large number of terrace cottages were built around the early to mid C19 and as can be seen from photographs circa 1900, the historic centre still remains and forms the backbone of the conservation area in built terms. Many of the properties are simple, vernacular buildings built of Portland stone. An important feature is that the older the building is the larger the stone blocks used in the construction of it. Historically, the cottages and small farmhouses were used as dwellings but could incorporate small workshops or shops with living accommodation above. The Wesleyan Chapel on Weston St is an important, rare survival of a single use, purpose built building. The dominant use is of dwelling houses of Portland stone under a slate roof. There are a number of simple, single fronted cottages that have been referred to in the text as a *Weston cottage* - No 36 Weston Rd is such an example.

Key Listed Buildings

There are only some five Listed Buildings within Weston and these buildings are nationally recognised as important for their historic and architectural importance and are key to the character and appearance of the conservation area.



Assets Map of Weston

Not to scale

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Weston



1. Weston Rd: Left, No 64 listed Grade II, middle, No 62 Important Local Building, right, No 60 Important Local Building
 2. No 72 Weston Rd, listed Grade II, part of wider group
 3. Weston Rd: left, Nos 35 & 37 Important Local Buildings, right, Nos 39, 41 & 43 Important Local Buildings
 4. Nos 9-17 Weston St with characteristic open stone porch in the Victorian style, Important Local Buildings

5. No 6 Weston Rd, unusual colonnaded front stone wall
 6. Nos 88-98 Weston Rd, characterful terrace/group facing onto open space
 7. Quality example of the freestanding stone walls that define boundaries, plots and edges
 8. Important view in Weston Rd of groups/terraces defining and framing open space and Weston Green

Important Local Buildings

These have been highlighted on the Assets map. Most of these buildings are simple, vernacular built of Portland stone, two and three storey buildings some being rendered. The dominant roof material is natural slate with central brick stacks. These buildings contribute individually or as pairs/terraces of buildings to the form and character and frontages form the backbone of Weston's historic core. Often simple, single fronted buildings which when sensitively restored are charming and delightful with a strong link to the use of Portland stone.

Many of the historic/older buildings that front on to the historic street pattern form simple but street terraces of cottages/houses and groups that contribute to the core characteristics of the settlement and are mostly built of local stone under slate or tile roofs with walls often constructed of large coursed blocks of Portland stone.

The buildings, including features and structures, that make an important contribution to the character and setting of the conservation area are:

- Nos 2–12 Weston Rd – a terrace of two storey cottages mainly built of coursed Portland stone with slate roofs, sash windows; No 6 has a simple slab stone porch with a flat roof.
- Nos 24–28 Weston Rd – terrace of three cottages with stone kerb front walls. No 24 has random rough cast ashlar Portland stone with original window and door openings with stone lintels and is a good example of its type.
- Nos 36 & 38 Weston Rd – the end pair on the north end of a terrace. No 36 has coursed stone with stone lintels and a slate roof. No 38 has a rendered front wall and slate roof.
- The Royal Exchange Public House, Weston Rd has early sash windows on the first floor. The ground floor has a projecting flat roof extension; main roof is roof and walls are colour washed render.
- Nos 60 & 62 Weston Rd – directly attached to the listed No 64 on the south side; stone built, three storey, colour washed cottages with slate roofs and central chimney stack; No 60 has a slab sided stone porch, whereas No 62 had modern modifications to its porch and a flat roof dormer.
- Nos 74–78 Weston Rd – short terrace of cottages; the right hand end now rendered coursed large block stone walling the corner splay still existing; this was once a tiny corner shop; the left hand section is exposed, random rubble stone and was once a rendered shop with a first floor, workshop; roofs are tile and slate with modern dormers on No 74.
- Nos 88–98 Weston Rd – a terrace of two and three storey cottages built of coursed block and random stonework with slate roofs; No 88 has an unusual semi-circular dome porch canopy; No 98, a three storey, large block cottage terminates the terrace and is a prominent feature of the group.
- No 100 & 102 Weston Rd – a simple pair of cottages with colour washed walls, slate roofs and central chimney stack; No 102 has early timber sash windows and good stone boundary walls to a large garden.
- York House and Westcliff, Weston Rd – a simple pair of colour washed walls with slate and tie roofs; York House retains its gable chimney stack.
- No 1 Weston Rd – a detached, two storey house with random rubble walls, large stone quoins, window dressings and slate roof; the north garden is fronted with natural stone walls and an outbuilding.
- No 3 Weston Rd – a detached, three storey house of slate and stone with upper two floors rendered.
- No 11 Weston Rd – attached two storey rendered cottage with slate roof and chimney stack; modern windows and door; a simple, complete example of a Weston cottage.
- 1–5 Eastville Cottages, Weston Rd – a terrace of five cottages with some early stone banding; walls rendered; frontage with arched head to doors and windows; No 3 has a modern porch; No 5 retains its original roof line and details; all with central brick chimney stacks.
- 13–21 Weston Rd – a terrace of two but mainly three storey cottages; No 17 had original dwarf, stone boundary wall; a good early terrace built essentially of large block Portland stone with slate roofs; No 21 is probably a later addition but has good coursing and stone lintels.
- Nos 31 & 33 Weston Rd – a pair of attached cottage; simple Weston style; No 31 retains its stone and gable façade; No 33 has been rendered; both have a modern flat roofed dormer (linked together).
- Nos 35 & 37 Weston Rd (Gypsy Lane) – a pair of narrow span stone cottages with front garden walls; both have modern front porch entrances.
- Nos 39–43 Weston Rd (Gypsy Lane) – a terrace of three Weston style cottages; the central cottage rendered; No 43 is perhaps one of the best examples of this type of cottage (apart from the rooflight and front door); all retain central stacks and stone front boundary walls.
- Nos 45–49 Weston Rd (Gypsy Lane) – a short terrace of three double fronted Weston style cottages with slate roofs and brick central chimney stacks; No 45 has exposed stone walls with stone lintels and dressings.
- Nos 55, 57 & 59 Weston Rd (Gypsy Lane) – late C19 terrace built by the great-grandmother of the Wallis family and called Providence Place, Nos 57 & 59 appear to be a pair, three Weston stone cottages with

arched stone heads to doors and windows, likely that great-grandfather, a quarryman, provided the stonework.

- No 69 Weston Rd – a typical two storey Weston style cottage set at the northern end of a pair; a modern porch has been added.
- No 83 Weston Rd – has large block, coursed stone walls under a slate roof with two modern dormers.
- Nos 91-99 Weston Rd – a short terrace of two and three storey cottages; No 93 being a shop; mainly built of stone with a mix of tile and slate roofs; this terrace retains much of its early original form and openings; No 99 retains its small stone central porch and prominent large block stone gable end wall.
- Nos 1 & 3 Weston St – a pair of stone and slate cottages with front stone boundary walls; No 1 has an early stone block lean-to porch.
- Nos 9-17 Weston St – a terrace of two storey cottages; Nos 11-17 having higher storey heights with projecting two storey splayed bay and good Victorian projecting porch and a Victorian take on the local vernacular detail; the frontage gardens are bounded with walls with gates piers with conical capitals.
- Nos 35 & 37 Weston St – a pair of three storey Victorian houses with slate roofs, gable brick stacks and arch heads to doors and windows.
- Nos 43 & 45 Weston St – a pair of three storey houses with slate roofs and brick gable stacks; the right hand house retains its stone, front elevation;
- Nos 34-42 Weston St – a terrace of five cottages with two pairs; the left pair having tall storey heights with a slate roof, whilst the lower pair have a clay tiled roof; both pairs are rendered; the end cottage is exposed, large/medium block Portland stone with a slate roof.
- No 28 and former Wesleyan Chapel Weston St – an interesting pairing of a three storey cottage (currently being extended) together with the former chapel with its good pair of central entrance doors.
- Weston Community Hall – a simple, robust, single storey building with its long flank walls on a E/W axis; the front parapet gable has a plaque commemorating the Coronation of 2 June 1953
- On verge near No 91 Weston Rd are a cast iron cylindrical letter box and older style telephone box.
- No 106 (north of Weston Community Hall) is a prominent and derelict farmhouse together with a semi ruined stone barn and stone walls.

Important Building Groups

A distinctive characteristic of the conservation area are the frontage buildings which frame and form the open spaces with buildings usually built in pairs or short terraces (usually no more than five dwellings). These groups (as indicated on the Assets Map) line the street and individually and collectively form groups that enclose space such as the village green and the almost treeless boulevards.

Traditional Building Materials and Architectural Details

The use of Portland stone is a dominant and defining feature of Weston with a range and mix of stone sizes, coursing and bonding. Where large blocks of Portland stone are used in walling, it is likely the building was erected before the C19 with small/medium block sizes area sometimes used as well as random rubble and semi coursed stone. A number of stone buildings have received modern render or colour wash. Eastville Cottages, a terrace of five houses, were probably designed to have stucco/rendered finish to the walls.

Stone front boundary walls are an important feature often built using large block Portland stone sometimes incorporating cast iron or metal railings. No 6 Weston Rd has an unusual colonnaded and capped arch/pierced front wall. No 17 Weston St is a good example of front boundary walling incorporating cast iron detailing. Good stone highway kerbing remains in some areas, as well as stone slab covers to culverts.

With the abundance of Portland stone, dressings and lintels are very often in stone. Small stone open porches are a local feature and Nos 9-17 Weston St are interesting Victorian designed stone open porches.

Stone boundary walls fronting roads and defining plots and pathways are key, characterful features that are often finished in cock and hen detailing.

Open Spaces and Trees (refer also to Gateways and Key Views)

The conservation area is highly characterised by very wide roads, forming an 'L' shape; their scale possibly the outcome of agricultural needs (congregation of livestock and access to watering?), the establishment of common green areas and the requirements of horse-drawn quarry traffic. The modern road system is much narrower and the former width of the roads is now taken up with Weston green and impressive grass verges acquiring the feel of treeless (almost) boulevards of a communal and visual extent unique to Portland.

The southern approach or gateway to the conservation area is bordered on its western edge by a low stone wall over which is a wide vista toward the cliff horizon, whilst on the eastern side large swathes of grass provide a feeling of openness and low density domestic occupation. Nearby, Weston's characteristic 'L' shape links with open green space in front of the important group of buildings (Nos 78-98 and Nos 100 & 102) in Weston Rd. This green space forms the setting of this group (Important Local Buildings), as well as that of the old farm, No 106, (Important Local building) and allows a visual linkage with important lawns. The conservation area is surrounded by scrub fields and arable farmland with the wide grass verges visually linking the fields and lawns from the south to those on the eastern side of Weston. Hence, the views into and out of the conservation area are largely uninterrupted. The view north is defined by the development of the newer part of Weston, however, the width of the road and verges define the view and the built form does not dominate. To the south, west and east the verges act as a more domestic reflection of the surrounding rural scene.

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There are few trees of significant size, but nevertheless, there are one or two groups that benefit the conservation area. In particular, three evenly spaced poplar trees have grown on green verge near and opposite the village green, providing a sense of scale. They have large, spreading and distinctly asymmetric windswept crowns, characteristic of coastal specimens. At the south end of the conservation area, there is another group: a mature specimen to the rear of the disused farm (No 106 Weston Rd) and a large sycamore between 28 and 34 Weston St. In addition, enhancing the setting of the conservation area, there is a small area of low-growing woodland on ground to the rear of Nos 34 to 70 Weston Rd.

Concerns and General Condition

This historic settlement retains much of its core characteristics which is reinforced by its simple vernacular forms, architecture and quality materials used in construction.

From early maps and in particular from photographs dating from around 1890-1920, it is apparent that some important local buildings have been lost and the area affected by modern development and changes that do not always follow the local vernacular. Detrimental impacts have been inappropriate and unsympathetic piecemeal changes, the replacement of windows and doors with modern UPVC and the loss of frontage boundary wall and chimney stacks, all of which result in cumulative harm not only to single buildings but also within groups and the conservation area as a whole.

The sports ground building is timber and whilst providing a good community facility would benefit from improvement or long-term replacement with a more robust building.

No 106 (north of Weston Community Hall) is a derelict farmhouse together with semi ruined barn. Sympathetic restoration and reuse of the buildings would be an advantage to these Important Local Buildings and the character of the conservation area.

Most of the street furniture such as street lights and poles are modern and mar views and vistas.

Review of the Conservation Area Boundary (refer also to the Assets Map)

A review of the conservation area boundary included assessing areas that adjoin it. Comparison of early building forms and historic patterns, together with early mapping, confirmed that the historic settlement extends beyond the current limits of the conservation area boundary. Consequently, the conservation area boundary is extended to include an area northwards along Weston Rd, which has good groups of C19 buildings that benefit the conservation area and indeed are part of the backbone of historic buildings that comprise settlement form, open spaces and gateways.

The boundary is extended to include within the conservation area two properties identified as Important Local Buildings and two areas of surviving lawns, all of which have historic interest, benefiting the conservation area. Under Archaeology (page 11), lawns are considered particularly significant. As already referred to, the northern boundary extension along Weston Rd includes a number of Important Local Buildings, important building groups and property plots.

The three conservation area boundary extensions (see Assets Map) are:

1. Nos 43 & 45 Weston St (Important Local Buildings) and the lawns behind, stretching back towards the Right of Way (ROW S3/25) on the edge of Furland.

2. The lawns (NW) of the Community Hall on the north side of Barley Crates Lane and bordered by ROWs (S3/33/63/64).
3. Properties on Weston Rd, northwards from 33 & 44 Weston Rd to York House, Weston Rd, including the rear plots of 39-43 (odds) Weston Rd. This boundary extension extends the conservation area further into the Perryfield dormant mineral planning permission. The Mineral Planning Authority views such a boundary extension positively.

Community Involvement

The appraisal was subject to public consultation (June – August 2014) during which three information events, manned by borough council officers, were held on the island. Comments received helped finalise the appraisal that was adopted in 2014 and raised other conservation points that were subsequently consulted on, resulting in the adopted appraisal being amended in 2017.

Recommended Actions

It is not intended at this stage, to produce a detailed conservation area management plan. Instead it is, feasible to suggest, where there is opportunity, some broad priorities related to particular objectives.

Objective	Priorities for action
Improve condition of buildings as necessary	Undertake detailed condition survey of any Listed Buildings and Important Local Buildings seen to be “at risk” Target resources to obvious needs
Restore and retain architectural character & details through the planning process	Restore and retain traditional stonework, windows, shop fronts, doors, boundary features and local materials Consider stronger controls in place of current Permitted Development for unlisted buildings, particularly in respect of window and door replacement, dormer windows, rendering, repointing and overpainting Restore lost frontages and strengthen building lines where it will enhance the character or appearance of the conservation area or Listed Buildings whilst maintaining public amenity
Improve or maintain public amenity as opportunity arises	Improve or maintain amenity provided by public gardens, public spaces and trees Aim for improved hard landscaping and traffic management schemes using sympathetic or preferably local materials
Restoration of quarry sites	Liaise with the Mineral Planning Authority to ensure that the Review of Old Mineral Planning Permissions takes account of the need to enhance the setting of the conservation areas in determining appropriate restoration schemes for mineral sites

Useful Information and Contact Details

Criteria for important local buildings: In line with Historic England guidance, an “important local building” is one that makes a positive contribution to the special interest of a conservation area, and where this is the case, the building, structure or feature will be included in a local list within the conservation area appraisal.

Contacts: Senior Conservation Officer (01305 251010) or e-mail planning@westdorset-weymouth.gov.uk

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Maps

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