



Osmington, West Knighton, West Stafford & Owermoigne Conservation Area Appraisal

Distribution list

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

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Introduction & Executive Summary

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

West Dorset has 79 Conservation Areas and the council has agreed on a programme of character appraisals. Osmington, West Knighton, West Stafford and Owermoigne Conservation Areas form part of this appraisal work, grouped together because of their geographical proximity.

The four Conservation Areas were designated as follows:

- Osmington, December 1972
- West Knighton, November 1990
- West Stafford, January 1976
- Owermoigne, November 1990

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

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

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

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

Osmington

The key points of quality analysis are:

- The landscape quality of the village's setting, within the Dorset AONB and Purbeck Heritage Coast, with particular reference to the mature trees on the A353 and at the Church Lane village entrance and on higher ground to the west and north of the historic core, as well as to the east, in the grounds of Osmington House; the importance of trees is seen in the large number of Tree Preservation Orders (TPOs) in the village;
- The importance of stone walls and trees on the main road and Church Lane in linking and enhancing groups of buildings;
- The varying topography, characterised by a dramatically undulating main road and the higher ground to the west and east of the core that provide views over parts of the village;
- The intact plan of the village;
- The Conservation Area has 16 Listed Building entries, in two relatively unspoilt groups and benefits from the survival of many historic boundaries and plot divisions;
- The building stock is of high quality, with two Grade II* Listed Buildings, three historically significant gentry houses, vernacular cottages, and unlisted Victorian buildings of character and group value;
- The village is built predominantly of Ridgeway limestone, which has been worked as ashlar and rubble forms and is also used in boundary walling; it provides a consistent silver grey colour to the village, with elements of render and local brown brick in limited quantities; thatch is very evident, as is slate;
- Local building traditions have bequeathed some characterful details, notably stone mullioned windows, wooden casements and vertical sashes, stone walling and thatch;
- The most recent new developments show sensitive use of materials and details.

There are few detrimental features: some modern buildings are unsympathetic to village character; there is evidence of poor quality detailing in repairs to some Listed Buildings; some unlisted buildings of character have begun to lose traditional details.

West Knighton

- A reasonably intact plan, with main road and subsidiaries, with a church, two gentry houses, former school, pub, farm buildings and cottages;
- Townscape progressions of buildings, spaces and details, enlivened by changes in level and dramatically changing road lines;
- A rural entry into the Conservation Area from the north and a definite sudden transition from the heavily developed southern approach into a rural village street;
- A large number of mature trees and walls linking and complementing groups of buildings;
- 15 Listed Building entries, including a Grade I church, two C17-C19 gentry houses, farm buildings, a Victorian village school, pub and vernacular cottages;
- Several unlisted buildings and structures of character, complementing Listed Buildings and forming part of three coherent groups of particular interest;



Fig 1. Churchyard view over village to Osmington House

- Interesting details, such as street furniture, a clock on The Old School, plaques, initials and dates in brickwork;
- The use of local materials, notably cob, local limestone, brick clays and a variety of roofing materials, often combined with building traditions to give a sense of place;
- One example of sensitive modern development, which reflects local traditions.

Problems include a utilitarian space at Apple Orchard; The Granary, immediately east of West Knighton Farmhouse, a Listed Buildings at risk; examples of modern development that fail to respect local character; some examples of poor quality repairs to Listed Buildings.

West Stafford

- The landscape quality of the village's setting, characterised by low hills, the landscaped grounds of two large houses, an extensive area of water meadow and individual or groups of mature trees;
- Trees and hedgerows provide strong features at both of the main village entrances;
- The Conservation Area has 14 Listed Building entries, of which three (the church, Stafford House and The Manor House) are Grade I; in a coherent group along the main road through the village and another group in Stafford House and its outbuildings;
- The Parish Church has a nationally important set of C17 Laudian fittings; Stafford House has an interesting mix of Jacobean and Victorian elements; The Manor House is Queen Anne in style, with later alterations; other Listed Buildings vary from high quality mid-Georgian brick gentry houses, vernacular cottages (many of them thatched) and a Victorian Tudor Revival former school;
- There are a number of unlisted Victorian semi-detached cottages with attractive brick detailing and former agricultural buildings that have been sympathetically converted to residential use;
- Local building materials include limestone, rendered chalk cob, Broadmayne brick, thatch, stone and clay tiles, producing a predominance of silver grey stonework, buff and pale red brickwork, white and cream renders and dark brown weathered thatch and roofing tiles;
- There are a number of distinctive building details, including ashlar mouldings, patterning produced by contrasting materials, multi-paned casements, simple porches, stone, brick and cob boundary walling;
- The village has a good example of modern vernacular revival development.

There are overhead wires at two places in the village; there is an untidy public space in front of The Wise Man pub; the garage site is utilitarian.

Owermoigne

- The value of groups and individual trees over the whole of the historic core and the visual prominence and amenity value of the large open, green space in the southern part of the Conservation Area;
- The focal point provided by the small triangular green space at the junction of Kit and Church Lanes and Moreton Road, and the sense of place underlined by the presence of the church and its adjoining tall trees;
- A varied townscape progression along Church Lane, with groups of vernacular cottages, sympathetic modern infill, boundary walls and important trees;
- The Conservation Area has eight Listed Building entries, with an interesting medieval and Victorian church, an impressive gentry house, and a number of attractive smaller cottages, in one coherent group;



Fig 2. Parish church of West Stafford

- A rich variety of building materials, often used in combination, providing a varied range of colours and textures, predominantly whites and pale greys, buff and red brick, smooth render, and soft, rounded thatch;
- Some interesting details, notably vernacular window types and porches, as well as simple cast ironwork.

There is one key unlisted building, which has lost traditional details and another with structural repair problems.

Common issues

- The pressures for infill housing development in West Knighton, with potential loss of gardens and boundaries;
- The importance of details in repairing or maintaining structures: respecting local thatching traditions, avoiding gentrification, using lime mortar for pointing repairs and avoiding strap pointing or other projecting types;
- The problems of sourcing materials where local quarries or brickyards have closed and the care needed in matching colours and textures of available sources;
- The large number (about 30) of key unlisted buildings in the villages, most of which have group value and some of which have definite visual qualities and may be potential additions to the Statutory List of Buildings of Special Architectural or Historic Interest;
- The importance of trees and the wider landscape setting of the conservation areas;
- The gaps in archaeological knowledge, particularly vernacular houses;
- The potential for improving design standards in the public realm (traffic calming, road improvements, signs, paving materials, wires and poles, use of road space for amenity and public use).

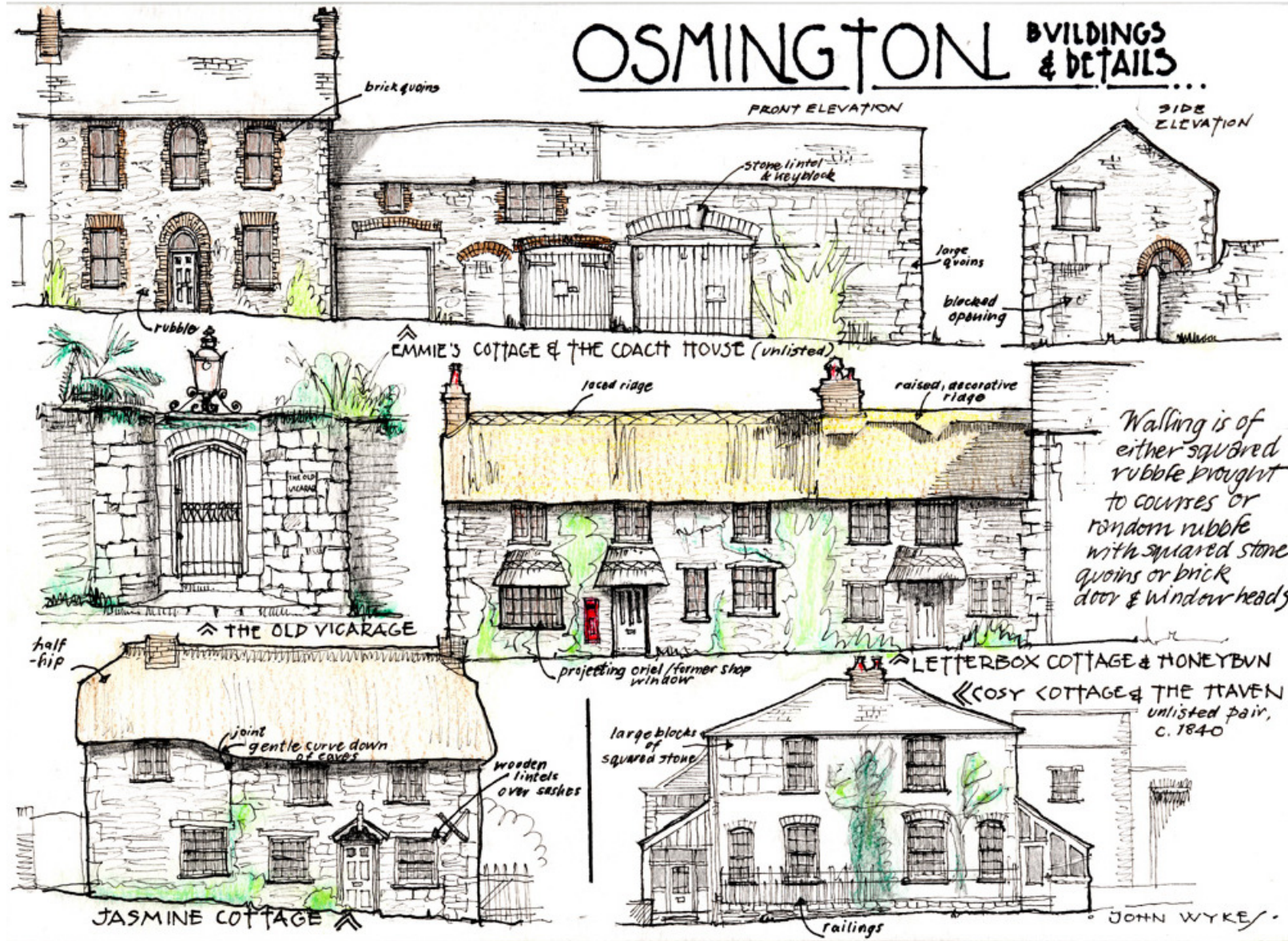


Fig 3. Osmington building details

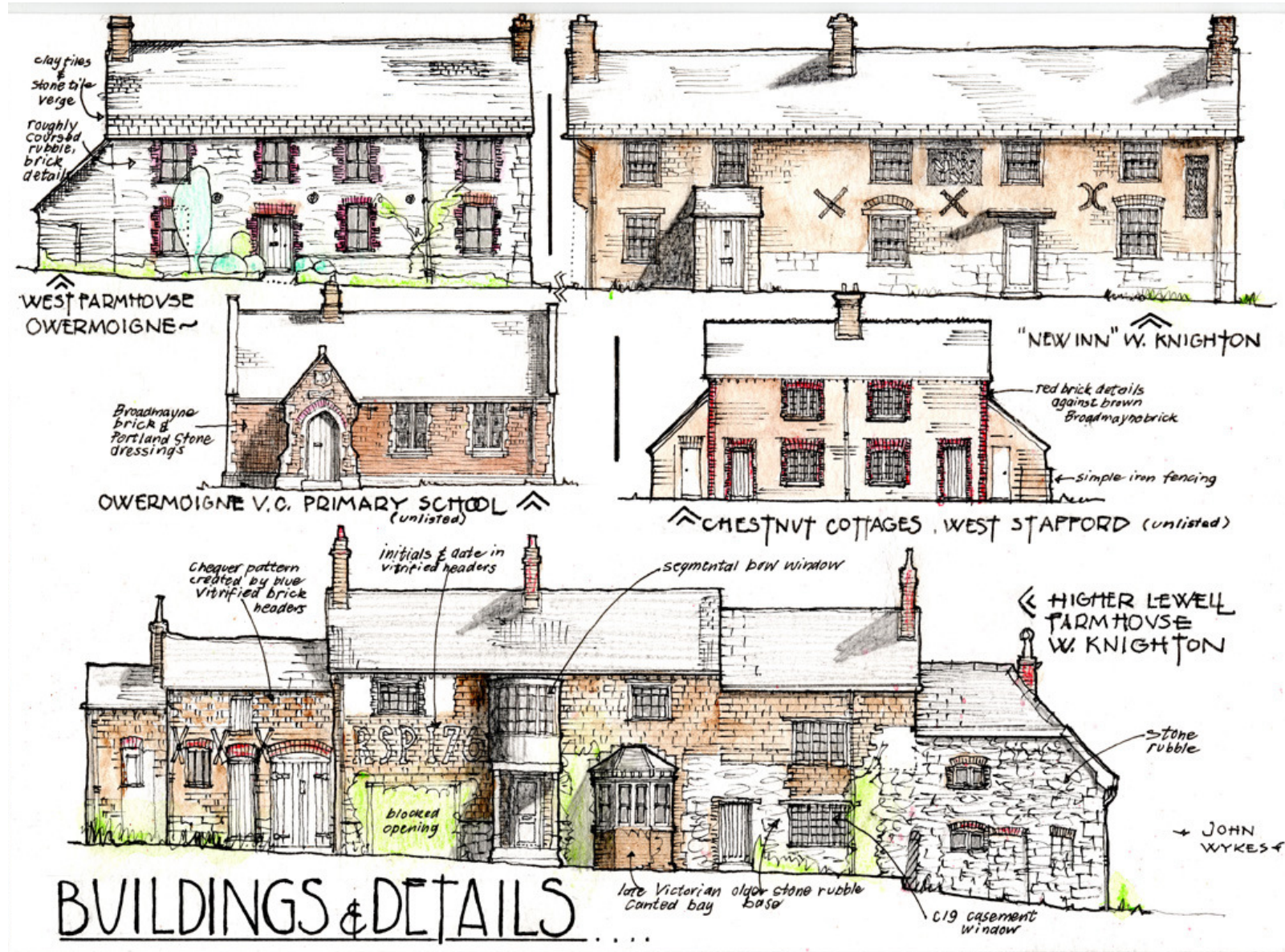


Fig 4. West Knighton, West Stafford & Owermoigne building details

The Planning Policy Context

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

- *Safeguarding Assets*, Policy SA1 seeks to protect the natural beauty of the Dorset Area of outstanding Natural Beauty (AONB); Policy SA2 seeks to protect the character and natural beauty of the Heritage Coast; development must be in keeping with the landscape character of the area (SA3); protection is given to areas of Land of Local Landscape Importance (SA6); Policies SA9 and SA10 seek to protect natural environment assets, particularly Sites of Special Scientific Importance and Sites of Nature Conservation Interest; Policy SA17 Historic Parks and Gardens of Regional and County Importance; Policies SA18, 19 and 20 cover the demolition, alterations to, and the settings of Listed Buildings; SA21 seeks to protect the character or appearance of Conservation Areas; SA22 is concerned with demolition within a Conservation Area; and SA23 relates to the protection of sites of national archaeological significance.
- *Avoiding Hazards*: Policies AH1 and AH9 relate to restrictions on development in Flood Risk Zones and Consultation Zones due to Unpleasant Emissions respectively;
- *Settlement Policy*: Policy SS1 relates to development within Defined Development Boundaries (DDB); SS3 relates to development outside the DDBs;
- *Housing, Employment and Tourism, Community Issues, and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features.

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

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

Osmington Parish Council and the local community produced **The Osmington Village Design Statement, 2003** that usefully analyses local characteristics and provides practical design guidance. In 2003, the District Council adopted it as Supplementary Planning Guidance (SPG). It is referred to in the appraisal of the village later in this document. **The Parish of West Stafford Village Design Statement, 2002**, is a similar document that has been adopted as SPG by the District Council.

The West Dorset District Local Plan and West Dorset 2000 are available at district council offices, whilst the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan is available from Dorset County Council. The

documents, including the Village Design Statements can be viewed on www.dorsetforyou.com and main libraries will hold relevant printed copies. Information on Listed Buildings and Conservation Areas is also available on www.dorsetforyou.com

Assessment of Special Interest

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

A. Location and setting

The four settlements are situated in the eastern part of the District, between the broad valley of the River Frome and the World Heritage coastline.

Osmington and Owermoigne are associated with the South Dorset Ridgeway, which runs in a spur from the area between Dorchester and Weymouth eastwards towards Purbeck, forming a distinct line of rounded chalk hills rising to over 160m, dissected by dry valleys or combes, mainly running north-south either side of the highest points of the ridge. Osmington is mainly tucked into a dry valley, which runs down off the A353 north towards the 130m+ White Horse Hill which affords a key view back along the valley. The village is flanked by higher hills to the west and east, creating steep road inclines down to the area of the village situated on the A353. To the south is a relatively level saddle and then a series of sea cliffs, between Redcliff Point and Black Head. Owermoigne is sited on the opposite, north (dip) slope of the Ridgeway, from about 60m AOD on the A352 to about 40m at the northern end of the village.

West Stafford is set on a level terrace on the south side of the Frome and several tributary streams, including the South Winterborne, south of a bridging point near Stafford House. It is edged, immediately to the south, by the main Dorchester-London railway line and a modern bypass. The landscape is one of gently undulating river pastures and areas of gravel extraction. West Knighton lies north of the A352 and on the boundary of farmed Chalk Upland and farmed Gravel Plateau. The village is almost joined to Broadmayne, in the south, by modern development and an intermittent ribbon of older cottages.

B. Historic development and archaeology

The four parishes have a rich and varied archaeology. Twenty of the sites are Scheduled Monuments.

The mineral workings along the Frome Valley and the construction of the West Stafford Bypass have exposed several Neolithic, Mesolithic and Bronze Age artefacts and sites in West Knighton and Stafford Parishes. There are barrow groups on the ridge and lynchets on White Horse Hill and individual barrows on the lower hills around West Stafford and West Knighton. There are extensive remains of prehistoric field systems east of Osmington, around Upton. There is an Iron Age settlement site and a Roman successor near White Horse Hill and a possible settlement on Moigne Down. Roman pottery has been found at Little Mayne and in West Knighton village.



Fig 5. Location map
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There are a number of significant and well preserved sites of medieval settlements, notably at Ringstead and Moigne Court. West Knighton had three other medieval settlement sites, at Lewell or East Stafford, Little and Friar Mayne. The well-preserved earthworks of Frome Belet or Billet survive to the west of Stafford House.

Two of the parish churches have late C12-early C13 elements: extensively at West Knighton and less obviously at Osmington. Moigne Court, 200m north of Owermoigne's historic core, is a remarkable survival of a late C13 hall with cross passage, originally with a solar wing.

A number of village buildings, including farm and gentry houses date from the post-Reformation period, from the mid-C16 to the first third of the C17, exemplified by Stafford House (dated 1633), Charity Farm at Osmington and Osmington Manor. West Stafford church has late medieval and, of major interest because of its relative rarity, early C17 (c1640) architectural elements and furnishings. The Old Rectory, in Owermoigne, has late C16 elements, including partial timber framing. There are also good examples of Georgian and early C19 gentry and farmhouses: Glebe Court, The Old Rectory (1767) and The Manor House (early C18 and early C19) at West Stafford and West Knighton Farmhouse. Smaller cottages and farm buildings are very evident, mixed in with the grander buildings and three surviving village pubs.

The White Horse, at Osmington, is a good example of a chalk-cut figure, commemorating George III. The West Front of Stafford House is a subtle Victorian work by Benjamin Ferrey. West Stafford has a substantial Victorian village hall, formerly the school (dated 1846). West Knighton's former school and schoolhouse are dated 1865. Industrial archaeology is represented by two road bridges (one dated 1733) in West Stafford and the remains of limekilns in Osmington. The clay pits and kilns of Broadmayne brickworks lay to the south of West Knighton.

The C20 saw residential extensions to Osmington, north up Church Lane, east along Roman Road and in a ribbon along the main road; south of West Stafford to the railway line; around the historic core of Owermoigne and along the main Wareham Road; and in a particularly large block of former council and private housing to the south of West Knighton's core. Three of the villages had markedly nuclear layouts, with churches, manors and village houses in close proximity, but modern development has tended to increase the linearity of plans in Osmington and West Knighton and to surround the old core with large housing developments at Owermoigne.

The **archaeological issues** are:

- Damage to earthworks by cultivation, neglect and unsuitable grazing (including scrub growth);
- Lack of understanding of the resource, particularly industrial archaeology and vernacular houses (only Listed Buildings have some description, mainly confined to the exterior);
- Damage to non-scheduled sites, particularly in gravel working areas;
- More information on and better recording of water meadows.

C. Spatial and character analysis of each village

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

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

C1 Osmington

Spatial Analysis

The **plan** of the village is a nucleated core positioned off a main road. The historic core extends around a square of four routes: the main road, Church Lane, Village Street and Chapel Lane back to the A353. There are four extensions from this block: south of the A353 around an historic site, East Farm, westwards in a ribbon up the hill towards Weymouth; a short track west up a slope to West Farm, opposite the junction between Church Lane and Village Street; Church Lane stretches northwards beyond its Village Street junction, as a ribbon on the eastern side of the road, with a slight focus around a loose cluster of cottages and former barns at Charity Farm, to eventually become a track; and in a shorter NE ribbon up Roman Road to an entry into Osmington House, which stands in its grounds on the eastern edge of the settlement. Two tracks run south from the main road, to the village hall, a pre-War residential spur and Shortlake House; and a short access into East Farm.

There is a focus at the southern end of Church Lane, where the parish church, the remains of the former Manor House and two large gentry houses are in close proximity, together with a Victorian public house, which is set in large grounds and relates to the main road. Most development is one plot in depth (with the exceptions of modern housing around West Farm Lane, which has resulted in a thickening of plot use north of the church; and one modern house at the end of a short access north of White House). The church, two village gentry houses and pub are all set within large plots, but most of the older cottages are positioned on or near the road line (there are only sporadic lengths of narrow pavement), in smaller square or elongated plots, many being characterised by straight boundaries and near right-angled corners.








There has been considerable infill by modern housing, within the core and along the ribbons, some in the grounds of larger houses or in hitherto unused plots. Front gardens are more evident, even in the row of vernacular revival cottages at the southern end of Chapel Lane. The recent East Farm Cottages development is clustered around older buildings and a farmyard.



Fig 6. Church Lane looking towards the junction with Village St



Map 1: setting & assets of Osmington

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

The character and interrelationship of spaces within the Conservation Area

The Conservation Area is large and encloses a main road development along the A353, and a pattern of rural lanes. There is a reasonably clear boundary between village and countryside, slightly compromised by the development to the south of the main road. Osmington House is virtually invisible from the village: hard to see on the A353 and only glimpsed from the higher ground of the churchyard and at one place on Roman Road. The village core, around the square of lanes, is densely developed with historic development set in rows or close groups, on the back edge of pavements or behind small front areas. C20 houses loosen the pattern slightly at the junction with Village Street, Roman Road and Lower Chapel Lane, where a more suburban character of hedges and gardens is evident. There are few experiences of wide spaces, other than the churchyard or the gardens around The Sunray pub. The larger houses are often difficult to see, hidden behind walls or hedges. The main spatial experience relates to linear lanes, edged by cottages or boundaries and overlooked by higher ground. There are few long views at street level; changing road alignments and levels ensure that there are a series of smaller, contained views (apart from glimpses of open countryside at the northern end of Lower Church Lane). Topography plays a major part in adding to the enjoyment of the village, with slopes down to the village core from both main road approaches and a fairly constant fall to the north, up Church Lane. Higher ground, flanking the village to the west and east (the churchyard and Roman Road), also gives views across a panorama of buildings and mature trees to either the church or the House. Countryside flows up to the churchyard and some large gardens on the western edge. From the western main road approach, there is a describable progression of townscape experiences:

- A long hill up, past the White Horse and then down into the first village buildings, with modern cottages in short rows to the left (north) and dense trees around Osmington Cottage, with a small enclave of modern houses to the right (south);
- Views downhill to a stone, thatched building, seemingly across the road, with trees overhanging the road and a stone wall to the right, above which the gable end of The Old School may be glimpsed; the attractive garden of Osmington Lodge is visible through a gateway;
- A sequence of two noticeable deflections in the road line, past Osmington Lodge and The Sunray's signs and play equipment, to a thatched bus shelter and red telephone box, to East Farm, whose house projects almost at right angles onto the edge of the road, backed by thatched farm buildings, new vernacular houses and more utilitarian farm structures on the higher ground behind; the main road begins to climb and straightens, out of the village;
- Retracing one's steps to the junction with Church Lane, there is a short, sharp fall away from the traffic of the main road, into a quiet village street, with old cottages at the road edge, walls, hedges and trees; there is a view downhill to a small cottage that partially narrows the road and blocks the view;
- The two big houses, White House and The Old Vicarage, can only be partly seen, up a curving drive or through a small gate in a stone wall; the church is equally difficult to view until the tower and east gable rises over a convex slope and the elaborate lych gate affords views of the graveyard and more of the east end;
- North of the narrowing of the lane, a coherent group of thatched cottages opens out as the lane again falls more steeply, with Buttress Cottage set in a small front garden, a short row to the right positioned on the lane itself and the three way junction defined by the narrow gable end of The Beehive and the western end of Jasmine Cottage; the modern thatched Hazeldown Cottage is seen to the left, on a steep slope up to West Farm House;
- At the junction between Church Lane and Village Street, there are views of a treed ridge to the north and, as a contrast, a drop and squeeze between Wessex Cottage and The Beehive into Lower Church Lane; here, a constantly curving road line, with a treed bank to the left, exposes a sequence of modern houses to the right, interspersed by occasional older properties, notably Rosedale Cottage and neighbours hard by the lane; The



Fig 7. Cottages in Church Lane



Fig 8. East Farm on the main road

Cartshed at right angles, with older cottages around a yard; Pig Tail Barn marking another farmyard and the modern Coconut Cottage in a curved plan, at a minor junction of tracks; beyond is the end of the ribbon and a fine view of open countryside and the eastern end of the South Dorset Ridgeway;

- Back at the junction with Village Street, there is a small but enjoyable view of old cottages in perspective, down a gentle slope, backed by the dense trees of Roman Road; turning right into Chapel Lane, there is a less intense sequence of bungalows and modern houses, with some mature trees, until three older cottages hug the road line, along with The Old Chapel; the road then curves gently uphill to the main road, with the Thatch Cottages row sitting up on a bank.

Key views and vistas are the views along the A353 to the East Farm group and the trees and setting of Osmington House; down Church and Chapel Lanes from their main road junctions; across the core from the higher ground in the churchyard and, in a more contained view, down from the lower end of Roman Road to the church tower, trees behind the churchyard and the two big houses (painted in 1816 by John Constable). There is a view of the White Horse down Lower Church Lane. The only minor **landmarks** are the flank of East Farm and The Sunray, seen from the main road, and the church tower, which is fairly modest and does not dominate the village.

Character Analysis

Osmington has a definable historic core, with more modern infill, but it is fairly homogeneous in character and can be described as a whole.

Building Uses

The original land uses were related to public and private functions, with the church, Tudor and successor manor house, vicarage, several other gentry houses, one public house, a village post office and specialist trades, and smaller cottages. These have been reduced in terms of variety and, today, no shop or specialist rural trades remain, whilst the residential uses have expanded (for instance, in the adaptation of former barns and sheds).

Building Types and Layouts

The plan forms of the buildings are very varied, reflecting original function and status and subsequent changes. The church is an example of a multi-celled plan form that has grown and changed over time. Osmington Manor was a three-roomed building with a cross passage, but the House is totally different in plan and scale: seven windows wide and four deep, a double pile plan with a rear service range. The other gentry houses show lesser degrees of sophistication: The Old Vicarage has an L-shaped plan, with a main entrance at one flank end and the staircase in the re-entrant angle; White House has a symmetrical plan with a central entrance hall; East Farmhouse originally had a three room plan with end chimneys and a central unheated room, but has been enlarged to the north. The smaller cottages have less formal layouts, some with a central entrance, but most with entrance doors to one side and one or two front downstairs rooms, one of which was heated. The Longhouse (formerly Charity Farmhouse) is a good and rare (for Dorset) example of a longhouse, with an attached byre and common entry passage. Several unplanned terraces have varying plan forms in combination and there are two examples of houses, barns and sheds laid out around a yard. Two storey buildings are common, with one and a half in smaller thatched cottages with eyebrow dormers.



Fig 9. View of church from Roman Rd

Key Listed Buildings and Structures

The Conservation Area has 16 Listed Building entries (Osmington House lies outside the boundary), two of which are Grade II* (St Osmund's Parish Church and Charity Farmhouse) and the remainder Grade II. The **key Listed Buildings** are:

- St Osmund's Parish Church, C13-C15, with substantial Victorian rebuilding c1846 by Benjamin Ferrey; a solid C15 west tower; the churchyard has two Listed monuments;
- The remains of the former Manor House, at the north edge of the churchyard, C17, with several windows and doorways extant, a visible and accessible (externally) substantial ruin, with local materials and details; the site is an important adjunct to the church and churchyard;
- The Longhouse (formerly Charity Farmhouse), C16-17 and later alterations, former longhouse, good details, links to a Weymouth Corporation charity, attached former barn at right angles to NE;
- The Old Vicarage, early C19, good window and door details and interesting plan; although partly hidden by the front boundary, it dominates the Church Lane entry off the main road, John Constable honeymooned here in 1816 ;
- White House, c1840, another large gentry house, with generous rounded bays and chaste Classical detailing;
- East Farmhouse, early C17 and 1697 date, large thatched stone building with typical pre-Classical mullioned windows and depressed arched door, a very visible main road component;
- Letterbox Cottage (former Post Office) and Shrubbery Cottage, 1783 date stone (reset), thatched, rubble, pentice roofed bay to Letterbox Cottage; an important corner building in the crossroads group (see below).

Osmington House, later Victorian Classical, is outside the Conservation Area, but is important to the village in terms of social and architectural history.

There is a coherent **group** of buildings, Listed and unlisted, along Church Lane, from White House, its former coach house and attached cottages, the single storey Fermoy House and Lily Cottage to the right (east), The Old Vicarage, church, Lych Gate Cottage, and the group of thatched cottages around the West Farm Lane/Church Lane/Village Street junction. It is embellished and linked by stone walls and a group of trees north of The Old Vicarage. There are other, smaller groups at Charity Farm - The Longhouse (formerly Charity Farmhouse), The Phoenix, Treetops Cottage and The Cartshed – and at East Farm, West Farm and Netherton Farm, the latter two with mixtures of old and new buildings.

Key Unlisted Buildings

The contribution made by key unlisted buildings is significant, as part of the two groups outlined above and as buildings in their own right. They vary between thatched cottages, several early C19 small houses and outbuildings to one of the gentry houses:

- The Old School, on the main road, a two storey Tudor Revival building, with an inscription plaque and date of 1835; decorative bargeboard and pleasant details, partly hidden by its boundary wall, but of architectural and social historical interest;
- East Farm Lodge, a plain stone mid-C19 structure that groups well with East Farmhouse, its own gate piers and boundary wall,
- A K6 phone box and a picturesque thatched bus shelter (a Great War memorial to a local officer);
- The Sunray public house, a late Victorian/early C20 brick and tile building, with substantial later additions; a large main road presence, not unpleasant and with an unspoilt separate stone shed with brick details;



Fig 10. The Old Manor House ruin



Fig 11. K6 telephone box & thatched shelter by East Farm

- The Finches, Emma's Cottage and the Coach House, an attached group on the entrance into Church Lane; of larger group value and all with some architectural merit: The Finches is early C19, rendered, with casements and an original door with elliptically arched simple fanlight over; Emma's Cottage is later Victorian, brick, with a round headed doorway and first floor window over; the Coach House appears to be the White House's original outbuilding, early C19, stone, with arched doors and many original details;
- A substantial stone buttressed wall on the eastern side of Manor Cottage's garden, possibly linked to the former Manor House or made up from reused material;
- Lych Gate Cottage, by the church's elaborate wooden lych gate and projecting into the lane, thus performing a valuable townscape function; stone rubble and thatch, possibly substantially rebuilt, but of group value;
- West Farm House, Victorian brick, slate roof, symmetrical façade with sashes (some replaced by high quality uPVC), a neat, straight-forward house;
- Melcombe and Hillside Cottage, part of the Listed Letterbox Cottage group, Victorian stone, with brick detailing;
- Rosedale, Vine and Shell Cottages and Mar-nel, a group of stone cottages, hard on the road line of Lower Church Lane, all altered to various degrees, but of townscape and group value: Shell Cottage retains its thatch and a few older casements;
- Phoenix Cottage, stone and thatch, casements; looks to be an intact late C18-early C19 building; part of the Charity Farm group;
- The Cartshed, stone, single storey, sympathetically converted to housing; part of the Charity Farm group;
- Charity Farm House, late C19, brick, symmetrical front with a porch, prominent position and part of a group;
- Netherton Farmhouse, a symmetrical Victorian stone and brick house, with wooden latticed porch, with two former barns, Pig Tale Barn and The Hayloft, the house affected by replacement windows and the two barns converted to houses; of group value;
- The Haven and Cosy Cottage, Village Street, a dignified squared and rubble stone 1840-ish pair of houses, with sashes, front railings and side porches, good details;
- Rose Cottage, Chapel Lane, an unspoilt rubble and thatch cottage, with casements, the best older building on the lane.



Fig 12. Lych Gate, Church Lane

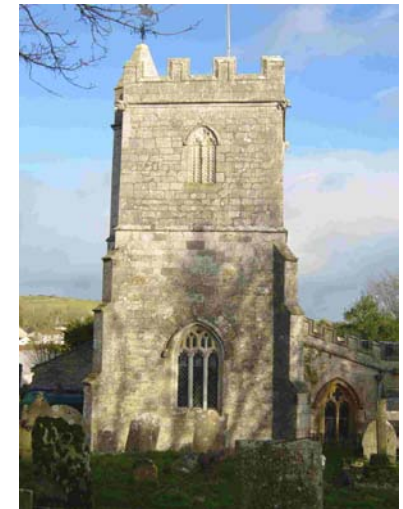


Fig 13. Church tower constructed of Ridgeway stone that is used throughout the village.

Some of the above may be worthy of Listing.

Building Materials and Architectural Details

The parish church has local Ridgeway limestone (Lower Purbeck series) walls, ashlar on the tower and squared and brought to courses on the main body. The silvery grey stone is seen throughout the village and is one of the major components of character. It is normally seen in rubble form, occasionally roughly squared and brought to courses. Larger, ashlar blocks may be employed in corner quoins and window and door heads, either as flat lintels or cambered arches. Boundary walling is also of rubble. East Farmhouse and The Haven/Cosy Cottage have front elevations of ashlar. Ham Hill stone was used by the Victorians in window dressings at the parish church.

Lime-based render or stucco, smooth and urbane, appears at White House and The Old Vicarage and smooth renders (lime or newer cement-based) are used to give further protection to several rubble walls. Colours are traditionally white, off-white or cream, although there is a pale pink colour at The Old Vicarage.

Brick is seen in later C19 and C20 buildings, a brownish, speckled type, probably Broadmayne, seen as arches to openings in rubble walls (Coach House and Netherton Farmhouse) or as walling (Sunray). An orange clay tile hanging is also seen in the gables of the pub.

Thatched roofs reflect the South Dorset traditions of rounded, sweeping forms, with eyebrow dormers and simple, laced (liggers and spars) ridges. More elaborate scalloped and blocked ridges are becoming more apparent. Hips and half-hips are seen on end elevations. There are several thatched porches, but these may be modern embellishments. Slate is also in common use. Clay pantiles are seen on the barn attached to The Longhouse (formerly Charity Farmhouse).

Stone boundary walls employ rubble and have stone-on-edge or flat copings. There is one known example of a wall ramping down by means of a segmental curve at The Old Vicarage. Here, also, is a Victorian Tudor arched entrance, set back from the lane by a curved inset. There is simple ironwork in the railings in front of The Haven and Cosy Cottage. There are more elaborate Victorian railings with floriated finials at the main road entrance to Osmington House, outside the Conservation Area.

There are Classical details, reflecting national *polite* architectural fashions, at White House and The Old Vicarage, in the form of pilastered and corniced doorways, sash windows with thin glazing bars and fluted and reeded pilasters between triple sash units on White House. Both houses have panelled doors. Vertical sashes with glazing bars also appear at The Haven and Cosy Cottage. Most of the cottages have side-hung casement windows, usually with one or two transoms or with both vertical and horizontal bars. Lintels vary between wood, stone voussoirs or slabs and brick cambered arches. Doors are boarded, sometimes with top lights. The fanlight with a crude curved radial bar pattern at The Finches has already been mentioned. The modern developments of thatched and slate roofed stone, brick and render cottages on Church and Chapel Lanes and East Farm reflect village character.

There is an excellent Osmington Village Design Statement, 2003, produced by the Parish Council and local residents and adopted as Supplementary Planning Guidance by the District Council. It analyses local materials and details and provides useful guidance for new development, alterations and repairs.

Parks, Gardens, Trees & Green Spaces

The grounds of Osmington House do not relate to the village, apart from views from the higher ground to the west and from the main road at the eastern approach. The gardens of the other gentry houses are also relatively private and only the mature trees are seen from the lanes and from more distant views. Smaller cottage and house gardens are attractive components to buildings and walls and are seen throughout the village. The green space of the churchyard and the strip of unmanaged woodland behind it, to the west, are of visual importance particularly when seen from across the village on Roman Road. The trees form a very definite edge to the village and provide a setting for the church. The gardens of the larger houses either side of the church are important as settings to Listed Buildings, particularly when viewed from the churchyard or from more distant views to the east. The grounds of The Sunray are evident from the Chapel Lane entry. The steep wooded area on the west of Lower Church Lane is visually important in the lower part of the lane and frames views up and down it.



Fig 14. The Haven & Cosy Cottage



Fig 15. Lower Church Lane with an important steep wooded area (right)

The churchyard has some large yews in its northern part. Trees are a great asset throughout: on the main road around Osmington Cottage, The Briary, Osmington Lodge and White House; on higher ground on the western edge of the village and north of Village Street and Lower Church Lane; up Roman Road, between Church and Chapel Lanes, adjacent to the linking footpath by The Old Chapel; and in a large wedge south of Osmington House. There are a large number of Tree Preservation Orders (TPOs), including ones on the southern side of the A353; around Osmington Cottage, White House, The Old Vicarage and parish church; opposite at the eastern side of Church Lane; around Greensleeves and Orchard Cottage; a large designation around Osmington House and along the east side of Chapel Lane; north of Cosy Cottage; and two blocks either side of Lower Church Lane.

Detrimental Features

There are a number of apparent problems:

- Some modern buildings are unsympathetic to village character, in terms of materials, detailing and siting of buildings, particularly in Chapel Lane; a modern bungalow in Village Street is particularly alien to the setting of neighbouring cottages and has a large lay-by paved with inappropriate concrete blocks that are discordant in terms of colour and detail;
- Some Listed Buildings have suffered from poor alteration, in the form of over-elaborate ironwork guards on windows, one example of the use of uPVC casements, decorative blocked thatch ridges and unduly fussy details like leaded lights on casement windows, bulls-eye glazing, stained woodwork and thick bars on replacement wooden casements; The Longhouse is an example of gentrification, cumulatively done, that detracts from its true rural character;
- Some unlisted buildings of character and group value have been eroded by the insertion of uPVC and unsuitable wooden windows that detract from the overall appearance of the building; the former Methodist Chapel of 1847 is virtually unrecognisable due to the loss of its detailing.
- Unsightly poles and wires in Church Lane and at the junction of Church Lane and Village St.

Definition of the Special Interest of the Conservation Area

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

- The landscape quality of the village's setting, within the Dorset AONB and Purbeck Heritage Coast, with particular reference to the mature trees on the A353 and at the Church Lane village entrance and on higher ground to the west and north of the historic core, as well as to the east, in the grounds of Osmington House; the importance of trees is seen in the large number of Tree Preservation Orders (TPOs) in the village;
- The importance of stone walls and trees on the main road, Chapel Lane and Church Lane in linking and enhancing groups of buildings;
- The varying topography, characterised by a dramatically undulating main road and the higher ground to the west and east of the core that provide views over parts of the village;
- The intact plan of the village;
- The Conservation Area has 16 Listed Building entries, in two relatively unspoilt groups and the survival of many historic boundaries and plot divisions;
- The building stock is of high quality, with two Grade II* Listed Buildings and three historically significant gentry houses, vernacular cottages, and unlisted Victorian buildings of character and group value;



Fig 16. Trees alongside the main road with the Sunray Inn in the distance

- The village is built predominantly of Ridgeway limestone, which has been worked as ashlar and rubble forms and is also used in boundary walling; it provides a consistent silver grey colour to the village, with elements of render and local brown brick in limited quantities; thatch is very evident, as is slate;
- Local building traditions have bequeathed some pleasant details, notably stone mullioned windows, wooden casements and vertical sashes, stone walling and thatch;
- The most recent new developments, at East Farm and at the main road ends of Chapel and Church Lanes, show some sensitive use of materials and details.

C2 West Knighton

Spatial Analysis

West Knighton is situated on elevated ground, on the edge of a gravel plateau. Today, the village appears a linear settlement, strung along a single road running from Broadmayne to which it is almost joined by modern development.

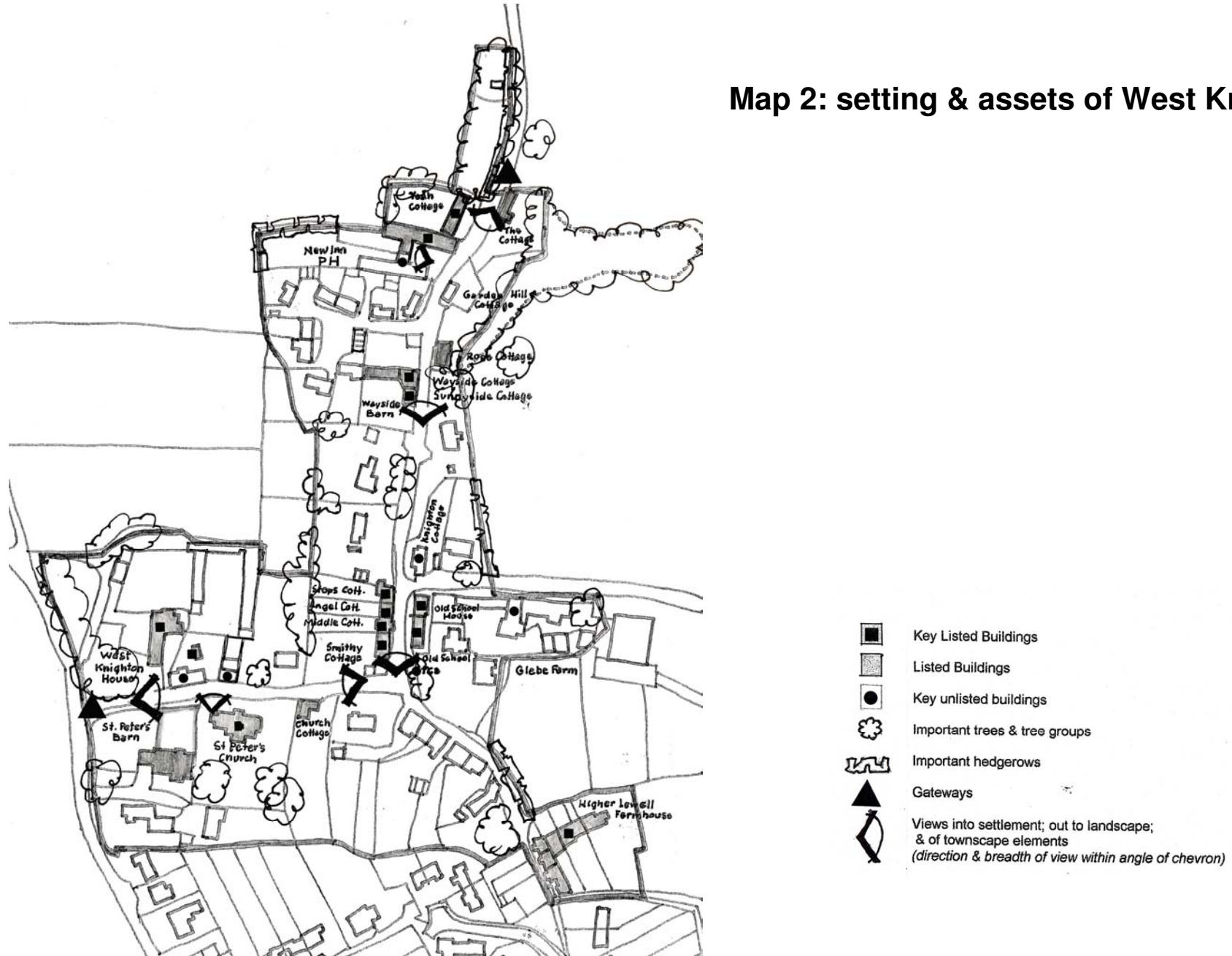
The village road has an east west section, along which the main gentry house and parish church are sited, whereas its northern length accommodates much of the remaining historic development. The road layout is actually more complex than first appears with the east side of the village focused historically on a staggered junction formed by a track that passes Higher Lewell Farmhouse and which once curved back to join the road to Broadmayne, and a route (now public footpath S51/1), just north of the Old School House, that passes Glebe Farm and heads towards Warmwell.

Older buildings tend to be in rectangular plots and situated on or near the edge of the highway. Land plots are relatively intact thereby maintaining the historic shape of the village.



Fig 17. Smithy Cottage & adjoining properties at the staggered junction, the historic focus of the village

Map 2: setting & assets of West Knighton



The character and interrelationship of spaces within the Conservation Area

This is very much related to the linearity of the main through route, but there are subtleties created by the position and alignment of buildings and changes in level.

From the southern edge of the Conservation Area:

- The suburban character of the modern development to the south suddenly changes to that of a traditional village; the lane to the left (west) curves away into countryside and, on the corner there is a glimpse of a large brick house through a thick hedge and trees;
- On the east-west stretch, there is a good view downhill and up to higher ground, with a long wall (part cob), tile capped, leading to the thin tower of the church and the gable end of a thatched cottage on the right; on the left, there are two stone and brick barns hard on the road line, which meanders across the shallow valley and up to the ridge; the two barns have an important role in emphasising the slight changes in road alignment;
- There is a view back to the entry, marked by tall trees in the grounds of West Knighton House and a glimpse into the farmyard of the House, with an attractive granary on staddles;
- The church stands at the lowest point, but is raised in its churchyard, with a low wall and iron railings;
- At the second right angled bend, a lane to the right leads past Hardy's Row to a splendid group of Higher Lewell Farmhouse and Cottages, where the lane narrows down to a footpath back to suburban estates;
- Returning to the main road, there is a framed view of cob and thatch cottages to the left and the varied skyline of the former school to the right;
- The lane is overhung by big trees and, suddenly, there is a narrow funnel created by two cottages positioned right on the road line, with a surprising glimpse of the upper parts of a building between, trees behind its roof, as well as (modern) cottages that maintain the enclosure;
- The road falls markedly downhill and there is a full view of The New Inn's attractive brick façade, which projects right to the road edge; it is an effective stop to the northern edge of the village; to the left is a tunnel view under the gateway formed by a pub outbuilding;
- The road curves sharply right and left, still descending, again marked by two thatched cottages near the roadway and a hedgebank on the western side.

From the above, the **key views and vistas** are the views of the church tower from the southern entry; the view back west from the low ridge; the views north leaving the village's staggered junction behind, and the narrow view through a frame of buildings into open countryside at the northern end of the village. From the churchyard, there is also an important view northward into and over West Knighton Farm.

Character Analysis

Building Uses

Historic uses were predominantly agricultural, with two gentry houses/farmhouses, one other farm (Glebe Farm), with a range of barns and sheds, and a majority of smaller cottages. The parish church, former school and schoolhouse and the New Inn are the other obvious uses. Modern residential development has been in the form of individual infill plots and a courtyard of vernacular revival cottages by the pub.

Building Types and Layouts



Fig 18. The long wall with the church tower visible above



Fig 19. Looking north towards the New Inn

The majority of buildings appear to be simple cottage plan forms with two or three rooms in a row, a lobby entry, originally one or two heated rooms, and usually with rear lean-tos or outshuts. West Knighton Farmhouse has an entrance hall flanked by two heated rooms and an end kitchen, giving four rooms in a row. Higher Lewell Farmhouse has an attached stables and cart shed. The former school and the current public house have particular plans. There are a number of traditional farm buildings, including barns, cart sheds and a granary. There is a barn at Glebe Farm, with concrete render and an aluminium, half-hipped roof, that may have been an older thatched and cob structure.

Layouts have been discussed above: short terraces of cottages set on the road line; courtyards of farm house and farm buildings; and larger or modern houses set in the middle of their plots.

Key Listed Buildings and Structures

There are fifteen Listed Building entries, the Grade I church and the rest Grade II. The **key Listed Buildings** are:

- Parish Church of St Peter, C12-C16, with late-C19 restoration; some early features and a good example of adaptation and change over a long time period; the tower is an important **landmark** on the southern approach into the historic core;
- Old Schoolhouse and Old School, dated 1865, Victorian Tudor, picturesque arrangement of gables, bellcote and porch; contrast interestingly with the organic row of cottages (above) opposite;
- West Knighton Farmhouse, C18 and C19, brick, with polite architectural details, groups well with adjacent Listed granary and other sheds and is an entry feature at the west end of the Conservation Area;
- Higher Lewell Farmhouse, C17, C18 and mid-C19 extension; mainly brick, elliptical first floor bow window and brick patterned initials and date; attached buildings; forms a group with three Listed cottages; a prime focus up the lane from the main road;
- Smithy, Middle, Angel and Steps Cottages, a conspicuous row of thatched, rendered cottages, varied, set in the angle of the second right-angled road turn and a positive lead into the road north;
- Sunnyside and Wayside Cottages, C17 core and early C18 date, thatched; flank end set hard on the road line and gable facing downhill, thus a key townscape feature;
- The New Inn, early C19 brick, solid stop to views and thus a key piece of townscape; groups well with outbuildings;
- Yoah Cottage, mid-C17, C18 extension, thatched, with internal features; again, of townscape value, as either an exit or entry feature (depending on the direction of travel).

Key Unlisted Buildings

Key unlisted buildings are small in number, but add to the value of groups of buildings. Two are in the curtilage of Listed Buildings and maybe Listed themselves, but they are not described in the listings. They are:

- Two stone and brick sheds at the entrance to West Knighton House's farmyard, one parallel to the road with a hipped slate roof and the other, at right angles, with a gable-ended pantiled roof; of group and townscape value, in the southern entry into the core (there are several other pantiled sheds in the yard, which are less visible);
- The outbuildings to the New Inn, brick C19, there is a particularly entertaining two storey unit at right angles to the main building, with entrance under a room and with a half-hip on one end of the roof;
- Knighton Cottage, a former semi-detached pair north of the Old Schoolhouse, mid-C19 mainly Upwey rubble, gable to farm track and twin gables to road, overhanging eaves, casements, porch canopies; of some merit and part of the Old School group;



Fig 20. The Old School



Fig 21. Roadside farm buildings, part of West Knighton House's farm

- The heavily-disguised barn, with a half-hip metal roof (formerly slated) at Glebe Farm: there are four loop lights in the gable end;
- The K6 telephone box at the second right-angled turn;
- The old parsonage, cob walling, of social historic interest, situated at Glebe Farm behind the Old School.

West Knighton House and outbuildings, the church, Church Cottage and the long rendered, partly cob, wall at the southern entry are a coherent **group**, as are the rendered cottages, K6 box, Old School and Schoolhouse and Knighton Cottage; and the northern buildings around The New Inn, from Sunnyside Cottage to The Cottage and Yoah Cottage, including the sensitively designed new cottages south of the pub.

Building Materials and Architectural Details

Older buildings are constructed of cob with stone rubble bases and a smooth render coating, as are some remaining boundary walls. Lower Purbeck limestone rubble is seen in other C18 buildings, often with brick quoins and door and window lintels (and banding at one of the West Knighton House farm buildings); it is squared and brought to courses in parts of the church and Old School. At the latter, Ham Hill stone dressings are evident. Flint nodules are mixed in with stone rubble in parts of the church.

C18 and C19 buildings are brick, mainly Broadmayne (Knighton Lane brickworks), as at Higher Lewell Farm and the main New Inn block and with blue vitrified header chequer-work and initials and date at the former. Here, also, brick is used in combination with stretches of rubble walling. Later C19 buildings used brown, speckled Broadmayne brick, manufactured within a few hundred metres of the village. Stone boundary walls have stone on edge coping, simple ashlar coping or brick on edge. There is a brick wall with chamfered brick coping at Higher Lewell Farm and south of The Old School.

Roofs are thatched with the characteristic South Dorset rounded contours and simple detailing. Details are typically hipped and half-hipped ends, eyebrow dormers and subtle undulations of verges to accommodate changing building heights. Clay tiles, sometimes with two courses of stone tiles at the verge, and slate (also with occasional stone verges) are also common. The clay plain tiles are scalloped at The Old School and clay pantiles are seen in some farm buildings and on the wall in front of St Peter's Barn. Lead is used in parts of the church.

Architectural details are basically simple, with smooth walling and a pattern of irregular door and window openings in older cottages and more symmetrical, designed openings in polite or more modern architecture. Cottage windows are side-hung casements, with wooden or cambered-arched brick lintels, wood, with one or two horizontal glazing bars or multiple panes. The latter can relate to C19 cast iron windows, which have diamond leaded lights at The Old School, where windows are of the stone mullioned type. Vertically hung sashes are of a thin glazing bar-multiple pane type, four or eight over eight types. There is a late C18 segmental curved oriel bow and a ground floor canted bay at Higher Lewell Farmhouse. There is a variety of porches: stone gabled, cob or brick lean-to or gabled, wooden bracketed and with a flat canopy. Door openings are simple, with plank and muntin or panelled doors, often with lights in the upper part. The churchyard has simple Victorian Gothic railings and gate, with a lamp overthrow. There is a Victorian wall post box at Smithy Cottage.



Fig 22. The New Inn



Fig 23. Victorian post box

Parks, Gardens, Trees and Open Spaces

The grounds of West Knighton House are hidden from the road and gardens do not provide a major feature from the public roads. The churchyard, however, is raised above road level and is a significant component of the first part of the historic core, when approaching from the south. Trees are, however, of great importance: at the corner of the first junction on the southern entry; behind the church; east of the two unlisted stone barns near Apple Orchard; at the junction with the track to Higher Lewell Farm; along the road north of the junction with Glebe Farm; and in a large group behind The New Inn, around Garden Hill Cottage and The Cottage.

Detrimental features

There are a few visual problems:

- There is a utilitarian space at Apple Orchard, with a solitary concrete garage;
- The Granary at West Knighton House is in poor condition and can be viewed as a Listed Building at risk;
- The Cottage also appears to be overgrown with vegetation and may be at risk;
- Some modern development is unsympathetic in terms of materials and details: infill development east of the church and along the north-south stretch of road, north of the track to Glebe Farm;
- There is evidence of slightly unsympathetic handling of repairs at Church Cottage (concrete lintels and over-sophisticated porch) and harsh cement pointing at The Old School;
- St Peter's Barn has been converted to a house, taking great care with a number of details, but the new glazing is very apparent;
- The vehicular lay-by at Rose Cottage weakens the boundary definition and the sequence of townscape experiences in this area;
- Poles and wires adversely affect views.

Definition of the special interest of the conservation Area

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

- A discernable historic shape, with a church, two gentry houses, former school, public house, farm buildings and cottages;
- Townscape progressions of buildings, spaces and details, enlivened by changes in level and dramatically changing road lines;
- A clean entry into the Conservation Area from the north and a definite sudden transition from the heavily developed southern approach into a rural village street;
- A large number of mature trees and walls linking and complementing groups of buildings;
- 15 Listed Building entries, including a Grade I church, several C17-C19 gentry houses, farm buildings, former Victorian village school, pub and vernacular cottages;



Fig 24. The churchyard

- Several unlisted buildings and structures of character, complementing Listed Buildings and forming three coherent groups of particular interest;
- Interesting details, such as street furniture, a clock on The Old School, plaques, names and dates in brickwork;
- The use of local materials, notably cob, local limestone, brick clays and a variety of roofing materials, often combined with building traditions to give a sense of place;
- One example of sensitive modern development, which reflects local tradition

C3 West Stafford

Spatial Analysis

West Stafford is a small village that has a definite historic core, an extant relationship with the large gentry houses, and some clearly defined boundaries. In **plan**, the village is a nucleated settlement, set on a through route, but with several tracks branching off it and two clear focuses on the parish church and rectory, and the village hall, former schoolhouse and public house on or adjacent to the through route. Set away from the core is a major historic house, Stafford House, bordered to the north by the River Frome, and the earthworks of an associated medieval settlement, separated by the South Winterborne stream and water meadows. Two other large gentry houses, The Old Rectory and The Manor House, are sited at the west and east extremes of the village. C18 and early C19 maps show that there were once routes from Rectory Lane to the main Dorchester-Wool road (modern A352) and from modern Wynd Close to West Knighton but the railway subsequently diminished their importance. The latter route also continued northwards, past the Manor House and across the river, establishing a crossroads that provided the eastern focus or centre of village activity.

The present through route comes from the NW, past Stafford House, then due south across the meadows to the village edge, where it bends sharply past the church tower into a curving east-west portion that opens up into a small triangular space at the former crossroads, and then curves uphill out of the village. The first bend has an obvious junction with the westward running Rectory Lane, which peters out into a track by the watercourse and thence under the railway line that forms a very definite southern edge to the village. A modern ribbon of houses, Glebeland Close, runs off Rectory Lane and turns back parallel to the railway. Another smaller lane runs parallel to the east-west part of the main road, forming the northern edge of the village. It has been partly appropriated by a modern cul-de-sac, Barton Close, but there is another entry to it from the space by the Wise Man Inn, via Manor Drive. This last route is, as the name implies, an access to The Manor House. Just to the east of the pub-fronted triangle is a small cul-de-sac, Wynd Close. The **edges** of development are very clean and clear, defined by drainage, topography, land ownership and the presence of the railway.

The parish church has a small graveyard in the angle between the main road's major change of direction and Barton Close; and it also faces Rectory Lane. The west tower abuts the road and emphasises the bend. Many of the older cottages sit directly on the road line, or with only small front spaces, in small plots. The more important houses, socially, tend to sit in the middle of larger plots. Stafford House has a group of estate buildings by its main entrance and is situated in extensive landscaped grounds, as is, on a more modest scale, The Manor House. Modern development, along Glebeland Close, is in the form of detached houses in individual plots, with semi-detached houses in Wynd Close, two terraces on Barton Close and short terraces in the more recent infill on Manor Drive and The Paddock.

The village is situated on a fairly level platform above the river, with a slope up from the meadows to the centre, and a pronounced rise in levels towards the railway and at the eastern end of development.

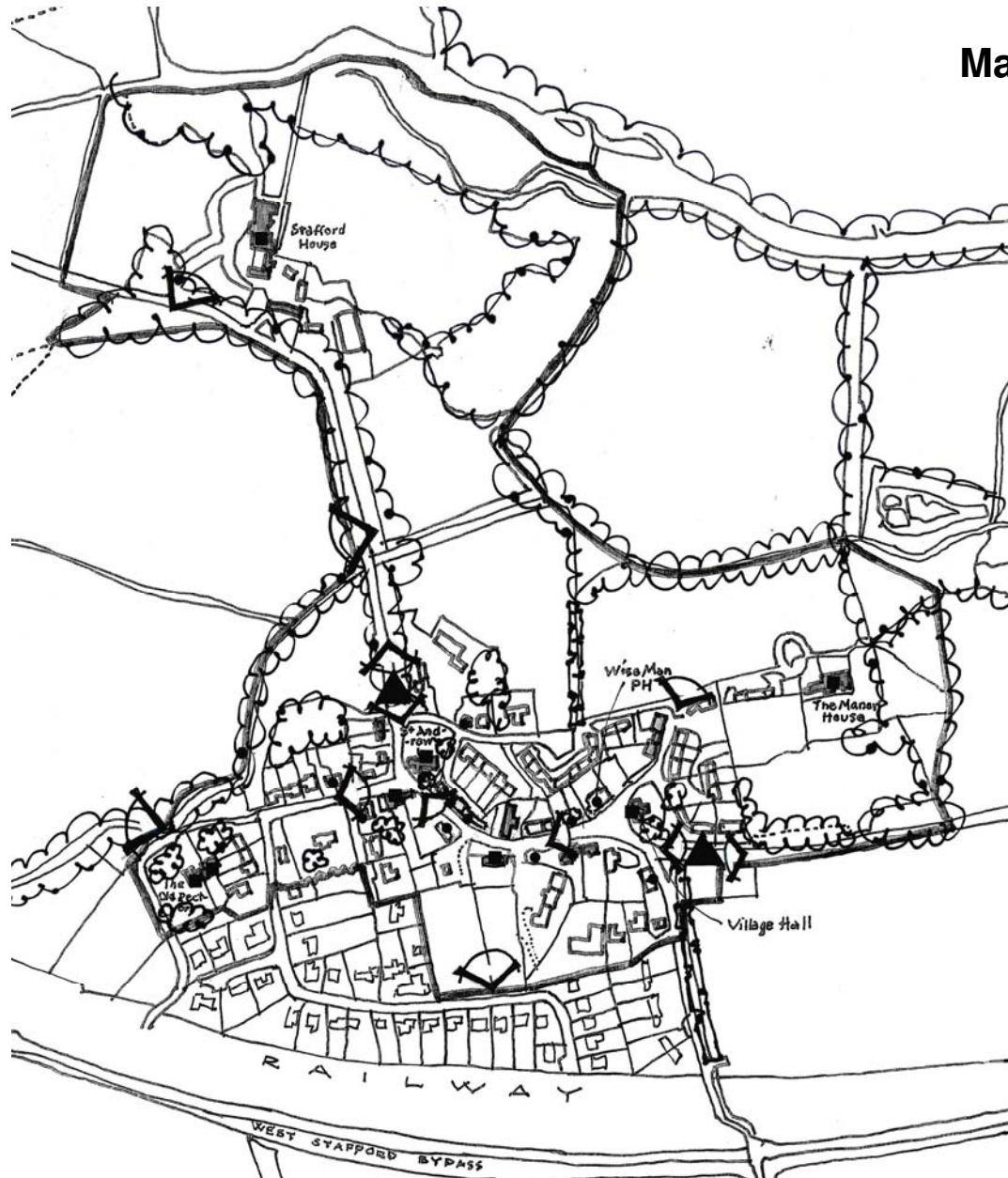









Fig 25. The parish church & churchyard on a sharp bend



Fig 26. Cottages are situated on the edge of the road

Map 3: setting & assets of West Stafford



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

The character and interrelationship of spaces within the Conservation Area

This may be described:

- From the north, there is a sudden view of Stafford House's ghostly pale main façade through trees, on a curve in the lane; nearer, the arched loggia, gables and square chimneys are seen in sharp perspective; there is a glimpse into the service yard, with handsome stone coach and brew house and former stables;
- The lane straightens and rises over the small bridge, providing views of the river and water meadows and is bordered by trees as it approaches the village; the entry is sudden and the church tower dominates the centre ground, with a view over the churchyard wall of the body of the church and gravestones; to the left (east) is a small single storey building (The Reading Room) and a rather varied view into Barton Close; to the right is a handsome pair of Victorian brick cottages and ahead, behind the church tower, is a seemingly final white façade, surmounted by a thatched roof;
- Suddenly, a sharp bend squeezes the road around the tower and reveals a long vista to the right down Rectory Lane and Stafford Gardens, with a perspective of older cottages, many modern houses of reasonable design, a buttressed wall and a termination of tall trees (beyond which is the almost hidden front of The Old Glebe and The Old Rectory and, through trees, the sparkle of water and views of meadows); looking back up Rectory Lane, the church tower and tall churchyard trees are neatly framed by development, hedges and walls; to the left an enticing view of more cottages, barns and sheds is revealed, the main road meanders subtly uphill, framed by perspectives of buildings at slight angles to the general line; the end feature is a brick thatched cottage, set slightly higher and at an angle;
- This leads into another curving sequence of buildings, some on the inside of the curve set right on the road (with the noticeable gable end of Barton Barn) and those on the outside set above it, on grassy banks or behind a raised footway, behind a hedge; there is a good view back downhill to the church tower, again;
- There is a perceptible opening out of road space and a funnelling back of the building lines on both sides and the upper parts of a building are seen across the space, beyond the crest of the hill up which the road has been rising;
- The space is fully revealed, with the Hall firmly set across the east end, backed by tall trees, The Wise Man is the focus at the north and a treed and hedged bank, with a long thatched pair of cottages on the south; the space is often over-filled with parked cars; the main road performs a final double curve, rising uphill through a gateway created by a hedge bank and roadside tree;
- There is a discrete opening left (north) down to the river and Manor House, past old and vernacular revival cottages, giving a wide view of the water meadows and a glimpse of the gates, outbuildings and main Manor House. The Manor House can also be clearly seen from its former entrance on the eastern approach road.

In terms of **key views and vistas**, the settlement is characterised by views into the developed area from open countryside at both ends of the main road; a series of narrow, contained views along village streets (see the townscape sequences above); and the views of the river and meadows from the bridge south of Stafford House, at the ends of Rectory Lane and Manor Drive. There is a perspective of a lane-side avenue back towards Stafford House and views to the House and surrounding grounds. One of the best views (where the church tower, rooftops and wider views of the water meadows all combine delightfully) is from the newly developed former paddock field and allotments between the village street and Glebeland Close.

Stafford House and the church tower are the obvious **landmark** features.

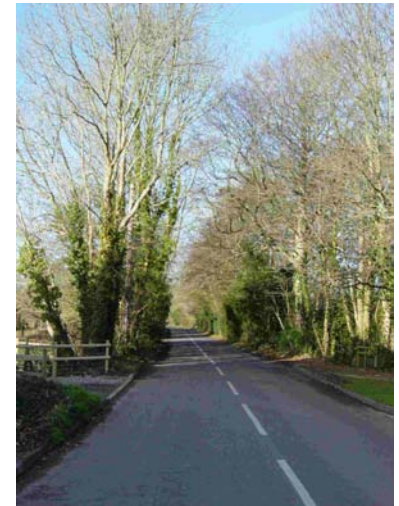


Fig 27. The lane that crosses the northern water meadows



Fig 28. View towards water meadows from Manor Drive (old road) that once continued across the meadows

Character Analysis

West Stafford is a compact village, apart from the Stafford House cluster, and it seems logical to describe it as a whole.

Building Uses

The village was characterised by church, manor and gentry houses, estate and church cottages, farm buildings, forge, school, reading room and pub. The big houses remain in individual ownerships (although The Old Rectory has been subdivided), but their various estate buildings have tended to be converted to houses. Aldhelm House is a modern rectory. The school has become the village hall and the schoolhouse and forge have become houses. The pub remains and several barns have been converted to houses. There is a large garage site at the eastern end of the village.

Building Types and Layouts

The parish church is a good example of growth and accretion over a period of time, with a C16 tower and a simple rectangular C17 nave and chancel, with a Victorian eastward extension. The big houses show more complex and sophisticated planning. Stafford House has C16 elements, but was rebuilt as a single suite of rooms, in an E-plan in 1633. In the early Victorian period, the plan was successfully enlarged to a double pile. It has separate, substantial offices, such as a brew and coach house and stables. The Manor House is based on a U-shaped C17 plan, remodelled in the early C18 and C19. The Old Rectory and Old Glebe have a similar plan and origins, but were rebuilt or refaced in 1767.

Many of the smaller cottages have or had simple one storey plus attics in eyebrow dormers plans, arranged in one row of rooms separated by a central entrance lobby. The end chimneys show that the two end rooms were heated. There are at least two examples of end wall entries (Davine and The Gardens). Nos 1 and 2 Manor Drive Cottages have a two storey central block with single storey units at either end. Nos 1 and 2 Church Cottages are good examples of planned, semi-detached estate cottages, mid-C19, with symmetrical planning and a shared central chimneystack. Many of the cottages have rear outbuildings and outshuts from the main block.

The Village Hall was designed as a single storey school, presumably with one or more internal divisions.

There are several former agricultural buildings, notably Barton Barn, with a cart porch, the various outbuildings at Stafford House, and a cart shed with loft and an attached barn at The Manor House.

Key Listed Buildings

There are three Grade I Listed Buildings, the Church of St Andrew, Stafford House and The Manor House, and eleven Grade II Listed Building entries in the Conservation Area. The **key Listed Buildings** are:

- Parish Church of St Andrew, simple but strong west tower with stair turret, a major landmark feature; important c1640 Laudian fittings;
- Stafford House; an important E-plan house with archaic Gothic details, but with the symmetry of the coming Classicism; the Benjamin Ferrey west front is a successful and rare example of sensitive Victorian pastiche;
- The Manor House, a rich, Queen Anne Classical house, with good interior details;
- The Old Rectory and The Old Glebe, brick country Classical, with some showy features (Venetian window, Ionic-columned doorcase); originally thatched, but now with a less pleasant concrete tile roof;



Fig 29. Village Hall



Fig 30. Porch Cottage

- The Village Hall, early Victorian Tudor, notable for its position across the triangular space as much as its characterful details;
- Praps Cottage and The Gardens, cob and thatch, position on the northern entry, effectively blocking the first view behind the church tower;
- Similarly, Porch Cottage, brick and thatch, defining the curve on the route round to the informal triangular space.

Despite one or two modern incursions and the gap created by the garage site, the whole of the main route, from Church Cottages to The Wise Man and the Village Hall has a unity of scale and a value as townscape and can be regarded as a **group**. Stafford House and its outbuildings also form a smaller group, with a communality of building style, details and materials.

Key Unlisted Buildings

The contribution made by key unlisted buildings is not insignificant. There are a number of mainly C19 buildings that are of definite group value and of architectural merit:

- The Reading Room, in Barton Close, single storey, unsophisticated brick and slate shed, unspoilt and a corner building;
- Myrtle and Rose Cottages, Rectory Lane, mid-Victorian brick with tile and stone slate verge roof, straight forward semi-detached village buildings;
- 1, 2 and 3 Spadger Lane, a group of one and two storey former sheds and barns, brick, stone and clay tiles, well-converted and an important part of the townscape sequence; No. 3, in particular, curves round neatly to the churchyard wall;
- Wise Man Cottage, render and thatch, may be a successful modern pastiche, but is another part of the main road group;
- School House and School Cottage, a pair of brick and tile mid-C19 houses (built at the same time as the former school?), pleasant two colour brick details, unspoilt casements, part of a wider group;
- The Wise Man Inn, originally roughcast and thatched, badly damaged by fire;
- 1 and 2 Chestnut Cottages, a pair of brick mid-C19 houses, very similar to School House and School Cottage in style and materials, good brick details and unspoilt;
- There is a K6 telephone box near The Forge and an adjacent thatched bus shelter of character;
- The 1772 crinkle-crankle wall to Aldhelm House, Rectory Lane.

Building Materials and Architectural Details

The Parish Meeting and the local community of West Stafford have produced a Village Design Statement that analyses character, setting and local details and defines principles for building and development guidelines. The detail of this work accords with the survey and analysis behind this current document and has proved to be very helpful. West Dorset District Council adopted it as Supplementary Planning Guidance in December 2002.

The village has a variety of materials typical of settlements sited at the junction of the chalk and limestone hills and the clays and gravels of the Frome Valley. The church, Manor House and Stafford House are built of Lower Purbeck limestone from local sources, both in coursed rubble form and, at Stafford House, in ashlar and rubble. Rubble is also found on some farm buildings (with brick quoins) and boundary walls, with chamfered and ridged coping around the church and stone on edge



Fig 31. The Reading Room



Fig 32. School Cottage & School House

elsewhere. The Village Hall has Ham Hill stone window and door dressings, contrasting with the silver grey stone of the main body.

Rubble also acts as a firm and dry base for cob walling, on many of the older cottages, where smooth render (originally lime-based) provides further protection. The chalk for the cob came from the pit where the present garage is situated. Rough-cast render appears at The Wise Man. Brick is the other common material, a pale, buff, Broadmayne, sometimes with patterning produced by vitrified headers (The Old Rectory and Old Glebe) or a more red/orange brick for quoins, window and door lintels (usually cambered). Brick is also used for boundary walls, with piers or buttresses and a spectacularly serpentine crinkle-crankle wall behind Aldhelm House (not visible from the public realm and not seen in process of surveying for this work).

Roofs are equally varied, with graded stone tiles (Lower Purbeck limestone) at Stafford House and the church; clay plain tile, often with stone tile verges; more decorative Victorian shaped, scalloped tiles with fancy ridges (e.g. Church Cottages); pantiles on outbuildings and slate. Thatch is particularly memorable, with the soft, rounded forms typical of South Dorset, swept over eyebrow dormers, with hips and half-hips and laced ridges.

Details include stone mullioned windows at Stafford House (with the archaic feature, normally 1520-50, of round headed lights); vertical sashes at the other gentry houses, with radial top bars in the simplified Venetian windows at The Old Rectory/Old Glebe. The most common window form is the side-hung wooden or metal casement, with either a few horizontal bars or a busier pattern of smaller panes. Doors may be elaborate in the bigger houses, with a Classical portico (Manor House) or Ionic pilasters, entablature and pediment (Old Rectory). More typically, doorways are simple rectangular openings with wooden or brick lintels, often protected by thatched, brick or rendered porches or tiled, ridged roofs.

There is simple ironwork fencing: saltire crosses in front of Praps Cottage, hooped tops by the Village Hall and estate post and rail in front of 1-2 Wynd Close. There are two early C19 boot scrapers by the church porch.

Parks, Gardens, Trees and Open Spaces

Trees are of major importance to the character and quality of the area. They provide entry features, particularly at the northern end; define edges of development on Barton Close and Rectory Lane; adorn the churchyard (a small, but visible space in itself); and contribute to wider landscapes around Stafford House and The Manor House. There is a TPO for individual specimen trees around The Old Rectory and Old Glebe.

The village's gardens are well maintained and add much to the pleasures of the main road progression. The **green spaces** of the water meadows are a great asset, visually, as an historic landscape feature and for their amenity value. There is an untidy space in front of The Wise Man, used as an informal car parking area. This was a grassed public space until the early 1950s. The parish church's graveyard at the Wynd Close/Crossways Road junction is an important public space.

Stafford House is included on the provisional list of Historic Parks and Gardens of County Importance to which Local Plan Policy SA17 (Adopted 2006) applies.



Fig 33. Ironwork fencing at Nos 1 & 2 Chestnut Cottages



Fig 34. Trees and landscape around Stafford House

Detrimental Features

The Listed properties are, on the whole, well maintained. There are, however, a few problems:

- There are overhead wires at the eastern end and on Rectory Lane;
- Customers of the Wise Man Inn park untidily outside it and lessen the potential effect of a public space;
- The garage site is somewhat at odds with the notable sequence of buildings along the main road and is open to view (although its value as a village business is recognised).

Definition of the special interest of the Conservation Area

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

- The landscape quality of the village's setting, characterised by low hills, the landscaped grounds of two large houses, an extensive area of water meadow and river, and individual or groups of mature trees;
- Trees and hedgerows provide strong features at both of the main village entrances;
- The Conservation Area has 14 Listed Building entries, of which three (the church, Stafford House and The Manor House) are Grade I; in a coherent group along the main road through the village and in the relationship between Stafford House and its outbuildings;
- The Parish Church has a nationally important set of C17 Laudian fittings; Stafford House has an interesting mix of Jacobean and Victorian elements; The Manor House is Queen Anne in style, with later alterations; other Listed Buildings vary from high quality mid-Georgian brick gentry houses, vernacular cottages (many of them thatched) and a Victorian Tudor Revival former school;
- There are a number of unlisted Victorian semi-detached cottages with attractive brick detailing and former agricultural buildings that have been sympathetically converted to residential use;
- Local building materials include limestone, rendered chalk cob, Broadmayne brick, thatch, stone and clay tiles, producing a predominance of silver greys, buffs and pale reds of brickwork, whites and creams of renders and the dark browns of weathered thatch and roofing tiles;
- There are a number of distinctive building details, including ashlar mouldings, patterning produced by contrasting materials, multi-paned casements, simple porches, stone, brick and cob boundary walling;
- The village has a good example of modern vernacular revival development at The Paddock.

The brothers and sisters of Thomas Hardy lived in the parish at Talbothayes Lodge, a listed property, situated half a mile east of the village.

C4 Owermoigne

Spatial analysis

The **plan** of the village is basically a nucleated settlement, lying off a major route, around a junction, of Kit Lane from the main A352 to the south, its northern continuation, Moreton Road, and Church Lane/Parson's Lane, which runs to the south of the parish church and swings sharply south back to the main road. From old maps, it is evident that there was a route from East Farm back to Moreton Road, with a junction near the site of the later school, and a western route from the modern Hollands Mead Avenue west to Warmwell. The focus of the church, a small triangular green space, a couple of larger houses, the Victorian Primary School and a substantial rectory, with a small number of cottages, is not a major one and the historic core is not large. The survival of the grounds of The Old Rectory and glebe land to the south of Church Lane is important as it has preserved the hollow core to the historic area, with green space running back to the main road.

The junction by the church is the meeting place of two other routes, a track west to the Village Hall (Pollards Lane) and an estate road from the NW. There are two small cul-de-sacs off Church Lane/Parson's Lane: East Farm Lane (with new infill development) east of the church, and Glebeford Close at the east end, as well as a track to a few individual housing plots.

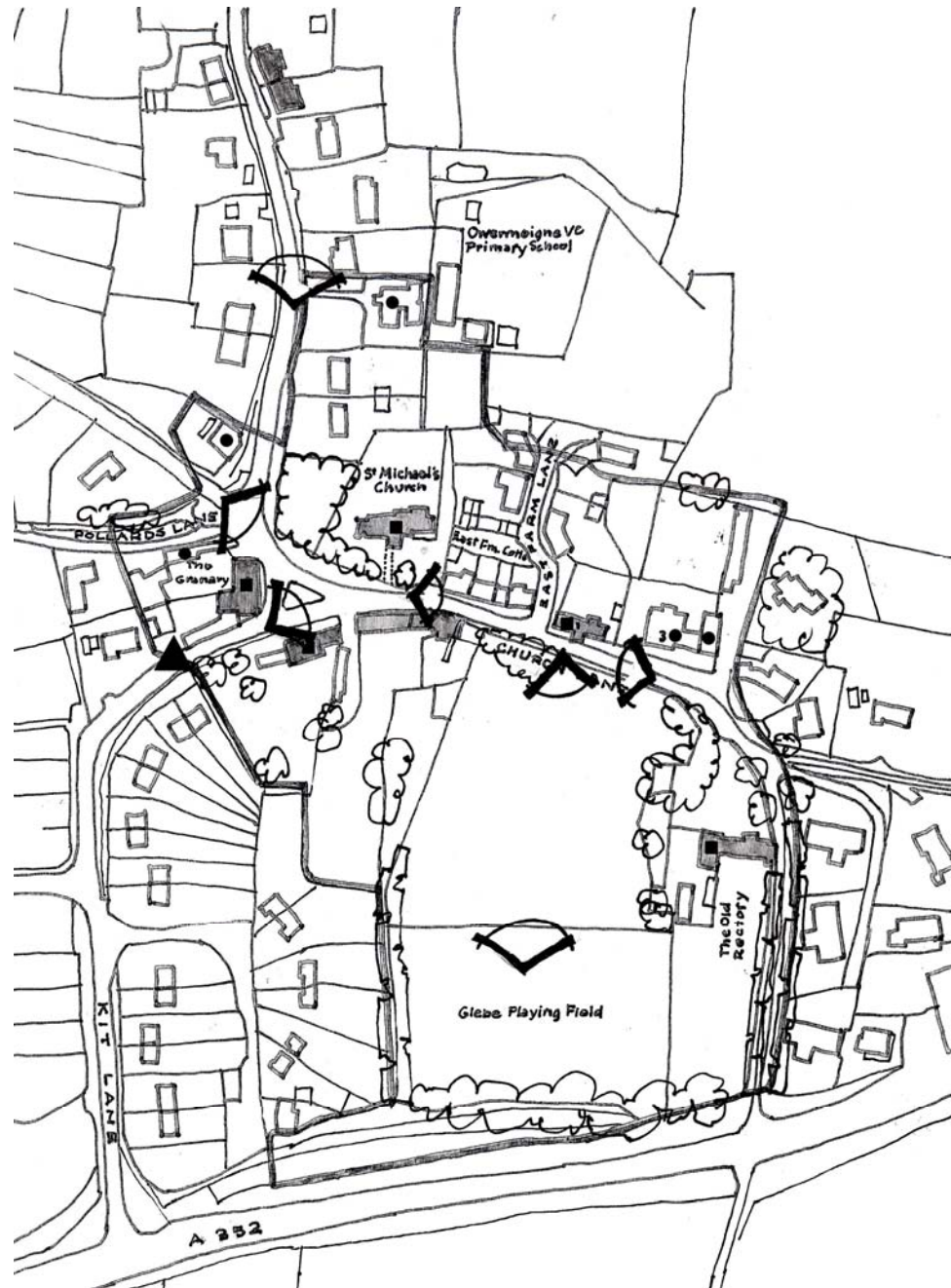
The historic core is characterised by informal, short rows of cottages and one or two larger detached houses set on or near the road edge. Extensive grounds surround the Old Rectory and No 3 Church Lane has a small front space. Plot sizes vary markedly, with those on the south side of Church Lane/Parson's Lane being considerably larger than those to the north and east, across the junction.

The core is surrounded by extensive modern residential development to its west and north, with a smaller extension to the east. The entry from the main road is through an improved estate-type road and the northern approach, from Moreton Road, is via a long ribbon of houses on both sides of the lane. Thus, the edges of the Conservation Area are affected by modern development, with the exception of the clear division between old properties and green space at the southern garden and glebe land. The A352 provides another very definite edge to the actual boundary beyond.








The site of the village is generally level, but there is a small rise up to the main road from Church Lane.



Fig 35. Small green at the junction of Church & Kit Lanes & Moreton Rd



Map 4: setting & assets of Owermoigne

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

The character and interrelationship of spaces within the Conservation Area

This is a major aspect of the village's character and attractiveness. In terms of **townscape**, a sequence from the western entry, Kit Lane, may be described:

- The western entry is through suburbia, but there is a sudden transition on a bend in Kit Lane where there is a framed view of the church, triangular green and mature trees;
- As the green is approached, more trees are seen in a plot immediately to the west of the churchyard; there are thatched cottages to the right (south), with small front gardens and to the left an extended old building (the former smithy) sits above a small watercourse; space leaks away into suburbia up Hollands Mead Avenue;
- Church Lane wavers slightly, enough to allow the new cottages on the north side to come into play, closing the vista on the outside of the gentle curve; looking back, West Farmhouse stretches across the west side of the triangular green, providing, with its pretty small garden, an effective terminal feature; trees in front of the churchyard and, in the distance to the west, add to the quality of the view;
- There is a raised green field to the south and a belt of mature trees;
- To the left, there is successful contrived townscape created by the new East Farm Lane development, from which there is a good view of the east end of the church;
- The projecting porch of No. 1, Dairy Cottage, is a feature to the north, along with the house's interesting mix of materials; looking back westwards, there is a framed view to the triangle, with a mixture of cottages and overhanging trees;
- The urbane front of No. 3, with its railings and front garden leads to two modern detached houses on the left and a view through gate piers to the Old Rectory;
- Church Lane suddenly turns (becoming Parson's Lane) through a right angle, marked by the Old Rectory's stone boundary wall and a superb beech tree; the lane squeezes past the cliff of masonry created by the end of the Old Rectory into a rural lane, with hedge banks.

To the north of the western junction, and a glimpses of a small watercourse, Kit Lane becomes Moreton Road, which straggles towards open countryside, with a mixture of modern houses and one or two older cottages of character and the attractive Victorian school.

The **key views and vistas** are the views of the church tower from the western approach, either side of The Granary; the views east and west along the central part of Church Lane and the view of the church and village heart from the Glebe Playing Field. The view north up Moreton Road shows some older cottages and trees. The church tower is the only appreciable **landmark**.

Character analysis

The Conservation Area is small, embracing the historic core and the green area to the south of the village.

Building Uses

Historically, the village core contained the church, school, rectory, larger farmhouses and smaller cottages. There is limited new development in the Conservation Area at East Farm Lane.



Fig 36. Church Lane looking west



Fig 37. Church Lane with the Old Rectory gable end left & high bank right

Building Types and Layouts

The parish church is an example of mid and late Victorian rebuilding around a medieval core. The Old Rectory is a large C16 house with later rebuilding and enlargement.

Most smaller cottages have arrangements of rooms in line, with rear outshuts or extensions. No. 3 Church Lane has an attached barn at right angles to the main house.

Key Listed Buildings and Structures

The Conservation Area contains seven Listed Buildings and one Listed churchyard entry, the Church being Grade II*. The Key Listed Buildings are:

- Moigne Cottage, mid-C18, thatched, another terminal feature in views down Moreton Road;
- The Old Rectory, a tantalising mixture of late medieval and Victorian Arts and Crafts, with reset medieval features;
- The Parish Church of St Michael, C15 west tower and the main body related to a major restoration of 1883, with reset medieval windows;
- West Farmhouse, an important terminal building at the west side of the triangular green, late C17 with C19 refashioning;
- No. 1, Dairy Cottage, is an interesting mix of materials; its projecting porch is a townscape feature in Church Lane.

Key Unlisted Buildings

These are small in number:

- 7 Moreton Road, brick and render, half-hipped tiled roofs, probably substantially a modern building, but important in marking a part of the western junction and attractive in its own right;
- Stone and brick sheds on Pollards Lane, group value and the setting for the pump and traction engine notice;
- 3 Church Lane, a rendered symmetrical front, sashes and first floor casements, central round arched door with fanlight over, attached barn, railings, 1840-ish, group value; the barn is thatched and of cob construction and seems to be either in the course of alterations or in poor structural condition;
- The Primary School, dated 1873, single storey Tudor Revival, limestone ashlar and Broadmayne brick, steeply pitched slate roof, porch and cartouche with inscriptions; an interesting building that relates to the church and is a good introduction to the Conservation Area.

The whole of Church Lane, from West Farmhouse to The Old Rectory forms a coherent **group**.

Building Materials and Architectural Details

The village is characterised by a rich variety of materials; Lower Purbeck limestone rubble, squared and brought to courses or random, with larger squared quoins; smooth render; and Broadmayne brick, seen in large areas of walling at the Primary School or sometimes providing window and door lintels and quoins in rubble. The barn at 3 Church Lane, and several rendered cottages, may be built of cob. Modern vernacular revival infill uses stone (probably Purbeck), brick and smooth render.



Fig 38. Dairy Cottage



Fig 39. Primary School

Roofs may be thatched, often half or fully hipped, with simple Dorset laced ridges, without projecting blocks and rounded and flowing in general form. Eyebrow dormers create a subtle variation in eaves lines and there are larger dormers on East Farm Cottages. Thatch would have been historically of long straw or combed wheat reed. Slate and clay plain tiles are the other common materials, with occasional use of stone tiles on the verge. There are Double Roman pantiles on an outbuilding to East Farm Cottages. The Old Rectory has orange/red tile hanging.

Architectural details are: metal and wooden casements (with a horizontal or Yorkshire sliding sash at 2 Church Lane), with brick or wooden lintels; casements with leaded lights at The Old Rectory; sashes with an absence of glazing bars, with horns on the meeting rail, suggestive of a post-1840 date (at West Farmhouse); simple planked doors and one elegant panelled example, with a fanlight over. There are several simple thatched and tiled porches, with timber posts or brick side walls.

Boundary walls are important in linking building groups and defining street space: the rubble stone walls around the church and Old Rectory have chamfered copings and there are stone slats on edge elsewhere. Brick walls, chain link fencing and simple estate iron fencing are also seen. No 3 Church Lane has an iron gate with floriated finials.

There is an iron water pump and a rare traction engine advisory notice on the side elevation of The Granary.

Parks, Gardens, Trees and Open Spaces

Owermoigne is blessed with some fine groups of mature trees, protected by a number of Tree Preservation Order (TPOs): on the southern edge of the churchyard and in a rough plot to the west; on the road edge of the green space on the south side of Church Lane; on the glebe field's western and southern edges; in the Old Rectory grounds; and west of Moigne Cottage. Parson's Lane (formerly the southern end of Church Lane) has a rural character, with a narrow track bordered by steep hedgebanks.

The small cottage gardens fronting most of the older cottages are a particularly attractive feature of the village.

The **green space** to the south of the village core is particularly important to its setting: the Old Rectory garden and Glebe Playing Field contribute significantly to the character and visual amenity of the Conservation Area as they are both visible from the historic core and provide views over it. The churchyard provides a valuable setting to the church, together with its mature trees.

Detrimental Features

There are few obvious problems in the village:

- The best unlisted building, 3 Church Lane, has replacement sash and casement windows, of a close possible match to original timber ones, but the attached false glazing bars on the casements and the unduly reflective nature of the glazing material are evident;



Fig 40. Entrance detail of Primary School



Fig 41 Water pump & notice on the side of The Granary

Definition of the Special Interest of the Conservation Area

In summary, the important characteristics are:

- The value of groups and individual trees over the whole of the historic core and the visual prominence and amenity value of the large open, green space in the southern part of the Conservation Area;
- The focal point provided by the small triangular space at the junction of Kit and Church Lanes and Moreton Road, and the sense of place underlined by the presence of the church and its adjoining tall trees;
- A varied townscape progression along Church Lane/Parson's Lane, with groups of vernacular cottages, sympathetic modern infill, boundary walls and important trees;
- The Conservation Area has eight Listed Building entries, with an interesting medieval and Victorian church, an impressive gentry house, and a number of attractive smaller cottages, in one coherent group;
- A rich variety of building materials, often used in combination, providing a varied range of colours and textures, predominantly whites and pale greys, buff and red brick, smooth render, and soft, rounded thatch;
- Some interesting details, notably vernacular window types and porches, as well as simple cast ironwork.

Community Involvement

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

General Condition

The villages are characterised by a general good condition of the building stock, boundaries and the public realm. There are several Listed Buildings at risk, notably in West Knighton. There is a general concern about the loss of details and unsuitable repair techniques in some key unlisted buildings.

Summary of Issues and Proposed Actions

CONSERVATION AREA ISSUE	PROPOSED ACTION/S	LEAD PARTNER	OTHER PARTNERS
Standards & methods of repair and maintenance of historic buildings and structures	Upon request provide advice	WDDC	
Sourcing local materials & continuation of building traditions	Upon request provide advice on known sources & building traditions	WDDC	

Design standards in the public realm (overhead cables, traffic signs, road space with amenity value & use).	Identify opportunities to enhance & consider traffic management	DCC (Highway Authority), WDDC	Parish Council & Group Parish
The contribution of trees & the landscape setting to the character & appearance of the conservation area	Contribution to be perpetuated as far as possible & support suitable schemes through availability of Countryside & Conservation Grant	WDDC	DCC, Group Parish, Parish Council
A number of unlisted buildings have architectural & historic interest	Additions to the Statutory List of Buildings of Special Architectural and Historic Interest should be considered	WDDC	
Exchange of archaeological information	Consider how to assist the Dorset Historic Environment Record & benefit from the Dorset Historic Towns Project (Extensive Urban Study)	WDDC, DCC	English Heritage

Developing Management Proposals

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

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

Advice

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

Information and Contact Details

Criteria used for assessing the contribution made by unlisted buildings

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

Contacts: West Dorset District Council, Design & Conservation Officer [REDACTED] or e-mail [REDACTED]

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Maps

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Typetalk calls welcome