

CONSERVATION AREAS IN EAST DORSET

WIMBORNE ST. GILES



East Dorset District Council Policy Planning Division
Supplementary Planning Guidance No.16 April 2006



Foreword

This document is based upon work carried out in 1994 to define the special qualities of the Conservation Area that was subsequently published as Supplementary Planning Guidance to the East Dorset Local Plan (see paragraphs 6.118 to 6.131 and accompanying policies BUCON 1 to 4 of the East Dorset Local Plan adopted 11 January 2002).

The text and illustrations of the original publication have been revised and updated to reflect any significant changes that have taken place in that time since the original survey and appraisal of the area were undertaken.

The appraisal provides guidance to those elements and characteristics that should be taken into account when considering proposed developments and other works requiring consent. The information contained in the appraisal will be treated as a material consideration by the Local Planning Authority when considering planning applications.

The revision does not extend to reviewing the boundaries of the designated area. This work will be undertaken between 2006 and 2010 in parallel with the Local Development Framework process, as currently programmed.

The maps used in the document are based upon the Ordnance Survey mapping currently available to the Council.

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Introduction

Wimborne St Giles and Wimborne All Hallows are mentioned in Domesday. The latter settlement, which formed a separate parish until 1733, was until the turn of the 20th century more populated than today, enough to support a church. However, nothing remains of All Hallows Church today.

The village occupies a peaceful rural setting far from any busy roads and therefore undisturbed by road traffic. It is a linear settlement lying in a shallow valley of the River Allen. The Allen, which rises near the hamlet of Monkton up Wimborne, was originally called the Wimborne, derived from the old English winn and burna meaning 'meadow stream'.

The river flows through the centre of the conservation area, passing through water meadows before flowing through St Giles Park. Bridging points near French's Farm (Bottlebush Lane) and Bull Bridge bring the natural beauty of the river into closer focus.

Bull Bridge



Most of the land within the conservation area falls within the ownership of the Shaftesbury Estate. The manorial estate around St Giles House has not changed ownership by purchase since the Norman Conquest. In 1375 the manor was called St Giles Upwymbourne Plecy. The present great house, built by the Cooper family in Renaissance style in 1650-9, replaced the Ashley family's modest manor house of a century earlier.

Like Cranborne, the presence of the House and grounds pervade the village, even though the house is mostly screened by dense woods. When the conservation area was designated in 1975 the boundary was drawn to exclude the House and Park, but included the Walled

Garden, Home Farm buildings and the Riding House and a number of entrance lodges, together with Estate houses in Park Lane.



Just visible from a number of points within the village is a more or less continuous belt of trees that encircle the settlement. It is known as the Drive Plantation and was originally planted in the mid 18th century for the 4th Earl. Coach Road, a farm track today, connects part of the western belt with All Hallows.

The character of the village today is a product of the tight control and skilled husbandry by the Estate over many years. Despite its small size and backwater location, it still supports a church, a school, a shop and post office, a village hall and public house.

Approaches



From the B3081, after turning off the Cranborne Road, there is a distant view to the southwest of the Church in a hollow surrounded by trees. Nearer the village, views of the settlement from Parsonage Lane are obscured by hedgebanks, which extend almost to the centre.

From the south-west, before descending the hill into the village, the dense woodland of the Park appears to fill the valley, in contrast to the open down-land before it. The hedgerows along the narrow lane down the hill towards the sharp bend at Bull Bridge.

From the north, the hedgerow-lined lanes extend from the open countryside into the settlement, blurring the edges of the village with its landscape setting.

Scope



The boundaries of the conservation area were drawn to include the entire village, including the water-meadows adjacent to the Allen which extend through the centre. There are three distinctive parts of the settlement: Home Farm and Park Lane; the village green area; and linear development along the valley roads on each side of the water-meadows extending to All Hallows Farm. A significant proportion of the conservation area therefore comprises open space, including farmland. These open areas were included on account of their importance to the setting of village buildings, including a number of individual cottages sited along within the valley.

Village Green

(Inset Map No.1)

The core of the village extends roughly from Bull Bridge to St Giles Church and adjacent Almshouses. The area features a number of other listed buildings too, including the Mill House and the School House. In addition, the Rectory and its stables, both listed, are discreetly sited behind the Almshouses. With the exception of the Rectory, all these buildings

overlook the village green. This is a flat, square green space largely enclosed by low brick walling. It is well-maintained as close mown grass.

Adjoining the green to the west is another important open space planted as an orchard. The early summer en masse display of cow parsley beneath the fruit trees is particularly picturesque. Between these spaces is a group of gigantic London Planes which enclose them and which provide height in the village, dwarfing the scale of the surrounding buildings. The enclosure is reinforced by other tall trees of St Giles Park to the south and by woodland to the west, through which flows the River Allen. Before Bull Bridge, the river widens to form a pool, shaded by overhanging trees. Views to the south of the bridge are similarly restricted by trees, but the sounds of the river enhance the tranquility of this corner of the village.

St. Giles Church and the adjacent Almshouses form a strong architectural composition which gives the area its distinctive and refined character. The Grade I listed church, largely rebuilt in 1723, has walls of Greensand ashlar chequered with panels of squared and knapped flint under slate roofs. The square tower fronting the green provides a counter-point to the row of single storey Almshouses attached to its older north-west wall.



The Almshouse, built around 1624, have brick walls with ashlar dressings under simple tile-covered roofs. In the centre is a loggia that leads to rear gardens, above which, expressed as a gable with cross finial, is the former common room. The building also features tall paired chimneys with diagonal-set flues.

Forming part of this group, but remaining almost totally obscured from public view, stands the

Rectory. This two-storey with attics house, has brick walls under tiled roofs and dates from the seventeenth-century. Standing at the north-east corner of the Church, its beautiful garden is enclosed by a high wall constructed of cob with a tile capping. The 17th century stables at the entrance to the Rectory garden was severely damaged by fire in 2003. At the time of the re-survey the building was undergoing restoration.

The Rectory, a Grade II Listed Building



To the south of the Church stands one of several lodges to St Giles Park. This small, single-storey brick cottage, with its distinctive tall diagonal-set chimneys and lozenge pattern bay window, defines the edge of the private estate from the village. The drive passes to its left, through a pair of brick gate posts with moulded stone cappings, and into a dense woodland belt immediately behind.

Seventy metres into the woods stand a matching pair of single-storey rendered entrance lodges. They have low-pitched slate roofs and rounded-arch windows with iron frames. Both are unused and in a poor state of repair.



A group of Victorian buildings opposite the green establishes the adjacent road junction as the mid-point of the village, itself marked by a post-

top pictorial sign. The brick and tiled buildings are grouped around the village school which features attractive bracketed open porches. Set back from the road stands the school house with its decorative tiled roof and distinctive tall diagonal-set stacks. On the northwest side of the school stands a smaller former Estate house of similar architectural quality though not listed. It features pointed polychromatic window heads and a very tall central chimneystack.



Overlooking the orchard, and forming a landmark building in the village, stands Mill House (formerly Brook House), which dates from the 17th century and which is thought to have originated as a paper mill. This substantial two storey-with-attics house, built of brick with stone mullioned windows under tiled roofs, stands close to the road with extensive gardens at the rear and sides, enclosed by planting.

On the opposite side of the road, on the edge of the orchard, are the diminutive 18th century stocks, well protected by a 20th century tiled roof and iron railings. Within the orchard, standing back from the road, is Brook Cottage, constructed of brick with gothic style windows under a tiled roof.

Mill House, a Grade II Listed Building



The village green, treescape and building elements combine to form an outstanding and distinctive environment. This very special part of the village has a rare refined quality, yet maintains a strong rural character.

The old schoolhouse, a Grade II Listed Building



Allen Valley (Inset Maps Nos. 2, 3 & 4)

The River Allen flows through water-meadows before entering the garden of Mill House followed by Bull Bridge. The meadows are edged by two village lanes, one on the east side and one on the west side, joining near French's Farm. Linear development, comprising a mix of old cob and thatch cottages and 19th and 20th century housing, extends for some 250 metres along these lanes facing towards the river.

The gentle valley sides allow the open down-land landscape to permeate this part of the village - in contrast to the enclosed character

of the village green. The listed hump-back bridge near French's Farm allows fine unspoilt views of the water-meadows. The view downstream focuses on the Church tower and its backdrop of trees.

Bridge near French's Farm, Grade II Listed



The older, thatched buildings are grouped on the east side of the valley. Numbers 10, 11 and 12 is an important row of 18th century cottages sited adjacent to the road. These are flanked on each side by pairs of thatched cottages set back from the road behind front gardens enclosed by hedges. These older cottages are constructed of cob and later faced with brick.

View along street to Nos 10-12, Grade II Listed Buildings



The village hall, which also serves as the village post office accessed at the rear, has a symmetrical and rendered front elevation with a low pitched hipped roof clad in slate. Its form, design and materials contrast with older vernacular buildings, especially its large windows, stone quoins and outside porch.

The townscape qualities of this short stretch of lane are particularly high, enhanced by the meandering alignment of the narrow road and continuous rural hedging.

The Village Hall



A narrow unmade driveway 90 metres north of West View leads to the rear of 'The Terrace', a row of eight semi-detached brick-built Estate houses set back from the road on elevated land. They are surrounded by generous gardens with allotments at the rear. The buildings have a simple form and feature massive central chimney stacks and simple timber porches. Most are roofed in scalloped slates; one is roofed in scalloped tiles. In front of the cottages is an area of semi-private grassland. In between is a grass path that extends from the village lane to West View. From this elevated position there are good views across the valley to the houses opposite.



The row is extended by a small development of former Council houses built in the late 1950's/early 60's. Accessed from West View, a narrow, hedge-lined cul de sac, each semi-detached pair is sited within large gardens enclosed by hedges.

The west side of the valley comprises a more eclectic mix of houses and cottages. Most contribute in a positive way to the character of the village, although none are statutorily listed. One cottage near the southern end is thatched, but the others are tiled. The Bull Public House is

rendered, but most other buildings are constructed in brick.



The buildings do not follow a building line but instead are arranged in a more informal pattern with generous space between the dwellings and soft boundary treatments.

A gap in the linear development articulates French's Farm from the village. The 18th century farmhouse, built of brick with burnt headers under a half-hipped tiled roof, stands within a range of traditional farm buildings, including a granary. These comprise a rich variety of materials including slate, tiles, brick and weather-boarding though several buildings are in poor structural condition. Large, modern barns are sited at the rear of this working farm.

View to French's Farmhouse, a Grade II Listed Building



The listed hump-back bridge adjacent to the farm comprises five, small segmental brick arches with brick, stone-capped parapets.

On the left hand side of Bottlebush Lane as it ascends the hill is Mainsail Haul, formerly the Manor House, a 19th century two-storey house having brick walls under a hipped slate roof and featuring a large central pediment on the front. The building is set amongst expansive lawns

largely obscured by trees and dense understory vegetation along the boundary, including some large yews that extend across the road. These merge with the hedgerow on the other side to enclose the lane. Of higher landscape significance is the associated two-storey brick and slate roofed lodge that stands adjacent to the lane, its whitewashed walls brightening the shadowy gloom of the lane. Iron gates are supported by high brick and flint banded walls.



All Hallows Farm

(Inset Map No.4)

The Conservation Area includes another small tract of open countryside between French's Farm and All Hallows Farm that contains a single and a semi-detached pair of traditional cottages.

Harriet Cottages to the south are a pair of turn of the century Estate cottages set back -but clearly visible-from the road. The brick and tile cottages have a half-hipped roof with twin stacks and feature twin gables and twin ground floor bays.

A single brick and part slate, part tile cottage sited close to the highway further up the lane features a symmetric front with small casements and central open porch.



Approaching All Hallows from the south, the village lane ascends a gentle hill enclosed by woodland, an unusual feature in the otherwise open character of the valley. A grass pathway forks to the left leading to a Lych Gate behind which is the village cemetery. Opposite, on the north side of the lane, is the former grave yard, now overgrown with weed trees. Between this and All Hallows Farm is the site of the former All Hallows Church. Little remains of the former village today other than a single dwelling, two pairs of Estate cottages and the farm.

The turn of the century Estate houses are robustly constructed of brick and scalloped roof tiles; one features tall chimneys with diagonal-set flues; another is of whitewashed render with twin gables and tall central stack. These well preserved cottages retain their original timber casement windows.



All Hallows Farmhouse, dating from the 18th century, is built of brick under a slate roof with tall diagonal chimneys and central front pediment. This large, rambling farmhouse is sited some distance from the road accessed by a formal straight driveway, near the entrance of which is a GR postbox. On the north side of the farmhouse is a yard surrounded by ranges of traditional farm buildings, including a granary. These buildings are unused and falling into decay, having been replaced with a single large Dutch barn on the north side of the lane.

Coach Road is now used as a farm track, a public right of way that connects the village with Harley Down before meeting the Drove Plantation adjacent Ackling Dyke. At this point, marked by a single tall Scots pine, the highway turns north and descends towards another river bridge, passing the old farm on the right and modern barn on the left.

Between the farm and the river are the remains of a former orchard. The watercress beds immediately to the south-east today form a more strident visual feature in the valley landscape.

All Hallows Farmhouse, a Grade II Listed Building



The north side is enclosed by a range of two barns appended at its western end by a small cottage, having a decorative timber porch and garden enclosed by picket fencing. The larger of the two barns has a distinctive window-less north wall featuring diaper blue brickwork.



Home Farm

(Inset Map No.4)

This area of the village features an important range of stables attached to St Giles House, together with the walled Kitchen Garden. Butt's Close, a gravelled lane adjacent to the kitchen garden north wall, contains a group of traditional buildings of high intrinsic and townscape value. The area also includes a tree-less sloping paddock between Park Lane and the Church.

The Walled Garden and area of woodland that extends between the west side of Home Farm and the village green falls within the Registered Park. The entire area is closely managed by the Estate.

The two enclosed courtyards of Home Farm represent the heart of this secret part of the village. Facing St Giles House and the Park stands the Riding House, an impressive and historically important Grade II* brick and tiled building dating from the 17th century. Surrounding the building on its north side are ranges of ancillary barns and stables, also of brick and tile. A brick wall sub-divides the North Courtyard.

A covered entry in the north range allows access to the South Courtyard within the curtilage of Home Farmhouse, a symmetrical two-storeys-with-attics 18th century farmhouse having whitewashed brick walls under a tiled roof. The farmhouse forms the east side of the courtyard.

Another entry accesses onto the southern end of Butt's Lane, a gravelled track with wide grassy verges and devoid of 20th century street clutter.

Butt's Close is a cul-de-sac, but its western end continues as a private footpath through the Park woods to the Church. For most of its length the narrow track has an informal appearance of grass verges, hedges and trees.



The Walled (Kitchen) Garden lies to the south of the lane and is divided into four roughly equal squares enclosed by high brick walls.

Attached to the north boundary of the north-west square is a continuous range of small-scale ancillary farm buildings interspersed with two cottages. All the buildings are constructed of similar warm orange/red brick under peg tiled roofs and follow the line of the road, behind a grassy verge. There are also potting sheds and

greenhouses which face into the kitchen gardens. These small buildings, screened by the high wall, articulate the cottages.



At the southern end of this range is an unusual single storey hexagonal extension to Gardens Cottage. This small appendage, built in brick under a slate roof, forms an interesting incident and marks the change in orientation of the lane. The deflection adds to the enclosure and sense of intimacy.

On the north side of the lane, standing behind a short front garden, is a symmetrical brick and tile cottage, having a hipped roof and central bracketed porch. On its right-hand side is a plain brick wall as high as the cottage eaves, supporting a lean-to structure to the rear.



Adjacent is a large brick and tiled barn that also features a hipped roof. The expanse of walling is softened by old espalier fruit trees. This barn is partly open on the north side, its first floor accommodation being supported by iron columns.

All these buildings, on both sides of the road, together form a picturesque group and create a more built-up and enclosed character at this bottom end of the lane. The clump of high beech trees to the east of the Walled Garden forms an effective backdrop and provides added enclosure.

At the northern corner of the kitchen garden wall, facing Park Lane stands a tiny gazebo built into the high wall.

Immediately to the east, marking the entrance into the Park, is a single-storey hexagonal lodge having pebbledash walls and distinctive triple chimney with diagonal-set flues. At the rear is an unusual twin-hexagonal out-house. Opposite the lodge, under the trees, are the remains of a shepherd's hut. Much has been destroyed since the last survey leaving just the base frame and wheels.

At each end of Park Lane is a group of pine. Their form and colour contrast from the predominantly deciduous treescape and act as focal points.



The Estate Sawmill and Timberyard occupies a rectangular site on the Butt's Lane-Park Lane corner. It comprises a two-storey brick and tile building together with single storey ranges grouped around a yard. The single storey buildings enclose the road but are subservient to the surrounding trees and vegetation.

Park Lane contains a row of turn-of-the-century brick and tile Estate houses on the eastern side, well spaced out with cultivated gardens surrounding them and enclosed by hedges. They are of similar design to other Estate houses in the village. In the middle of this row is a single storey cottage having box sash windows and Gothic porch. It stands behind a

narrow grass frontage protected by white posts and twin horizontal white metal rails.

Turn of the century Estate houses in Park Lane



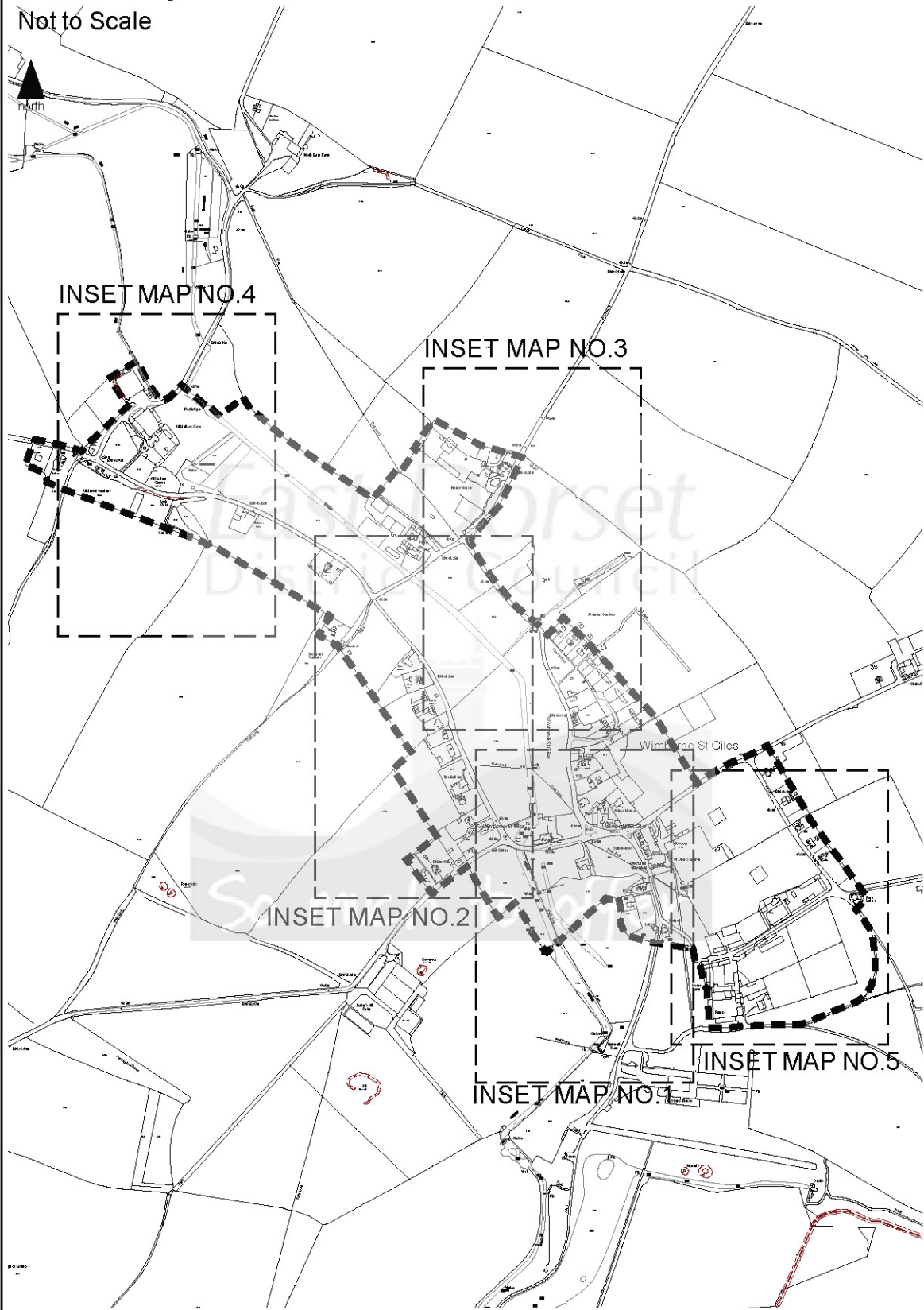
The houses overlook an open grassy paddock towards the Church, capturing a glimpse of the old Rectory enclosed behind its high brick walls and set amongst the treescape of St. Giles Park.



This part of the village contains important groups of trees, including those to the south and east of the Walled Garden and between Home Farm and St Giles Church. These help to reinforce the Estate identity on the area and separate it from other parts of the village and the surrounding open landscape.

Boundary of Wimborne St. Giles Conservation Area

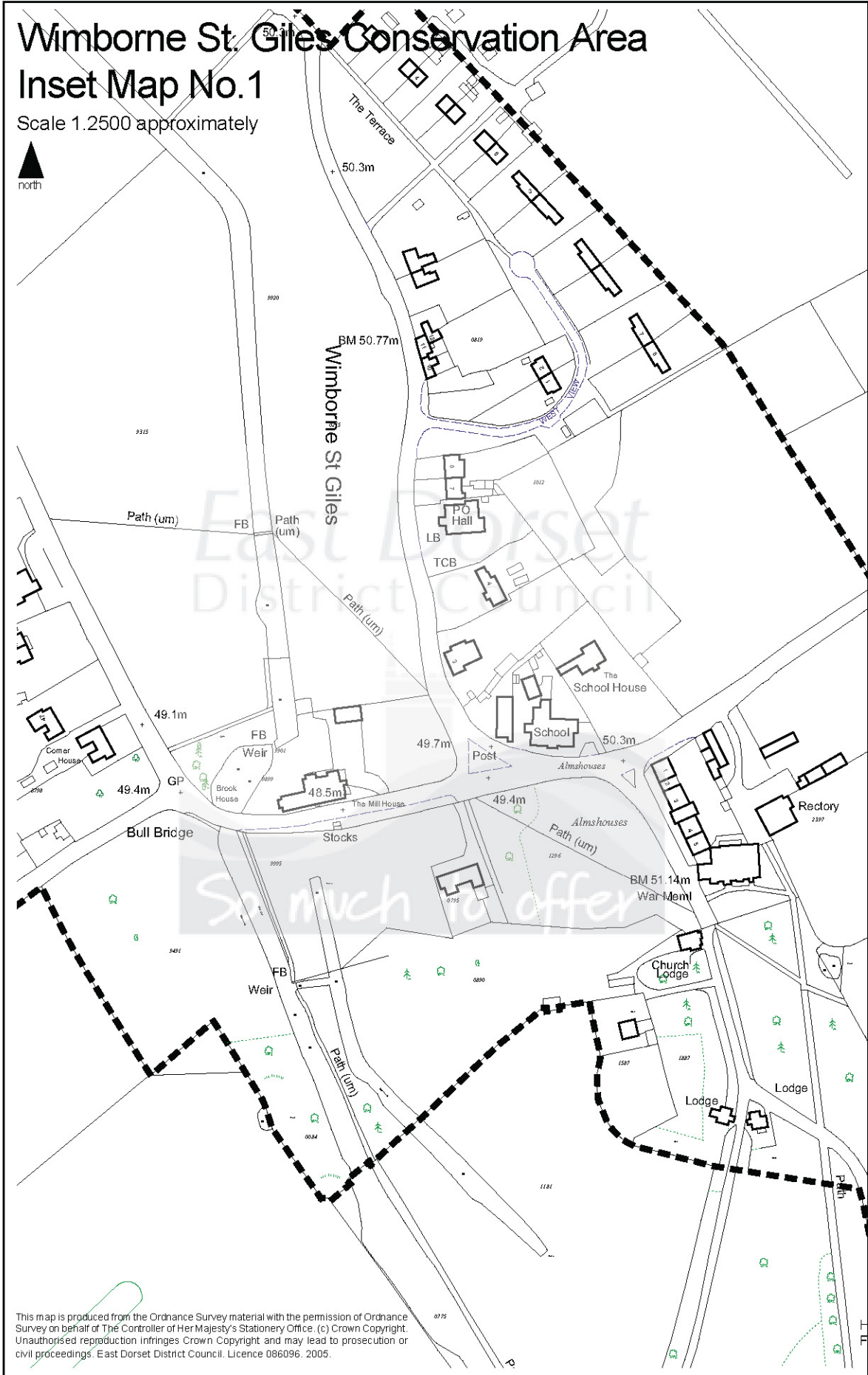
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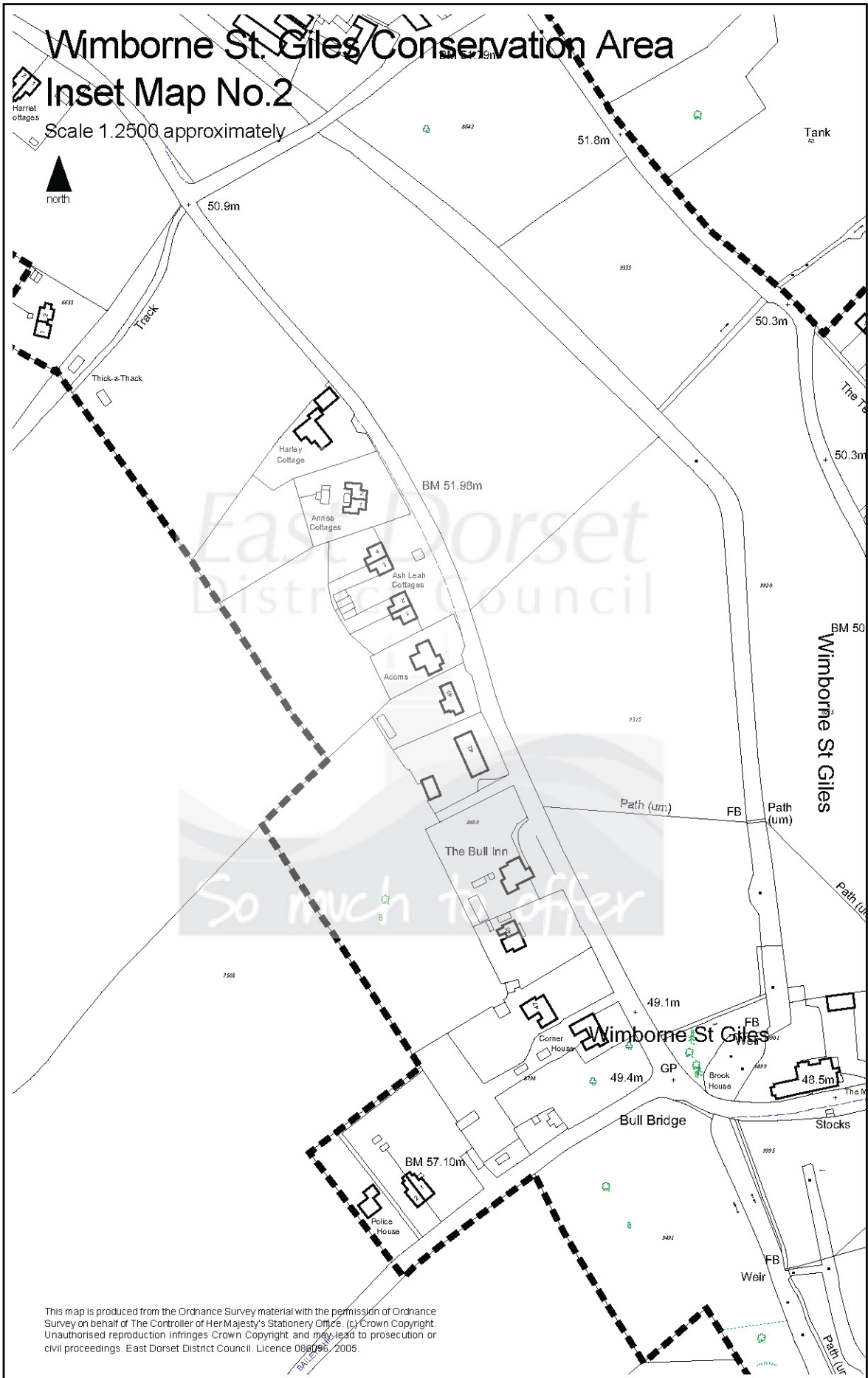
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Wimborne St. Giles Conservation Area Inset Map No.1

Scale 1:2500 approximately



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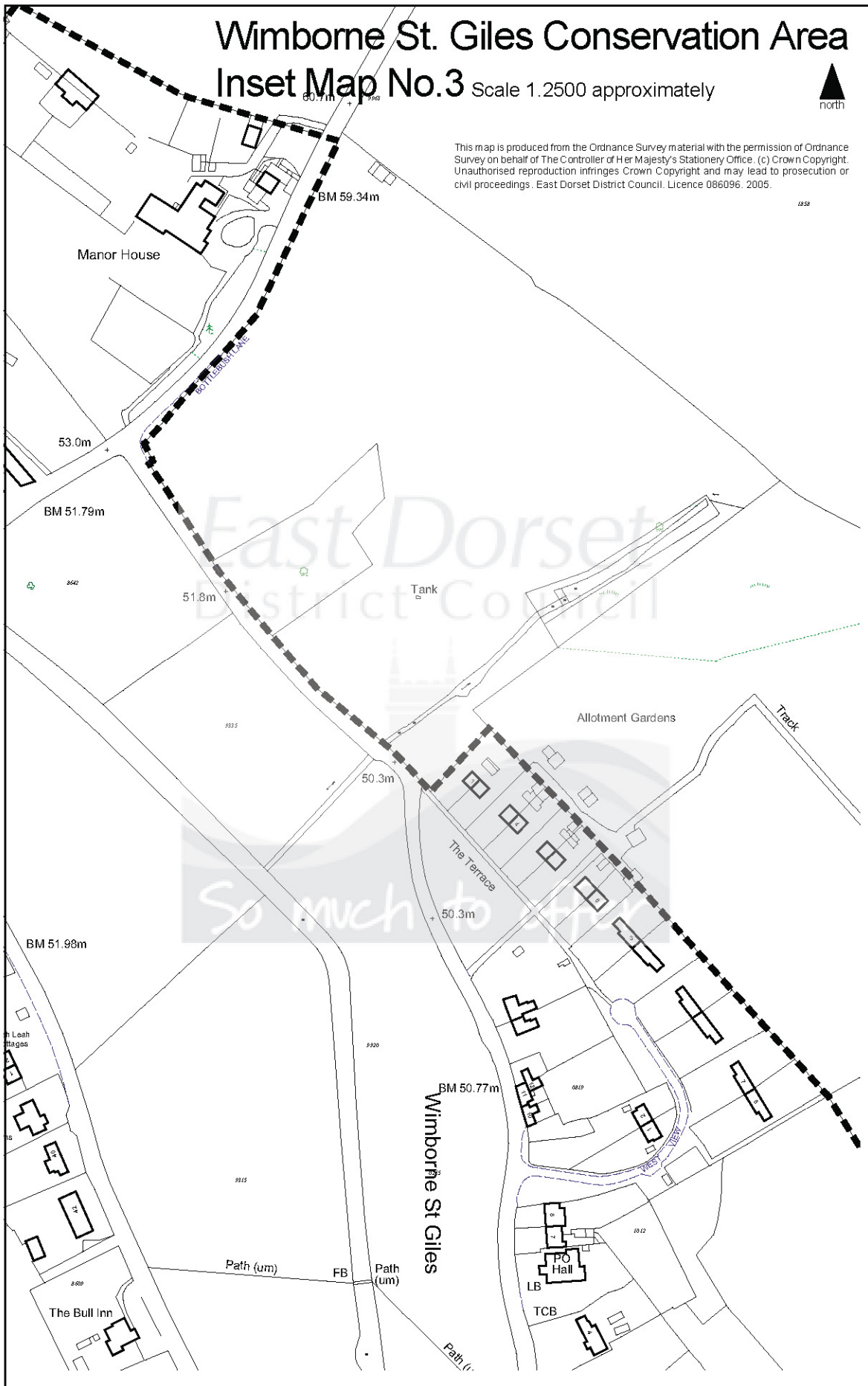


Wimborne St. Giles Conservation Area Inset Map No.3

Scale 1:2500 approximately

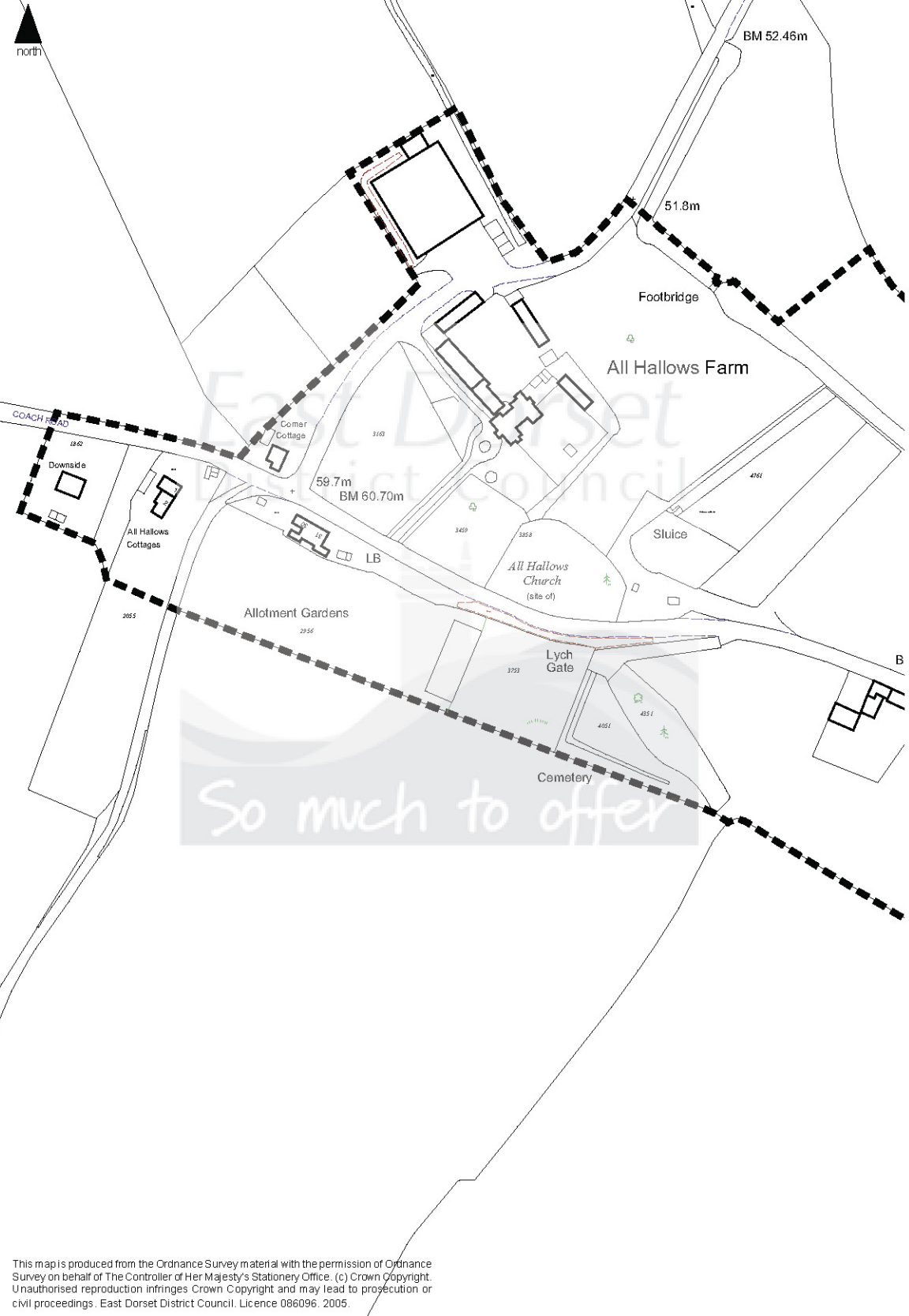


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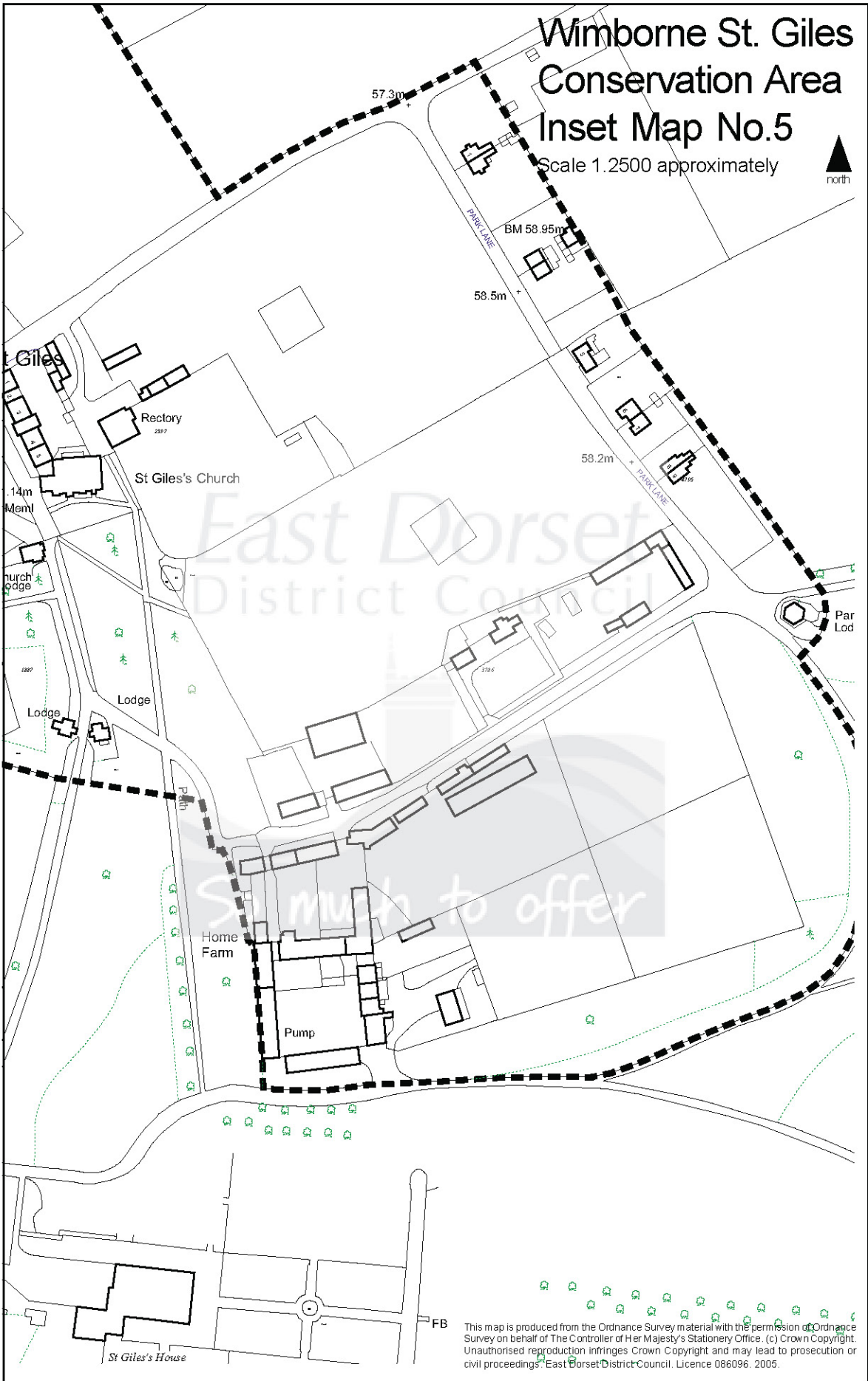


Wimborne St. Giles Conservation Area Inset Map No.4

Scale 1:2500 approximately



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Planning Policy in Conservation Areas

East Dorset has many attractive villages of special architectural or historic interest.

In order to protect their character and appearance, the best of these, including the historic centre of Wimborne Minster, have been designated as Conservation Areas by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990.

Under this legislation additional planning controls are exercised by the Council within designated Conservation Areas in order to preserve and enhance those aspects of character and appearance that define an area's special character.

These include controls over the demolition of most unlisted buildings. An application for Conservation Area Consent is needed for the demolition of an unlisted building in a Conservation Area.

The Council encourage the retention of buildings that make a positive contribution to the character or appearance of a Conservation Area. Any proposals which involve demolition of existing buildings will be carefully assessed for their impact upon the character of the area. The local planning authority will also need full details about what is proposed for the site after demolition.

Certain types of development, which elsewhere are normally classified as permitted development (such as the insertion of dormer windows in roof slopes, the erection of satellite dishes on walls, roofs or chimneys fronting a highway) will require planning permission.

Guidance and application forms can be obtained from the Planning and Building Control Division.

Trees

Trees are an invaluable visual asset to the character and setting of many Conservation Areas.

Trees in Conservation Areas may already be protected by a Tree Preservation Order and the Courts can impose heavy fines for unauthorised felling or lopping.

In addition to these controls, and in recognition of the contribution that trees can make to the character and appearance of a Conservation Area special provisions apply to the lopping or felling of other trees which are not otherwise protected. Anyone wishing to fell or lop such trees needs to notify the Council in writing six weeks before carrying out any work.

Householders are also encouraged to seek advice from the Department on the management of their trees. By taking the correct action now mature trees can be made safer and their lives extended.

New Development

When contemplating alterations to existing buildings or the construction of new buildings within a Conservation Area it is advisable to obtain the views of your local Planning Officer at an early stage. The Department is glad to help and the advice is totally impartial and free of charge.

When considering applications for new development, the Council as Local Planning Authority takes particular care to ensure that it fits in satisfactorily with the established character and appearance of the Conservation Area.

Positioning, massing, design and choice of materials are of particular importance, as well as the visual impact of 'building over' an area of hitherto open land.

The special character of these areas stem not only from the age, disposition and architectural interest of the buildings, but also from the treatment of the spaces in between.

The presence of gardens, paddocks, soft verges, hedges and old boundary walls contribute greatly to the individual sense of place.

Applications for new development must demonstrate that the proposal will harmonise with the Conservation Area i.e. that it will preserve or enhance its character. Potential applicants are strongly advised to seek proper professional advice.

Therefore when considering such applications the local planning authority will pay particular attention to the following elements of the design:

1. the positioning of the building and its relationship with adjoining buildings, existing trees or other features;

2. the proposed building materials, particularly the walls and roof, and their suitability to the area and in relation to neighbouring buildings;
3. the proportions, mass and scale of the proposal and their relationship with the area in general and adjoining buildings in particular.
4. whether the proposed development might adversely affect existing trees, hedges or other natural features of the site.

In some cases it may be necessary to reproduce an historic style of architecture in order to match existing buildings. Generally, however, the Council encourages new construction to be designed in a modern idiom provided the criteria listed above are applied. Poor copies or imitations of architectural styles detract from the genuine older buildings and are normally discouraged.

Full details of any proposed development must be submitted, showing existing site conditions with the proposals clearly marked. Details of the elevational treatment, including windows and doors, will normally be required. In many instances the planning authority will expect details of hard and soft landscaping including a specification of all the proposed materials.

Conservation Area analysis

The District Council has carried out and published detailed studies of the Conservation Areas to identify those elements which contribute towards the unique character of each area. Any proposal which has an adverse effect on these features will not be permitted. Proposals that can be seen to enhance the Conservation Area will be encouraged.

Grants

Grants may be available from the District Council towards the alleviation of eyesores, or measures that improve the street scene, such as tree-planting, hedging or other boundary treatments. Grants or loans may also be available towards the repair of Listed Buildings, particularly where such repairs make an impact on the Conservation Area.

Design and Conservation Services in East Dorset

Conserving the best features of our environment, our historic towns, villages and countryside, is one of the most important of our planning functions.

Historic Buildings

Our buildings are a record of our architectural and social history. As a society, we hold them in trust for future generations to cherish and enjoy. Investment in our architectural heritage assists local and regional social and economic development

The supply of buildings of the eighteenth century and earlier is finite; once demolished they are lost forever. Others suffer almost the same fate from alterations made without regard to their original design and character.

Historic buildings require special care if their character, which relies upon traditional building materials and practices peculiar to each region, is not to be spoilt by insensitive alterations or inappropriate methods of repair.

Owners of Listed Buildings contemplating altering or extending their building are advised to obtain Guidance Notes obtainable free from the Department.

An important function of the Design and Conservation Section is to advise owners of historic buildings and assist in achieving solutions which preserves their intrinsic interest.

The Section can help seek out the right materials for the job and advise on the correct method of repair.

It can also provide advice on both the law relating to listed buildings and sources of financial assistance.

Conservation Areas

Conservation Areas are groups of buildings, villages or areas of towns having special architectural and townscape interest, the character of which should be preserved and enhanced.

East Dorset has 17 Conservation Areas, which range in size and nature from small villages such as Almer to the historic town centre of Wimborne Minster.

The siting, design and materials of new development, or alterations to existing buildings, are scrutinised by the Department to ensure that the character of such areas are protected.

Since 1980 the Council has invested in a programme of environmental improvements within the centre of Wimborne Minster. The effect of these measures has been to create an attractive place for residents and visitors to shop and to enjoy.

Designated Conservation Areas in East Dorset



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Advice

For advice on any aspect of the Council's building conservation work, the availability of financial assistance or to discuss your individual building, please contact our Design and Conservation Leader Ray Bird, or his assistant Alan Turner on 01202 886201 or e-mail: planning@eastdorset.gov.uk.