

Brog Street/Sleight Lane Corfe Mullen

CONSERVATION AREA



Foreword

This document is based upon work carried out in 2007 to define the special qualities of the Conservation Area and provides supplementary planning guidance to the saved policies of the East Dorset Local Plan (see paragraphs 6.118 to 6.131 and policy BUCON 4) and the advice given in Planning Policy Guidance Note 15 (Dept. of the Environment Sept. 1994)

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

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Introduction

The Policy and Resources Committee of East Dorset District Council, at its meeting on 31 October 2007, approved the designation of the Brog Street, Sleight Lane Conservation Area, Corfe Mullen.



Glendon Cottage & Coach-house

The proposal to designate a conservation area was the subject of a public consultation exercise from 10 August to 21 September 2007. Householders living within and adjacent to the proposed conservation area, together with interested local and national bodies, were consulted over the principle of the conservation area and on the delineation of the boundaries. There were no sound reasons under Section 69 of the Planning (Historic Buildings and Conservation Areas) Act 1990 for modifying the draft boundaries.

A conservation area appraisal was prepared as a basis for the public consultation in order to help justify the designation and its boundaries.

The purpose of the conservation area appraisal is to define and analyse those qualities and features that contribute to its special interest. These factors can include its historic development, the contribution of individual or groups of buildings, the spaces that surround them and the relationship of the built environment with the natural landscape. They can also include less tangible senses and experiences which can nevertheless affect the area's character.

The Local Planning Authority has a statutory duty to ensure that those elements that shape its appearance and special character are preserved or enhanced, especially when considering planning applications.

Why designate a conservation area?

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities have a duty to determine which parts of their district are of 'special architectural or historic interest, the character of which it is desirable to preserve or enhance' and to designate them as conservation areas.

In East Dorset, there are currently 19 conservation areas that have been designated at various times since 1972. Appraisals in respect to each of these have been recently reviewed, following consultations with Town and Parish Councils and other organisations.

Designation as a conservation area enables the Council to prevent the unauthorized demolition of buildings and help ensure that changes are designed in sympathy with the area's character and appearance.

Designation also provides protection over trees not currently the subject of Tree Preservation Orders.

As part of the preparation of the Local Development Framework, which replaces the local plan, the conservation area provides the basis for policies designed to preserve or enhance those elements that define its special character



Harts Cottage

Location

The conservation area lies on the north-western edge of the modern township of Corfe Mullen. Despite its proximity to the extensive areas of post-war development that now characterises Corfe Mullen, Brog Street and Sleight Lane remain remarkably untouched and are essentially rural in character. A strong tree belt separates the area from the adjacent estate development in Rectory Avenue.

In an area which has seen rapid urban expansion, places having a strong sense of local distinctiveness are relatively few. Brog Street and Sleight Lane are a notable exception; they are rural enclaves, entirely unspoilt and have a strong sense of place. It is these reasons that justify their conservation area status.

Brog Street is a narrow, twisting lane enclosed by big trees and hedgebanks on the northern slopes of Corfe Mullen. The approach from the north is further dramatised by the Victorian brick arched railway bridge part way up the hill.



A group of late Georgian/Regency buildings comprising 'Glendon' and its extensive and beautiful gardens form the core of the conservation area and exert a defining influence over its character.

The south end of Brog Street is marked by a triangular green where it adjoins Blandford Road. From this elevated point there are long distance views to the west and north-west.

Sleight Lane winds up the same hill from the south, and includes a number of attractive period buildings set in well-treed gardens that contrast from the surrounding open fields. As in Brog Street, the lane has a rural character enclosed by hedges and big oaks, beech and chestnuts.

Boundary

The boundary has been drawn to protect the setting of the southern part of Brog Street, from Harts Cottage southwards and the northern end of Sleight Lane, from Coventry Lodge northwards.

The conservation area boundary follows the centre of Blandford Road, from 'High Thatch' to 'Candleford' on the south side. It has been drawn to include three recent dwellings near Blandford Road. The modern houses themselves make relatively little contribution to the conservation area, but their long rear gardens slope down to an important hedged frontage onto Sleight Lane. The boundary continues south, following the hedge-line that separates the extensive well-treed gardens of Coventry Lodge and Grooms Cottage from the open countryside to the east.

The boundary also encloses the similarly extensive wooded paddock and garden of 'Fairmeads' on the west side of Sleight Lane. It then follows the field line that separates the adjacent open fields from the substantially treed enclosed gardens of 'Victoria Cottages', 'Victoria House' and 'Sleight House' respectively, before returning back to the Blandford Road at the triangular green, which forms the centre-point of the proposed conservation area.

The conservation area boundary continues west along the Blandford Road, including the hedge on the south side, as far as 'Belvedere'. Skirting this modern property, it continues a little further west to include more of the important belt of trees on the north side of the main road, before turning north.

The boundary follows a field line to include a small triangular field that provides the setting for the wooded gardens of 'Glendon' to the east. It then skirts the northern end of the gardens and continues north-east to include the linear belt of trees on the property boundary, as far as Brog Street.

The boundary returns along the east side of Brog Street, including the hedge bank. To the east are open fields. At the sharp bend near Harts Cottage, the boundary diverts to the east to include the former green lane/drove road and small copse at its eastern end.

Historical background

Brog Street. 'The name of both land and small farm, once a hamlet, only a barn now standing. The meaning has been explained as coming from words for 'badger' or 'brook' with the addition of 'street', in the sense of 'straggling hamlet'. The first part could certainly mean 'brook', as several small watercourses are piped downhill under the track of the old railway. The word 'street', however, probably referred to the newly identified Roman road running west from Lake Farm, so that the sense might be 'a Roman road near a brook' (1) Brog Street is one of several historic centres in Corfe Mullen, including Mountain Clump/ Knoll Clump to the west; The Mill/Court House to the north; the Roman fort at Lake to the north east; and East End, Cogdean Elms and Lambs Green to the east. According to the Royal Commission, 'the original village (of Corfe Mullen) lay around the church (of St Huberts) on a flat dry river terrace in the N.W. corner of the parish. Later settlements were established to the south and east on the Reading Beds and London Clay, e.g. Knoll and Sleight, which were both in existence by 1327. Sleight formed the focus for a scatter of 18th and 19th century farmhouses round about, and the foundation of Lockyer's School in 1703 near by and not in Corfe Mullen village is indicative of the decline of the old nucleus and the growth of population to the south-east at this time.'

The 1890 Ordnance Survey identifies this area as 'Sleight', meaning 'sheep pasture'. (2)

The earliest building in the conservation area is Hart's Cottage, a rare surviving example of cob that dates from the late 16th or early 17th century. To the south of Glendon, stood a pair of thatched timber-framed cottages, known as Sleight Cottages, and in more recent times 'The Rum Buggy'. This former listed building was demolished in 1973. To the south of this, close to the green, was a 'U' shaped range of single-storey thatched farm buildings. These are illustrated in a watercolour painting by Henry Lamb, dated 1926. Only a remnant of the old wall still exists today.

High Thatch (Royal Commission on Historical Monuments Dorset [RCHM]) was built in the first half of the 18th century. Spring Cottage has 18th century origins but has been much altered.

Similarly, Coventry Lodge, which belonged to the Coventry Estate until 1948, has early 18th century origins. Once comprising four cottages, the building was converted into one in 1848.

Within the grounds stands a World War II air-raid shelter, including interior fittings.

The 19th century saw small-scale intermittent development in the area, close to the highway. The most significant group of buildings comprise Glendon in Brog Street, which include the mansion and adjacent coach-house and cottage, enclosed by high walls and hedges. More modest Victorian villas characterise Sleight Lane. Victoria House in Sleight Lane was a post office in 1902.



Coventry Lodge

A matching pair of detached houses, known as Field House and Rose House, were built in the grounds of Glendon in 1937.

(1) & (2) 'Corfe Mullen. The Origins of a Dorset Village', 1988.

Pattern of development.

Brog Street and Sleight Lane are winding rural lanes passing through small fields and paddocks, interspersed with a loose scattering of individual or small groups of dwellings of contrasting age, size and character. This informal pattern of development is essentially linear, focussed close to both roadways. The small triangular green, which adjoins these lanes near the middle of the conservation area is part overlooked by three dwellings sited on its south and east sides. The green has an open character on account of the loose grouping of buildings and the spaces between them, and the expansive views over adjacent farmland to the south-west.

Some buildings, such as Hart's Cottage and Glendon cottage and coach-house in Brog Street, face directly onto the highway, but most face the highway behind enclosed front gardens.

High Thatch, overlooking the green, and Coventry Lodge and Fairmeads in Sleight Lane break this pattern, being more informally placed within extensive gardens. The more recent houses, Field House and Rose House to the south of Glendon, are also sited away from the road, facing north onto a rough driveway.

Plot sizes are by modern standards very generous, which reinforce the area's rural character, but contrast from the adjacent open fields which tend to be of a much larger scale.

Buildings

The area is represented by a wide range of buildings in terms of age, type and materials. It is this mixture of styles and materials, mellowed over time, that contribute towards its character. Cob, thatch, slate, tiles, brick and stucco are intermixed. Vernacular cottages, a Georgian mansion, Victorian villas, and later small country houses, together with an old barn and coach-house, introduce contrast and surprise. All the buildings are well maintained.

Key individual buildings

These buildings help to define the distinctive character of the conservation area. However, it should not be assumed that the omission to mention any particular building implies that it is of no interest.

Brog Street

Hart's Cottage is the oldest building in the area, dating from the late 16th or early 17th century, but with 18th changes and 19th century features and a sizeable 20th century extension. It has cob walls under a thatched roof, extending as a cat-slide on the rear elevation. The west gable was re-faced in brick in the 19th century. Hart's Cottage is listed, Grade II. The Royal Commission describes at length the historic interest of the building and notes that 'exceptionally in Dorset, the original timber door and window-frames survive unaltered in the north wall'. The cottage faces directly onto the road and forms a picturesque composition with adjacent trees and hedges. Its roof, however, is spoilt by the decorative block ridge with 'horns' at each end, which have little in common with the traditional East Dorset thatching tradition.



Hart's Cottage

Up the hill from Hart's Cottage, accessed by a short track in front of Glendon is another vernacular building within the conservation area, a small barn constructed of cob under a thatched roof. The barn is in a good state of preservation. Its form and materials contributes significantly to the character of the conservation area. The barn is deemed to be listed, as at the time of listing it formed part of the historic curtilage of 'Glendon'.



Cob barn, east of Glendon

'High Thatch', noted as 'Highfield Cottage' in the Royal Commission on Historical Monuments Dorset Volume 2, is also constructed of cob and thatch and dates from the first half of the 18th century. The cottage, which is faced in white painted brick, stands in a spacious, elevated site surrounded by a well-maintained garden of lawns and clipped yews. It has been altered and extended but its cottage form and character are still intact. The building makes a very positive contribution to the conservation area.



High Thatch

There are several 19th century houses of note within the conservation area, all of which contribute to its special character. 'Glendon', dating from c.1812, is a stately Regency mansion faced in course-lined stucco. Built for a Newfoundland trader, the house was owned in the latter half of the century by Major General Powlett Lane, of the Bengal Cavalry and H.M. 21st Hussars. 'Glendon' comprises a small estate of 21.5 acres, comprising extensive landscaped gardens, walled kitchen garden, and paddocks. The house itself comprises the original two-storey house with low-pitched hipped slate roof and a three-storey side extension built in a classical matching style around 1850 but with a parapet.



Glendon

The building is in a remarkable state of preservation, both internally and externally. Each elevation is well-proportioned, containing the original elegant windows and masonry sills. Most are six-over-six panes of Regency style, comprising fine glazing bars. The mid 19th century part also features simple Victorian sliding sashes. Many windows still retain their original glass and internal timber shutters. French

windows on the north and west fronts are distinguished by fine gothic detailing.

Tall stuccoed chimneys rise high above the ridge-line, adding architectural poise and elegance. These are complemented by the wide eaves with decorative brackets. A flat-roofed portico, with twin pilasters framing a central door with a large decorative fan-light above, appears to be in the centre of the older part of the house.

The house is set at an angle to the road, with its southern end almost adjacent to the carriageway. The gravelled frontage is enclosed by clipped holly hedging and features a classical white painted gate and gate pillars with ball finials. Glendon is listed, Grade II.



Glendon entrance

Situated to the south of 'Glendon' is a two-storey cottage. This, too, has rendered walls and a formal front elevation, simply fenestrated with four symmetrically placed three-over-six sliding sash windows around a six-panelled central door. The gabled roof features two tall chimney stacks, one at each end of the ridge. The roof itself is clad in its original slates. The cottage faces directly onto the road, behind a short frontage enclosed by iron railings.



Glendon Cottage & Coach House

At the rear of the cottage is a single-storey stables outbuilding, which has been converted to residential use. Built in brick under a hipped slate roof, its north elevation contains a large, decorative lunette window.

To the south of the cottage, a pair of tall pillars with ball finials supports an equally tall pair of solid timber gates. These connect the cottage with the coach-house, a small two-storey brick building with a pyramidal low-pitched slate roof and iron weather-vane on top. The building is basically square in plan, but with two unequal splays diagonal to each other. The small splay rounds off the north-east corner. The front elevation features a pair of blocked-in windows with semi-circular arches, together with a single, central timber-shuttered window at first floor level.



Coach-house

Immediately in front of the coach-house, embedded in a brick pillar with stone capping, is a 'GR' post box. The cottage, stables and coach house are listed, Grade II. Also noted in the list description is the pair of brick piers of the gated carriage entrance.

Modern brick walls on the south side of the coach-house, surmounted with ball finials, form the main vehicular entrance and screen a parking yard behind. These walls are lower and have little of the elegance of the original entrance.

The 'Glendon' group of buildings, described above, enrich this part of the conservation area and define its distinctive character. To the south of the historical group is a matching pair of detached houses built in 1937. These double-fronted houses, of simple square plan-form, have symmetrical painted brick elevations under low hipped slate roofs. Their formality is enhanced by tall chimney stacks at each side and by their

distinctive central doorways, having sweeping profile lead hoods supported by scroll brackets. The symmetrical pair forms a prominent feature when viewed from the triangular green. As these houses were built by and for the owners of Glendon and formed part of the historic curtilage at the time of listing they are now deemed to be listed.



Rose House & Field House

To the south-east of 'Glendon', overlooking the green stands 'Spring Cottage', a late 19th century cottage with older origins, having rendered walls under a clay tiled gabled roof. The roof features two chimneystacks, one square in plan; the other rectangular. The front of the cottage has a simple elevation, with small casement windows at first floor level and a long, narrowly projecting bay at ground level. This is fully glazed, divided by well-proportioned mullions, and with a half-glazed front door located in the centre. The cottage faces directly onto the road, behind a short front garden enclosed by a low brick wall.



Spring Cottage

Sleight Lane

Coventry Lodge, located at the southern end of the conservation area in Sleight Lane was formerly known, successively, as 'The Cottage' and 'Denmark Cottage' as marked by the 1888 Ordnance Survey map. It comprises two parallel ranges. The east range was in existence in 1710 as four cottages. This now features a hipped slate roof and chimney stacks, and some first floor six-over-six sliding sash windows. The building has rendered walls. Its north elevation contains a modern 'Venetian' window that overlooks the adjacent lane.



Coventry Lodge

The 'Grooms Cottage', to the south, is of similar date, but is of brick under a slate gabled roof, punctured by three large dormers. Both buildings are secluded, being surrounded by extensive grounds, trees and hedges. Within the grounds stands a well-preserved World War II air-raid shelter.

More prominent in Sleight Lane is a group of Victorian villas that face onto the road behind short front gardens. The group comprises a terrace of four two-storey cottages and a detached villa some 30 metres to the north. They were constructed in the mid to late 19th century and form a cohesive group in the lane, unified by their red brick elevations and natural slate roofs, and their characteristic chimneys and windows.

Victoria House is a well-preserved medium-sized Victorian villa. It stands close to the lane behind a garden part enclosed by thick clipped laurel hedges. It is marked as being a post office on the 1902 Ordnance Survey. The building is arranged in a 'T' shaped plan, presenting both a gable and a sloped roof to the road. The building, which features well-proportioned windows, chimney stacks with pots, deep eaves with exposed purlin ends, and good brickwork with buff brick quoins and window arch decoration,

makes a significant contribution to the character of the conservation area. Its setting is enhanced by the backdrop of oaks and chestnuts immediately to the north.



Victoria House

Victoria Cottages, to the south, face the lane behind short front gardens, two of which remain as attractive enclosed gardens; the other two have been turned into hard-standings for vehicles. Some recent changes to the original windows have also occurred, which have impacted on the architectural unity of the group, but the original form, high quality materials and fine proportions of the terrace, including two distinctive tall chimney stacks, remain intact. The terrace has a rural character on account of their diminutive size, the informality of the lane, their frontages which still retain some degree of enclosure, and the dark backdrop of conifers immediately to the south. The terrace makes a very positive contribution to the character of the conservation area.



Victoria Cottages

Sleight House, at the junction of Sleight Lane and Blandford Road is a mid 20th century two-storey house of brick under a clay tile roof. The

house faces the triangular green behind a garden enclosed by hedges. It has a simple symmetrical neo-classical style with three tall chimney stacks that add interest.

Building Materials

The conservation area features a wide range of traditional materials, relating to the period of construction. The earliest vernacular buildings are built of local clay cob under thatched roofs. Some walls are rendered but others are faced in brick. Chimneys are in brick. The high cob wall on the west side of the triangle, which once formed part of a range of thatched barns, has green sandstone rubble footings. The wall is now capped with tile and ridge tile capping.



Wall south of Rose House

Buildings dating from the 19th century are constructed of brick, some faced in colour-washed render or stucco. The stuccoed walls of Glendon are a particular feature of the conservation area. The brickwork of Victoria House is also of particular note. Roofs generally are of Welsh slate or plain clay tile. The majority of buildings retain their original timber windows. Those on Glendon are of especially good quality.

The variety of materials adds visual interest to the conservation area. Each material occurs as a recurring theme from one part to another, which reinforces unity.

Green Spaces

Green spaces, comprising gardens and paddocks, articulate the individual buildings and building groups and allow the countryside to permeate the character of the conservation area. Green spaces also form a transitional area between buildings and open farmland.



Paddock south of Harts Cottage

The open spaces also form rural settings for a number of important buildings. These include the small fields to the north and south of Harts Cottage. These paddocks, and the extensive wooded gardens to the west, provide an appropriate setting for the stately mansion. The character of the cob barn is enhanced by its rural setting. The gardens of Victoria House and Coventry Lodge respectively form attractive settings for these houses.

The green spaces allow big trees to develop which make a very significant impact on the conservation area, giving height and enclosure. The gardens of Glendon, Sleight House, Coventry Lodge and Little Ash in particular have important groups of forest trees. The spacious grounds around High Thatch provide a garden setting for this vernacular cottage.

The rear gardens of Little Ash and Larkrise (and the hedged driveway to Candleford) affect the rural character of Sleight Lane. The rural boundary hedges adjacent to the lane are particularly important.

The only public open space is the small, sloping triangular green, eulogized in Henry Lamb's watercolour painting of 1926.



View to south-west from the green

Trees

The enclosure and intimacy of Sleight Lane stem from the large number of big oaks, chestnuts and ash that form a more or less continuous canopy across the highway and which extend along its length. These combine with other big trees that extend deeper into private gardens to create a sylvan character, through which are glimpses of the surrounding farmland.

Belts of oak and ash form important and effective landscape edges that separate the conservation area from adjacent suburban housing. These occur on the south side of Blandford Road east of the junction with Sleight Lane; and at the rear of properties in Rectory Avenue where they adjoin fields once belonging to the Glendon estate. The latter are protected by a Tree Preservation Order. A second belt of trees runs more or less parallel lower down the hillside, enclosing the old cob barn, and continues as an oak copse to Brog Street.



Paddock east of Glendon

This copse coalesces across the lane with even larger belts of woodland that extend continuously around the east, north and west sides of Glendon's spacious gardens, and which contain a number of other species such as copper beech, yew, and poplar. The belt on the west side encloses the rear of Glendon and the 1930's pair of houses to its south. Within the confines of the house itself, near its north-east corner, is a dense group of large yews, holly and chestnut that spread over the road, and a specimen Monterey pine close to the road that forms an important focal point and which is clearly visible from the green.

A small linear copse of plane trees on the north side of Brog Street to the west of Harts Cottage enclose the lane and form a backdrop to the

cottage. Opposite the Cottage is a small thicket with a coppiced hazel-lined field access cut deep into the ground adjacent.



Track south of Harts Cottage

Oaks continue down Brog Street to the conservation area boundary. Here to the west is a distinctive line of five scots pine that follows the property and conservation area boundary.



Approach from north

On the north side of Blandford Road, to the west of the green, is a belt of aspen, with cupressus lower down the hill. These block the once-extensive long distance view to the west shown in Henry Lamb's painting.

Within the conservation area there are other individual trees of note. These include two large beech trees in the garden of Spring Cottage, adjacent to the public footpath, these trees - and a large decorative cherry on the other side - frame the building. The beech that is closest to the road acts as a visual pinch-point as the road curves around it.

There are some notable clipped yews in the garden of High Thatch. In the open space north of Field House and Rose House, near Glendon, are the last remains of an orchard.

The largest concentration of individual trees protected by Tree Preservation Orders is at Coventry Lodge.

Hedges

Hedges are vitally important landscape features which enclose the roadside in a soft and informal way. They provide fairly continuous boundary treatments that unify the conservation area. The upper part of Sleight Lane and Brog Street north of Glendon are characterised by high hedge banks. Most of the hedges are of mixed rural species, but in the vicinity of Glendon the hedges are of clipped holly.



Brog Street, Glendon on left

The hedges reinforce the rural character of the conservation area. Even non-native species make a significant contribution to defining the character of the road, such as the lower part of Sleight Lane near Victoria House and Victoria Cottages.



Victoria House, Sleight Lane

Views

There are few recognisable views of the conservation area from the surrounding

landscape. The treed railway line tends to block views from the north and the Rectory Gardens housing estate blocks any potential views from the east.

The introspective character of Brog Street and Sleight Lane is interrupted by occasional long-distance views. There is a panoramic view from the green to Henbury Park to the west. From the green there is also a narrow long-distance view, framed by trees and Rose House, to Badbury Rings to the north-west. Henry Lamb's painting shows the fuller view before it was obscured by trees.



View to Badbury Rings to north-west

From the rear of Glendon, and from Brog Street west of Harts Cottage, there are long-distance views beyond the railway line to the north.

From near the cob barn opposite Glendon, there are long-distance views to the north-east and east towards the New Forest.

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 Council's 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

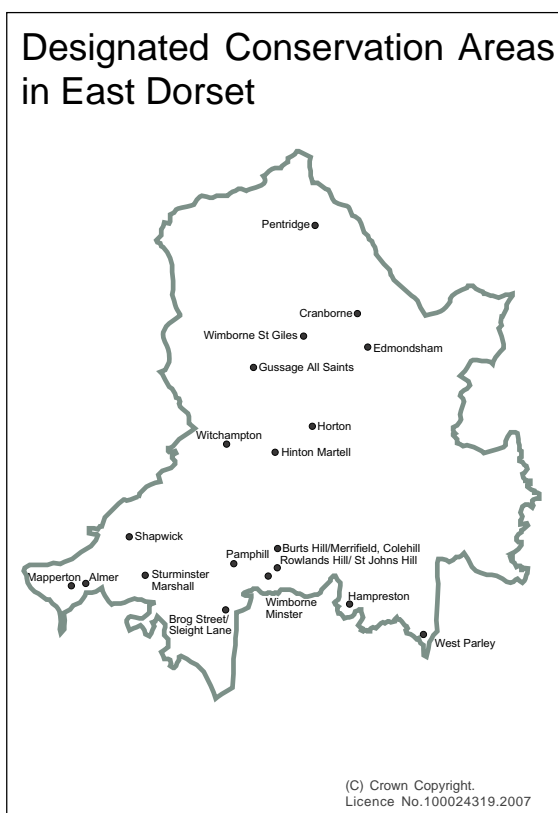
Conservation Areas are groups of buildings, villages or areas of towns having special architectural and townscape interest, the character of which should be preserved and enhanced.

East Dorset has 19 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



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 .