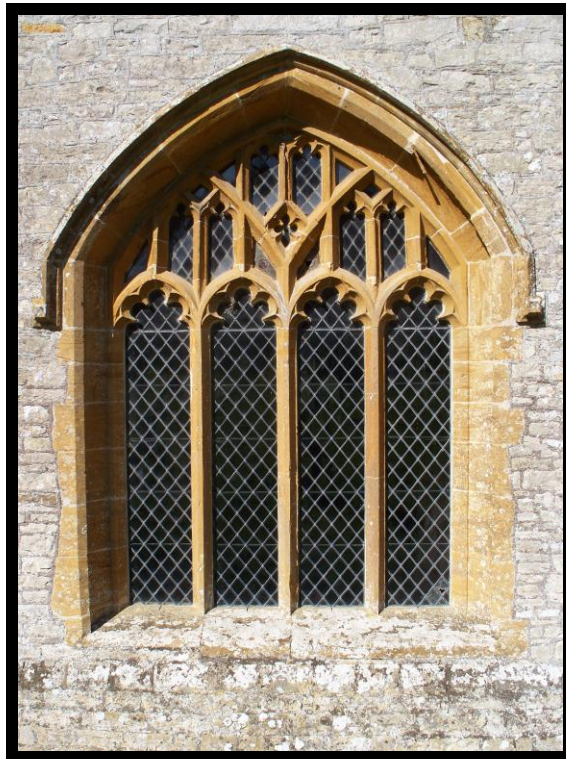




Winfrith Newburgh Conservation Area

Appraisal document



Adopted Document

December 2014

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Introduction

Background

1. This appraisal has been prepared for Winfrith Newburgh Conservation Area which was designated on 16th September 1977, and whose boundaries were revised on 9th December 2014.

2. Conservation areas are defined within the Planning (Listed Building and Conservation Areas) Act 1990 as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

3. Conservation areas are designated to cover the streets and places in towns and villages which hold sufficient architectural and historic interest to warrant special consideration and conservation as part of the planning process. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality. The purpose of this appraisal is to provide an in depth analysis of the architectural and historic interest, character and appearance of the conservation area in order to both assist the planning process, and to promote careful management and enhancement.

Planning policy framework

4. Conservation areas are designated by local authorities as a duty under section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Section 72 of the same Act makes it a duty for local authorities to consider the desirability of preserving or enhancing the character or appearance of conservation areas in exercising planning controls. The National Planning Policy Framework (NPPF) provides policy guidance, whilst at District level, policies within the Purbeck Local Plan are also relevant, and are supported by the District Design Guide Supplementary Planning Document.

Development within a conservation area

5. Restrictions apply to the types of work you can carry out to properties within conservation areas, principal amongst which is the legal requirement to gain planning permission for carrying out ‘relevant’ demolition of unlisted buildings and structures. To find out more about restrictions see guidance on the Council’s website: www.dorsetforyou.com. Where you are considering undertaking works within a conservation area that requires planning permission, the Council will be happy to provide you with pre-application advice. A charge is made for this service. See the Council’s website for details.

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6. New development should conserve or enhance the character or appearance of conservation areas. You should use this character appraisal to assist you in formulating appropriate designs for new development, and in making sensitive alterations to existing properties.

Preparation and survey limitations

7. This document was formally adopted by Purbeck District Council at its meeting on 9th December 2014.
8. When you are reading or using this document it is important to note that its contents are not comprehensive. For instance, some aspects of the survey information are limited to areas which can be viewed from the public highway and other accessible land. You should not take failure to mention a particular element or detail to mean that it is of no importance, and thus of no relevance in the Council's assessment of planning applications.

Community involvement

9. In line with the Council's Statement of Community Involvement a six week period of consultation was held on the draft boundary proposals and appraisal between 3rd March and 6th April 2014. Additional time was provided to allow the Parish Council to fully respond. Consultation materials were available online and at Westport House. A leaflet was posted to every property within the conservation area and officers attended a meeting of the Parish Council to discuss boundary proposals and the draft character appraisal. Consultation responses were taken into account in preparation of the final version of this document.

Summary of special interest and significance

10. The purpose of the following paragraphs is to provide a brief (non-exhaustive) summary of the special interest and significance of the conservation area, which forms the basis for its designation. A more detailed analysis of its historic and architectural character and appearance will follow in subsequent sections.

Special historic interest

11. The conservation area contains buildings and structures representative of most centuries between the thirteenth and present, amongst which there are a significant number from the sixteenth to eighteenth centuries. The various roles and functions these buildings represent reflect well the historic life of the village.

Special architectural interest

12. The conservation area contains a significant number of listed buildings and structures, amongst which there are three listed at Grade II*. Both vernacular and formal architectural styles are well represented, giving an interesting range. The diverse collection of traditional materials used in historic construction is of particular interest, amongst which the early brickwork is a noteworthy feature.

Conservation area: site, situation and zoning

Location and setting

13. Winfrith Newburgh lies within open agricultural land between Wool and Dorchester. Development along School Lane immediately east of the designated conservation area mostly consists of former Local Authority and other relatively modern suburban housing.

Socio-economic profile

14. Farming played an important role within the village historically, former agricultural buildings converted for residential use at a number of locations within the conservation area. The part of the village covered by the conservation area is now primarily residential in character, though there are a number of small businesses operating, including a care home at Marley House, the Red Lion public house and the post office.

Character zones

15. Whilst the conservation area must be thought of as a whole, for ease of appraisal it has been split between three character 'zones'. These relate to variations or transitions in character between different parts of the conservation area. These are shown on Map 2 and comprise:

Zone 1: Consists of Water Lane and the A352 frontage. The Zone is very lightly developed with most buildings placed within spacious plots. Open space and the outlook onto the recreation ground to the east, are significant factors, albeit much of this space is agricultural in character.

Zone 2: The High Street, Thornicks, part of School Lane and developments accessed from them. The principal part of the historic village, this is characterised by discontinuous frontage development.

Zone 3: The southern section of the conservation area lies between the Lulworth and Chaldon Roads. This is lightly developed, and mostly split between the curtilages of a few large properties which include the parish church. Open space is again a significant factor, though here it is chiefly domestic in character.

History of development

Medieval

16. The settlement is recorded as 'Winfrode' in the 1086 Domesday survey, the name meaning 'white' or 'bright' stream. The reference is apt given that the river Win flows the entire length of the village, and may have Celtic origins. From the late twelfth/early thirteenth centuries to the early sixteenth century the majority of the settlement formed part of the de Newburgh estate, whose principal seat was at East Lulworth. In common with other Dorset villages, 'Newburgh' is taken from the family name.
17. St. Christopher's, the parish church (see FIG. 9) contains some fabric dated to the twelfth century, though the thirteenth century chancel is the earliest substantially intact component of the building (see window, front cover). The nave and tower date to the fifteenth century. The amount of medieval fabric which survives is notable, though the church did not entirely escape Victorian 'restoration'.

Sixteenth century

18. The sixteenth century saw the manor pass to the Howard family, who by 1582 and consolidated possession over most of the medieval de Newburgh estate. Though 'The Manor' (formerly Winfrith Fields Farm – see FIG. 10) carries a Georgian façade, a substantial proportion of the building dates to the late sixteenth century, and is notable for its early brickwork. The latter is visible in the Lulworth Road frontage, and boundary wall (see FIG. 1). Longcutts Barn was historically associated with the Manor, and is of broadly contemporary date. Other agricultural buildings, including a sixteenth century barn, once stood to the rear, though were demolished during the 1970s to make way for the Langcotes development.



FIG. 1: Sixteenth century brickwork. Left: The rear range of the Manor House and boundary wall have both been dated to the late sixteenth century. A former brick lintel of a long blocked window is visible, showing the extent to which the building was restyled in later centuries. Extensive overgrowth by ivy and other climbers is of concern. Right: Longcutts Barn, which has decorative 'daiper' work (criss-cross pattern). The building originally had a tiled roof.

Seventeenth century

19. By the beginning of the century a number of farms had become established within the village. Several buildings date to, or find their origins within the period, though most were substantially altered during the following centuries. The most notable is the building now known as Manor Cottage, which was historically the service range of the Manor. Other buildings include Nos. 20/21/22 (see FIG. 2) which was perhaps once a single dwelling, Rylecombe (see FIG. 11), Nos. 2 and 3, Nos. 31 and 32 Thornicks, and Marley House (see FIG. 10). The latter was significantly altered during the eighteenth and nineteenth centuries. Badger's Thatch and Nos. 25/26/27 were constructed around the turn of seventeenth and eighteenth centuries. In 1641 the Weld family purchased most of estate of which Winfrith formed part from the Earl of Suffolk. Much the surrounding agricultural land remains in the possession of the Lulworth Estate.



FIG. 2: *Seventeenth century cottages. Nos. 20-22 originate during the period though the facades with their mixed building materials show evidence of modification over time, including possible increase from one and a half to two storeys.*

Eighteenth century

20. The 1770 Lulworth Estate map (see FIG. 3) provides a useful resource for the period, and shows The period saw establishment of a formal 'turnpike' road network through the county. These roads were privately financed, levying tolls from users. In 1768/9 the Dorchester and Wool Trust was established to link Wool and Dorchester by turnpike road (taking over the responsibility for this from the Wareham Trust). Through the upgrading and supplementation of existing roads this led to creation of what is now the A352. This bypassed Winfrith to the north, whereas the old route to Dorchester had previously run through the village via East Kinington and School Lane, forming a crossroads clearly seen in the 1811 map (FIG. 3). The route out of the village west remains a footpath and farm track.
21. In 1768 an Act was also passed to 'inclose' the common land around the village. This entailed distribution of the land between existing major landowners who then subdivided it with typically straight hedges of hawthorn. Hedgerows of this type are evident on the 1770 Estate map (FIG. 3 below), and survive around the village. Inclosure significantly altered the character of the landscape, and so too the nature of social relations within the village given reliance on common land by the poor.



FIG. 3: *Historic maps. Left: 1770 Lulworth Estate map of Winfrith. Note the labeling of former open fields surrounding the village and presence of straight hedgerows which reflect recent 'inclosure'. Above: 1811 old series Ordnance Survey still showing the old route through the centre of the village.*

22. A number of eighteenth century tombstones survive in the graveyard of the parish church (see FIG. 10), reflecting growth in popularity of erecting monuments at this time. The most significant building constructed during the period was Winfrith House, which is thought to have replaced an earlier building on the site. The fine frontage, which is similar in appearance and date to that applied to the Manor, is largely hidden by an unusually high wall. This has clearly been raised on a number of occasions since its original construction, such that it now swamps the small gatehouse which stands at the northern end of the street frontage (see FIG. 4).



FIG. 4: *Gatehouse at Winfrith House.*

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23. Malt House (No. 16) is also dated to the eighteenth century, whilst Nos. 14/15 High Street, Rose Lawn, Langmoor/Weston, Clovelly, and Marley Cottage, are all dated around the turn of the eighteenth and nineteenth centuries.

Nineteenth century

24. The nineteenth century saw construction of terraced cottages on the High Street. Amongst other properties likely to date to this period are Cheriton House, East Fossil Farm, the pound and Winfrith Court, the former rectory. Cleve House (FIG. 5 below) dates to the late nineteenth/early twentieth century, the scale and urban character of which appears misplaced in the otherwise rural context.



FIG. 5: *Nineteenth century development. Left: strongly linear form of Nos. 9/10. Right: Cleve House, a large villa of type more familiar in urban contexts and somewhat incongruous within the rural context.*

Twentieth century to present

25. An interesting, albeit 'pattern book' addition of the twentieth century was the Wesleyan chapel, constructed in 1914. The building is currently undergoing conversion works. During the second half of the twentieth century the village underwent significant change, seeing a shift from agricultural to residential character with development of both private and local authority housing. Much of this development centred on School Lane, which is now substantially modern in character. Housing schemes and conversions carried out at East Fossil Farm and the former Winfrith Fields Farm (now known as the Manor House) have had a localised suburbanising effect, harming the setting of these listed buildings. Agricultural structures adjacent to Marley House have likewise been converted for housing. Infill schemes continue to take place, gradually amalgamating the historically broken pattern of development along High Street.

Townscape analysis

Village structure

26. The historic village is substantially linear in its layout, with the majority of surviving historic development arranged along the main north-south High Street frontage. Four historic junctions with High Street continue in use: that of School Lane with High Street, marking the point at which the pre-1769 route to Dorchester entered the village (historically forming a crossroad exiting opposite, following a line south of Thornicks now traced by a footpath and track – see FIG 3); that of High Street with the A351, marking the point at which the post-1769 route to Dorchester bypassed the village; that of High Street with Thornicks, which loops to join the former Dorchester road; and that of High Street with routes to East Lulworth and East Chaldon. The intersection of High Street by Winfrith Drove, whose form slices through the landscape, reflects the impact of late eighteenth century inclosure and agricultural improvement, the route intended for efficient movement of livestock. This role was also the principal function of Colehill Drove, whose historic route now serves as the access to Winyards Farm once use as part of the route to Dorchester became redundant. Footpaths run alongside the River Win as it loops behind the western side of High Street, providing some interest and depth to the villagescape. Though Thornicks today forms a small enclave, dedicated cul-de-sac and ‘courtyard’ developments (e.g. Crown Yard, Winbrook Fold, The Orchard, Langcotes, Fields Barn) are specifically a feature of modern development.



FIG. 6: *View up High Street to a point of intersection with Winfrith Drove. Properties are positioned either directly on the frontage, behind a verge of variable width or boundary walls.*

Building density

27. The continuity of development in Zone 1 is broken, with buildings set amidst agricultural land, whilst Zone 3 is mostly divided between the spacious curtilages of several large properties. Within Zone 2 the main street frontages are generally well developed, with occasional aggregations of buildings such as that centred on the Manor House. For the most part, small, irregular, but appreciable gaps occur between buildings along High Street, these opening out in a few places such as at

Winfrith House and Rose Lawn to provide more notable 'gaps' in the frontage. Housing development to the rear of the main street frontage is for the most part modern, though this has in some instances replaced or been constructed around agricultural buildings (e.g. Langcotes and Winbrook Fold). The density at depth this creates does not reflect the historic pattern of development.

28. The orientation of buildings is generally with principal elevation facing the street, though buildings with frontages set at right angles occur in several places where they play an important visual role in turning and emphasising corners, and closing views (e.g. notable contributions made by the former Crown Inn at the junction of High Street with School Lane, and Forge Cottage – FIG. 7 – at the junction of High Street with Winfrith Drove). Variation is seen in the position of buildings and boundaries relative to the highway (see FIG. 6), which in part reflects the lack of formal definition of the road historically (see FIG. 3). Whilst some buildings directly front the road, others are set back and enclosed, whilst verges of variable width occur in many places. The variety and sense of informality this creates makes an important contribution to visual character.



FIG. 7: *A view up High Street. The towering wall of Winfrith House focusses attention straight ahead as the road bends. Forge Cottage here plays an important role in 'closing' the view and turning a corner, forming an interesting grouping with Sunbeam Cottage.*

Building height

29. Buildings generally stand at two storeys, with variation in ridge height linked to architectural style and related differences in floor to ceiling height. One and a half storey development does also occur. Whilst the majority of this is modern, the frequency may have been greater historically given evidence the roofs of some cottages may have been raised to provide a first floor (note the change of materials in the frontages of Nos. 20-22 High Street – shown in FIG. 2 – and Little Rhylcombe – FIG. 12 – which suggest a raise in wall plate. The full three storeys of Winfrith Court is exceptional, though the building is largely obscured from public view. Variation in ridge line, combined with the varied position of buildings relative to the street provides significant visual interest.

Plan form and massing

30. The majority of historic buildings within the conservation area are of broad frontage, narrow depth type. Whilst development does not form a continuous frontage, properties often adjoin to create irregular rows, and a few are terraced. Some frontages have been stretched through addition of side extensions, amongst which lean-to forms are frequent. The most bulky houses are those of historically high status: the Manor House, Winfrith House and Marley House. Cleve House and the Red Lion are exceptions; the former in terms of context, the latter enlarged to serve its function.



FIG. 8: Building forms along High Street. Left: Langmoor, Weston, Clovelly and Rose Lawn, a staggered terrace of cottages. Right: Badger's Thatch, Nos. 25.

Edges and enclosure

31. The River Win forms a strong edge along Water Lane, and in enclosing the backs of plots along the lower part of High Street. Properties with front gardens or set back within their plots are typically enclosed by low brick or flint walls. That of the old Wesleyan Chapel is unusual in carrying railings, whilst the height of the front boundary wall of Winfrith House is exceptional (see FIGs. 4 and 7). Hedges play an occasional role in providing frontage enclosure, these more frequently used to mark field boundaries within the surrounding agricultural landscape, and along Thornicks.

Visual qualities

32. The lack of regularity in the dimension and positioning of historic properties along street frontages provides much visual interest. This sense of variety has however been undermined by less informal modern developments at the Orchard, Crown Yard, Winbrook Fold and Langcotes, which have used repeated, or very similar forms. As the High Street bends, it opens up a series of unfolding vistas within which individual buildings or groups play an important visual role (see Forge

Cottage FIG. 7). The parish church and 'Manor House' have particular picturesque quality, complemented by their relationship to open space. Prior to heightening of its boundary wall, attractive views of Winfrith House would also have been available from the street.



FIG. 9: *St. Christopher's – the parish church with graveyard.*

Trees, green and open spaces

33. Trees and green space play an important role throughout the conservation area. A green edge is sporadically provided to the High Street by unenclosed verges of varied width, created from land left over when the highway was formalised.
34. The footpath along the River Win between Thornicks and the village green, exposes many back gardens of properties along High Street to view. The route is enhanced by the presence of various mature trees, whilst open countryside to the west contributes to its attractiveness and tranquility. Reaching Thornicks, houses both here and along Winbrook Fold, effectively frame the field lying between the two, providing it with the quality of a 'green'.
35. The most interesting green space within the conservation area is that of the churchyard, though there is a sense of intrusion from residential development at Fields Barn which has become more exposed following recent removal of trees.
36. Moving into Water Lane, the presence of fields adjacent to the highway provides a more appreciably rural character, even if development itself is often 'suburban' in style.

Public realm

Groundscape

37. Pavements are not a historic feature of the village, however they are a component of, and occur immediately adjacent to modern developments at The Orchard, Winbrook Fold, and Lancotes/Pigeon Close. One exception may be the short length of pavement to the front of the former Wesleyan Chapel and adjacent properties where the verge widens out. All public pavements are formed from tarmac, though stone paved surfaces do occur within the churchyard, where they appear to be partially made up from tombstones laid flat.

Public space

38. The churchyard provides the principal public open space within the conservation area. This contains an interesting range of eighteenth century monuments, some of which carry carved designs for which they have been listed (see FIG. 10 below). Some headstones have been removed and propped along the wall behind the church (see FIG. 15), and others appear to have been laid flat to provide paving around the church. Given the strong edge provided by the River Win, crash barrier and hedge bank, the large recreation ground on the north eastern edge of the conservation area is perceived to merge with the broader agricultural landscape.



FIG. 10: Headstones. *Top left: tombstone with angel and scrolling. Top right: tombstone with cherubs (listed). Bottom left: tombstone with cherub and trumpet (listed). Bottom right: tombstone with angel holding a skull (listed).*



Street furniture

39. There is a stone bench erected to mark the turn of the millennium on the green outside the church. The finger post adjacent to this is a 'traditional' rural Dorset feature. The 1950s K6 telephone kiosk on High Street is of some individual interest (see FIG. 14). Two relatively modern post boxes – one a pillar, the other post mounted – also occur on the High Street.

Lighting

40. Consistent with its rural character, the village contains no street lighting.

Cabling

41. Overhead cables are present throughout the conservation area and appear in almost all the photos included within this appraisal. These cables undoubtedly detract from the appearance and visual qualities of the village.

Building style, materials and details

Architectural style

42. Fine Georgian facades occur at Winfrith House (FIG. 11 below) and the Manor House, and a third of similar style is largely hidden at Winfrith Court. Other formal facades exist at Marley House (FIG. 11 below), and at smaller and simpler scale at Greenfields, Cheriton House, Brook House and East Fossil Farm. True to the general rule, 'vernacular' development (or that constructed according to local tradition as opposed to formal style) is far less consistent in appearance and composition, making use of a wide range of materials. Cleve House (see FIG. 3) is a large villa of pattern book style, of a type more familiar within urban contexts. Wincott similarly represents a suburban form of the inter-war period. Both properties appear incongruous in the rural context. Modern development has adopted a similarly standardised and repetitious format.



FIG. 11: *Formal architectural style. Left: The Manor House (formerly Winfrith Fields Farm). One of two fine Georgian façades visible within the conservation area. Right: Marley House has seventeenth century elements, though presents a formal early/mid nineteenth century appearance.*

Walls

43. Surprising diversity is shown in the materials used both within and between individual buildings. It is not unusual to find several types of material within a single façade. This may suggest past problems in gaining a consistent supply of buildings materials, necessitating an ad hoc approach where building cheaply, and perhaps in some cases reusing materials from demolished buildings. Whilst the conservation area is interesting in displaying use of the full range of traditional materials found in Purbeck (i.e. flint, chalk, limestone, heathstone, brick, cob), careful observation of the nature and frequency of use is important in identifying a suitable palette for new development.

Stone

44. The range of masonry types used within the conservation area is best summed up in the construction of the thirteenth century chancel of St. Christopher's, which contains a mixture of flint, heathstone and limestone (see FIG. 12 below).
45. Flint is found as a common component of mixed rubble walling, and used in construction of boundary walls. Most is low grade 'field flint', which was gathered from the surface of agricultural land, though high quality knapped flint is also visible in the wall of the churchyard. Flint is used in a more substantial way in construction of the Pound, and gable end of the Malthouse (see FIG. 12 below). It seems a distinct probability that flint is concealed by render in places, making it difficult to ascertain the full extent of its use. The way in which flint has been used at Winbrook does not follow any obvious historic precedent within the village.
46. Related to the use of flint is that of 'clunch' (chalk block). This has been identified within outbuildings at Rose Lawn. Again the extent of external use may be masked by application of protective render.
47. Heathstone is found as a component of mixed rubble within which its deep orange colour is always conspicuous. It may form a substantial component of Crown Cottage/No. 5 based on an exposed section of walling on the frontage. Use of the material as 'freestone' (carved) is seen in the chancel of the parish church, and squared blocks may be seen randomly interspersed with limestone.



FIG. 12: *Building stone. Left: a mixture of heathstone, limestone and flint used in the thirteenth century chancel of St. Christopher's. Right: Exposed gable wall of the Malthouse, which shows regularly coursed flint, though the frontage is rendered.*

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48. Within historic development limestone is often found as a component of mixed rubble or used in conjunction with other materials. It is only seen as a principal construction material at St. Christopher's, and in some outbuildings. This contrasts with extensive modern use of limestone in the Orchard and Winbrook Fold developments, where the method of construction otherwise bears no relation to traditional practice. Elements of limestone may be seen in the gable ends of Manor House and Cobweb Cottage, and within plinths such as that at No.2 and Little Rhylcombe, where it is roughly squared and coursed.

Render

49. Render is applied to many properties within the conservation area, use of which represents an important aspect of the vernacular. It is likely that properties currently containing elements of exposed rough rubble construction were also originally rendered or at the very least limewashed, as it was historically normal practice to protect poor quality walling in this way. Render finishes are generally smooth. That on Crown House has a 'rusticated' finish (i.e. lines are scored in the surface in imitation of expensive 'ashlar' or block stone construction). It seems likely that other rendered houses of similarly formal style, including Greenfields, Cheriton House, Marley House and East Fossil Farm, also originally carried this finish, since obscured by repainting and patching.

Brick

50. The conservation area contains some remarkable examples of early brickwork. The rear range of the Manor, its boundary wall and Longcutts Barn (see FIG. 1) have been dated to the late sixteenth century, whilst Manor Cottage (former service range to the Manor), has been dated to the seventeenth century. Longcutts Barn displays 'daiper' work (a patterned finish created by use of bricks of contrasting colours in English cross bond). The boundary wall of Winfrith Cottage appears to make use of brick of a much earlier date than the cottage itself, though its origin is unclear. Until the later nineteenth century, large scale use of brick within the village appears to have been limited to prestige contexts such as Winfrith House, the Manor House and associated structures. Prior to this time the use of brick in vernacular construction was generally limited to chimney stacks and the definition of openings, though Little Rhylecombe represents an exception, brick being one of the three materials historically used in construction of its walls (see FIG. 13 below).



FIG. 13: *Little Rhylcombe Farmhouse. The facade contains a mix of materials, showing evidence of a complex evolution: stone plinth of limestone and heathstone, with brick walls of two phases raised in cob, topped by a thatched roof. Though unsympathetic in design and construction, the concrete block extension with double roman tiled roof further adds to the mix.*

Cob

51. Cob is most frequently seen as a component of buildings otherwise constructed in different materials. Cob appears to have found particular use in raising wall plates (see here for example Nos. 20/21/22, and Little Rhylecombe), probably in conjunction with addition or expansion of first floor accommodation. The full extent of the use of cob is hard to gauge given that it is conventionally rendered.

Roofs

Roof forms

52. Pitched roofs are predominant throughout the conservation area.

Roofing materials

53. The conservation area is unusual in displaying use of all the principal traditional roofing materials generally found in Purbeck – clay and stone tiles, thatch and slate – alongside certain other less common forms of traditional roof covering. The pattern is therefore mixed, though prior to the nineteenth century it is reasonable to assume that thatch would have been predominant, and it is still the most common roof covering for cottages pre-dating the period. After this time tiles and slate became both increasingly available and favoured for new build, and in some cases, replacement of existing thatched roofs. Buildings shown as previously thatched in old photographs include the Red Lion, 38 Thornicks and Sunbeam Cottage. Longcutts Barn (FIG. 1) represents an unusual exception, given that the current thatched roof apparently replaced an original tiled roof. Thatch is currently most frequent in, and characterises historic development along, the lower half of High Street. The majority of properties carry a flush ridge, which is typical of the Dorset tradition.
54. Plain clay tiles are used in combination with an eaves course of stone tiles on the Manor House and associated buildings. This was popular around the mid-late eighteenth century in Purbeck, and served the functional role of helping to shed rainwater clear of the eaves on buildings constructed without gutters. Plain clay tiles are also used on a number of other historic buildings.
55. Most noticeable is the use of large format double Roman and pantiles. Historically these were chiefly manufactured in Bridgewater, Somerset, and use is unlikely to pre-date the second half of the nineteenth century when rail transport assisted distribution. As elsewhere in the District, double Roman tiles find sparing use on outbuildings such as at Sunbeam Cottage and Brook House (see FIG. 14 below). Pantiles are seen on outbuildings to the rear of Manor, and topping adjacent boundary walls, and are also used in the roofing of Nos. 6-8 and 9-10 High Street – two essentially similar terraces (see FIG. 14 below). As historic use of pantiles was rare in the District, the frequency of their use in Winfrith is unusual.

56. Use of both plain and interlocking concrete tiles is common in modern development. These do not enhance the character or appearance of the conservation area.
57. Slate finds limited use, most notably on buildings of high status including the parish church, Marley House, Winfrith Court and Winfrith House. As common throughout the District, the parish church also features use of stone tiles, which cover the thirteenth century chancel. As the parish church was re-roofed during the nineteenth century however it is unclear whether these are of historic origin.



FIG. 14: Tiled roofs. Left: double Roman tiles used at Sunbeam Cottage where photographic evidence suggests they may have replaced thatch. Right: pantiles used on the roofs of Nos. 6-8 High Street. Note, in both examples walls here appear to have been partially stripped of the original protective render finish exposing poor quality rubble.

Chimneys

58. Chimney stacks are an important feature throughout the conservation area and commonly constructed from brick. Many of those present on historic buildings have been rebuilt, including the massive gable end stack on Manor Cottage (the seventeenth century kitchen range of the property currently known as the Manor House). Simple buff or terracotta roll top chimney pots are common, the latter historically manufactured at Sandford.

Windows and doors

59. Window character and type varies with style and status. Vernacular cottages feature casements and horizontally sliding Yorkshire sashes, whilst buildings of eighteenth-early twentieth century buildings of formal architectural style and generally higher status carry (or in some cases originally carried) vertically sliding sash windows. A number of historic properties have had timber windows replaced in UPVC, often using designs which at best poorly mimic that of the originals, and frequently open in a different way. This erodes the historic architectural character

and appearance of both the properties affected and contribution they make to that of the conservation area.

Important unlisted buildings and structures

60. Unlisted buildings and structures which make a 'positive' contribution to the historic or architectural character or appearance of the conservation area are detailed on Map 3. Alongside listed buildings, these should form a focus for conservation, and where applicable, may provide inspiration for new development. Of particular note:

- *K6 telephone box, High Street.* The kiosk dates from 1950s, and is unusual in that it carries a combination of coronation and earlier jubilee crowns (see FIG. 15 below).



FIG. 15: *K6 call box. The front face shown above carries a coronation crown (used after 1955), whereas that on the right face carries a jubilee crown (used 1936 -1955 in the UK, and overseas).*

Ecology and biodiversity

61. Buildings and the many trees, hedges and garden spaces within the conservation area provide nesting, roosting and feeding opportunities for birds, bats and small mammals. A rookery is evident in the tall trees at Oat Hill (see FIG. 16 below), the distinct calls of the birds evoking a strongly rural feel. The River Win is particularly important habitat which stretches the length of the settlement. The habitat appears richest where the river meanders more or less naturally behind the High Street. The churchyard contains a good collection of lichens attached to tombstones, and these are otherwise present on the roofs of many houses.



FIG. 16: *Habitats within the conservation area. Left: the River Win as it flows beneath a boundary wall adjacent to Marley House. Right: attractive groups of tall trees at Oat Hill which play host to a noisy rookery.*

Issues and opportunities

Problem areas

62. The village is apparently suffering increased levels of traffic due to use of satellite navigation by drivers. Vibration can be a problem for properties built in a traditional way with very shallow foundations, whilst backwash from vehicles can contribute to issues of dampness and erosion. Fortunately few properties directly front the highway and are thus exposed in this way.
63. Use of UPVC replacement windows is a particularly noticeable and frequent cause of harm to the historic visual and architectural character of the conservation area.

Evaluation of condition

64. Buildings within the conservation area appear generally well maintained from external inspection, however there are some signs of deterioration in the churchyard and boundary walls (see FIG. 17 below).



FIG. 17: *Damage and decay. Left: toppled or removed headstones propped against the churchyard wall. A number of these are of eighteenth century date. Right: Collapsing flint boundary wall adjacent to No. 1 The Orchard.*

Buildings at risk

65. Listed buildings and structures are termed ‘at risk’ where aspects of their condition, use or context threaten those features which provide special historic or architectural interest. In Winfrith Conservation Area, buildings and structures at risk include the boundary walls of the Manor House, and of the parish church. Both

have been significantly affected by ivy growth which continues to cause damage to the fabric of each.

Threats, pressures, challenges

66. Given that much modern development has been of insensitive design and layout, ensuring that future development respects the spatial, architectural and historic character of the conservation area is the principal challenge moving forward.

Recommendations

Boundary redefinition

67. As originally designated in 1977, the conservation area included the whole village, together with considerable amounts of open agricultural land around it. Inevitably this meant that a large amount of modern development was included, together with land that would not ordinarily suit designation. Changes were made to the conservation area boundary in December 2014 in order to more appropriately focus the designation on areas of surviving historic townscape. This ensured that the designation was fit for purpose in line with its statutory definition, and paragraph 127 of the NPPF. A description of elements removed in 2014 is given below:

- *Part of School Lane including all properties east of and including No. 28, School View and Heath Lodge.*
Though School Lane forms a historic part of the village, little here aside from two listed cottages can be dated before the twentieth century. Development mainly consists of relatively modern suburban and local authority type housing of unremarkable and commonplace design.
- *The recreation ground and adjacent fields to the rear of properties on High Street and the A352.*
These open spaces are partly made up of agricultural land and are weakly integrated into the form of the settlement. Though an important village asset, the recreation ground is of relatively recent origin and has no direct frontage on Water Lane, separated as it is by the river, crash barrier and hedge bank. It merges into the broader open countryside which forms the setting of the village.
- *Fields to the rear of properties on Water Lane, including those adjacent to the rear of properties on the A352 and Thornicks.*
Agricultural land that does not form an integrated component of the settlement, but which again provides the immediate landscape setting of the village. AONB status provides scope for consideration of landscape value within the planning process.
- *Fields to the south of the Glebe House, and east of the River Win between 26/28 High Street and The Orchard, including the burial ground.*
Fields and open spaces that merge into the landscape surrounding the village, and which are best considered to form part of the setting of the conservation area. AONB status provides scope for consideration of landscape value within the planning process. The modern burial ground is in a peripheral position, and the age of monuments here means that they fall outside control.

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- *Gatemore Road and properties to the northeast of the Red Lion on the A352.*
Buildings here are somewhat detached from the village and mostly modern in origin.
 - *Rectory Farm and adjacent field.*
Standing in open countryside, the farm does not form an obvious component of the village, and the character and setting of the property has been compromised since agricultural use ceased.
 - *Part of field to the back of Pigeon Close and The Manor.*
Though it contains two good trees (which can be protected by TPO), the space is arbitrarily defined forming part of a larger agricultural field. It would be best considered as part of the setting of the conservation area.

Management and enhancement

68. The character and appearance of the conservation area can be preserved and enhanced by the efforts of all who have an interest in the land and property within it. Maintaining those buildings, structures and aspects of which make a 'positive' contribution to the special architectural or historic character or appearance of the conservation area (see Map 2) should be a key priority. On the other hand, buildings, structures and aspects which have marked 'negative' impact upon the character or appearance of the conservation area (see Map 2) provide a focus for positive change. Buildings marked 'neutral' on Map 2 are a diverse and harmless group which lack importance. Whilst improvements or change here may deliver benefits, these are unlikely to be as significant as for those marked negative. Use of this appraisal to inform the design and assessment of planning proposals helps to ensure that conservation objectives are achieved through the planning process.
69. The list below provides a summary of potential areas for action, implementation of which will depend upon opportunity, priorities and funding, and may involve or be achieved by a range of different stakeholders.

Management of vegetation: the treatment and careful removal of ivy from the walls of the churchyard and Manor House would prevent further damage to the masonry. Proper repair of damage already caused, and that sustained in the process of removal, would be essential.

Overhead cables: The appearance of the conservation area would be enhanced by the burial of overhead cables.

Public awareness: It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the crucial role they play as property owners in conserving and enhancing its character and appearance. Here parish plans and other locally produced documents can play an important role in identifying actions that can be taken.

Appendix

Appendix A – Further information and advice

Legislation, guidance and policy

- *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *National Planning Policy Framework.* DCLG, 2012.
- *Purbeck Local Plan Part 1.* Purbeck District Council, 2012.
- *Understanding Place: Conservation Area Designation, Appraisal and Management.* English Heritage, 2011.

Design

- *District Design Guide Supplementary Planning Document.* Purbeck District Council, 2014.

Historical development, archaeology and architecture

- *Dorset (Pevsner Buildings of England).* Newman and Pevsner, 1972.
- *Historic Landscape of the Weld Estate Dorset.* Keen and Carreck (eds.), 1987.
- *National Heritage List.* www.english-heritage.org.uk.
- *Place Names of Dorset, Volume I.* English Place Names Society.

General

- *A Stitch in Time: Maintaining your Property Makes Good Sense.* SPAB and IHBC.

Further enquires

Enquiries regarding this appraisal should be addressed to:

Design and Conservation Officer
Purbeck District Council, Worgret Road
Wareham BH20 4PP
Tel: 01923 557388
conservation@purbeck-dc.gov.uk

Enquiries regarding archeology and the County Historic Environment Record should be addressed to:

Environmental Services Directorate
Dorset County Council, Colliton Park
Dorchester DT1 1XJ
Tel: 01305 224921
www.dorsetforyou.com

Appendix B – Listed buildings

Listed Buildings within the conservation area are shown in the table below. For further information on these buildings see the National Heritage List (searchable online at www.english-heritage.org.uk).

Please note: The table does not include ancillary structures or those within the curtilage of named buildings which are also likely to be covered by the listing where pre-dating 1948. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

| Address | Grade | English Heritage reference number |
|---|-------|-----------------------------------|
| Stable block to Marley House, Chaldon Road | II | 1120415 |
| Boundary wall to East Fossil Farm House, High Street | II | 1120381 |
| Rose Lawn, High Street | II | 1120382 |
| Langmor, High Street Weston, High Street | II | 1120383 |
| Table tomb in churchyard of Parish Church 14m east-south-east of the chancel | II | 1120392 |
| Headstone in churchyard of Parish Church immediately south of item 18/378a | II | 1120393 |
| Coach house at Winfrith Court, Oat Hill | II | 1120394 |
| Lych gate to Parish Church, Oat Hill | II | 1120391 |
| Rylecombe Farm House, High Street | II | 1120386 |
| 31 and 32, Thonicks | II | 1120395 |
| Outbuildings immediately south west of Marley House, Chaldon Road | II | 1120414 |
| Winfrith House, High Street | II* | 1120384 |
| Parish Church of St Christopher, Oat Hill | II* | 1120390 |
| Marley Cottage, Chaldon Road | II | 1120413 |
| Outbuilding at rear of Manor House, High Street | II | 1120389 |
| 103, Dorchester Road | II | 1152681 |
| 2 and 3, High Street | II | 1152763 |
| Manor House, High Street | II* | 1152783 |
| Boundary wall to churchyard of Parish Church, Oat Hill | II | 1152786 |
| Headstone in churchyard of Parish Church 6m west of the north aisle | II | 1152787 |
| Winfrith Court, Oat Hill | II | 1152790 |
| Stable building at Winfrith Court, Oat Hill | II | 1152793 |
| Headstone in churchyard of Parish Church 22m south of the chancel, Oat Hill | II | 1262372 |

| | | |
|--|----|---------|
| Boundary wall to Manor House along Oat Hill | II | 1304587 |
| Front boundary wall to Nos 31 and 32, 31 and 32, Thonicks | II | 1304594 |
| 20, 21 and 22, High Street | II | 1304613 |
| April Cottage | II | 1304616 |
| Barn adjoining the above cottages on south west, High Street | II | 1304618 |
| Boundary walls to Marley House, Chaldon Road | II | 1304647 |
| Marley House, Chaldon Road | II | 1304683 |
| Clovelly Cottage, High Street | II | 1323362 |
| Outbuildings at Winfrith House, including boundary wall to road, High Street | II | 1323363 |
| 24, High Street | II | 1323364 |
| Cobweb Cottage, 27, High Street | II | 1323365 |
| The village pound, High Street | II | 1323401 |
| East Fossil Farm House, High Street | II | 1323400 |