



Trent Conservation Area Appraisal

Distribution List

As part of the public consultation, the document was also distributed to the following:

Queen Thorne Group Parish Council, Dorset County Council, Dorset Gardens Trust, Dorset Industrial Archaeology Society, English Heritage and Ernest Cook Trust

Contents

Introduction	3
Executive Summary	4
The Planning Policy Context	4
Location and Setting	5
Archaeology and Historic Development	5
Spatial and Character Analysis	11
Community Involvement	28
Review of the Conservation Area Boundary	29
Summary of Issues and Proposed Actions	30
Developing Management Proposals	30
Advice	30
Information & Contact Details	31
References	31

Introduction

The Trent Conservation Area was designated in February 1970.

Conservation areas have special architectural or historic interest and it is desirable to preserve or enhance their character or appearance. West Dorset has 79 conservation areas, for which there is an ongoing programme of appraisal that includes Trent.

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

This appraisal document is prepared following current advice from English Heritage. Included are summaries of the planning policy context, landscape setting, historic development and archaeology. There is also a more detailed description of the character of the village's buildings, groups, building materials and architectural details, green elements and detrimental features. All of these are brought together into a definition of the special interest of the conservation area. There are recommendations for management action and development. The boundary of the conservation area has been reviewed.

For local information, a helpful source is *Biography of a parish, Trent in Dorset* by Annette Sandison. Because it was once in Somerset, the *Somerset Vernacular Building Research Group* has surveyed buildings in Trent with survey summaries available at <http://www.svbrg.org.uk>

The appraisal was subject to public consultation (May-June 2013), during which an information event, manned by district council officers, was held in the village. Following consultation, officers recommended amendments and the district council adopted the appraisal in December 2013, as a technical document supporting policies in the Local Plan.

Executive Summary

The key characteristics of the conservation area are:

- Rural character and countryside setting;
- An almost intact old road system with an east-west emphasis, tempered by lanes with a south or north orientation, which along with land plots and property plots defined by old boundaries, shape the village;
- The retention of distinct clusters of properties assisted by generous gardens and interspersed open spaces;
- The sense of spaciousness and contact with the countryside significantly aided by plot sizes and green open spaces;
- Roadside boundaries that connect both the clusters and the village to its rural setting;
- Continuing farming tradition;
- Many important rural gateways;
- Impressive number of manor houses and farms;



Fig 1 Main entrance to Turner's Close (almshouses)

- Outstanding Parish Church and the group of historic buildings around and including it;
- A large number of Important Local Buildings;
- Predominant use of local stone and the number of thatched buildings;
- The significance of trees either in groups or singularly;
- The extent and visual and historic significance of natural boundaries;

The Planning Policy Context

Contained within the **West Dorset District Local Plan (Adopted 2006)**, there are a number of planning policies relevant to the settlement:

- *Safeguarding Assets*: Groundwater Source Protection Zones; Policies SA18, 19 and 20 cover the demolition, alterations to, and the settings of Listed Buildings; SA21 seeks to protect the character or appearance of Conservation Areas; SA22 is concerned with demolition within a Conservation Area; SA23 relates to the protection of sites of national archaeological significance; and SA24 to sites of regional or county archaeological significance;
- *Settlement Policy*: Policy SS1 relates to development inside Defined Development Boundaries (DDBs) and SS3 relates to development outside the DDBs;
- *Housing, Employment and Tourism and Transport and Infrastructure*: there are a number of general policies relating to these issues and associated land use;
- *Community Issues*: Policy C6 relates to the retention of local community facilities;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features.

A new Local Plan for West Dorset, Weymouth and Portland will be submitted to an independent Planning Inspector in July 2013 and if found sound could be adopted in early 2014. Guidance on what policy may be applicable at this stage and the weight to be accorded a policy is available at <http://www.dorsetforyou.com/newlocalplan/west/weymouth>

National Planning Policy and Legislation protects sites of international and national importance for nature conservation. The **National Planning Policy Framework** (2012) sets out planning policies and how these are to be applied and is available from <https://www.gov.uk/government>"

The Supplementary Planning Document **Design and Sustainable Development Planning Guidelines** was adopted by the district council in February 2009. This contains 10 design policies that apply to different types and scales of development. Accompanying this is the **West Dorset Landscape Character Assessment** adopted February 2009, which addresses the 35 landscape areas of the District.

The Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan 2009-2014 contains a number of relevant policies relating to the Historic Environment (historic buildings, archaeology, historic parks and gardens); the Built Environment (historic buildings, Conservation Areas and other developed areas); and Landscape.

The West Dorset District Local Plan, Design and Sustainable Development Planning Guidelines and Landscape Character Assessment are available at district council offices, whilst the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan is available from Dorset County Council. The documents can be viewed on www.dorsetforyou.com and main libraries will hold relevant printed copies. Information on Listed Buildings and Conservation Areas is also available on www.dorsetforyou.com

Location and Setting

Trent is situated about 2½ miles north-west of Sherborne. Besides Trent, the parish has the hamlets of Adber and Hummer. The boundaries of the parish are the River Yeo to the west, the Birch Hill Gulley (traditionally known as the Humber) to the north, the present Sherborne – Marston Magna Rd to the east and to the south, other limits, including Trent Brook and the former boundary between Dorset and Somerset.

Trent gives its name to the Trent Hills Landscape Character which is a strongly undulating landform comprising a series of limestone hills. Large arable fields are most common on the higher ground and hilltops, with smaller arable fields and some pasture on lower ground. There are occasional small woodlands and impressive views to the northwest of the character area over the low lying Yeo Valley in Somerset. Trent itself is situated on the northern slope of a shallow valley through which flows Trent Brook, a tributary of the River Yeo. Pertinent to landscape character are the views towards Trent from Rights of Ways and highway on higher ground to the south and SW. Equally so are views from Trent towards the Yeo valley and the neighbouring town of Yeovil in Somerset.

Archaeology and Historic Development

Archaeology

The present form of the settlements (Trent, Hummer and Adber) in the parish and the landscape surrounding them has been shaped largely by medieval farming activity. The parish is dominated by fields with characteristics (boundaries that are slightly S-shape or have dog-legs) that resulted from relatively late enclosure of the medieval open fields (system of farming). Aerial photographs of the 1940s show extensive ridge and furrow (medieval strips in the former open fields) around settlements, although subsequent ploughing has affected their condition. Other medieval field systems are the strip lynchets around Rowbarrow Hill and elsewhere in the eastern part of the parish.

Although the earlier parts of Trent's Parish Church date from the C13, there was possibly an earlier church. Other medieval monuments in the parish include two crosses (Trent and Adber) and the site of the chapel of St Mary, Adber. Trent has a good number of medieval properties either whole, such as the chantry house, or in part. Adber was once more extensive, with earthworks of medieval settlement remains to the north of the present settlement. Trent has medieval land and property plots defined by surviving boundaries and sometimes outlined by earthworks. Horserake Field, north of Turner's Close has an interesting ground profile.



Fig 2 Location Map

The strength of the parish's surviving medieval character tends to mask earlier activity. It is possible that longer, more continuous field boundaries are of prehistoric or Romano-British origin, and a few scattered finds from such periods hint at earlier occupation. Surface finds near Mount Hunger suggest that there was a Roman settlement, perhaps a farmstead, in the vicinity. East of Trent, there is Trent Barrow with a central pond. On the 1811 OS map, it is shown (presumably the pond came later) with a road leading to it from the north and south.

Historic Development

Trent is referred to in the Saxon charters of Rimpton and in 909 was a parish in the diocese of Wells. The Geld Inquest (1084) and the Domesday Book refer to Trent. The parish's agricultural (open field) system comprised three large fields (North, Middle or Great, South or Lowsome Fields) for cultivation, besides common woodland, pasture and meadow.

In the C13, the manor of Trent was divided into three parts, one of which came into the ownership of the Priory of Studley, Warwickshire and included a third of the church property. The building of the Parish Church of St Andrew's on the present site commenced in the early C13, and according to Sandison (1969), the church benefited from the priory, acquiring a decorated tower and spire. This part ownership continued until the Reformation.

Following the Reformation, the priory's property was sold in 1547 to John Young who also owned most of another part of Trent Manor. Insightful is the original description of the priory's property, which for example, included the Capital messuage (what is now Church Farm) with the buildings, curtilages, gardens and orchards adjoining, eight acres of pasture, Marles close (pasture), 109 acres of land in the Common Fields, one third of Trent watermill with the fishery and 7½ acres of Trent wood.

The common open fields around the village still existed but the manner of their land distribution was changing. The common meadow land (alongside the River Yeo) was becoming enclosed, as was some common pasture. Agriculture was still the main occupation.

The small cluster of dwellings in Plot Lane is thought to have early origins, as the name 'Plot' is derived from a medieval name (Sandison, p 11).

Between 1588 and 1642, the two manor houses (Trent Manor, Church Farm) and possibly the third (Dairy House) were improved during a time of agricultural prosperity.

During the Civil War (1642-1650), the preaching cross outside the church was damaged and the chapel at Adber ruined (disappeared but for the base of a preaching cross by the C20). After the battle of Worcester, King Charles II went into hiding, part of which was spent at Trent Manor. With the monarchy restored, John Young founded Trent's school for boys (Old School House) in 1678.

Then followed the rebuilding of Trent Manor and in 1706, almost a new house at the NE corner of the old manor was constructed. Soon after, another house was built north of the manor only to be dismantled in 1771.



Fig 3 View of the Dairy House and churchyard cross (right) from the entrance to the Parish Church

In the mid C18, Trent Manor was used as a farmhouse (until 1864) due to a change of ownership. The same occurred to the manor house now Church Farm, which meant that the greater part of Trent and the lordship of the manor were owned by the absentee Seymour Family (of Orchard Portman, Somerset and Sherborne House, Dorset).

The rectory was rebuilt during the time of Rector Gardiner (1723-32) and his successor, Smyth, produced an important manuscript titled "Description of the Parish and Parsonage of Trent", which depicted Trent's agriculture and village institutions. Rector Beaver (1760-1769) continued work, rebuilding the remaining Elizabethan part (Sandison, p 65) of the rectory, which was lastly extended in the Victorian period.

By 1750, about 91% of mixed farmland associated with Trent was owned by mostly absentees who let their land to tenant farmers. The rest belonged to owner-occupiers who each had single orchards, closes or strips in the common field. Of the common fields, Middle or Great Field was almost intact, North Field and South or Lowsome Field had dwindled in size – the rest was enclosed. Nearly a third of the land was under the plough and the rest was dairying, sheep and beef stores (by now common pasture land was all but enclosed).

Between 1801 and 1831, the population increased from 320 to 449 but the number of dwellings was insufficient to accommodate additional farm labourers and their families, so there was subdivision of properties.

Poor harvests and an agricultural depression resulted in a sharp decrease in small land owners and tenants. In the 1839 Tithe Apportionment, 39 owner-occupiers are identified and 32 had land plots (gardens, orchards) of less than an acre of all shapes and sizes. The accompanying Tithe Map (fig 8) shows many small linear plots alongside roads, for example, Mill Lane and Down Lane (east of village). Where associated with a dwelling, these plots suggest squatting by labourers who would have been landless. Other similar plots with no immediate dwelling were mostly called gardens, and as such, would have provided a family with additional food.

The common or open fields (their limits often defined by the road system) were subject to enclosure in 1852, which benefited the six remaining owners, some of whom let their land.

From 1835 to 1875, Reverend Turner and his wife occupied the rectory. He was one of the six to gain from enclosure, having glebe fields instead of strips of land in the open fields. It was the Turners who built the almshouses (1845) and the National School (1861), which remains part of today's Primary School and enlarged the Parish Church and the rectory.

In 1851, the population peaked at 530 and included 12 farmers, 74 farm workers, rector, schoolmaster, schoolmistress, 9 carpenters, 6 masons, 2 shoemakers, 4 blacksmiths, 3 tailors, 3 thatchers, cooper, painter, baker, 26 domestic servants, nurse, errand-woman, nurseryman, charwoman and others. The farm labourers and their families particularly lived in hardship.

In the 1850s, the Bristol to Weymouth railway line opened passing through the parish to the west of Trent.

The Young's School and the National School amalgamated in 1878 and a restoration of Trent Manor (let as a farmhouse for over 100 years) completed by the owner, Henry Seymour (relative of Francis Seymour) who retired to the manor in 1868.



Fig 4 West side of The Rectory

In 1896, Trent was transferred from Somerset to Dorset. The Seymour Family acquired all the farms in Trent, except Trent Farm (known as Manor Farm or Sugg's Farm). The rector's glebe lands were sold in 1919.

After the First World War, the population of Trent was roughly 350. Farm incomes were meagre and only started to revive in the 1930s. Despite low incomes, church repair work, supervised by the architect W D Caroe, was completed in the mid 1920s and the Memorial Hall built in 1924.

After 200 years in the hands of the Seymour Family, Trent Manor and the properties and land with it were sold to Ernest Cook in 1935. During the Second World War, farming expanded and intensified and its modernisation continued into the C20 with fewer employed on the land. Field patterns changed – evident in South Field, Great Field and North Field and to a lesser extent at Trent Meads - to accommodate new agricultural practice and there was a loss of cider orchards.

After the war, Earnest Cook demolished the Victorian part of the manor, only for it to be rebuilt in a different style by a subsequent owner. The rectory's Victorian extension was converted to a separate home.

In 1961, the Trent Estate became part of the Earnest Cook Trust, an educational charity. Today, 36 properties are owned by the Trust, five of these (Fisher's Close) were built in the 1960s and six (Rigg Lane Cottages) in 1991. The Trust's land (2100 acres) is currently held in four farm tenancies, including Hummer.

Archaeological and historic issues:

- Greater understanding of medieval and earlier settlement and activity in the parish, especially the agricultural legacy and its continuity throughout the ages, including South, Great, North Fields and Trent Meads;
- Greater understanding and appreciation of the medieval and earlier layout of Trent, including boundaries;
- Greater understanding of the manor house dismantled in 1771;
- Understanding and appreciation of the feature called Trent Barrow.



Fig 5 Manor Farmhouse of the former Trent Farm



Assets Map of West Side of Trent

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2013). Ordnance Survey Licence number 100024307. © West Dorset District Council 2013



Assets Map of East Side of Trent

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2013). Ordnance Survey Licence number 100024307. © West Dorset District Council 2013

Spatial and Character Analysis (also refer to Assets Maps on pages 9 & 10)

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

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

Spatial Analysis

Road layout, building clusters, boundaries & land plots

- The OS Map of 1811 shows Trent situated between the medieval, Western Rd (Yetminster to Marston Magna) to the immediate west and Marston Rd (the Herpathes in King Athelstan's charter of 938 from Sherborne to Marston Magna), to the east. Access from the west was via two lanes, Lady's Lane (Right of Way N33/17) and a lane further south. The former was more significant, leading between Church Farm (capital messuage) and Trent Manor and passing the Parish Church and The Chantry, where it broadened and formed a generous road junction. The result was a sizeable public space defined by the churchyard with its main entrance and a group of prestigious buildings (three former manor houses, rectory and a chantry) and in total represents the centre of the village. There were three main routes into the village when travelling from the Marston Rd (Rigg, Malthouse and Ham Lanes) but another option from Sherborne was via the mediaeval Trent Path Lane/ Lowsome Lane/Down Lane. All of these eastern routes led into the village, westwards, as today, towards the centre near the church. The direct and northern route to this centre was from Gore, whereas the southern route from Nether Compton was dictated by the location of Trent's mill and the need for Nether Compton to use the mill of a neighbouring parish. From Trent mill, a lane travelled NE (Mill Lane) and divided to join Down Lane by The Corner House and by Edington House. Plot Lane was a dead end but shown on later maps connected to Nether Compton by footpath.

Although some roads have become, to varying degrees, Rights of Ways, for example, Trent Path Lane, Lady's Lane and Crossfields, and the west arm of Mill Lane has all but disappeared, the village road system of 1811 remains. It gave, - and continues to do so - a linear shape to the village but it is important to recognise that the east-west emphasis emerged from the centre or origins near and around the Parish Church and that along and at the east end of Down Lane, there are other important clusters of buildings with lanes that have a north or south orientation.



Fig 6 Lady's Lane (ROW N33/17)



Fig 7 Mill Lane with Edington House at the end

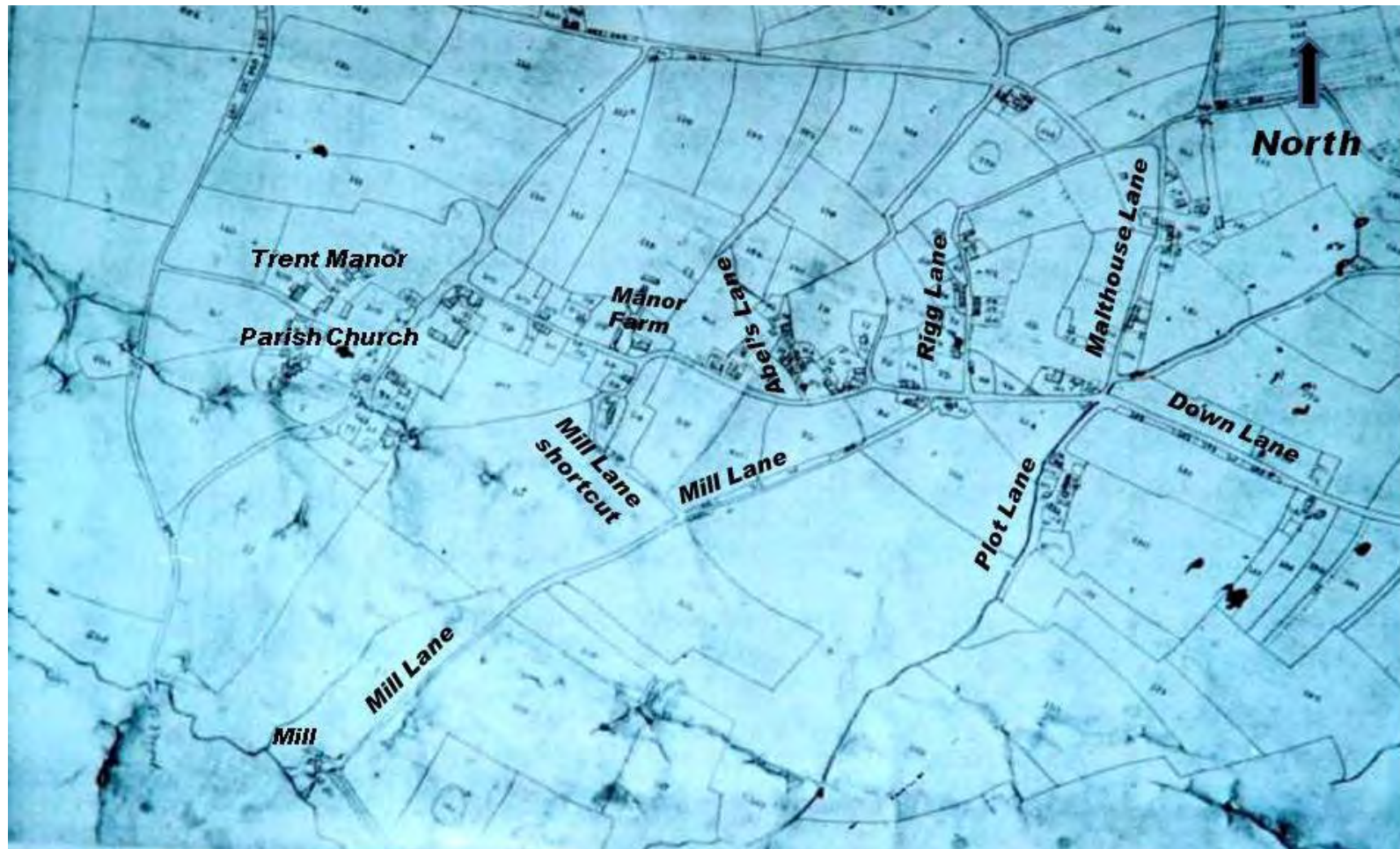


Fig 8 Extract from the Trent Tithe Map of 1839 with annotation added

Copyright Dorset History Centre

- The 1839 Tithe Map (fig 8) shows properties in tight or loose clusters:
 1. the manorial/ecclesiastical at the west end of the village
 2. the former Manor Farm plus the former Mill Lane shortcut opposite and
 3. Abel's Lane
 4. Rigg Lane plus the top end of Mill Lane
 5. Plot Lane
 6. Malthouse Lane

With the Tithe Map (fig 8) as a reference, the earliest known buildings (C13 to C16) are represented in clusters 1 and 4. C17 buildings are represented in clusters 1, 2, 4 & 6 and C18 in all clusters. The C18 Post Office Cottage and No 11 are situated between clusters 2 and 3, which is reminiscent of Sandison's (1969, p 61) description of the general shape of the village in the early C18, as an east-west street along which were small yeoman's houses with cluster 1 at one end, cluster 4 at the other and with cluster 2 half way along. What is apparent is that by the early C19, there were open spaces, for example, fields, orchards, and gardens that maintained the distinctiveness of the clusters and such open spaces still exist today.

In the C19, cluster 1 had almshouses (Turner's Close) and Wren Cottage built on a previous property plot, as was the National School. Other C19 additions were in cluster 6 (Harbin's and Barton Farms), cluster 5 (No 29 The Plot), cluster 4 (No 22 and Edington House, Mill Lane, Orchard Corner, Bright Willow (No 44), between clusters 3 and 4 (Nos 18 & 19 Down Lane, Myrtle Cottage) and at cluster 3 (No 14, Shepherd's and Fold Cottages).

The C20 saw development within existing property plots, for example, Nos 1-6 Rigg Lane, School House, Leap Cottage, Purbeck House and The Harbour and within open spaces, for example, the village hall, the primary school's expansion, Fisher's Close and Granary Orchard. The latter two introduced untraditional layouts of dwellings and access.

In the C21, other farm buildings have been converted, for example, Pax Barn and Trent Court or rebuilt, such as The Old Cart Shed.

There still remain distinct clusters, which are a key characteristic with cluster 1 having the greatest number of early buildings followed by cluster 4. Five out of six clusters had a farm/s at some stage, signifying that the farming tradition was and remains fundamental to the character of Trent.

- By comparing a current map with the Tithe Map, it is possible to determine the many old boundaries remaining from that time if not before. The boundaries associated with older properties, their gardens and orchards are likely to be medieval in origin or possibly earlier. Later boundaries have resulted from property improvement and subdivision and plot infilling and changes to boundaries from increased size of gardens, manorial landscaping, the loss of properties and the insertion of C20 development.

Along with the old road layout, such boundaries, and the areas they define, shape the village and are therefore a key characteristic. So too are the roadside boundaries, comprising walls, banks, hedges or hedgerows that act as an impressive running thread, connecting, not only village properties but also the village to its rural setting.

- Starting from near the parish church, the churchyard and generous plots, mainly mature garden and open spaces, and the generally set back position of properties, create a sense of spaciousness, contrasted in part by a highway edge defined by tall walls and hedgerow, copse, or woodland and by a highway corner defined by Turner's Close. This rural characteristic continues along School Lane underpinned by immediate connection with the countryside, but there are also buildings (Cider Barn, High Pavement, Myrtle Cottage) defining the highway edge and a number of



Fig 9 Parish Church & The Chantry (part of cluster 1)



Fig 10 High Pavement (left), No 22 (right) & Edington House ahead (part of cluster 4)

smaller C20 plots that compact village form. The C20 housing scheme, Granary Orchard, is more compact and is uncharacteristic in terms of form, communal outdoor space and means of vehicular access.

Abel's Lane has various plot sizes and is a mix of modest spaciousness and compactness with properties characteristically defining or responding to the highway.

In Plot Lane, spaciousness is upheld by large plots and immediate connection to the countryside, yet properties also help define the highway.

Rigg Lane has properties that mainly define the highway and are set in large plots, with the exception of smaller plots at the C20 terrace of cottages, which are set back from the highway. The lane's spacious character is complemented by an open courtyard and immediate connection to the countryside.

Malthouse Lane is characteristic in terms of spaciousness and contact with the countryside. A difference is the layout of properties at Higher Barton because they are at the back of their plots, such that most garden and green space is at the front.

In Mill Lane, there is a long, narrow, parallel plot with a cottage facing onto the lane. This distinctive example survives from the C19.

Gateways

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

Northern Gateway from Gore

Gore Cottages and its beech trees announce the start of this sunken, narrow and hedged gateway. Further on is a stand of pine trees, a focal point from the conservation area, as well as the gateway. In the background are the trees of Trent Manor and those opposite on the corner of Down Lane, which along with hedgerow and hazel coppice define the lane creating a tunnel effect at the end of which is the conservation area and a key view of Turner's Close on the left and down the lane with the trees of The Rectory prominent.

Lady's Lane Right of Way (ROW) N33/17

Despite some encroachment by scrub and secondary/plantation woodland, the west half of the former sunken, hedged highway is still discernible. Along the way are glimpses of fields surrounded by Trent Manor's woodland/plantation and the field west of Church Farm. The east half of the lane is overgrown and planted with a line of lime trees and runs parallel to the manor's driveway, which has a tall stone boundary wall on its north side. The ROW uses the attractive driveway which provides access into the churchyard via an impressive but underused entrance. At the end of the drive is the manor's equally impressive entrance beyond which is Gun Island, the north elevation of The Chantry, a key view into the churchyard and the stone pathway leading to its main entrance. In winter, the church spire would be glimpsed along the gateway.



Fig 11 Nos 26 & 27 Plot Lane defining the highway



Fig 12 View SW towards Gun Island with the churchyard entrance behind on the right

Mill Lane/Right of Way (ROW) N33/7

The former road linking Nether Compton to Trent's mill is now a sunken, hedged track (ROW N33/7). On the SW side, the hedgerow allows views of the tree lined Trent Brook and parallel to the track is the remains of the mill stream. Approaching the former mill, interesting, associated features and buildings are glimpsed until the track joins Mill Lane. At this point, the intriguing mill itself is visible and the route (ROW N33/7 continues on) that is the mill's access disappears round a corner. The quiet, narrow Mill Lane continues gently uphill towards Trent through hedged farmland, passing a small treatment works neighboured by an impressive line of trees that follow a water course. Past the works, the lane is joined by other ROWs that lead over pasture towards the Rose and Crown with the church spire behind. The southern side of much of the village with its backdrop of trees is visible from the lane and the water course runs alongside. Knarled oaks, ash and pine trees are features in the old hedgerows, as is the characteristic long, narrow roadside cottage plot (Nevassa) that has been dissected by a ROW. To the SW are further views of farmland and treed hills and on the opposite side of the lane, garden upholds rural character. Ahead can be glimpsed the front facade of Edington House.

From Western St to the Parish Church

The gateway starts on Western St, south of the stone bridge that crosses Trent Brook, from where there are key views of the Parish Church, Rose and Crown and Dairy House against a backdrop of trees. Nearer the bridge, the lane is enhanced by an avenue of hedgerow trees (including pines) that can be seen to continue towards Trent. The church spire and inn remain visible and to the west, woodland and a tall single pine tree in a field enhance the gateway. At a triangular junction, the avenue of hedgerow trees continues to the right leading into the village. This time to the north, it is the fields and woodland belts of Church Farm and Trent Manor that benefit the conservation area and its setting, whereas to the south it is fields and their hedgerows. Glimpses of Church Farm and the spire, either above hedge or through and above trees, hint at arrival in the village, which is suddenly expressed at the junction with the Rose and Crown on the right and the splendid Parish Church and its near neighbour, The Chantry on the left.

Malthouse Lane

The lane travels downhill with a hedged bank on either side, passing the triangular garden of No 37 Higher Barton, whose thatched roof is visible in the middle distance along with the thatched roof and chimneys of No 36 Higher Barton and part of the rear of High Barton. Hills form the backdrop.

Other important gateways are Rigg, Down (starting from Down Farm House), Plot (Right of Way and highway) and Ham Lanes.



Fig 13 The Old Mill (left) viewed from Mill Lane

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

There are a number of views that highlight the village's rural character and countryside setting; examples are as follows:

- Near Turner's Close, the view down Down Lane towards the towering pine tree of Wren Cottage.
- View of the north and west elevations of The Rectory, its nearby cedar tree, stone boundary wall and main entrance.
- From Gun Island to the junction with the Rose and Crown and vice versa, there are multiple and successive views both individually and collectively of The Chantry, the Dairy House, Parish Church and churchyard, Church Farm, Rose and Crown and the complementary stone boundary walls and entrances, hedgerows and backdrop of trees.
- Views of the Rose and Crown, the Dairy House, Trent Court and the Parish Church nestling amongst trees from Right of Ways (ROW) N33/8, N33/9 and N33/10.
- View of the front elevation of Turner's Close on the right with the group of various tall trees at the junction ahead.
- View from the road through the central gateway into the courtyard of Turner's Close.
- View from Down Lane with the primary school on the left and ahead the tall pine tree (Wren Cottage) with trees and hedgerow at the end.
- View of Pax Barn, the northern edge of the village and the hills beyond from ROW N33/12.
- View west with No 11 and Post Office Cottage on the right, the field hedgerow on the left and the east elevation of Manor Farmhouse at the end against a backdrop of trees. Continuing on, a succession of views of the east elevation of Manor Farmhouse with stone boundary wall, stone pavement and hedgerow.
- The view east from outside High Pavement, including its stone pavement, No 22, Edington House, garden trees and walls, and the winding hedged and treed lane ahead.
- From the junction with Plot and Malthouse Lanes, the view up Down Lane towards Down Farmhouse with hills in the distance.
- Outside No 45 Rigg Lane, the view south with Flambert's and its boundary wall on the right and field hedge and Orchard Corner on the left. The stone pavement leading the eye round the corner.

Landmarks and Focal Points (see also Important Local Buildings and Gardens, Hedgerows, Trees and Open Spaces)

The landmark is the Parish Church, whereas focal points are the rear of Nevassa, Mill Lane, when viewed from the Right of Way (ROW) N33/1; Jasmine Cottage when viewed from ROW N33/12; the school bellcote as seen from ROW N33/10 and the village hall parking area; and the east elevation of Manor Farmhouse from the lane and ROW N33/1; Pax Barn as seen from N33/11;

Character Analysis

Building Uses

Residential is now the predominant building use, including almshouses. Farming still has a strong presence but is run from separate modern yards rather than old yards within the village, where one has been converted to offices (Trent Court), another to residential (former Manor Farm) and another is used as workshops (Harbin's Farm). The farmhouses too have lost, to varying degrees, association with farming. The use of other old farm buildings such as the dovecote and dairy at



Fig 14 View of Rose & Crown (left), Trent Court (far right), Parish Church & the Dairy House (right) from ROW N33/9



Fig 15 East elevation of Manor Farmhouse

Church Farm ceased long ago. Estate workshops are retained at Wisteria Cottage (No 9). A former blacksmith's became a garage (Edington House) and another smithy (formerly a byre) was converted to residential (No 42, Rigg Lane). The parish poor houses (Nos 27 & 28) in Plot Lane became residential. There was once a post office and shop in the lean-to extension of No 20 (formerly Rose Cottage).

The Parish Church is an active part of the village and the rectory retains its original use. The primary school represents a long history of village education and incorporates the National School that superseded the Old School House (now residential). The shop/post office at Post Office Cottage has recently closed. There is planning permission to provide a new shop and post office by extending the community hall at the rear. The Rose and Crown Inn remains popular.

Building Types

Religious

Parish Church of St Andrew - the north chapel and nave are of C13 origin with the former altered and the latter extended later. The chancel was rebuilt in the C15. The south porch and the south tower (three stages) was added early C14, whereas the octagonal spire was largely rebuilt in C19. The polygonal west vestry is a C19 addition. There is a weathercock dated 1698 with inscriptions. The church was restored in 1840.

The Chantry was built on the instructions of John Franks (native of Trent and Master of the Rolls) in the mid C15 and was where the chantry priest (assigned to celebrate masses for the founder of a chantry chapel in the Parish Church) lived. Of 2½ storeys with a single storey extension, the now private residence received minor alterations C19 and C20.

Industria/Retail

The mill and associated buildings at the end of Mill Lane and the blacksmith's at Edington House (No 23) are evident. Premises of with former post offices/shops are either obvious (Post Office Cottage) or not (No 20).

Educational

Endowed by John Young, the Old Schoolhouse was built in 1678 to provide free education for certain boys in Trent and if room, for some boys of Mudford and Nether Compton. The school closed in 1878. Now a private dwelling, the 2½ storeys building underwent extensions and alterations in the C20. Just to the west of it, there is a restored bothy.

Under the patronage of Reverend Turner and his wife, and intended for girls and infants, the National School was built in 1861, having a small, rear classroom extension in 1871 that was then extended in 1882. Seventeen years after opening, the National School amalgamated with the Young Endowment School which closed in the process. To accommodate the boys, the single storey, National School underwent minor alterations. In the late C20, the closure of Nether Compton primary school meant expansion with new buildings to the rear of what is now called the Trent Young's Endowed Church of England Primary School.



Fig 16 Recently closed post office & shop



Fig 17 Former National School now part of the Primary School.

Manor Houses

Church Farm (Capital messuage and farmhouse) was originally a C15 hall house, having a hall with a south cross-wing and probably a north-cross wing but only the south cross-wing (centre of house) remains. The hall was replaced by a short C17 north wing and on the south side a kitchen wing was built in the C17. This was extended in the late C19 or early C20.

The Dairy House, a two storeys former farmhouse, is C16 with a south wall rebuilt in the C17. According to Sandison (p 14), the house may be one of the three manor houses and it is in close to the church like the other two manor houses.

Trent Manor's present dining room with the brew house and inner hall represent the hall and side wings of a late medieval house. This building was altered and an upper floor inserted in the hall in the C17. A 1676 inventory mentions "sixteen rooms, including 'two new built chambers of the Brew House' besides the kitchen, dairy and Meale House. In the Great parlour was a... In Sir Thomas's (Wyndham) chamber..." (Sandison, p 60). Adjoining the room over the brew house is a small closet where a partially hinged floor allows access to a hideaway that hid Charles II after the battle of Worcester (1651). In 1706, the long SE wing was added. From about 1761, the manor was let by the Seymour Family and used as a farmhouse. Family members returned to the manor in 1864, following major restoration of the house by Henry Seymour. There was substantial alteration to the house on the NW and SW side in the C20, which corresponds with Sandison's reference (p 117) to Ernest Cook demolishing the Victorian part (Henry Seymour's) only for it to be rebuilt in a C18 style by the new owner who bought the manor in 1956. A comparison of 1936 and 1966 photographs (Dorset County Museum) show that the post sale changes also resulted in a Victorian block being left to the west of the main house. The same photographs confirm the removal of a ground floor, flat roofed conservatory in the internal corner of the older core/SE wing.

Almshouses

Nos 1 & 2 Turner's Close were originally four almshouses dating from 1846 but were converted into two in 2006. The single storey almshouses face each other across a small courtyard - Sandison (p 95) states that the yard had a central water pump. Each almshouse has a short rear wing. Screen walls with a gateway close the NW and SE sides of the courtyard. The almshouses were due to the wife of Reverend Turner. Her money built and endowed them.

Public house

The Rose and Crown Inn (1½ and 2 storeys) has two east and west C18 ranges joined by a main C19 range. In the late C19-early C20, a skittle alley was attached to the west range. The building was an inn at least as far back as the late C18.

Poorhouses

Originally a range of three tenements (now Nos 27 & 28 The Plot, Plot Lane) likely built in the early C18.

Farmhouses

Trent has an impressive number of farmhouses (the manor houses were farmhouses at varying times or continue to be and some of the farmhouses were formerly terraced cottages) dating approximately from the C15 to the early C20:

- Home Farm - early C18 detached farmhouse of two storeys with C20 porch.
- Flamberts – detached house of two storeys and one room deep in plan. The north part of the house and the NE range are C16, whilst the south part and the SE wing were added by Anthony Gundry in 1658 (date stone). In the late C20, a single



Fig 18 Almshouses called Turner's Close



Fig 19 North side of the Rose & Crown

storey extension was built against the SE wing. The Gundry Family were parishioners in the C16 and landowners and tenant farmers in the C17.

- Manor Farm (other names have been Trent or Sugg's) – detached farmhouse of two storeys plus attic, dated DB EB 1660, with C18 rear range. On the west side is an attached single storey outbuilding with a late C20 roof conversion.
- No 42 Rigg Lane – a mid C16, two storey former farmhouse and one storey byre with C17 and C18 alterations. The farmhouse became two cottages in the C19 with the cross passage a shared corridor access. Later it became a cottage and smithy and is now solely residential. The roof over the thatched half (adjoining the byre) of the farmhouse has cruck trusses and smoke blackened timbers signifying an open hall. The byre was extended southwards at a later stage.
- Orchard Corner – two storeys, early – mid C19 detached farmhouse with rear wing. There was a single storey extension in the 1990s and a new front porch around 2007.
- Harbin's Farm – early C19 cottages converted to a farmhouse possibly in the early C20.
- Barton Farm – mid/late C19 cottages that was a farmhouse by the early C20.
- Rigg Lane Farmhouse – detached farmhouse from the late C15 or early C16, which on plan, is an open hall house with a through-passage. The farmhouse was altered in the early C17, refashioned in the C19 and underwent late C20 alterations.

Houses

- High Pavement (formerly The Moorings) – C17 detached house that had C20 work, including buttressing of front wall and C21 alterations. The house is of two storeys plus attic, one room deep with a continuous outshut and a small two storey wing at the rear.
- The Rectory and Glebe House – there is a C17 west range that was refronted in the early C18, a mid C19 range at right-angles facing south and a C19 north range at right angles that was much extended in the C20. To the east and north are early C20 additions. Incorporated into the north range is a C15 doorway to cellars. The rectory was described in a terrier of 1571 as “a parlour with a Butrye pertaining thereunto, a Broad Chamber and a little Chamber over the said Parlour and Butrye, a ... (illegible), a study with a little Spense joining thereto, an out-Chamber for a Priest and a chamber over with a stable and barn” (Sandison, p 25). A “spense” likely signifies a pantry. Reverend Gardiner (1723-1732) remodelled the rectory and added parts (Sandison, p 64). His successor, George Beaver (1770-1802), carried out rebuilding work, including a cellar (ibid, p 65). In the early C19, the rectory was substantially enlarged by Reverend Turner, adding domestic quarters and a large drawing room (ibid, p 93). Sometime in the late C19, the drawing room was demolished. In about 1953, the Victorian part of the rectory was sold as a separate house (Glebe House).
- Edington House, No 23, Mill Lane constructed between 1839 and 1889.

Cottages

There are a number of cottages that range from the C17 to the C19, for example:

- No 37 Higher Barton – detached C17 cottage of 1½ storey with a short rear wing. The Tithe Map of 1839 implies that at the time it was two cottages.
- Nos 35 & 36 Higher Barton – a pair of two storeys, C18 semi-detached cottages built at the same time.
- Bright Willow, No 44 Rigg Lane – one of three cottages as shown on the 1839 Tithe Map that became one of two cottages by the late C19. The cottage is attached to No 45, of two storeys with C20 alterations and has a new roof following fire damage in 1992.



Fig 20 Harbin's Farm



Fig 21 Barton Farm

- Wren Cottage, formerly Failte – mid C19 pair of cottages of 1½ storey converted to one in C20 with additions.
- Nos 19 & 20 – semi-detached C19 cottages, originally stone (now mainly rendered) and slate. No 20 retains some older windows and has a lean-to on the east side that was a post office/shop.

Farm buildings & outbuildings

The largest group of extant farm buildings is at Church Farm, which has a late C17 dairy attached to a cottage, C17 pigeon house, a C18 barn with attached sheds and C19 stables/cart shed. At the former Home Farm, there is a C18 stable, at Trent Court, an open cart shed and a C17 (?) stable at The Old Mill. Others have been converted to residential/office use such as Trent Court and the Cider Barn, Little Piece (former cow shed) and Pax Barn, all three of which were part of Manor Farm. The Old Cart Shed at Manor Farm was rebuilt. Flambert's has an early C19 coach house and late C19 stables. A byre at No 42 Rigg Lane became a smithy and is now residential. North of the Rose and Crown, C19 farm buildings (accept for an old cart shed) were recently converted to offices and called Trent Court.

Key Listed Buildings

Within the conservation area, there are 37 listed building entries, and of those, the key listed buildings are:

- Parish Church of St Andrew (grade I) – nave and north chapel of C13 origin; south tower and porch early C14, nave lengthened when chancel rebuilt in C15, restored C19;
- The Chantry and attached walls (Grade I) – mid C15 with small C19 and C20 alterations;
- The Dairy House (Grade II) – C16 with rebuilding of south wall in C17;
- Nos 1-4 inclusive Turner's Close and attached screen walls (Grade II) – two ranges of almshouses dated 1846;
- Flamberts (Grade I) – north part and NE range C16, extended to south in 1658; together with its early C19 coach house and late C19 stables (curtilage listed buildings) that define the yard;
- Rigg Lane Farm House (Grade II*) – C15 or early C16, altered early C17 with C19 refashioning;
- Church Farmhouse (Grade I) - C15, extended in the C17 and C19.

Important Local Buildings

There are unlisted buildings and structures (inside and outside the conservation area), which make a positive contribution to the special interest of the conservation area and its gateways and therefore considered Important Local Buildings:

- The Old Mill/Old Mill Farm (description supplemented by survey work of the *Somerset Vernacular Building Research Group*) - a mill was situated on Trent Brook from at least the medieval period. Prior to the Reformation, one third part of Trent Mill with a fishery was owned by each of the three manors. The Trent Glebe Map of 1780 confirms the current location of the mill which continued working into the late C19. In the 1950s, a survey found the mill in a poor state, the stream diverted and no mill wheel for many years. The current ground plan of the mill corresponds with that shown on the 1839 Tithe Map and the OS 1888 map, shows what might be a wheel pit on the south side of the mill. A change in materials such as the use of brick instead of stone and abutments between parts of the mill suggest varied stages of construction. The main part of the mill is 3½ storeys (local stone, plain clay tiles, principal rafters linked with a pair of tusk-tenoned purlins each side) with a chimney (fireplace has a one piece Hamstone lintel with a circular mark) and coped



Fig 22 No 20 with the former post office/shop lean-to premises



Fig 23 Church Farm's C18 barn as seen from the churchyard

north gable. On the west side of it is a three storey cat's slide (local stone, slate roof) and on the east, an almost continuous lean-to (local stone, plain clay tiles). Abutting the main part is the east end of the two storey mill house (local stone and brick, thatch, open-trusses, comprising principals with one butt-purlin each side and a threaded ridge-piece) with a brick chimney at either end; remnants of an earlier mill possibly evident. In the internal corner between the mill house and the cat's slide is a slate canopy that protects the main entrance. After 1960, the mill was fully converted to residential with new window openings and timber frames and a single rooflight. Older windows remain, as on the north side of the former mill house and on the same side are stone steps below a door into the mill's lean-to.

South of the former mill is a 1½ storey ancillary building (local stone, brick dressings clay Roman tiles), possibly a stable with loft above, that is shown on the 1839 Tithe Map. The west elevation has a wide timber doorway and small window, the south gable wall a door and window, whereas the north gable is built against the side of the valley and has a wide C17 timber doorway (jambs worn through use) with a shallow arched head providing access to the loft. The former mill and this building have group value.

- Edington House, No 23, Mill Lane together with garage (former smithy) - the Tithe Map shows that the house was constructed after 1839 but other buildings on the land plot might mean that the smithy existed before the house. The 1889 OS map shows the house and the smithy clearly. The two storey house was originally L shaped with an east wing parallel to the main frontage that faces Mill Lane. By 1903, there was a single storey store on School Lane and attached to the house. In the late C20, there were ground floor alterations on the east side and the store was converted to a kitchen. In the village, the property is an uncommon use of brick (render at the rear) on a stone plinth. The roof is slate with new clay tiles on the converted store. The north and west elevations have an attractive symmetry. The former has four timber sash windows (decorative small panes of glass around the edges of the sash) and the latter five such windows, flanking and above the front door. Windows in other main elevation have been replaced in Upvc. Each window has a Hamstone cill and a flat Hamstone lintel with keystone. The east gable wall has a small loft opening with a Hamstone arched lintel. In front of the main facade is a brick boundary wall with Hamstone capped entrance piers and a decorative iron gate. There is a C19 benchmark near the NW corner. Edington House is a focal point defining the corner of School Lane and Mill Lane.

SE of the house is the former smithy that possibly closed in the early C20. Now a garage, the building is an attractive feature with a historic interest, comprising local stone, a clay pantile roof and wide, timber framed workshop windows with their many small panes of glass. The garage has group value with the house.

- No 9 (Wisteria Cottage) – in 1839 (Tithe Map) this cottage was subdivided (possibly two cottages) but is shown as one property on the 1903 OS map. This map indicates outbuildings and a sawpit to the east of the cottage. In the 1990s, the workshops were renovated by the Ernest Cook Estate as part of the estate yard. The two storey cottage may well have been extended (late C19?) by attaching a north wing, giving it an L shape on plan that was then filled in by a single storey extension later. The cottage is of local stone (some brick evident in the single storey extension) with a clay plain tile roof. The chimneys are prominent, as are the timber casement windows with timber lintels. Situated on what was a lane (shortcut to Mill Lane), the attractive cottage is a focal point when viewed from the remainder of the lane and has group value with The Corner House.
- The Corner House – shown on the 1839 Tithe Map and situated on the former lane (shortcut) to Mill Lane. The two storeys cottage has a late C20 single storey extension at the west end. Built of local stone and thatch, the cottage has timber windows, a prominent gable wall (line of flue marked out in brick) facing the lane and a roof with a chimney at either end.



Fig 24 Former blacksmith's (at back) at Edington House



Fig 25 No 9, Wisteria Cottage

The late C18 - early C19 cottage is of historic interest and forms a group with No 9 (Rose Cottage), as well as a group with the Manor Farm House.

- Myrtle Cottage – a terrace of cottages in 1839, still a terrace in the early C20 and converted to a single cottage later. Built of local stone and slate with new and old timber casement windows some of which are three lights. In the 1990s, the separate stone traction shed was converted to an annexe with timber casement windows. There is a slate and stone porch on the west side and a stone and clay tile lean-to on the north. The cottage and the annexe form a group and the cottage's gable end is a focal point on the bend in the lane.
- No 38 Higher Barton – this cottage is implied on the 1811 OS Map and clearly shown on the 1839 Tithe Map. The two storeys cottage is C17 (Royal Commission of Historic Monuments, Vol: 1 West, p 259/60 [27]) but may have been extended westwards in the C19. In the C20, the cottage acquired a single storey lean-to on the north side and a small sunroom on the south. Built of local stone and thatch, the cottage has hipped south and north gables, a half hipped west gable and retains some old timber casement windows. The tall brick chimney on the east elevation is a feature. The cottage is of historic and architectural interest and forms a group with No 37 Higher Barton and Higher Barton.
- High Barton, Higher Barton – probably dates from the early C19 and later became two if not three cottages in an EW direction (OS Map 1888) with another building attached to the north (outbuilding or cottage?). In the C20, there were alterations and extensions and it became a single dwelling. The earlier two storeys part is built of local stone (brick quoins and some brick dressings) and slate with timber casement windows and timber glazed doors and has an attractive visual unity. There is also a single storey, stone lean-to with a timber boarded door at the east end. In the west elevation, brickwork identifies the line of the flue. The cottage is of historic interest and forms a group with No 38 Higher Barton.
- Barton Farm – mid/late C19 and two cottages that became one farmhouse by the early C20. The two storey farmhouse is one room deep with an integral and continuous, single storey lean-to on the north side to which a late C20 entrance lobby was added and at the same time, a single storey extension at the east end. Built of local stone and slate with stone and brick arches over timber framed casements and timber boarded front door with a fanlight over. Along with the two chimneys, the main frontage has an attractive unity. The dwelling is of historic interest and also represents the characteristic of former cottages becoming a farmhouse.
- Harbin's Farm - early C19 semi-detached cottages of two storeys, which were converted to a single farmhouse, possibly in the early C20. There is a single storey lean-to on the north side. The farmhouse is built of local stone and clay plain tiles. Windows are timber casement and timber boarded doors are semi glazed. The front door has an open porch supported off posts with a tiled roof. The two end chimneys add to the visual balance of the main frontage. The lean-to is corrugated iron (?) with a wide boarded door timber with a fanlight above. The attractive farmhouse is of historic interest and represents the characteristic of cottages given a farming use. Harbin's farmyard buildings vary in date (early C19 – mid/late C20), have an attractive continuity and form a group with the farmhouse.
- Shepherd's Cottage and rear boundary wall, Fold Cottage, Nos 13 & 14 Abel's Lane – these two storeys properties have an important position relative to the wider village setting and the listed Home Farm, a former farm house; all of which establish a cluster as shown on the 1839 Tithe Map. The properties are local stone with instances of brick (No 14) with either slate or clay tile roofs. Shepherd's Cottage is painted externally (uncommon) making it conspicuous when viewed from the end of the lane. Doors and casement windows are mainly timber. Shepherd's Cottage has an attractive brick rear boundary that defines the lane. Fold Cottage was originally early C18 (RCHM, 1952). These properties, the boundary wall and Home Farm form a group.
- Cider Barn – at least C19 and formerly part of the farmyard of Manor Farm, the barn was converted to a dwelling in the late C20. The barn is two storeys with a single storey rear wing. The walls are local stone and the thatched roof is half



Fig 26 No 38 Higher Barton



Fig 27 Cider Barn

hipped with a recessed dormer. The front elevation has three modern slit openings with sash windows, whilst elsewhere are modern timber casements, except for an old window under the eaves on the north side. The former barn has group value with Manor Farmhouse. On the SE corner is a C19 benchmark.

- No 27 conjoined with No 28 The Plot (description supplemented by survey work of the *Somerset Vernacular Building Research Group*) – formerly a terrace of three cottages known as the *poor houses* that were probably built in the early C18 (Royal Commission of Historic Monuments, Vol: 1 West, p 259/60 [27]). Many parish workhouses were provided after 1723 legislation required the poor to go to a workhouse before receiving poor relief. In 1834, the Trent poor houses would have closed and residents transferred to the Sherborne Union workhouse. Built of local stone and thatch, the three cottages became two in the early-mid C20 and No 27 acquired a single storey lean-to (local stone and clay pantiles) at the north gable end. The front entrances, each with a porch (?), are on the east side, resulting in blank wall at ground floor level on the lane (west) side with a narrow stone paved footway and open drain at the base. In the west elevation are three, first floor timber casements and the lean-to one timber casement visible. To the south of No 28 is a complementary corrugated iron shed. The imposing cottages define Plot Lane, are of historic interest and form a group with No 29.
- No 29 The Plot – in the early C19 the property was three cottages but by 1903 it had become one. The two storeys cottage is built of local stone and clay Roman tiles with a corrugated sheeted and stone lean-to on the north side. Ground floor windows have brick arches and the NW corner of the main building has been splayed. To the NE, there is a complementary stable of timber boarding and clay Roman tiles. The cottage is of historic interest and forms a group with Nos 27 & 28.
- Nos 1-6 Rigg Lane Cottages – opened on 31 May 1991, the scheme of six cottages for the Ernest Cook Trust was designed by William Bertram and Fell (Bath) and built by Bartlett Ltd (Yeovil). On the former Rigg Lane farmyard, the terrace, comprising three pairs of two storey cottages (differentiated by two party walls above roof level), follows the inner side of a bend, with its main frontage facing SE away from the lane. The terrace has a unified and symmetrical appearance due to continuity of material and design. At the rear (local stone, Hamstone dressings, plain clay tiles) each cottage has a lucarne (neighbouring by a single rooflight) set over French doors and a single window and this is handed to produce a cottage pair. At the front (render, Hamstone dressings, plain clay tiles) each cottage has a lucarne over a single window and an offset front door with an ornate Hamstone canopy - again this is all handed to produce a pair. By each front door is a small oval window. Coped stone gable walls use brick to mark out chimney flues that pass round a circular stone recess and end in brick stacks that are as ornate as the two intermediate ones. Timber front doors are boarded and partially glazed, whilst multi paned French doors and casements windows are timber, as are lintels. Passages allow the inner pair of cottages to have through access. Covered parking and storage is in a possibly relocated or emulated open fronted farm building (local stone, Roman clay tiles, timber framing). The scheme's responsiveness to the adjacent listed building, local context and character and the retention of roadside hedge and verge has resulted in a discreet scale and a well thought out form, detail and layout. The scheme is of architectural interest and is the introduction to the conservation area in the Rigg Lane gateway. It also forms a group with Rigg Lane Farm.
- Nos 3 & 4 Gore Cottages – late C19, two storeys semi-detached cottages built of plain clay tile and local stone with brick dressings. The integral rear wing has an attached single storey lean-to and a later single storey brick lean-to has been built in the internal corners. The front elevation is symmetrical with each cottage served by a central decorative chimney and having a lucarne with timber casements above a three light casement window to one side of which is a timber boarded door. The rear wing serves both cottages with a lucarne on the east and west sides and a decorative end



Fig 28 Nos 1-6 Rigg Lane Cottages



Fig 29 Nos 3 & 4 Gore Cottages as seen from ROW N33/12

chimney. Elsewhere are timber doors and casements windows. The attractive cottages are of historic interest, a focal point from N33/12 and introduce the NE gateway into the conservation area.

- The mid-late C19 open fronted cart shed (stone with brick dressings, timber posts and lintels, clay roof tiles) at Trent Court.
- The George V post box in the stone boundary wall of The Rectory and a point of interest.
- The Elizabeth II post box and K6 telephone kiosk which form a group and a point of interest at the Rigg Lane junction.
- Throughout the village there are raised stone footways/causeways/steps/gutters that were originally provided by the parish rates in 1839, which are of historic interest and constitute a feature in the conservation area. They often complement adjoining stone buildings and boundary walls and entrances.
- Boundary walls, mainly of local stone and occasionally of brick, are evident throughout and are characteristic, unifying and benefiting the conservation area.
- The traditional sign posts are points of interest.
- In Western St is the C19 stone bridge (stone capping with turned ends and a cut bench mark on the inside of the east parapet) over Trent Brook.

Important Building Groups (refer also to Important Local Buildings)

Important building groups that have not been identified under the *Important Local Buildings* section are as follows:

- Altogether, Church Farm, the Parish Church and churchyard, the Chantry, Rose and Crown, Dairy House, Rectory, Trent Manor and Turner's Close form a remarkable and unique group, visually, historically (Church Farm was the Capital messuage of Trent, the owner of whom would have been able to nominate the parish priest) and architecturally, and in some instances, are physically linked. Within this large group are equally important smaller groups such as the entire Church Farm and the Parish Church, churchyard, The Chantry and the Dairy House.

Church Farm's farmyard has a Grade II listed barn and pigeon house and a curtilage listed early C19 stables/cart shed that forms the west boundary of the yard. To the south, the farmyard adjoins the Grade II Milkhouse and attached wall and is adjacent to the Grade I farmhouse. To the east, the yard, including the listed barn and attached sheds (curtilage listed), forms the west boundary of the churchyard, and abuts the churchyard's Grade II listed wall at its west end. Just further east, is the Grade I Parish Church, beyond that the Grade I listed Chantry and across the road the Grade II Dairy House.

- The altered Chevet in Plot Lane forms a group with neighbouring Nos 27, 28 & 29.
- Flamberts and its outbuildings, Orchard Corner, Nos 42, 44 & 45 Rigg Lane.

Traditional Building Materials and Architectural Details

Building wall

Local stone is predominant and was sourced from small quarries between Nether Compton and Bradford Abbas. The Compton quarries produced a good quality Inferior Oolite stone (Halfway House Bed) that weathered to dark brown, whereas the lower beds were a blue hearted, pale brown. Junction Bed limestone which was rarely used as building stone was quarried at Trent and used in conjunction with the Inferior Oolite and other stone. The Junction Bed was white and often



Fig 30 Stone boundary wall of the Old School House



Fig 31 Traditional sign post at the Ham Lane junction

contained ammonites. The Chantry was built of Junction Bed and the Parish Church has several blocks full of ammonites believed to have been quarried from Church Fields. Sometimes Hamstone from Somerset was used for dressing and mouldings.

Chimneys constructed of stone are a feature and are evident as such on prestigious buildings (Church Farm, The Chantry, Dairy House, Trent Manor, The Rectory, Glebe House, Old School House), those associated with a rector's benevolence (Turner's Close) and other buildings such as the Rose and Crown Inn and High Pavement.

Cob is not easily evident but is used for the pigeon house at Church Farm which rests on a stone plinth. At No 45 Rigg Lane there is cob wall as well as stone and Down Farmhouse has stonework to ground floor window cill height with cob wall above. It is with cob walling that render is traditionally associated.

Brick is widely used for chimneys but is otherwise usually limited to dressings around door and window openings, partial walling and later ancillary buildings, for example, at the Post Office, No 11 Trent, No 22 Mill Lane, High Barton or for the entire property of Edington House.

Roofs

There was a strong thatching tradition that is still reflected in an important number of thatched buildings (Nos 27 & 28 The Plot, Nos 35, 36, 37 & 38 Higher Barton, Down Farmhouse, Rigg Lane Farmhouse, Nos 42 & 45 Rigg Lane, Jasmine Cottage, Home Farm and stable, Fern Cottage, No 11 Trent, Post Office Cottage, The Corner House, Leap Cottage, Cider Barn, bothy at The Old School House, Old Mill Farm and the pigeon house at Church Farm).

Slate is common and plain clay tiles are often used such as at Harbin's Farm, Flamberts and its coach house, Orchard Corner, the milk house at Church Farm, Trent Young's School and The Chantry. Turner's Close has all scaled clay tiles, whereas the milk house and Young's School have both plain and scaled clay tiles, which in the case of the school create a patterned roof finished with crested ridge tiles. Clay Roman tiles or clay pantiles are generally used on former workshop, ancillary parts of a building or a separate ancillary building, for example, the stores/former barn at Post Office Cottage, the stables at The Old Mill, lean-to entrance at 14 Abel's Lane and former blacksmith's at Edington House. There are instances (Parish Church, Manor Farm House, Flamberts) of a few courses stone slates at eaves level.

Windows

A key characteristic is the impressive range of early windows, for example, C15 stone cinquefoiled and transomed lights with returned labels and iron casements with leaded lights (The Chantry); C17 stone mullion windows from ground to attic of four lights, three lights, two lights, four centred and with labels (Church Farmhouse); C16 stone cinquefoiled lights with tracery in a square head (Dairy House); C16-C17 two, three and four lights with ovolo-moulded stone mullions with labels (Flamberts); and three light C17 casement with ovolo-moulded timber mullions (Milkhouse). C19 architectural revival of early windows is evident at Turner's Close and Young's Endowed School.

There are few sash windows but examples are the early C18 west range of The Rectory due to refashioning, the C20 extension that emulated a C18 style at Trent Manor and the C19 Edington House. At The Rectory, there are also C19 sashes in the form of Venetian windows in the south elevation.



Fig 32 Down Farmhouse



Fig 33 C15 window in NW wall of the Dairy House

C18 and C19 cottages and cottages converted to single dwellings or farmhouses strongly tend towards two and sometimes three light, multi-paned timber casements such as at Wisteria Cottage, High Barton, No11 Trent, Harbins Farm, 22 Mill Lane and Post Office Cottage. A variation is the use of cast iron casements with lozenge patterned iron glazing bars (Wren Cottage, formerly Failte) and two light iron casements with leaded lights (Garden Cottage).

In the C19, the use of lucarnes is evident at Wren Cottage [Failte], Trent Manor, Rigg Lane Farmhouse, Garden Cottage, Flamberts' coach house, Gore Cottages and emulated at C20 Rigg Lane Cottages. Traditionally, dormers windows and rooflights are discreet and few in number.

Doors and porches

Early doorways are a characteristic feature, for example, C17 front doorway with moulded jambs and segmental arch in a square head with a label (Dairy House); the SE facing external C15 doorway with moulded jambs, two centred arch and square label (The Chantry); C15 reset cellar doorway with moulded jambs and depressed-arch head with foliage carved in spandrels and a label (The Rectory); C17 front doorway with moulded jambs and depressed-arch in a square head with a label over and a plank door studded with strap-hinges (Flamberts); and C17 front door with moulded jambs, depressed-arch in a square head, plank and moulded muntin door and label returned high over doorway (Old School House). Again, a C19 revival of early doorways is evident at Turner's Close and the primary school's older school house.

Timber plank, plank and muntin or plank and studded doors are characteristic and can be found in the earliest buildings up to the C19 and continued into the C20, for example, the village hall. The C19 introduced features such as a Venetian doorway at The Rectory and a six panel (top lights glazed) door at Garden Cottage, whereas the C20, an eight panel door at Trent Manor.

The few porches and even fewer canopies are C20.

Boundaries

Stone boundary walls (predominantly of local stone) and entrance piers (often with stone finials) are a characteristic feature, for example, the Parish Churchyard, Church Farm, The Old School House and Manor Farmhouse. Uncommonly, brick has been used for boundary walls at Edington House, The Rectory and Shepherd's Cottage. The now closed Post Office has a boundary of upright stone slabs.

Another important boundary feature are iron gates and hinges, for example, the churchyard's entrances, village hall, Post Office Cottage, The Chantry and Turner's Close, and iron railings, mainly set into stone plinths, for example, Gun Island, Flamberts and forming a highway boundary of Horserake Field, north of Turner's Close.

Other features of interest

Raised footways and causeways with stone paving, kerbs, steps and the occasional stone gutter are characteristic. There are traditional stone setts (near the northern entrance into the churchyard, at the entrance to the former farmyard of Manor Farm, at the junction with Abel's Lane) and stone paths, for example, the churchyard.



Fig 34 The entrance to Flamberts



Fig 35 The churchyard's NE entrance with stone setts & paving

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

The splendour of the churchyard and the Parish Church it surrounds is complemented by the close proximity and views of the Dairy House, The Chantry and Church Farm's barn, the sense of being surrounded by trees that are either in the churchyard or in neighbouring properties, the glimpse of distant hills and the Rose and Crown, stone boundary walls and gated entrances and the adjoining driveway to Church Farm. The churchyard's south entrance is accessed from the driveway which has its own stone boundary wall and entrance. The view west along the driveway is one of wide green verge on either side at the end of which is a finial topped stone wall and holly tree with Church Farm behind. The churchyard and the driveway, together and singularly, constitute highly significant spaces.

Gun Island was created in the mid-late C19, possibly coinciding with the restoration of Trent Manor and its new driveway. The island is surrounded by iron railings and planted with a lime tree. An attractive feature, the island is situated at the manorial/ecclesiastical centre of the village.

Horserake Field, with its ground profile, occupies a prominent highway corner just north of Turner's Close. The field's north boundary hedge has been removed, forming a connection with the field behind that has the Right of Way (ROW) N33/12 crossing it. The field provides a physical and visual connection with the countryside from within the village, which is a characteristic of the conservation area. Its highway boundary is part of the hedged lane network, another key characteristic that along with the adjoining coppice woodland to the west enhances the setting of Turners Close and the conservation area. The field also has ROW N33/11 partially alongside it from which can be glimpsed the chimneys of Turner's Close and the church spire. From the road gateway, there is a view north towards Gore Cottages and a stand of pine trees.

Laburnum House's orchard is an important buffer between the manorial/ecclesiastical cluster and the Manor Farm cluster. This buffering maintains the characteristic of clusters of buildings interspersed by open space. The orchard represents a land use that was once prevalent throughout the village but is now considerably reduced. From the road and the green area by the village hall, the orchard, together with its characteristic hedgerow boundaries, is a key feature. From ROWS N33/11 & 12, the orchard reinforces the distinctiveness of the two clusters and visually connects with the wooded hills beyond.

Opposite Laburnum House's orchard, the attractive hedged and treed (an oak planted by Lady Fisher of Lambeth in 1980) green area by the village hall, the play area to the north, the school's playing field and hard surfaced pitches and even the car parking retain a buffer between the manorial/ecclesiastical cluster and the Manor Farm cluster, as was the case when it was all orchard. From the public areas can be seen the Parish Church, The Rectory/Glebe House and their trees, Rose and Crown, Trent Court, primary school, as well as wide countryside views southwards and views of Yeovil.

The pond (part of the water course that runs alongside Plot Lane) at the junction of Down and Plot Lanes is a restored feature and part of a community created public open space (Land of Local Landscape Importance in the Local Plan) with trees, hedgerows and grassland, all of which benefit the Down Lane gateway into the conservation area.



Fig 36 Horserake Field with Gore Cottages in the distance



Fig 37 The orchard at Laburnum House

The open space/garden at Higher Barton is like a green around which cottages have been set. The name *barton* implies manorial barns at one time. The green forms the setting of two pairs of listed cottages (Nos 33 & 34 and 35 & 36) and provides a key view of listed No 37 Higher Barton. This attractive group of listed properties are enhanced by the open space/garden.

The courtyard of Flamberts forms part of the setting of two listed buildings (Flamberts and No 42 Rigg Lane) and from the lane provides an attractive spatial contrast.

Hedges and hedgerows are a key characteristic of the conservation area and its setting and define the lanes, land and property plots and the limits of the village. The retention of the highway hedge at Nos 1-6 Rigg Lane is an example of safeguarding such character for the future.

Besides those already referred to, tall conifers, planted either singularly or in groups, within the conservation area and its setting act as focal points or enhance views. Similarly with trees in gardens and on property boundaries such as those belonging to Flamberts, Manor Farmhouse, Home Farm and The Old School House and the willows on the north boundary of No 5 Fisher's Close and behind Meadow Croft which are visible from ROWs N33/11 & 12.

Concerns

It is essential to continue to retain building character, which requires an understanding of heritage significance and a sensitive conservation approach.

General Condition

The general condition of buildings is good. The railings of Gun Island, the traditional sign posts and the telephone kiosk are in need of maintenance.

Community Involvement

The appraisal was subject to public consultation (May-June 2013) during which an information event, manned by district council officers, was held in the village hall. Comments received helped finalise the appraisal.

Review of the Conservation Area Boundary

The conservation area includes the listed buildings and basically the historic limits of Trent. In order to incorporate later infill, development, public areas and increased garden areas, the conservation area boundary is amended (see map below) as follows:

- Including all of Hedges and its rear garden;
- Including No 6 Rigg Lane Cottages and the landscaping to the east associated with all the cottages;

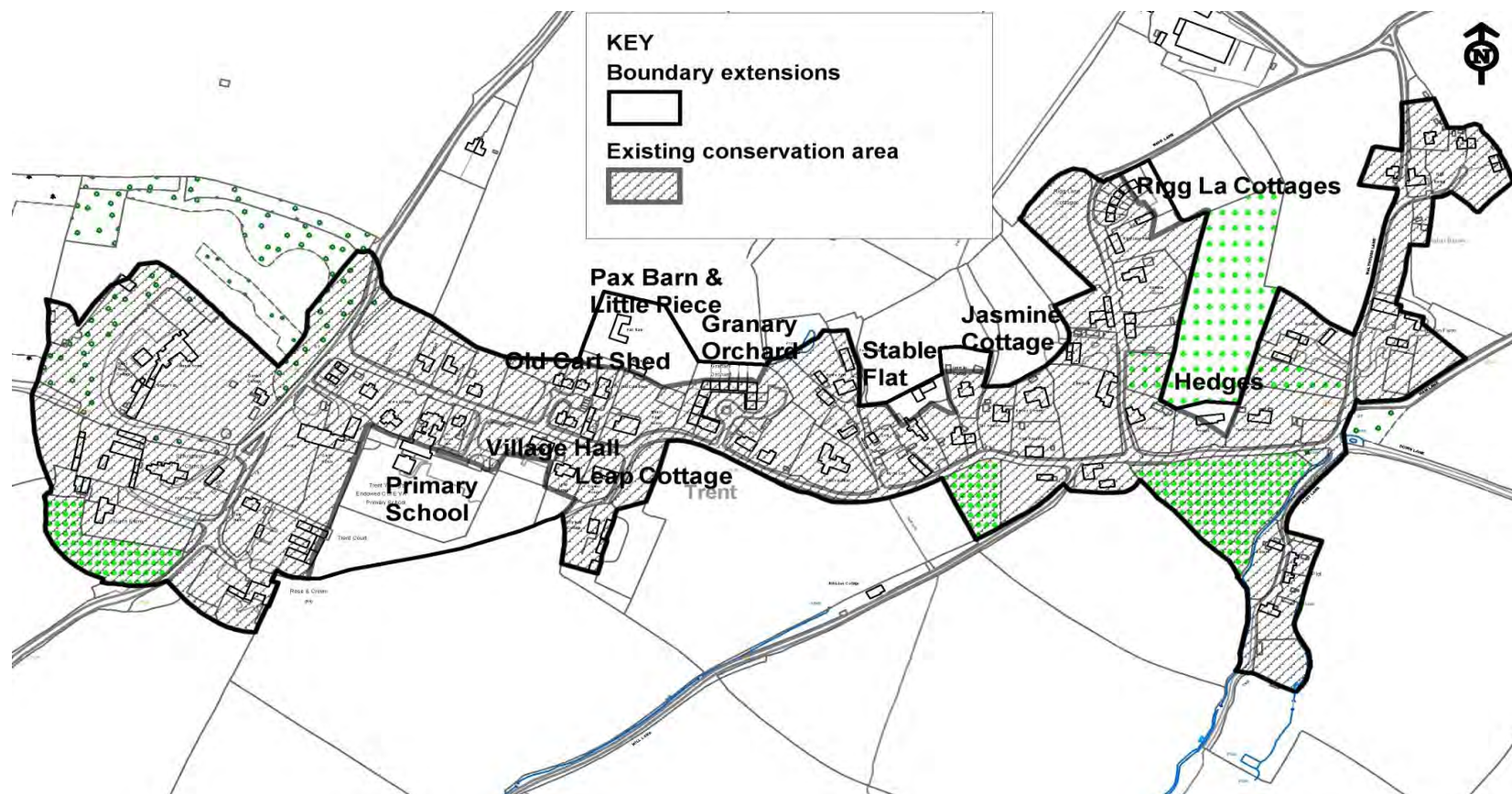


Fig 38 Nos 33 & 34 Higher Barton with garden/green open space in front



Fig 39 View from the village up Down Lane with Down Farmhouse in the distance

- Including all of the rear garden of Jasmine Cottage (No 21);
- Including Stable Flat, Clover Leys and garden around;
- Including the rear gardens of Granary Orchard;
- Including Little Piece and Pax Barn and garden;
- Including the Old Cart Shed's rear garden;
- Including the car parking and play area south of the village hall;
- Including all of the primary school and the former orchard south of it, including play/sport area and a remaining area of orchard and all of the garden of Leap Cottage.



Map of Conservation Area Boundary Extensions

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2013). Ordnance Survey Licence number 100024307.
 © West Dorset District Council 2013

Summary of Issues and Proposed Actions

Conservation Area Issue	Proposed Action	Partners
Standards and methods of repair and maintenance of historic buildings and structures	Provide advice on request	WDDC
Sourcing local materials and continuation of building traditions	Provide advice on known sources and building traditions on request	WDDC
A number of unlisted buildings have historic and/or architectural interest	Consider additions to the Statutory List of Buildings of Special Architectural and Historic Interest	WDDC English Heritage
Design standards in the public realm (overhead cables, traffic signs, road space with amenity value and use)	Identify opportunities to enhance and consider traffic management	DCC (Highway Authority) WDDC Utility Companies
Review conservation area boundary	Consider possible amendments	WDDC Parish Council
The contribution of trees and hedgerows to the character and appearance and setting of the conservation area	Maintain and enhance where possible and support suitable schemes through countryside and conservation grants	WDDC Parish Council
Exchange of archaeological information	Consider how to assist the Dorset Historic Environment Record	WDDC DCC English Heritage

Developing Management Proposals

The following objectives might be set out as the basis of a long term management plan

- The significant contribution of the landscape setting and trees to the conservation area to be maintained however possible
- Consider additional buildings for listing
- Consider amendments to the conservation area boundary
- Provide the Dorset Historic Environment Record with relevant information as available

Advice

The District Council can advise on the need for Listed Building Consent or any developments that might require planning permission. Advice will also be given on matters such as methods of maintenance and repair, alterations and extensions to Listed Buildings and suitable materials.

Information and Contact Details

Criteria used for assessing the contribution made by important local buildings:

In line with English Heritage guidance, an “important local building” is one that makes a positive contribution to the special interest of a conservation area, and where this is the case, the building will be included in a local list within the conservation area appraisal. Two basic criteria were used; the actual design characteristics, such as mass, skyline, interesting details, materials and existing or former use; and position relative to the wider setting, individual or groups of Listed Buildings.

Contacts: West Dorset Design & Conservation Officer (01305 251010) or e-mail planning@westdorset-weymouth.gov.uk

References

Dorset History Centre, *Trent Map of Glebe by T Mabar 1780*

Dorset History Centre, *Trent Village Section of the Tithe Map 1839*

Dorset History Centre, *Plan of lands and premises at Trent/Nether Compton to be sold by Senior & Godwin 1914*

Earnest Cook Trust, (1980) *Graham Moss Associates, Trent Study, Planning for change in a rural community*, Tonbridge Printers Ltd

English Heritage, (20011) *Understanding Place: Conservation Area Designation, Appraisal and Management*, English Heritage

Good, R., (1966) *The Old Roads of Dorset*, Bournemouth: Horace G Commin Ltd

Pevsner, E.N., Newman, J., (1972) *The Buildings of England: Dorset*, Harmondsworth: Penguin

Pinder, C., (2012) Senior Archaeologist, Dorset County Council, *Informal Notes on Trent Parish* (unpublished)

Royal Commission of Historic Monuments of England (1952) *An Inventory of Historical Monuments in the County of Dorset*, Vol: 1 West, London: Her Majesties Stationary Office

Sandison, A., (1969) *Trent in Dorset, The Biography of a Parish*, Dorchester: Longmans (Dorchester) Ltd

The Workhouse, *Parish Workhouses*, [online] Available from: <http://www.workhouses.org.uk/parishes> [Accessed 13 August 2012]

Thomas, J., (2008) *Dorset Stone*, Stanbridge: The Dovecote Press Ltd

West Dorset District Council (2009) *Conservation Areas* [online] Available from: <http://www.dorsetforyou.com/index.jsp?articleid=384644> [Accessed 22 February 2009]

West Dorset District Council (2006) *West Dorset District Local Plan*, West Dorset District Council

West Dorset District Council (2009) *Design and Sustainable Development Planning Guidelines SPD*, West Dorset District Council

Wales, R., (1992 revised) *Mill Archive, Trent Mill, Ref DOR.WT*, [online] Available from: <http://www.millsarchive.com/docs.html/4176.HTM> [Accessed 25 July 2012]

West Dorset District Council (2009) *West Dorset Landscape Character Assessment*, West Dorset District Council

Maps

Maps are based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. West Dorset District Council, Licence Number 100024307 2013.

Additional Map Data © West Dorset District Council 2013



**West Dorset District Council
South Walks House, South Walks Rd
Dorchester, Dorset DT1 1UZ**

**Tel: 01305 251010 Fax: 01305 251481
Website: www.dorsetforyou.com
Typetalk calls welcome**