

Bradford Peverell



Village Design Statement

February 2000

Introduction

Because Bradford Peverell is a living community it is a changing and developing community. Some of these changes are detailed in the brief history of the development of the village that follows this introduction. Some of the changes have benefitted and enhanced the village, others have had detrimental effects. The purpose of this statement is to identify those characteristics of the village that are felt to be important and should be nurtured, and to detail things that would adversely affect its essential character.

The statement has been compiled by a working party following a consultation procedure in which the whole village was involved and is a consensus view. It has been adopted by the local planning authority as supplementary planning guidance and all applications for planning approval will be expected to meet its criteria.

There are many changes owners make to the appearance of their properties that do not require planning approval but have a marked visual effect. It is hoped that those making such changes will work within the guidelines enclosed in the statement and thus retain the essential character of our attractive and pleasant village.

Service providers (such as electricity and water companies) will similarly be expected to take note of the statement when they carry out work in the village.

Historical Development

The first signs of people in the parish occur upon the chalk downs. Walking on Penn Hill or Bradford Down, or following the Poundbury Road into Dorchester, it is impossible not to be struck by the number of prehistoric burial mounds purposefully raised on the high ground. The oldest are the long barrows which could date back as far as 6000 years; rather more numerous are the later round barrows, of which about thirty exist.

This ancient landscape was transformed by the Romans some 2000 years ago with a series of bold and imaginative strokes which permanently changed the countryside. Human settlements were established in the parish, notably to the east at Fordington Bottom. The Romans were also responsible for the aqueduct which stretches in a snaking line all the way across the parish from west to east. This massive earthwork remains visible in many places. The Romans also built two major roads in the parish, which roughly correspond to the Bridport Road on its southern boundary and the Poundbury Road.

It was the great Roman causeway over the Frome Valley, as part of the Poundbury Road, which led later Anglo Saxon settlers to name the village Brade (broad) Ford. The village on its present site probably dates to this time, with evidence being provided by a series of burials within its confines. By the time of Domesday Book in 1086 it was an affluent and well established village, unusually well provided for by two mills. It was during the middle ages that the village acquired the 'Peverell' part of its name from the resident lords of the manor.

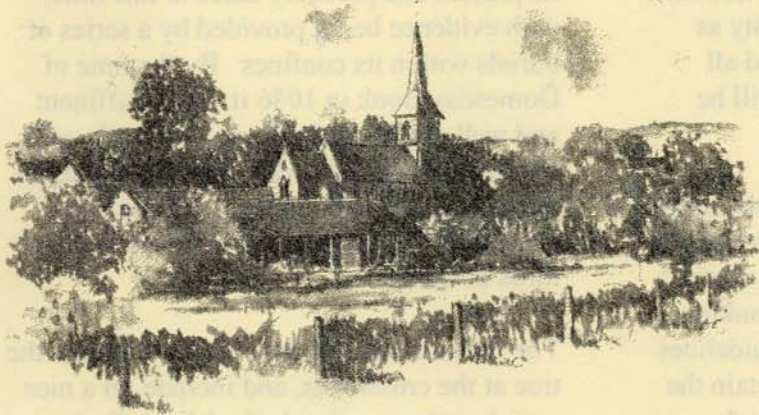
The oldest buildings are clustered around the tree at the crossroads, and include, in a nice social contrast, not only the Manor Farm building which was once occupied by gentlemen farmers, but also the three cottages of Pump Handle, Midcot and Hammer's cottage, which were occupied by their labourers and their families. These buildings date to the 18th century, although it seems likely that some houses stand on the sites of earlier buildings and incorporate parts of them. For example, the Old Rectory by the lime tree was found to contain walls and a hearth believed to date to the 16th century.

Other parts of the village clearly had a different recent past. For example, the road next to Forge Cottage has a wider space where horses with carts could wait whilst being reshod. On a grander scale, the water meadows in front have a series of great ditches which are the remains of the work of George Boswell, the eminent hatching engineer who used the Frome valley as a

development ground for his work two hundred years ago.

In fact the village is full of places reflecting the changes which come with passing centuries. The great exception is the church, standing on the same site as it always has.

This is not to say that the church itself has not changed its aspect; a traditional policy of ad hoc repairs to the body was done away with by Hastings Nathaniel Middleton in 1850 when he celebrated his family's succession to the Lordship of the Manor by demolishing the old church and building the spired one that stands today.



In the twentieth century the village has been transformed by modern life. Few people work here now, most commuting to Dorchester or elsewhere by car. The growing popularity of such a lifestyle amongst the burgeoning middle classes has led to small estates being built to house people wishing to enjoy rural life whilst working elsewhere, or wishing to retire to a rural setting. Post war developments such as Frome View and Glebe Fields are thus essentially modern and suburban as they reflect this fashion. However, tradition has reasserted itself with the most recent development on the Manor Farm site. Many of the cottages here are built with flint facings and limestone and some are thatched, the same materials used at Fordington Bottom some two thousand years ago. This site reveals that, like longer term residents, newcomers to the village value tradition in a world where everything is

changing rapidly. It is to be hoped that new developments in the village can reflect this whilst giving people the housing they need.

Life in the Village

As a small village the amenities are few but, nevertheless, very important to the life of the community which takes great pride in caring for them.

The village hall is very much a village focus. It has a total capacity of 104 people seated. Administered by the Village Hall Committee, it is regularly used for such events as Artsreach productions and the Harvest Supper;

several groups including the WI and activity classes use it weekly or monthly and the Parish Council and Twinning Association (the village has an active twinning arrangement with S. Sebastien de Raids in Manche, France) use it for meetings. It also houses the Village Fayre exhibition and various private functions.

The Parish Church of St. Mary is one of four churches in a benefice and holds services every Sunday; there are regular weekday services and occasional other events. The normal seating capacity is 100 but can be up to 130. A peal of five bells has a team of local ringers.

The village has two public recreation fields. The Jubilee Field adjacent to the church is used as a play area and includes an activity area for young children with slide, swings and bouncer. The field is used for the annual Village Fayre. The Millennium Field adjacent to Giles Close provides a larger space for ball games. A small mown grass area opposite the Old Dairy House and beside the mill leet has a garden seat which makes a pleasant sitting

area and is occasionally used for fundraising cream teas.

There is a regular bus service to Dorchester and Yeovil and buses are provided to transport children to and from school. The bus shelter, next to the village hall, is attractively built in traditional materials and apart from its main function it provides a central village information point. Just outside is the village post box and across the road, outside The Mill House (which was once the Post Office) is an old style red telephone box which makes an attractive feature on entering the village from the main road. Another meeting point for the village is the fortnightly visit of the mobile library.

Up the track past the church is the New Barn Field Centre with residential facilities for school and college groups which are well used throughout the year. It is open to the general public and includes a cafe and pottery/craft shop.

There are numerous footpaths and bridleways within the parish (each of which has been 'adopted' by a villager who regularly checks its state). The land from the river Frome in the north to the steeply rising hills to the south offers delightful variety for walkers and riders.

The Village Setting

Bradford Peverell, set in a designated Area of Outstanding Natural Beauty (AONB), has a main settlement with small outlying settlements at Muckleford and along the track beyond New Barn. There are a few other outlying residences and farms and an educational field study centre.

The village lies in the valley of the River Frome three miles west of Dorchester. The water meadows adjacent to the river (designated by the District Council as Land of Local Landscape Importance) are some 60m above sea level and the land rises to the South to a maximum of about 145m on Penn Hill. Apart from alluvial silts in the flood plain the topsoil is thin with numerous flints over a chalk

subsoil. This geology has had a direct influence on the way the land is farmed. The farms are large; the fields are also large and are mainly devoted to intensive arable cropping with some sheep and beef cattle. The farms are highly mechanized and now employ very few workers.

There are several steep wooded banks which provide good cover for reared pheasants. Roe deer and badgers are quite numerous, as are buzzards and kestrels. Native brown trout are found in the river.

The main village is fairly compact, with a great variety of properties built over several centuries. There are half a dozen grade II listed buildings in the centre of the village, the old part of which is a designated conservation area. One of the most noticeable and attractive features of the main road through the village is that no two houses are the same. Some recent developments have sought to reflect this diversity and any development of more than one building should have this in mind. Although the village is relatively compact, there is no feeling of crowding together. Space between buildings, particularly in the through roads, has well established greenery, (trees, shrubs and hedges) which emphasizes the rural nature of the village. In the lower part of the village there are open areas, particularly around the



church in the village centre, with its main and lower churchyards, the adjoining Jubilee Field, space in Church Close and wide verge in Church Lane, which give a real sense of openness.

Every road within the parish boundary (apart from that from Muckleford towards Winterborne Abbas) is a single track lane with passing places for some of its length, which is an important aspect of the rural nature of the village. Outside the built up areas roads have grass verges in front of hedgerows and in the settlements there are very few kerbed edges.

Power lines in the centre of the village have generally been put underground but they are obtrusive in other areas. Apart from Giles Close the streets are unlit, another important part of living in the village.

The Weymouth to Bristol railway passes to the northeast of the village but the nearest stations are Dorchester (3 miles) and Maiden Newton (6 miles).

There are a little over 150 dwellings in the parish housing a population of 350. The parish is a little less than ten square kilometres in area.

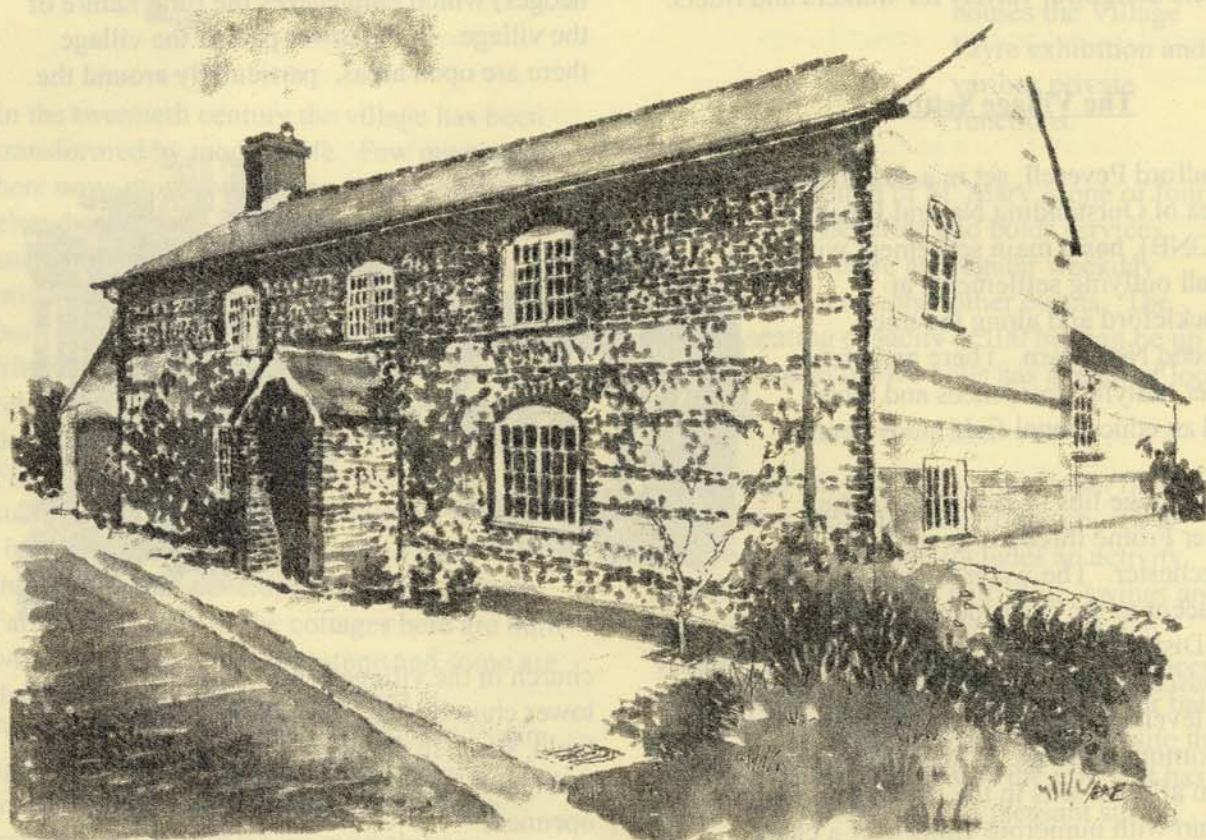
GUIDELINES FOR DEVELOPMENT

General

Development be it residential, agricultural, or commercial should in the main aim to reflect the traditional architecture and styles of the area. At the same time it should ensure the preservation of the village's unique surrounding landscape and views. Equally important within the local environment is the conservation of trees, hedges and the Frome River with its outstanding water meadows.

Recent years have seen a significant growth in traffic volumes. With this in mind safety to road users, including pedestrians, horse riders and cyclists, and adequate provision of residential, off-street, car parking are critical planning considerations.

The location and structure of the village make it unsuitable for large scale developments. Similarly the urban-style cul-de-sac layout is not recommended. When new developments are proposed it is suggested that where possible creative landscaping is used to maintain a sense of space.



For all planning applications, applicants are encouraged to provide perspective drawings or street scenes to show how potential development will appear in relation to the overall surroundings.



Building Types

An essential feature of the character of the village is the diversity of buildings. Because development has generally been of single dwellings over many years houses on the through roads are all different. Although some more recent developments have incorporated identical houses side by side, this is to be discouraged.

*Development strategies should include a range of housing types, sizes and densities to enhance the variety.

* Where it is appropriate for redundant farm buildings to be incorporated into developments, developers would be expected to retain as much of the existing buildings and materials as possible.

*Variations of design and materials will avoid bland repetition of one house type.

Materials

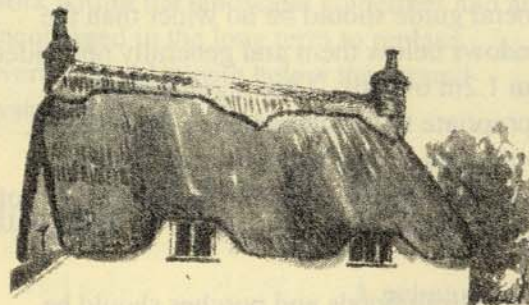
Buildings in Bradford Peverell and Muckleford have been constructed from a gradually evolving range of materials. The earliest surviving buildings date back to the 17th century and used cob, chalk or rubble stone for walling and thatch roofing. The 18th and 19th century saw the introduction of flint, brick and Welsh slate roofing. After the 1950's, standardized mass produced components - bricks, windows

and doors - with newer materials such as plastic appeared.

Recent years have seen a return to the use of traditional styles and materials for new building throughout Dorset. Handmade Broadmayne bricks were commonly used but these are now only available from reclamation companies. Most major manufacturers provide suitable alternatives. Larger buildings in the village have used stone in part

* Recommended traditional walling materials include banded flint and brick/stone, natural stone with brick or stone quoins, or a rendered finish. Brick should be used sparingly.

* For roofs, thatch, clay tiles or slate are encouraged for new dwellings.



* Repointing should use appropriate materials, so that the colour, texture and style of pointing matches the original building.

Windows, Doors and Openings

New and replacement windows should use balanced designs that reflect the size of the main structure. It is generally felt that frames should be painted in preference to dark staining. Wood is the preferred material for both new and replacement windows, particularly in the conservation area.



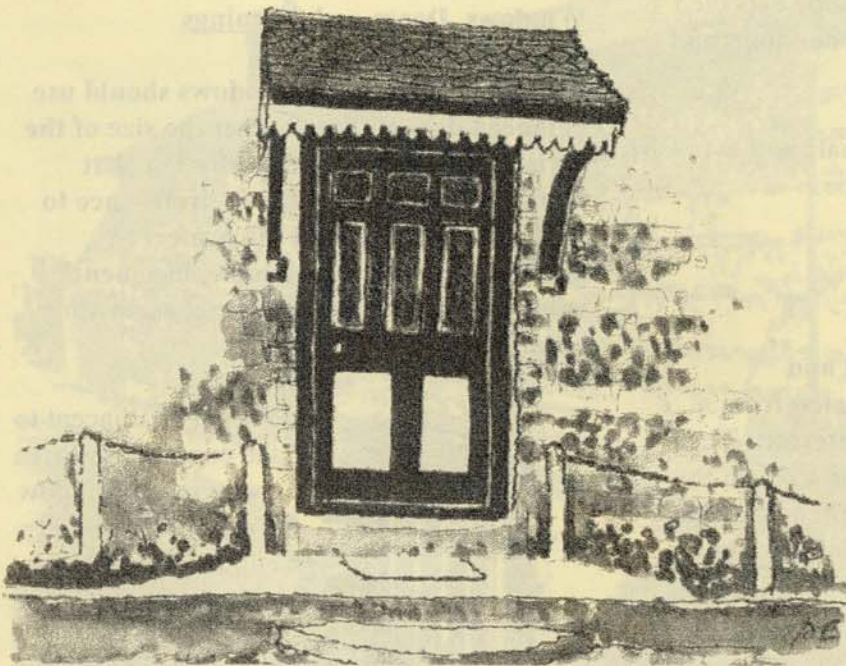
Within or adjacent to the conservation area two types of window are considered compatible and acceptable on elevations visible from the road.

- [a] Sliding sash - with slender moulded glazing bars and well proportioned panes.
- [b] Casement windows - traditionally made whereby the opening light is the same size as the non-opening light. The non-opening light glass should be inset the same as the opening light glass. In order to retain correct proportions, each light should be no more than a 600mm module. Top hung lights or ventilators are not a traditional element and are considered inappropriate.

* Achieving a suitable balance may require the use of glazing bars.

* Dormer windows are acceptable and as a general guide should be no wider than the windows below them and generally not wider than 1.2m overall. They should be appropriate to the character of the building. Roof lights should be positioned discreetly. They should preferably lie flush with the roof and be of the conservation type.

* Doors, rainhoods and porches should be appropriate to the style of the building. In or adjacent to the conservation area, brick or stone segmental arches or timber lintels are an appropriate form of construction.



Building Heights

Few buildings are more than two storeys high and larger buildings are generally set well back from the road.

* Where possible the ground floor level of buildings should be kept close to the natural ground level.

Roofs

As with other features, it is the great variety of types that contributes to the character of the village.

* For new dwellings in a traditional style, the maximum roof span is recommended at 6m between external walls. In general the pitch of slate or clay tile roofs should vary between 37° and 47°. Where thatch is used steeper pitches are accepted.

* New dwellings of traditional design should include a conventional, well proportioned chimney stack, constructed of materials that complement the main structure.

* Stainless steel flues should not be visible from the road.

Extensions/Alterations/Outbuildings

Extensions should attempt to enhance and complement the existing property.

In general extensions and alterations, including porches and conservatories, should :

* Respect the character of the original house in terms of scale, design and materials. Key areas are windows, roofing and external walling.

* Not result in undue loss of light or outlook to adjoining occupiers.

* Not impair any symmetry of the principal elevation. One solution is for extensions to be set back.

* Not compromise important open areas.

Garages should be constructed with slate, tile or thatched roofs. Flat roofs are considered unacceptable. In the conservation area, garage doors should be vertically planked where abutting or fronting the highway, and be dark stained or painted.

Ancillary items

* Meter boxes should not be visible on main and front elevations.

* TV dishes and aerials should be of minimum size and where possible sited unobtrusively.

* Exterior lighting should be limited to small areas of the building; illuminative floodlights are considered inappropriate. Private security lights should be muted and carefully sited to avoid any hazard to road users.

Boundaries

* Walls, hedging or cottage style fencing are the preferred means of forming boundaries. New walls should be constructed from the traditional range of materials as previously described. In certain areas the use of metal railings may be appropriate.

* Where a development involves the breaching or removal of existing walls they should only be reinstated in appropriate material.

Landscaping and Open Areas

New landscaping and planting should be of a form that reflects the character of the existing village.

* New developments should include open grassed areas and the long term strategy should to increase the proportion of open area. New developments in general should make provision for public open space, either directly within the scheme or indirectly by contributing towards off site facilities.

* The planting of indigenous broad leaved trees is encouraged for both existing areas and those under development. The village encourages the replacement of any trees lost through disease or storm destruction. Whenever possible established trees on development sites should be retained.

* No new overhead cabling should be permitted. Utility companies are expected to work within the landscape guidelines and are encouraged in the long term to replace overhead cables with below the ground systems.

Highways

A primary characteristic of the area, which it is considered important to retain, is its winding, often tree lined, narrow lanes. The narrowness of the roads will present limitations on some potential developments.



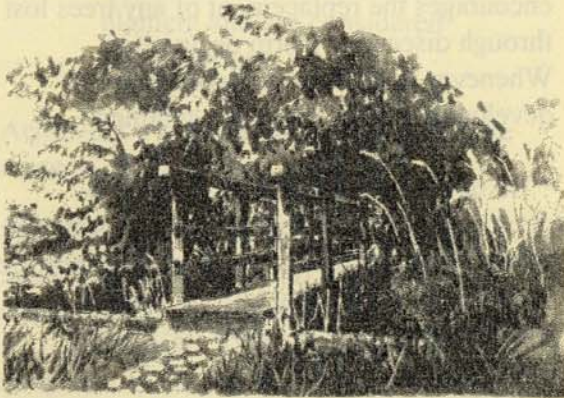
* Existing grass verges should be protected and new areas incorporated into the planning process. Pathways with kerbs are to be avoided.

* Any new changes to highway structure or course must provide for the efficient dispersal of surface water.

Tracks and pathways

* Ancient tracks and avenues should be preserved in terms of position, character and vegetation. The area is blessed with a number of such tracks, many of which date back to the original settlements. See details in diagram x.

* Entrances, gates and stiles should be maintained and where possible new rights of way established in conjunction with any new development.



Agricultural buildings of importance

The area boasts a number of 18th and 19th century agricultural buildings which form an important part of the surrounding landscape. Traditional agricultural buildings are a significant part of our heritage and one of the objectives in allowing conversion is to enable these buildings to be retained for future generations.

* Owners are encouraged to maintain roofs on redundant farm buildings to prevent possible deterioration



* Any development of traditional agricultural buildings should:

Retain of the integrity and shape of the original building

Minimise impact on the surrounding buildings and landscape

Incorporate styles and materials in keeping with the original structure.

Retain the original openings.

Dormer windows are discouraged.

The River Frome and its environmental importance

The Frome with its extensive water meadows is crucial in upholding the unique landscape of the area. No development should in any way threaten or compromise the character of the meadows themselves or the outstanding views that this feature provides.

* River banks and water weed levels should be managed and landowners should be discouraged from any activity that erodes or pollutes the river or its banks.

* It is expected that irrespective of any changes in agricultural practices the integrity of the permanent pasture land that characterises these water meadows will be safeguarded for future generations.

Agricultural environment and practices

* Landowners should be encouraged to replace hard wood trees that have been lost over the years from disease or storm.

* Where trees have been replaced landowners should be encouraged to maintain protective fencing to prevent risk of damage from livestock.

Listed Buildings

The following are all Grade II listed buildings

Bradford Peverell Farmhouse

The Pump Handle, Midcot and Hamers
Cottage

The Old Rectory

The Dower House

St. Mary's Church

3 Dearing monuments south of church

Middleton monument SSW of church

Meggs

Bridge over River Frome east of
Muckleford Farmhouse

Quatre Bras

Muckleford Farmhouse

The publishers of this document are grateful
to David Elderkin for producing the drawings
it contains. For similar illustrative work,
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