

Conservation Area Appraisal

**WEST
COMPTON**



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1.0: INTRODUCTION

West Compton is situated in North Dorset, it is located approximately three miles south from the historic market town of Shaftesbury and ten miles north of Blandford Forum.

It is a small enclosed conservation area with small, domestic, vernacular houses, lining its rural lanes. It has a distinct framework of greensand stone walls, hedges and trees. From vantage points within the conservation areas there are spectacular views of the open countryside and of the surrounding hills. The Conservation Area of West Compton was designated by North Dorset District Council, on 6th January 1995, in recognition of the special architectural and historic interest of the village.

The Local Authority has a statutory duty to ensure that those elements that form the conservation area's particular character or appearance should be preserved or enhanced. This is especially relevant when considering planning applications for any new development, alterations and changes of use of existing buildings.

It is necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors include:

- its historic development;
- the contribution of individual or groups of buildings to the street-scene and the spaces that surround them; and

- the relationship of the built environment with the landscape.

They can also include the less tangible senses and experiences such as noise or smells, which can play a key part in forming the distinctive character of an area.

The Appraisal has been formed from by:

- A survey of the buildings and landscape (2007).
- Documentary research and map regression (Dorset Archive Service).
- Evaluation of statutory designation for the settlement (Dorset Historic Environment Record)
- Literature sources (Mary A.C Buchanan, 1991; *Compton Abbas a Dorset Village*)

The Appraisal is in draft form before formal adoption takes place. The Appraisal takes the form of written text and Appraisal plans. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area.

multimap.com An Aerial Photo from Multimap, at 1:10000 Scale

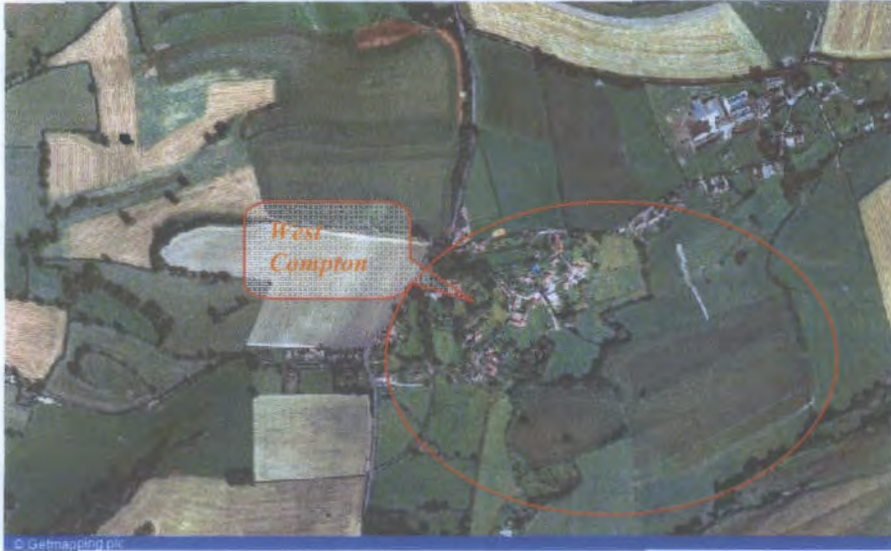


FIGURE I: AERIAL PHOTOGRAPH OF WEST COMPTON



FIGURE II: COMPTON ABBAS VIEWED FROM COMPTON DOWN
WWW.WALKS4SOFTIES.CO.UK)

2.0: LOCATION AND SETTING

2.1: Location and context

Compton Abbas is a scattered parish consisting of three hamlets; East and West Compton and Twyford. West Compton is situated in North Dorset, approximately 2 1/2 miles south from the historic market town of Shaftesbury and 10 miles north of Blandford Forum. The parish¹ is a narrow strip of some 1,450 acres. The eastern extremity and the North and South sides of the central part of the parish lie on chalk. The centre of the parish is a deep valley bounded on the north east and south by slopes 100 metres high. The valley floor, only 130 metres above sea level is on Upper Greensand, Gault and Lower Greensand to the Twyford brook which crosses the parish. To the south rises Elbury Hill. To the west of the brook is Kimmeridge Clay.

Compton Abbas has a population of 200 people. Economic activity is based on a predominately rural economy. There are a number of working farms in the parish, often run by family labour. The percentage of people employed in agriculture in the parish is above the average for the county.

In addition to the farms the village is fortunate in having an agricultural mechanic, a motor mechanic, a furniture maker, a tearoom, a honey farmer and organic market gardener, a fencing contractor and handymen/ gardeners. There are a number of Bed and Breakfast's and holiday houses (Buchanan, 1991). Retired people make up approximately 26% of the population. The village has no street lighting or mains services. Services such as a village shop, public house, village hall are also absent. The parish sits on the main A350 and there is a regular bus service to market towns of Blandford Forum and Shaftesbury.



FIGURE III: LOCATION MAP

¹ Royal Commission on Historic Monuments: County of Dorset Volume four North

2.2: General character and plan form

Compton Abbas' physical character is determined by the topography of the high chalk ridge in the east and the many tributary's of the River Stour in the west. The rolling landscape and open valleys have proved ideal for cultivation. Over the centuries, this has moulded the settlement's development. West Compton has an irregular row plan form. Hills and hollows characterise the many lanes and hollows in the village.

2.3: Landscape setting

West Compton is set in a pastoral landscape enclosed by dense hedgerows and characterised by mature trees. These trees within open countryside and private gardens make an important contribution to the character of the conservation area.

The open spaces between the buildings allow a succession of views out to the chalk down lands of Melbury Hill and Compton Down. The low building heights allow glimpses of St Mary's church above the rooftops and panoramic views through to the surrounding countryside throughout the village. These views provide strong visual links between the village and its surrounding landscape. An Area of Outstanding Natural Beauty enfolds the village. This designation has affectively protected the natural beauty of the surrounding countryside with its remains of Iron Age Field Systems. These provide a tangible link to the origins of the settlement.

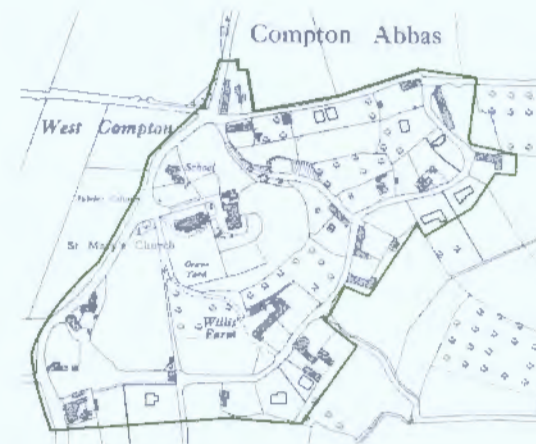


FIGURE IV: PLAN OF WEST COMPTON.SOURCE: 1929 OS MAP 1, 2500. (DORSET ARCHIVES SERVICE © RESERVED.)

3.0: HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1: Settlement origins

The settlement origins of Compton Abbas can be clearly discerned in the landscape. Bronze Age Bowl Barrows, Cross Dykes (liner earthwork), Iron Age field systems and Medieval Strip Lynchets provide evidence of mankind's early occupation of this area.

The name 'Compton' means 'Valley Settlement'. It originates from the Saxon pronunciation *cumb, tun*. The first documentary evidence in relation to Compton Abbas is in a Saxon charter of 970. King Edwy grants the Abbess of Shaftesbury ninety hides of land at Compton together with a number of other settlements. The Domesday entry for the 'Lands of Shaftesbury Abbey' lists Compton, (Spelt Cumtune Abbatisse) paying tax for ten hides of land with an overall value of ten pounds. Compton Abbas was not a manor in its own right. It was part of the Manor of Melbury and in the Hundred of Sixpenny Handly. It remained in the possession of Shaftesbury Abbey until the dissolution in 1539. The Arundell family rented lands from the Abbey two years before the dissolution and six years after, whilst in royal control. In 1545 Sir Thomas Arundel was allowed to purchase the Manor, to which the Compton's belonged. It remained in their hands until the 1770s. From this period, due to financial problems the family were forced to sell leases on their properties. Thirty-six Compton tenants bought the leases on their houses or farms. In 1809 the Arundell's finally sold their Compton lands at auction, the main purchaser being Sir Christopher Spurrier from Upton House, Poole. The remainder of the land was bought by sitting Tenants. Previous to the auction Sir Richard Carr Glyn had purchased the Lordship of the Hundred of Sixpenny Handley, but did not consider the lands of Compton were attractive to purchase. He later changed his mind and appealed to Sir Christopher to

sell him the land. He purchased the remainder of Compton Abbas in 1820. The Glyn's family's influence remained in the village until the parish was finally split up and sold in 1919. Forty-six houses and 1,110 acres of land were sold (Buchannan, 1991).

3.2: Settlement development

The antiquity of West Compton's layout is uncertain 14th century records from the Melbury Court Book, show that there was one substantial house with oriel windows, in West Compton with another in East Compton. It would seem that from the late 17th century fortunes in the parish were increasing. The 1665 Hearth Tax records show that twelve householders in East Compton were paying taxes.

The village layout has not changed to any great extent from the 17th Century, some houses of that period are still inhabited today. The Tithe Map of 1844 shows the settlement pattern similar to its present form, with a few notable changes. They include the demolition of a building opposite number 18 West Compton, the demolition and relocation of the church and secular buildings from East Compton to West Compton, now St Mary's church and Glyn house.

Other changes in West Compton include the addition of a school and school house adjacent to St Mary's church, the enlargement of Glyn Farm, previously a temperance hotel know as the Glyn Arms. Furthermore, the addition of farm buildings to Tuckers Farm, now Tuckers Barton and a Methodist chapel and reading rooms. Since the twentieth century a number of dwellings have been added, the most notable are a group of houses which date from the 1950s, know as Twintown between East and West Compton. Other houses have been added in a piecemeal fashion.

Agriculture has always been important for the parish, with arable production dominant in the Middle Ages. The Domesday Book records ten hides and ten ploughs. From the 15th century sheep farming prospered.

The parish survey of 1773 records-1487 sheep leases on the downs, allocated to 22 people. This would have included almost every inhabitant in East and West Compton at that time.

Enclosure of the open fields was on going in The Compton's in common with many settlements across the country in the 18th Century. The Tithe map of 1844 shows some strips left to the north of the village. Today there are few working farms left. Many, such as, Willis Farm, Dairy House Farm and Tuckers Farm are now just residential houses.

3.3: Areas of archaeological significance

Archaeological remains, whether above ground structures, earthworks, or buried deposits, provide a sense of place and represent a potentially rich resource for future research, interpretation and education. Compton Abbas has a rich archaeological resource contained within the parish and is documented by The Dorset Historical Environment Record. Archaeological remains such as a Neolithic Grooved Axe-Head and Bronze Age pottery have been found. Scheduled Ancient Monuments are pepper potted across the countryside and include Bowl Barrows and Cross dykes, Iron Age field systems or Lynchets.



FIGURE V: VIEW OUT OF CONSERVATION AREA

4.0: SPATIAL ANALYSIS

4.1: The character and interrelationship of spaces within the area

The location, size and differing character of the spaces that comprise the Conservation Areas of East and West Compton, are an essential component of their special character and appearance. They enable both intimate and long range views of buildings from a variety of aspects.

The open grazing land and mature woodlands which surround the settlement provides its special setting. Open spaces can be characterised by areas of mature trees radiating out from the church, intersected by sunken narrow lanes. Low, normally two storey or less building heights and plot widths together with spaces between buildings allow constantly changing views out into the surrounding countryside and in to the church of St Mary's at West Compton from distant vantage points. Private spaces are bordered by greensand stone walls, mature hedges and specimen trees. An important open space is formed by the playing field and children's adventure playground. At present this lies outside the conservation area.

4.2: Key views and vistas

The spire of St Mary's church, West Compton is a key landmark, sight of which may be viewed from numerous vantage points inside and outside the village. Views of Melbury Hill and the Fontmell Down chalk ridge are dominant.



FIGURE VI : ST MARY'S CHURCH



FIGURE VII: TREE LINED LANE

5.0: CHARACTER ANALYSIS

5.1: Definition of character

The Appraisal identifies those buildings, views and key features considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings it also identifies important unlisted building. These are indicated on the plan as locally important. If a building or structure has not been identified as listed or important it does not follow that it is an unimportant or negative feature.

Most of the houses are small scale, humble vernacular buildings with only the church with its tower rising above two storeys. The use of greenstone as a walling material both for houses and walls gives both conservation areas a cohesive and distinct appearance.

West Compton is a small rural settlement. Its character is derived from the openness of the layout and the spaces between the buildings. Mature hedges and trees make an important contribution to the character of the conservation area, both within and outside private gardens. These green links connect the settlement to the rural landscape beyond. The relationship between the buildings, the ever changing views through to the surrounding farmland between buildings and trees with the enclosure provided by the surrounding hillsides define the special character of the area.

5.2: The architectural and historic qualities of the buildings

There are eight buildings located in the West Compton Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. All the listed buildings are recorded as being of local or regional special interest, Grade II:



FIGURE VIII: GLYN FARM

- St Mary's Church
- The Old School House
- Dairy Farm House
- Horders
- Nos: 14, 16, 18 and 19

These few listed buildings represent the majority of building types, materials, and architectural fashions. However they do vary from the polite elevations of the St Mary's Church and Schoolhouse, to the more vernacular building traditions and form of Dairy House and Horders.

The vast majority of houses follow local North Dorset vernacular traditions. The predominant building material is green sandstone, either random uncoursed or square-coursed, with some ashlar particularly to the church and schoolhouse. All buildings except the church are one and half to two storey, with gable or half-hipped roofs. The most popular roofing material is tile, closely followed by thatch. The most common type of windows is square headed casements with leaded lights. There are very few sash windows.

As well as the listed buildings, unlisted buildings contribute positively to the special character of the Conservation Area. They date mainly from the 17th and 19th century with a few later 20th century examples, showing the expansion and development of the village.

5.3: Significant Individual Buildings

To the north, directly opposite the church is the old school and schoolhouse. The schoolhouse (Grade II) is dated 1849. The predominant material of the building is coursed greensand stone rubble walls under a tiled, gable-ended roof with stone copings and shaped kneelers. The windows are square headed with stone mullions. The gable facing the road has a four centred head stone window with plain mullions.



FIGURE IX: ST MARY'S CHURCH



FIGURE X: OLD SCHOOL HOUSE

Glyn house, C1870, is the former rectory. It is polite double pile house with a gable roof and sash windows. These buildings make strong impact to the character of West Compton Conservation Area.

St Mary's Church (Grade II) dates from 1866 and is a replacement of the former church of the same name in East Compton. The fittings from the East Compton church were transferred to it. Although clearly Victorian it is constructed in the 'Early English' style. The south tower has a broach-spire with gablets. The plan form consists of a nave, narrow south isle and polygonal apse with lancet windows.

Willis' Farm, a two storey building, is constructed from green sandstone ashlar, with a gable tiled roofs and two end stacks. The front façade has a string course and mullioned windows arranged symmetrically with a central door and pediment hood canopy. The house is connected to an outbuilding constructed of green sandstone with brick banding. The outbuilding is itself connected to a green sandstone barn. This range of buildings forms a significant feature that contributes to the physical and visual character of the Conservation Area.

The houses west of the church cluster around a junction of lanes, to form the nucleus of the settlement. The sandstone walling and the relationship between the buildings give a strong structure to this part of the Conservation Area.

The southern building of this group is Dairy Farm House (Grade II), dating from the 17th century, this is a one and half story vernacular building constructed from *random* un-coursed green sandstone walls under a thatched gabled roof with end brick chimney stacks. The irregular fenestration consists of casement windows with segmental brick arches at ground floor. A rare survival is a 17th century wooden mullion. Clockwise is number 20 (Grade II), a 19th century house, one and half storey high, constructed of random coursed green sandstone walls



FIGURE XI: WILLIS FARM



FIGURE XII: DAIRY HOUSE FARM

with brick details. Half-hipped thatched roof with light casement windows and segmental brick arches. Attached to this building is number 18 (Grade II), a late 18th century symmetrical, two storey building of ashlar construction. It has a gabled slate roof with leaded light casement windows. Number 16 (Grade II), a mid 18th century two storey vernacular building, constructed from random un-coursed green sandstone walls with brick quoins to the right. It has a gabled thatch roof and casement windows.

5.4: Significant Buildings

Centred on the north entrance to the West Compton Conservation Area is a small group of buildings which include, Little Holme and the Reading Rooms and the Old Forge. All are vernacular in form and materials and are a reflection of the social and historic development of the village.



FIGURE XIV: THE OLD SCHOOL



FIGURE XIII: NUMBER 20 AND 18



FIGURE XV: NUMBER 14

5.5: Significant features of interest

Jubilee column, a small obelisk on a double pedestal is situated above the wall of the school and was built to commemorate Queen Victoria's Golden Jubilee.

Greenstone walls are important features throughout the Conservation Area and contribute to the character of the settlement.



FIGURE XVI: JUBILEE COLUMN



FIGURE XVII: OLD FARMHOUSE



FIGURE XVIII: LITTLE HOLME

5.4: Prevalent and traditional building materials

East Compton Conservation Area is characterised by the use of greenstone as a walling material. Roofing materials include thatch, clay tiles and slate. The greenstone gives the conservation area a sense of cohesion and is laid in a variety of ways; coursed or un-coursed rubble, or square coursed unfaced stone, or ashlar. The colour of greenstone varieties between soft mellow green to a dark earthy olive. Roofs with half hips or gables are both common. In later properties, triangular dormers are a common feature, as at the Butts and Greenstones.

Historic windows within the Conservation Areas are usually casements with leaded lights. There are some sash windows and some with stone mullions but these are much rarer. Both planked and panelled historic doors are characteristic forms.

Unfortunately, some historic properties have replaced historic joinery with inappropriate windows and doors, even PVC(u) in some cases.

5.5: The contribution made by greenery and green spaces

Tree cover is predominantly broad-leaved with ash, beech and oak well represented. A few conifers are scattered through the Conservation Areas. Some spruce and mature yew, with unusual specimen trees around the church or in private gardens.

Hedges and trees frame the roads these usually consist of a mixture of native hedging with small trees such as hawthorn and hazel. This abundance of greenery enhances the setting of the Conservation Area and links it to the surrounding rural landscape. Paddocks to the south in West Compton allow unobstructed views out to Fontmell Down.



FIGURE IXX: NOS. ST MARY'S CHURCHYARD WALL



FIGURE XX: VIEW TO GORE CLUMP

5.7: The extent of intrusion or damage

The main intrusive element in Compton Abbas is the A350, this passes through the western edge of Compton Abbas and West Compton conservation area. This is the main route for traffic between the two market towns of Shaftesbury to the north and Blandford to the south. It is also the only route between these two towns which is considered suitable for heavy goods vehicles. The noise and pollution caused by the volume of traffic using this road has a tremendous detrimental impact of the setting of the Conservation Area. This detrimental impact should not be underestimated.

There has also been a slight loss in historic joinery due to modern replacement windows and doors.

5.8: General condition of the Conservation Area

At present, the fabric of the West Compton Conservation area is generally in good order. The historic buildings are in good repair and are not at risk. There are no derelict or vacant sites, and the open spaces are well cared for. Recent small scale development at *Orchard House and Fanners Cottage* has been sympathetic to the existing historic vernacular buildings.



FIGURE XXI: THE A350

6.0: COMMUNITY INVOLVEMENT

Much greater *emphasis* is now given to involving the local community in decisions about designation and the management of *conservation areas*. Involving the community is an integral part of the appraisal process. Public consultation will be undertaken after the publication of this document and key community groups will be invited to comment on the appraisal.

7.0: MANAGEMENT STRATEGY

The concept of the Conservation Area was introduced in the Civic Amenities Act of 1967. The Primary purpose of designation of a Conservation Area is to identify "areas of special architectural or historical interest the character and appearance of which are desirable to preserve and enhance" under the powers and obligations of Section 69 (1) of the *Planning (Listed Building and Conservation Areas) Act 1990* together with Planning Policy Guidance15: Planning and the Historic Environment .

It is adopted District Council Policy to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas and proposals for any new development, alterations and changes of use of existing buildings and land which have an adverse effect on the character or appearance of the Conservation Area will not be permitted (North Dorset District-wide Local plan, Policy,1.24).

Living in or owning a property in a Conservation Area clearly places certain responsibilities on both residents and the Local Planning Authority. The following policies will assist the consideration of any application required for planning permission or consent which may impact on the Conservation Area. They also provide guidance to property owners and residents in encouraging attitudes and methods which will assist the conservation and enhancement of the character of the conservation Area, whether or not statutory permission is required. The policies are specific to the conservation Area, although reflect the common conservation and listed building policies detailed in the district-wide Local Plan.

7.1: Demolition

Government advice now states clearly that there is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area.

Thus it is expected that proposals to demolish such buildings will be considered against the same criteria as proposals to demolish listed buildings. For cases where a building makes little or no such contribution the District Council will have to be given clear information about what is proposed for the site after demolition. In such instances and for new development sites consent will not be given unless acceptable and detailed plans are submitted (North Dorset District-wide Local plan, Policy, 1.25).

7.2: New Development

7.2.1: Siting and layout

Proposals for new development should respect the character and appearance of the Conservation Area. The siting and layout of new buildings will need careful consideration and will need to reflect the scale, form, common roof heights and the detailing of the contributory buildings. Spaces around and between the buildings allow interrupted views into the open countryside and are important to the character and appearance of the area, and the setting of principle buildings. Where areas or building are characterised by open settings or large gardens, the introduction of additional substantial buildings may not be appropriate. However, some large or irregular sites may provide opportunities for careful siting and design to introduce new structures in a manner which enables this open character to be retained.

To be able to assess the impact of a development on the character and appearance of a Conservation Area the District Council will need to be provided with detail of the proposal. It is expected that planning applications will be submitted with sufficient detail on the siting, layout, design, use of materials, landscaping and any other details necessary to allow a full understanding of the proposals and the likely effect on the area (Policy 1.25, and paragraph1.112).

7.2.2: New building Design

The District Council expects all new development within the Conservation Area to be of the highest architecture quality. Assertive or unsympathetic modern design can soon dilute the special characteristics and local distinctiveness of the conservation area and will not be allowed.

The adaptation of local vernacular styles and use of local materials will normally be expected in conservation areas. Innovative design solutions will also be considered on their merits. The main elevation of new buildings will be expected to line either the major road leading to, or the major road running through the development, so as to create a sense of enclosure, aid public security by active surveillance and to help integrate new development into existing patterns of development (North Dorset District-wide Local plan, Policy, 1.8, iv).

7.3: Alterations and Extensions

The Conservation Area is not a museum, but a living historic landscape. Changing lifestyles and expectations will result in pressure for changes to existing buildings and spaces. Requirements can frequently be met without diminishing the character and appearance of the area, but care is required, to ensure that new developments preserve or enhance the character of the conservation area. Even changes, such as the installation of external plumbing fixture or ventilation stacks can have a detrimental impact on the external character of a building and therefore the area.

Annex C of Planning Policy Guidance (PPG) 15: Planning and the Historic Environment provides guidance on the alteration of Listed Buildings. The principles and guidance detailed in this document are also applicable to any buildings which contribute positively to a Conservation Area. The advice in Annex C of PPG15 will be used when considering proposals to alter a building considered contributing to the Conservation Area.

7.3.1: Locations and form of extension

Any extension or addition should reflect the design, form, materials, textures and finishes of the existing building. These constraints will vary between individual buildings in the Conservation Area, and any proposals will need to respond to the specific building and local environment. Extensions should be subservient to the original building and not dominate or compete in visual terms with that building.

7.3.2: Materials and methods

Green sandstone is a key characteristic of the Conservation Area and gives local distinctiveness. It may be appropriate that it should be used in new development, either by the reuse of reclaimed materials, where possible, or by carefully matching of new materials. However the use of other complementary materials will not be discounted providing that they preserve or enhance the character of the conservation area. Care should be taken to take note of local details such as string courses, lintels and incorporate them in local development where appropriate. The matching of bonds, and styles of walling, mortar material and pointing style will be encouraged.

7.4: Exterior Details

Most historic buildings in these Conservation Areas are vernacular in nature. Typical details, which are characteristic of these building should be retained wherever possible. Alterations to the exterior form and detailing should respond sensitively to the significant elements of the building. In particular attention should be paid to protecting and reflecting elements of the original design and detailing, such as chimney stacks, ridge tiles, lintels and string courses.

The personalising or improving of houses through replacement windows and doors, rendering and stone cladding can have a dramatic and adverse effect on the character and appearance of a Conservation Area.

Many such alterations do not normally require planning permission. Serving a Direction under Article 4 of the General Development Order 1988 will be considered to bring them under the control of the District Council and to ensure that such changes are controlled and managed to preserve the character of the area. (North Dorset District-wide Local Plan, Policy, 1.25, 1.116).

7.4.1: Windows

Casement windows are most common, however both casement and sash window are present in the Conservation Areas. Where repair or replacement is necessary any new work should match the existing material and character of historic windows. Insensitive replacement of windows can seriously detract from the character of the building and, the Conservation Area. Mass produced windows, particularly those made from PVCu, rarely have the historically correct proportions and detailing of originals windows.

7.4.2: Doors

Historic front doors, door cases, and porches are importance in adding character to the street scene and should be retained.

7.4.3: Cladding

The cladding of walls with stone, timber or plastic does require planning permission. It has a diverse effect on the character of the building and the conservation area and therefore any applications for such proposals will not be supported.

7.4.4: Rendering

Rendering of good quality facing material in not recommended and will be refused listed building consent. The application of such materials could provide a continuing maintenance problems. The application of hard cement renders will detrimentally affect the fabric of the building.

7.4.5: Dormers and roof lights

Dormer windows are not a prominent feature in the Conservation Area, however where they exist they are an important component of the architectural style of the buildings. In some case the introduction of dormers and roof lights will be inappropriate, particularly on prominent front or side rooflines. The insertion of dormers and roof lights, other than conservation roof lights, in the conservation area will require planning permission. Any dormers should be of a size, scale and design appropriate for the appearance and age of the building and the character of the area. Only conservation rooflights are considered appropriate

7.5: Ancillary Works

Alterations to, or the introduction of, outbuildings, walls, paved areas, particularly to the front or side of properties can all impact on the character and appearance of the Conservation Area.

In isolated situations where hard standings are considered acceptable, minimisation of the width of the opening in a front wall and/or hedging, while retaining some screening of the front garden by shrubs or mature trees may reduce the impact upon the streetscape. Paving may be addressed as a component part of a comprehensive design treatment, so visually remains part of the garden, rather than appearing as a separate area.

7.5.1: Garages

Any new garages should be constructed in materials and adopting details that are compatible with host and adjacent buildings.

7.5.2: Fences, Boundary Walls, Gates and Front Hedges

Hedges, mature trees and greenstone walls form important features in the Conservation Area. The treatment of boundaries to private properties,

Particularly on frontages to the street, has a major impact upon the appearance of the Conservation Area.

The demolition of walls within the conservation area requires conservation consent and will be resisted. The retention of existing boundary treatments and gates will be encouraged wherever practical. The reinstatement of known earlier boundary treatments will be encouraged, provided there is clear archival evidence of their existence. Historic materials and detailing should be accurately reinstated.

The creation of new or widened openings through existing boundary structures or plantings can erode the streetscape, and should only be undertaken where alternatives or more modest arrangements are not available.

Where new or replacement boundary treatments are proposed, these should reflect the height, scale, materials and detailing used adjacent to the proposal. The planting of hedges of traditional native species will be supported. Where security is a concern, the selection of native thorny species such as hawthorn and blackthorn will be encouraged, and can be protected while establishing by a temporary wire mesh fencing set discreetly within the hedge.

7.5.3: Trees and Gardens

Areas of mature woodland and trees both within the conservation areas and in the surrounding landscape together with mature specimen trees within gardens contribute positively to the character of these Conservation Areas. In particular mature trees within the conservation area are important around St Mary's Church.

The Local Planning Authority must be notified of any work to trees within the conservation areas and trees and tree groups which have been identified as important to the character of the Conservation Area should be retained.

7.5.4: Satellite Antennas

The installation of satellite dishes on to the front elevations, or chimneys of buildings in the Conservation Area requires planning permission. The Local Planning Authority will usually refuse permission for dishes the on front or elevation of buildings facing roads or above the roof line.

The appraisal will be used in judging the way in which individual development proposals will affect the special character of the area. Any proposal that has an adverse effect on this character will not be permitted. Proposals that can be seen to enhance the Conservation Area, subject to other prevailing planning policies, will be supported.

7.6: BOUNDARY REVIEW

The existing boundary has been examined. Due to the enclosed nature of the conservation area no amendments are proposed.

8.0: REFERENCES AND FURTHER READING

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8.1: Map sources (Dorset Archives Services © Reserved)

Compton Abbas Tithe Map, 1844

Compton Abbas Parish Map, showing strips, not dated, possible early 19th century

Compton Abbas Enclosure Map, 1853

West Compton Os Map 1:25,000 1901

West Compton Os Map 1:250, 00 1929

9.0: APPENDICES

APPENDIX I: HISTORIC MAPS

APPENDIX II: APPRAISAL MAPS

APPENDIX III: COMPTON ABBAS PARISH STATISTICS

APPENDIX I: HISTORIC MAPS



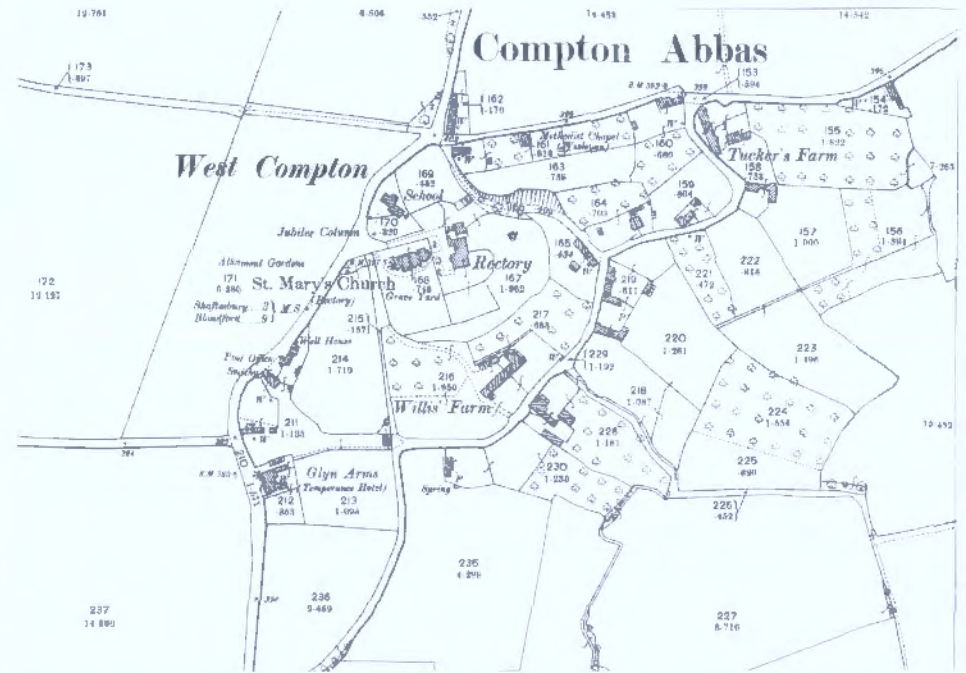
Compton Abbas Parish Map, showing survival of mediaeval ridge and furrows, not dated, possible early 19th century.
(Dorset Archives Services Copyright Reserved)



Compton Abbas Tithe Map, 1844 (Dorset Archives Services Copyright Reserved)



Compton Abbas Enclosure Map, 1853 (Dorset Archives Services Copyright Reserved)

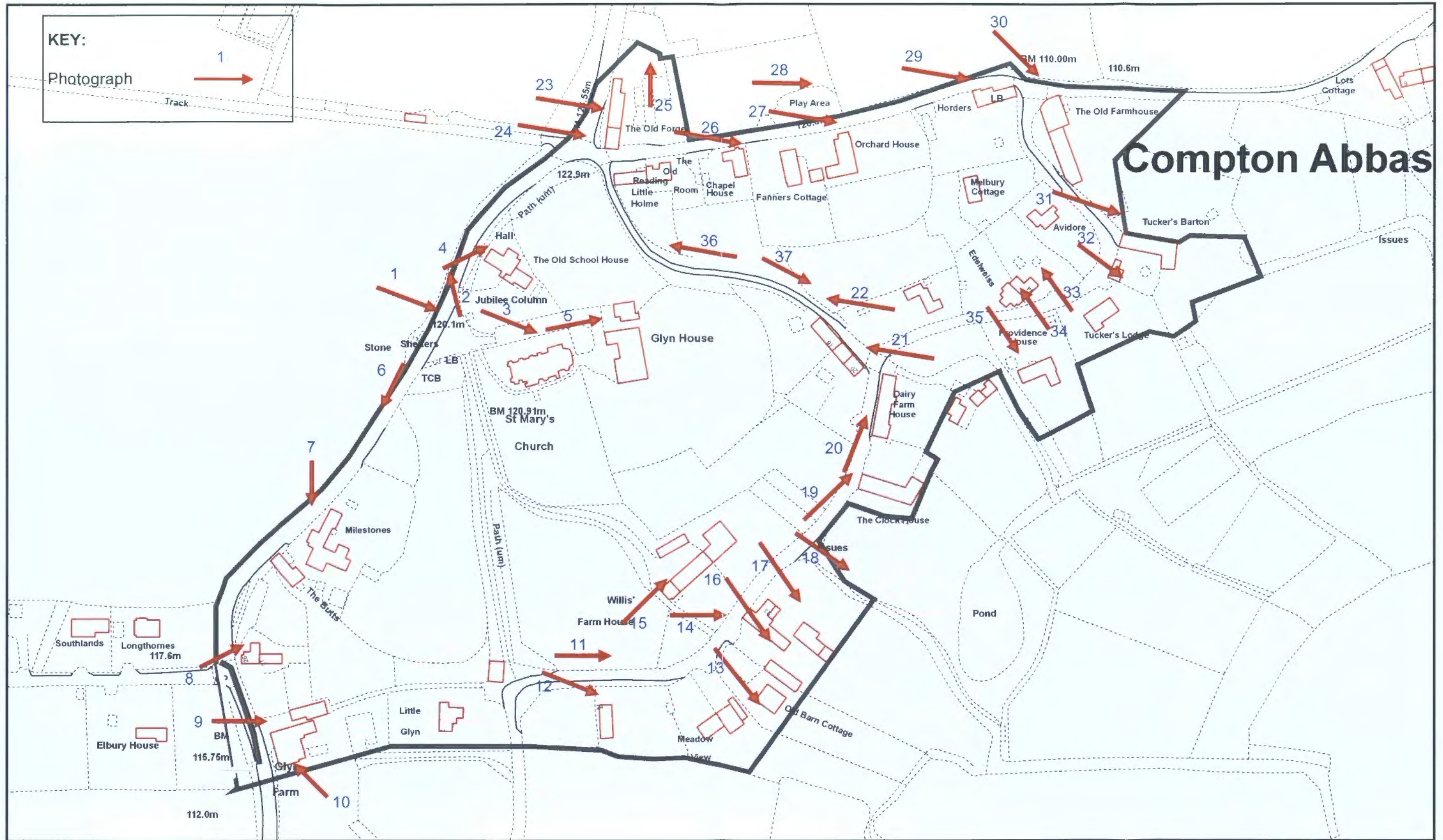


Os Map West Compton 1:25,000 1929 (Dorset Archives Services Copyright Reserved)

APPENDIX II: APPRAISAL MAPS

APPENDIX II: APPRAISAL MAPS

Map 4: Location of Photographs



West Compton Abbas

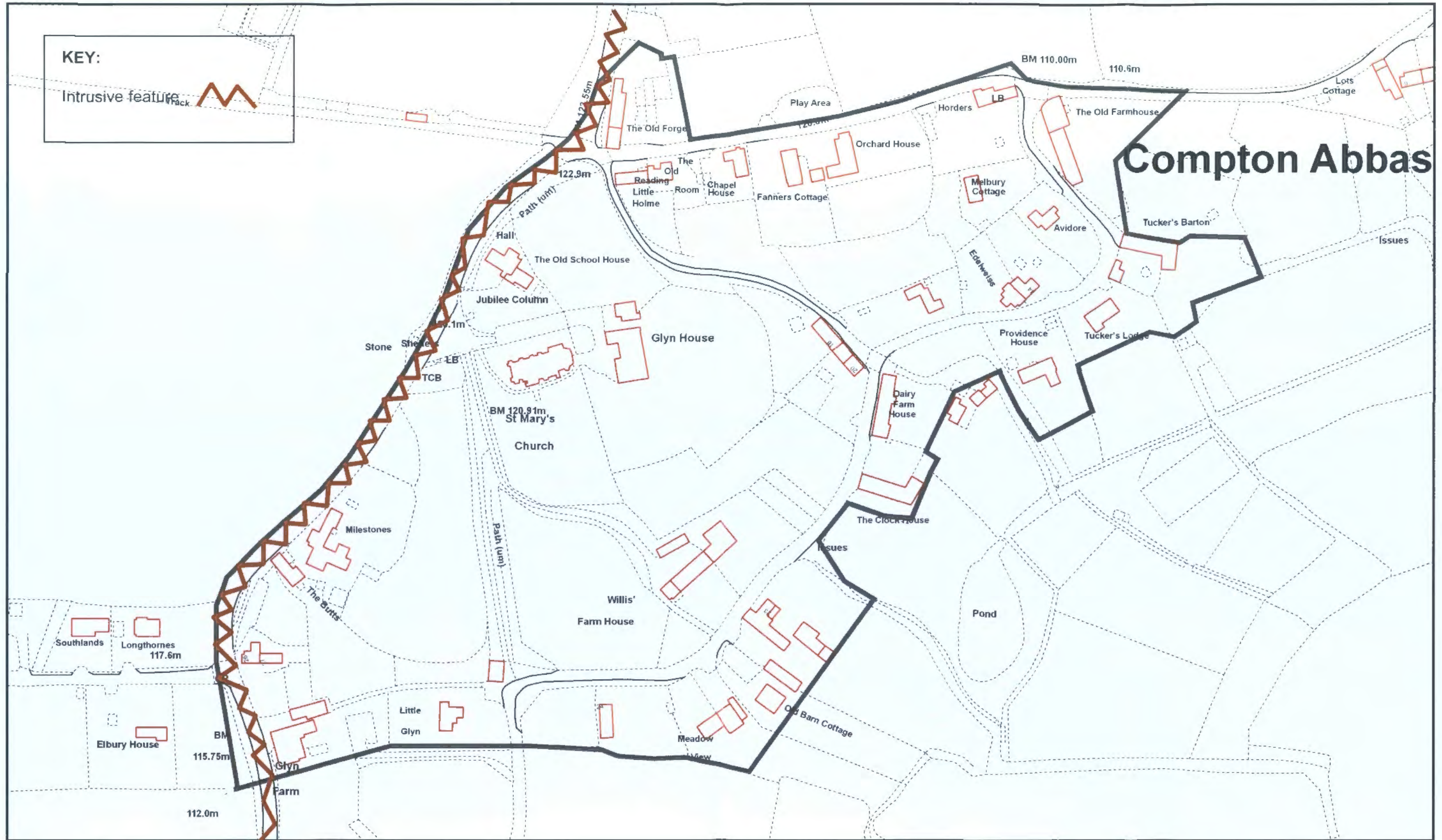


Scale: 1:1,552

North Dorset
 DISTRICT COUNCIL

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Map 3: Intrusive Features



Compton Abbas

West Compton Abbas

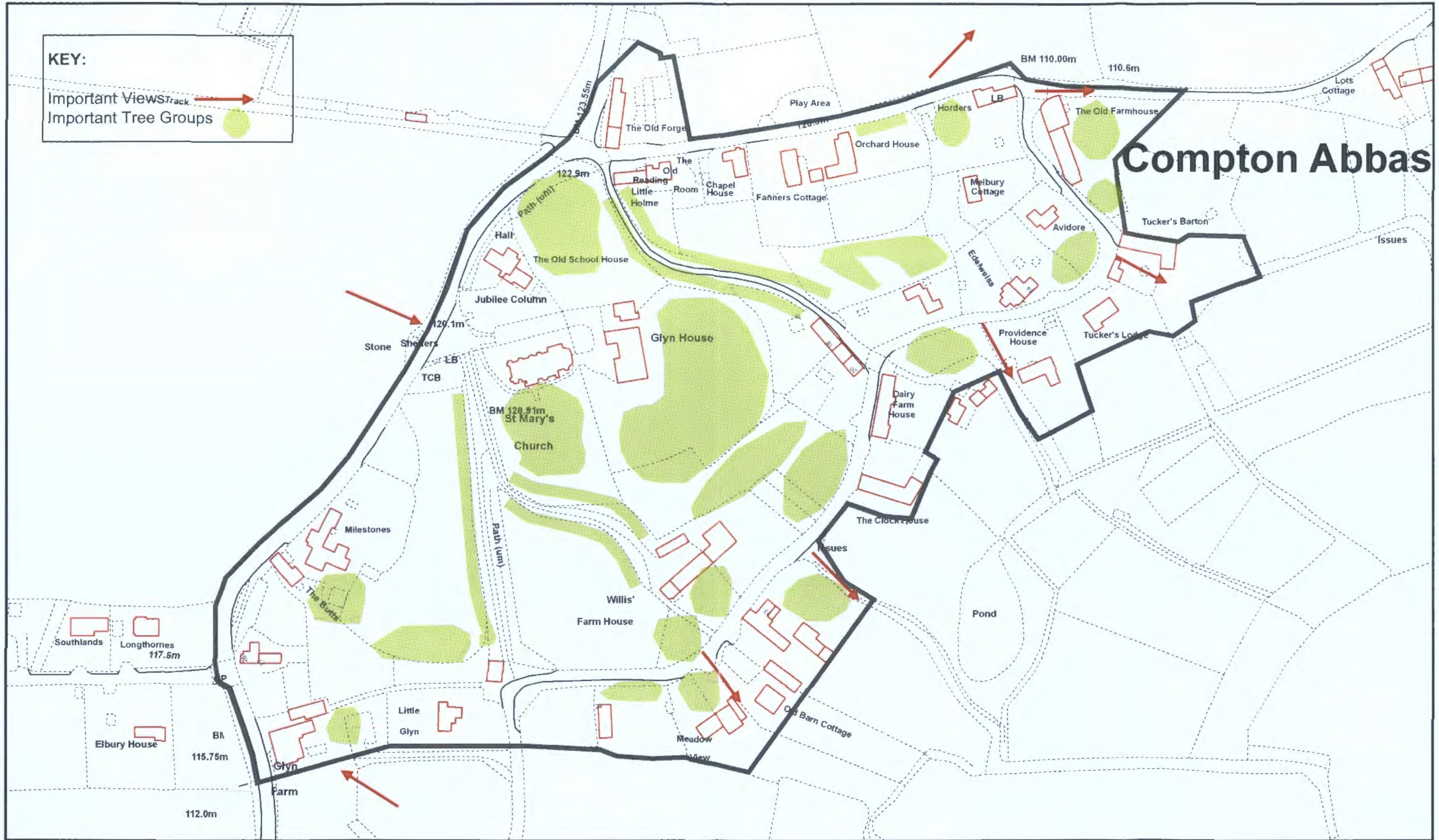


Scale: 1:1,552

North Dorset
DISTRICT COUNCIL

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Map 2: Important Views and Tree Groups



LOCATION OF PHOTOGRAPHS:

KEY:

- | | | | |
|-----|--|-----|-------------------------------|
| 1: | St Mary's Church | 24: | The Old Forge Car Restoration |
| 2: | Footpath | 25: | Chapel House |
| 3: | Obelisk outside St Mary's Churchyard | 26: | Fanners cottage |
| 4: | The Old Schoolhouse | 27: | The Playing Fields |
| 5: | Glyn House | 28: | Horders |
| 6: | A350 | 29: | The Old Farmhouse |
| 7: | Milestones Tearooms | 30: | Tuckers Barton |
| 8: | Just a Cottage | 31: | Tuckers Lodge |
| 9: | Glyn Farm | 32: | No. 14 |
| 10: | Glyn Farm from outside Conservation Area | 33: | Elderweiss Cottage |
| 11: | View along lane | 34: | Providence House |
| 12: | View out of Conservation Area | 35: | View up lane |
| 13: | The Malt House | 36: | View down lane |
| 14: | Willis Farm | | |
| 15: | Out buildings to the Malt House | | |
| 16: | Out buildings to the Malt House | | |
| 17: | View to Gore Clump | | |
| 18: | The Clock House | | |
| 19: | Dairy Farm House | | |
| 20: | Corner Cottage | | |
| 21: | Nos. 18& 19 | | |
| 22: | The Old Forge | | |
| 23: | Little Holme | | |
| 24: | The Old Reading Room | | |



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APPENDIX III: COMPTON ABBAS PARISH STATISTICS

COMPTON ABBAS *Parish Profile*

		Parish	District	County
		Compton Abbas	North Dorset	Dorset
Population	All people	200	61,910	390,980
	% aged 0-15 years	23.5	19.8	17.9
	% aged 16-64 years	57.0	60.3	58.7
	% aged 65+ years	19.5	19.9	23.4
	% living in a communal establishment	0.0	6.1	2.8
Dwellings / Households	All dwellings	90	26,455	178,065
	% second homes	6.7	1.4	2.8
	Household spaces with residents	84	25,248	167,998
Tenure	% owner-occupied	75.0	73.3	76.3
	% rented Council / housing association	17.9	13.8	12.1
	% other tenure	7.1	12.9	11.6
Car Ownership	% of households with no car	9.5	14.1	17.0
Household Composition	% pensioner households	32.1	30.7	33.4
	% couple households	41.7	47.9	44.7
	% lone parent households	0.0	6.4	6.8

Economic Activity	All people aged 16 to 74	134	43,611	275,193
	% of 16-74 years Employed	68.7	64.4	60.8
	% of 16-74 years Unemployed	0.0	1.8	2.0
	% of 16-74 years inactive	30.6	32.2	35.1
Qualifications	% of 16-74 years No /level 1 qualifications	44.8	25.0	26.2
Occupation	% of workforce: managerial and professional occupations	23.1	25.4	26.1
	% of workforce: intermediate occupations	3.0	9.8	8.7
	% of workforce: small employers and own-account workers	32.8	11.0	10.0
	% of workforce: lower supervisory and technical occupations	3.7	7.4	7.2
	% of workforce: semi-routine and routine occupations	11.9	20.8	19.5
Health	% of all people with a limiting long-term illness	13.5	16.6	19.2
	% of all people whose health was good	75.5	71.1	68.1
	% of all people providing unpaid care	7.5	9.6	10.8