



Chaldon Herring Conservation Area

Appraisal document



Adopted Document

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Contents

List of figures	3
List of maps	3
Introduction	4
Background	4
Planning policy framework	4
Development within a conservation area	4
Preparation and survey limitations	5
Community involvement	5
Summary of special interest and significance	6
Special historic interest	6
Special architectural interest	6
Conservation area: site and situation	7
Location and setting	7
Socio-economic profile	7
History of development	8
Townscape analysis	12
Village structure	12
Building density	12
Building height	12
Plan form and massing	13
Edges and enclosure	13
Visual qualities	14
Trees, green and open spaces	14
Public realm	15
Building style, materials and details	17
Architectural style	17
Walls	17
Roofs	18
Windows and doors	19
Important unlisted buildings and structures	19
Ecology and biodiversity	21
Issues and opportunities	22
Problem areas	22
Evaluation of condition	22
Buildings at risk	22
Threats, pressures, challenges	23

Recommendations	24
Boundary redefinition.....	24
Management & enhancement.....	25
Appendix	26
Appendix A – Further information and advice	26
Appendix B – listed buildings	28

List of figures

- FIG. 1: *View from Chaldon Down.*
- FIG. 2: *Medieval relics.*
- FIG. 3: *The Manor (formerly The Grange).*
- FIG. 4: *Evidence of historic agricultural activity.*
- FIG. 5: *Track linking Chydock Road to the West Chaldon road.*
- FIG. 6: *Storey heights.*
- FIG. 7: *View across the churchyard.*
- FIG. 8: *View across the green looking towards Winfrith.*
- FIG. 9: *Vernacular development.*
- FIG. 10: *Stone and brick.*
- FIG. 11: *Features of interest.*
- FIG. 12: *Rookery in trees at the Old Vicarage.*
- FIG. 13: *Ruined buildings.*

List of maps

- Map 1: Boundaries
- Map 2: Conservation area quality

Introduction

Background

1. This appraisal has been prepared for Chaldon Herring Conservation Area which was designated on 25th November 1981, and whose boundaries were revised on 9th December 2014.
2. Conservation areas are defined within the Planning (Listed Building and Conservation Areas) Act 1990 as:

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

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

Planning policy framework

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

Development within a conservation area

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

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

Preparation and survey limitations

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

Community involvement

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

Summary of special interest and significance

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

Special historic interest

11. Interest lies in the collection of listed and other historic buildings within the conservation area, and the association the village gained with the Powys Circle— an important group of artists and writers who visited and settled in and around the village – during the 1920s and 1930s. Dorset History Centre holds an extensive collection of related literature.

Special architectural interest

12. The conservation area contains a large number of listed buildings, including the Grade II* listed Manor House, and a number of vernacular cottages of sixteenth and seventeenth century origin which display distinctive use of local materials.

Conservation area: site and situation

Location and setting

13. The village lies in chalk downland in the south west of Purbeck District. The settlement is strongly rural in historic character and location, enjoying a degree of relative isolation. The settlement sits low in the landscape, with farmland rising to the north and south. The immediate and broader setting is agricultural.



FIG. 1: *View from Chaldon Down. The village sits low in the landscape.*

Socio-economic profile

14. The economy of the village was historically dominated by agriculture, and this retains a strong presence on the east side of the village, with muddy roads evoking a strongly rural feel. The rest of the village is now primarily residential, with a number of dwellings let for holiday use. Despite the small size of the resident population, the village retains a reasonable number of traditional facilities. These include a pub, church, village hall and call box.

History of development

Prehistoric

15. People were active within the surrounding landscape during prehistoric times. Evidence includes a group of four barrows known as the 'Beaufort Farm group' which lie just to the east of the Sailor's Return public house. Whilst these stand on a low ridge, the positioning lacks the visual prominence often associated with barrows. Further north, the barrow group known as the 'Five Marys' has a more commanding position most appreciable when viewed from Chaldon Down.

Medieval

16. The name 'Chaldon' derives from the Old English 'Calvedon', which means "the hill where calves are pastured". Coincidentally a specialist calf rearing unit currently operates at Grange Dairy. The village formed part of the medieval de Newburgh estate whose principal seat was at East Lulworth. 'Herring' derives from the surname 'Harang', a reference to Norman-French family who were tenants of the manor (the overlordship of which lay with the de Newburghs of East Lulworth) during the period.
17. St Nicholas's Church stands on the highest ground within the village, giving emphasis to its historic importance. The building here dates at least to the fourteenth century, with the tower and porch added during the fifteenth century, and the chancel and south aisle rebuilt during the nineteenth. The twelfth century font may provide evidence for an earlier building on the site, however its exact provenance is open to question given that it spent time as a garden ornament.



FIG. 2: *Medieval relics. Left: Cross base on the green. Right: St. Nicholas's Church.*

18. In common with a number of settlements in the west of Purbeck, Chaldon Herring 'shrank' during the medieval period. Traces of at least five closes (the plots of former dwellings), a hollow way (lane) and remains of a chapel exist in fields either side of the road as it exits the village to the north. The chapel had been incorporated into a house by 1801, though was demolished later in the nineteenth

century. Shrinkage of villages during the medieval period was often associated with loss of population arising from plague, though the exact cause of shrinkage in Chaldon Herring is unknown. The stone base of a village cross survives on the village green.

19. The Harangs made substantial gifts of land to Bindon Abbey, which had been founded and endowed by their overlords the de Newburghs. Here an historic association with the abbey estate is recalled in the current and historic property name 'Grange', which was a term applied to monastic farms. The Manor, previously known as 'The Grange', was the centre of the abbey lands in Chaldon Herring.

Sixteenth and seventeenth centuries

20. The Manor is of sixteenth century origin, and though the house, and particularly the facade, was remodelled during the eighteenth century, it retains substantial fabric dating to the period (see FIG. 3 below). Following dissolution of the Abbey in 1541, its lands passed to Sir Thomas Poynings, who established his seat at Burngate. By 1582 the Poynings estate was largely united with that of the Howards who had succeeded in ownership of the adjoining de Newburgh estate. The Howards built Lulworth Castle in the 1600s. When the Welds purchased the Lulworth estate in 1641 Chaldon Herring was excluded, sold instead to the powerful Seymour family (later Dukes of Beaufort).
21. Two buildings are believed to date to the late sixteenth – early seventeenth centuries. These are Nos. 4/5, which were possibly once a single house, and Damer's Farm House (see FIG. 9). Now much altered, the latter may have found origin as a 'long house' consisting of an open hall with byre at the west end. Whilst the hall was located in the central section of the current house, the site of the byre is now occupied by a modern extension. St. Nicholas Cottage is thought to date to the seventeenth century (see FIG. 9), though the north end of the current building is a modern extension built on the footprint of an attached structure historically destroyed by fire.



FIG. 3: *The Manor (formerly The Grange). As viewed from the churchyard.*

Eighteenth century

22. Several buildings within the conservation area find their origins in the eighteenth century. These include No. 6, No. 22, Apple Tree Cottages, Lilac, Clematis and Rose Cottages, and the Sailors Return (minus its modern extensions). In 1789 the manor and lordship was purchased from the Dukes of Beaufort by the Welds, reuniting it with other former possessions of the medieval de Newburgh estate. Further land was purchased in Chaldon Herring in 1831, and much of the surrounding land continues in the ownership of the Lulworth Estate.

Nineteenth century

23. The nineteenth century saw 'restoration' work at the church described above, and construction of the school (now village hall) in 1847. Amongst other buildings dated to the period are Nos. 14/15, and the now derelict forge on the green.

Twentieth to twenty-first centuries

24. Farming retains an important presence within the village, though this has seen significant reduction since the beginning of the twentieth century. The Ordnance Survey map for 1902 shows several named farms within the village. On the east side of the village a group consisting of Vicarage Dairy (labeled 'Vicarage Farm' in 1902), known today as Nos. 2 and 3, Beaufort Farm (whose name recalled ownership of the manor by the Dukes of Beaufort) which stood opposite, but is no longer in existence, and Gostelowes Farm (whose name recalled that of the family who were once chief tenants of the Beauforts), currently known as No. 1 (see FIG. 6). On the south side of the village were Vicarage Farm (labeled 'St. Nicholas's Farm' in 1902), with Ford's Barn opposite, and to the north-west, Grange Dairy. All comprised groups of buildings for the most part organised around a central yard.



FIG. 4: Evidence of historic agricultural activity. Left: the outer walls of a former barn at Vicarage Farm. Right: 'Ford's Barn'. The 'Granary' is a remnant of the historic group of buildings which formed a courtyard here, the blocked entrance to which sits between it and 'Granary Lodge'. Both the latter and the remaining building here have either been substantially or completely rebuilt as part of the conversion.

25. During the course of the century, many of the agricultural buildings shown on the 1902 map, including houses at Grange Dairy and Beaufort Farm, were

demolished. Part of the external wall of a barn which belonged to Vicarage Farm now provides the roadside boundary, complete with blocked window opening (see FIG. 4 below). Ford's Barn opposite (see FIG. 4) was partially demolished, with much of the remainder reconstructed as part of its conversion during the 1980s. Of what remains, the Granary and part of Granary Lodge retain historic fabric, and stand either side of the now blocked entrance to the original yard. Remnants and ruins of the complex of buildings associated with Beaufort Farm and Vicarage Dairy survive at the eastern entry to the village.

26. During the 1920s and 1930s the village gained an association with a group of writers and artists known as the 'Powys Circle', named after writer Theodore Powys, who moved to the village in 1904. Others followed, and the tombstones of three of the group – Elizabeth Muntz, Hope Muntz, and Andre Bonnamy – stand in the churchyard (see FIG. 11).
27. The village school closed in 1932, and other traditional facilities including the post office and smithy, followed later. The public telephone box has been recently safeguarded by listing following threatened removal, and the service remains at present. A site previously operating as a depot on the east side of the village stands largely empty and detracts from the character and appearance of the conservation area.
28. The second half of the twentieth century saw a number of housing developments, principally along Chydock Road, and conversion/reconstruction of Ford's Barn.

Townscape analysis

Village structure

29. A triangular green stands at the centre of the village, approached by through roads which branch south, east and north-west. A looping route which encloses a large chunk of land south of the green, is created by a framework of secondary lanes (see FIG. 5). This relatively simple structure provides an interesting layered townscape within which the spaces enclosed by roads and accesses are important.



FIG. 5: Track linking Chydock Road to the West Chaldon road (apparently known locally as Bloater Lane). The gable end of the 'Granary' closes the view. The lane lends an informal rural character.

Building density

30. Building density within the village is low. This is an important aspect of character, seen most clearly around the green, and generally reflects the historic pattern of development. The conservation area is not characterised by the presence of a continuous developed frontage or building line, but has a dispersed and broken character, with informal arrangement of buildings in plots. Council housing in Chydock Road is not consistent with this pattern.

Building height

31. Reflective of its historic status, the Manor is exceptional with its two storeys and attics. Historic residential development within the conservation area otherwise generally stands at one and a half or two storeys. The former is typical of most pre-nineteenth century housing, with the half storey serviced by dormers

positioned at or between the eaves and set flush with the face of the building. A number of historic farm buildings demonstrate the same basic arrangement, and it has been effectively emulated by recent development in Chydock Road. Nineteenth century houses commonly stand at a modest two storeys, and this is continued by twentieth century council housing just outside the conservation area. More recent housing development has mostly been of bungalows, the single storey forms of which are atypical of housing within the conservation area generally, though shared with industrial and agricultural structures such as the old forge. Effective masking of bungalows by boundary planting helps to reinforce the general impression of low density, though use of the bungalow form itself does not represent a positive response to historic character.

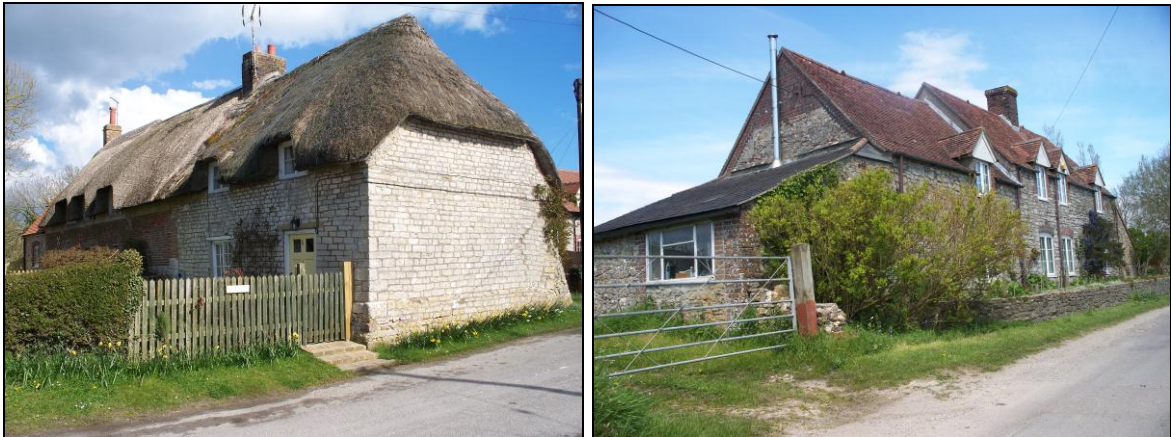


FIG. 6: Storey heights. Development at one and half storeys is common around the village. Left: Nos. 4-6 with windows set within the roof. Right: No. 1, historically Gostelowes Farm with windows partially set within the roof.

Plan form and massing

- Buildings of both agricultural and domestic origin are generally rectangular in form, with broad frontage, shallow depth plan. This applies as much to the Manor as cottages within the village, most of which are a single room deep. In a number of cases, development has a strongly linear character arising from the formal or informal arrangement of houses in attached rows, or addition of side extensions. A more substantial arrangement is seen at Vicarage Farm, which consists of two parallel ranges. The massing of modern council housing just outside the conservation area in Chydock Road generally exceeds that of earlier cottages, whilst most bungalows clearly depart from the historic pattern given their characteristically deep forms.

Edges and enclosure

- A number of properties have frontages which open directly onto verges or unenclosed front gardens. This contributes to the sense of space around the green. Old maps suggest that a similarly informal arrangement previously existed

to the front of Nos. 4-6. Fields, together with many gardens, are enclosed by hedges. The latter again have an attractive presence around the green.

34. Boundary walls constructed from flint, brick or stone rubble are found intermittently, and low stone walls with half round clay coping are notable on the frontages of Nos. 8-10 and St. Nicholas Cottage. Stone walls are a particular feature of modern development in Chydock Road where they frequently provide an earth retaining function, though walls in the lower part of the lane pre-date the dwellings they enclose. Entering the village from the west, the boundary wall between the Old Vicarage and adjacent farmland provides a visually interesting, albeit abrupt edge, though part of the flint wall has been unsympathetically raised using concrete block.
35. The recent use of close boarded fencing in the east of the village has introduced a 'suburban' character. This conflicts with the otherwise rural feel of the conservation area.

Visual qualities

36. The combination of layout, topography and the often informal arrangement of development gives rise to many attractive views moving around the conservation area. Views across the green and around the churchyard are of particular quality (see FIGs. 7 and 8). Also notable is the view west along the lane linking Chydock Road to the West Chaldon road, to which the gable end of The Granary provides a visual terminus (see FIG. 5). The broader landscape setting of the village (see FIG. 1) is appreciable from rising ground to the south, and this provides views into the village, whilst also providing a focus for views out.



FIG. 7: *View across the churchyard. The former school and Old Vicarage are visible together with a collection of interesting monuments. Note the elevated position and contribution made by trees.*

Trees, green and open spaces

37. The proximity of agricultural land to the centre of the village provides a strongly rural character. This is further emphasised by the sense of space around the

village green – a registered common – within which unenclosed verges and the hedged paddock known as ‘God’s Pocket’ are important. Leaving the green and moving southwest along West Chaldon road, trees play an increasingly important role in providing character, partly due to the rising land, and partly due to the presence here of large gardens. Tall specimens around the Manor and Old Vicarage (see FIG. 12) are of note.



FIG. 8: *View across the green looking towards Winfrith.*

Public realm

Groundscape

38. Consistent with the historic character of the village, the conservation area has remained free from introduction of pavements. Road surfaces are tarmacked with the exception of the lane linking Chydock Road with the West Chaldon road (see FIG. 5).

Street furniture

39. The conservation area contains a jubilee model K6 telephone kiosk (listed), and George VI post box. A modern direction pointer stands on the green adjacent to a timber clad bus shelter. Attachment of a dog waste bin to the latter lacks visual subtlety, though performs a useful function.

Public space

40. As common land, the village green forms the principal public space within the conservation area. ‘God’s Pocket’ adjacent could also be considered an informal public space by virtue of its suggested use as a car park, though it is largely hidden from view. The churchyard and its annexe are pleasant spaces which contribute strongly to the setting of the church.

Lighting

41. The conservation area remains free from street lighting. This contributes to the rural character of the village.

Watercourses

42. Drainage ducts set along the side of the road are an interesting feature on the east side of the village green, and lower part of the West Chaldon road. These roughly link to the stream which runs through the village and beneath the road to the north of Shepherd's House. During periods of heavy rain the crossing here floods, reverting to its historic state as a ford.

Building style, materials and details

Architectural style

43. Buildings displaying use of vernacular style (defined by local tradition and typically by use of local materials) are visually prominent within the conservation area. These often have similar forms and the same basic elements though composition varies greatly. More formal use of architectural style is seen at the Manor, whose ordered Georgian façade masks an earlier building – much as is also seen in neighbouring Winfrith. The Old Vicarage and school show light Gothic Revival influence. Pattern book design using local materials is perhaps evident at Nos. 2-3, whilst council housing in Chydock Road is identical to that seen in other villages across the District, and undermines local distinctiveness.



FIG. 9: Vernacular development. Left: No. 7, historically Damer's Farmhouse. The core of the building is one of the oldest houses in the village.. Right: St. Nicholas Cottage. Note also apparent patching with brick.

Walls

Stone

44. Within the context of the wider District, the village is notable for the frequency of buildings visibly constructed from flint. The quality of the nodules used is generally that of low grade 'field' flint – material collected from the surface of agricultural land following ploughing. Chaldon Herring is perhaps the only location in the District where specification of flint as a facing material in new development is an appropriate way of reinforcing local distinctiveness. Effective use of flint blocks has indeed recently been made in the construction of a new house in Chydock Road.
45. Limestone of varying quality is a frequent feature of historic construction, and is used for the two buildings of historically high status – the church and Manor. The coursed blocks used at No. 6 are a notable feature (see FIG. 6), though limestone

rubble is more common. The latter may be found mixed with flint and chalk in the most roughly built walls (see FIG. 10 below).



FIG. 10: Stone and brick. Left: Mixed rubble containing limestone, flint and chalk at Vicarage Farm. Right: Flint wall with brick dressings seen at the Granary.

Brick

46. Brick is used to form openings, corners and string courses in buildings constructed from flint, and often those constructed using mixed or limestone rubble (see FIG. 10 above). Brick is also generally used for construction of chimney stacks, and appears to have been used to patch up or reface a number of historic buildings (see for example St.Nicholas Cottage in FIG. 9).
47. Whilst brick represents a principal building material at a couple of nineteenth century properties, it does not otherwise play a significant role in characterising historic development within the conservation area. Brick has however been favoured for modern bungalow developments around the village, and this tends to appear visually obtrusive.

Other materials and finishes

48. Use of cob occurs at Nos. 4 and 5, and may form a concealed component of other rendered buildings. Render is also used in a more general way as a partial or complete finish on several historic buildings of probable masonry construction.

Roofs

Roof form

49. A range of roof shapes occur. Pitched and fully hipped roofs are common, with quarter and half hips occasionally seen.

Roofing materials

50. Thatch is characteristic of vernacular construction, and occurs on the roofs of most buildings pre-dating the nineteenth century. Based on the small number of historic roofs which survived until recently, wheat straw appears to have been the historic

material of choice for thatching within the village. Most thatched properties now carry modern water reed thatch, the flat angular forms of which contrast with the softly contoured wheat straw roofs they have replaced. Most thatched roofs carry traditional flush ridges, though ornate block ridges are conspicuous where installed, and detract from local distinctiveness and character.

51. Purbeck stone tiles on the roofs of The Manor and the parish church are a clear reflection of historic status, however the occurrence of stone tiles on outbuildings to the rear of No. 3 is less easy to explain. Use of Welsh slate is generally a feature of nineteenth century development, whilst plain clay tiles play a supporting role which is undermined by the use of concrete substitutes in modern development.

Chimneys

52. Chimney stacks across the conservation area are built from brick. The Tudor style chimney stacks of the Old Vicarage are notable for their decorative quality, though elsewhere stacks are relatively plain with minimal corbelling.

Windows and doors

53. Windows and doors within the conservation area are generally constructed from timber, however UPVC replacements have a limited though conspicuous presence, harming the character and appearance of the conservation area.
54. Casements are typical of vernacular cottage construction, and combined with use of horizontally sliding (or 'Yorkshire') sash windows on upper floors at a number of properties, including at Lilac Cottage and Nos. 4-6. Vertically sliding sash windows tend to be associated with buildings of more formal architectural style and status, and are seen on a few nineteenth century houses including the Manor. At the latter the windows form an element of the later restyling of the facade.

Important unlisted buildings and structures

55. Unlisted buildings and structures which make a 'positive' contribution to the historic or architectural character or appearance of the conservation area are detailed on Map 2. Alongside listed buildings, these should form a focus for conservation, and where applicable, may provide inspiration for new development. Key examples are provided below.
 - *Andre Bonnamy and Elizabeth Muntz tombstones*: two of the Powys Circle buried in the churchyard. The tombstones are the only tangible link to the group remaining. The stones are suffering some subsidence (see FIG. 11).
 - *Agricultural buildings in the east of the village*: entering the village from the east, these nineteenth century structures are prominent roadside features (see FIG. 11).

- *The Old Vicarage*: whilst the use of brick is not typical of the locality, the building is architecturally attractive. It makes a positive contribution to views from the churchyard (see FIG. 7), and its appearance is mellowed by lichen.



FIG. 11: *Features of interest. Left: tombstones of Andre Bonnamy and Elizabeth Muntz. Right: nineteenth century cart shed with first floor granary and attached stable.*

- *Water pump*: a small water pump stands in the verge south of Lilac Cottage. Historic maps show development at this location.

Ecology and biodiversity

56. Buildings, trees and garden spaces provide nesting, roosting and feeding opportunities for birds and bats. The songs of skylarks that nest in the fields around the village, and the noisy rookery at the Old Vicarage (see FIG. 12 below) each evoke a strong rural feel, as do the swallows that nest in the old farm buildings. Around the conservation area it is important to note the contribution made by lichen and mosses in softening the appearance of buildings whilst adding colour, texture and interest. Lichens are particularly noticeable on grave stones in the churchyard, and on the brickwork of the Old Vicarage and village hall.



FIG. 12: *Rookery in trees at the Old Vicarage.*

Issues and opportunities

Problem areas

57. The principal issue within the conservation remains as it has been for many years, the condition of certain buildings. Whilst a number have seen rehabilitation and repair in recent years, dereliction remains a problem.

Evaluation of condition

58. Following its inaugural survey of conservation areas in 2009, Chaldon Herring was declared as 'at risk' by English Heritage, and was featured in its magazine *Heritage Today*. Whilst this status has now been removed following progress shown in tackling dereliction, the condition of other buildings had deteriorated further. These include the ruins of a former farm building visible upon entering the village from the east, and the Old Forge discussed further below (see FIG. 13). Within the churchyard the tombstones of Elizabeth Muntz and Andre Bonnamy of the Powys Circle are suffering subsidence (see FIG. 11).
59. Whilst inhabited properties within the village are generally well maintained, other less frequently tenanted holiday properties do appear to suffer lapses in maintenance.



FIG. 13: *Ruined buildings. Left: former agricultural building at Vicarage Farm. Right: the listed Old Forge on the green.*

Buildings at risk

60. Listed buildings and structures are termed 'at risk' where aspects of their condition, use or context threaten those features which provide special historic or

architectural interest. Chaldon Herring Conservation Area has poor a record of listed buildings whose special interest has been harmed by neglect. The Old Forge has been left ruinous for an extended period. Following progressive roof collapse, the structure is now both boarded and fenced off (see FIG. 13 above). Until 2011 No. 4 stood as a derelict shell for several years, and suffered extensive loss of historic fabric. The building has recently been brought back into use. The Old Farmhouse at Grange Dairy likewise stood derelict for some time before being demolished during the 1990s.

61. All listed buildings are potentially at risk from unauthorised and inappropriate works. A number of properties within the conservation area have suffered in this way, with unauthorised thatching a common issue.

Threats, pressures, challenges

62. Given the nature of issues outlined above, threats largely relate to unauthorised works and lack of maintenance. Challenges principally centre upon addressing dereliction.

Recommendations

Boundary redefinition

63. As originally designated in 1981, the conservation area included the whole village, together with considerable amounts of open agricultural land around the settlement. Inevitably this meant that some modern development was included on the peripheries, together with land that would not ordinarily suit designation. Changes were made to the conservation area boundary in December 2014 in order to more appropriately focus the designation on areas of surviving historic townscape. This ensured that the designation was fit for purpose in line with paragraph 127 of the NPPF. A description of changes made in 2014 is given below:
64. The following elements were removed:
- *Grange Dairy and agricultural land adjoining to the east and south east:* Since demolition of the old farmhouse, the dairy site retains limited architectural or historic interest. Modern agricultural buildings here detract from the quality of landscape views. Whilst settlement anciently extended into the field adjacent, both this and the field to the south are currently in sole agricultural use, with few visible traces of past use and no surviving rights of public access. As such it appears most appropriate to view the fields as forming part of the broader agricultural setting of the village as opposed to forming an integral part of the village itself. The same is true of the field east of Tumbleweed, and that north of The Warren. The barrow contained within the latter is part of a group otherwise excluded, and designated as a scheduled ancient monument.
 - *Council housing in Chydock Road:* This insensitive development lacks any historic architectural character or interest, and is peripheral to the historic core of the village.
 - *The Warren and Tumbleweed:* Insensitive modern housing lacking historic architectural character or interest, and again peripheral to the historic core of the village.
 - *Parts of the yard and outbuildings of Vicarage Farm:* the boundary is corrected to take account of development since original designation given that it bisects certain modern structures.
65. The small annexe to the churchyard forms a space directly and obviously linked to the latter though which currently falls outside the conservation area boundary. This was brought inside boundary.

Management & enhancement

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

Encourage rehabilitation of the Old Forge: Rehabilitation of the Old Forge would enhance the appearance of the conservation area and provide a future for this listed building.

Consider relocating dog waste bin: repositioning this at a less visible location could improve the appearance of the conservation area.

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

Appendix

Appendix A – Further information and advice

Legislation, guidance and policy

- *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *National Planning Policy Framework.* DCLG, 2012.
- *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide.* 2010.
- *Purbeck Local Plan Part 1.* Purbeck District Council, 2012.
- *DETR Circular 01/01.* 2001.
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Design

- *District Design Guide Supplementary Planning Document.* Purbeck District Council, 2014.
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- *Chaldon Herring: The Powys Circle in a Dorset Village.* Judith Stinton, 1988.
- *Dorset (Pevsner Buildings of England).* Newman and Pevsner, 1972.
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- *National Heritage List.* www.english-heritage.org.uk.

General

- *A Stitch in Time: Maintaining your Property Makes Good Sense.* SPAB and IHBC.
- *Decline and Fall.* In, *Heritage Today*, pages 32-34. Maev Kennedy, 2009.

Further enquires

Enquiries regarding this appraisal should be addressed to:

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

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

Environmental Services Directorate

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

Appendix B – listed buildings

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

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

Address	Grade	English Heritage reference number
Boundary wall to churchyard	II	1120523
The Grange	II*	1120524
Stables at the Grange 4 metres south of the house	II	1120525
St Nicholas Cottage	II	1120526
Damers Farm House	II	1120527
Lilac Cottage, Rose Cottage, The Homestead	II	1120528
The Studio	II	1172087
Parish church of St Nicholas	II	1172107
Outbuildings at the Grange 2 metres west of the stables and 6 metres west of the house	II	1172118
Sunday School	II	1172122
14 and 15, East Chaldon	II	1172152
Apple Tree Cottage	II	1172162
Former blacksmith's shop on south side of village green	II	1305245
4, 5 and 6, East Chaldon	II	1305266
Coach house at Vicarage Farm	II	1323310
22, East Chaldon	II	1323311
Sailor's Return Inn	II	1323331
K6 telephone kiosk adjacent to Rose Cottage	II	1393645