



Stoborough Conservation Area

Appraisal Document



Adopted Document

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1. Introduction

1.1 Background

This Appraisal has been prepared for Stoborough Conservation Area which was designated on 14th October 1988.

Conservation Areas are defined as:

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

They are designated to cover the streets and places in our towns and villages that are considered ‘special’ and to thereby warrant greater protection. 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: 1. to provide an in depth analysis of character which will inform both planning and development management at the Local Authority, 2. to assist property owners and their agents in the formulation of sensitive development proposals, 3. to assist property owners and their agents in execution of sensitive alterations allowed under permitted development rights, and 4. to identify potential for enhancement works within the Conservation Area.

1.2 Planning Policy Framework

Conservation Areas are designated by local authorities in fulfillment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Statement 5 *Planning for the Historic Environment* (PPS 5) provides statutory guidance for their administration and this is expanded upon by the related Practice Guide, while specific Local Authority policies will also apply. Further guidance regarding the legal implications of designation can be found in Appendix B.

1.3 Development within a Conservation Area

If you are considering undertaking works to a property, or developing land that lies within a conservation area, Purbeck District Council will be happy to provide planning advice. This appraisal will assist in the formulation of appropriate design strategies for new development, which should be fully articulated within a Design and Access Statement accompanying any planning application. CABE has produced useful guidance (see Appendix A).

1.4 Preparation and Survey Limitations

This Appraisal was produced in association with the University of Dundee during July 2010, and revised following consultation during June 2011. The document was formally adopted by Purbeck District Council on 10th April 2012.

When reading or using an Appraisal it is important to note the document can never be fully comprehensive. For instance, some aspects of the survey information are limited to those areas which can be reasonably recorded from the public highway and other accessible land.

Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in the consideration of planning applications.

1.5 Community Involvement

In line with the Council's Statement of Community Involvement two six week periods of consultation was arranged. The first involved information gathering using a questionnaire made available locally and at Westport House which provided an opportunity for public input to the formulation of proposals and production stage of the document. This ran between 3rd November and 12th December 2008. The second involved formal consultation on the draft boundary proposals and appraisal running between 21st February and 1st April 2011. Consultation materials and feedback forms were available locally, online and at Westport House. A leaflet was posted to every property affected. The consultation was advertised through local media and Council channels. The proposals were presented at a Parish Meeting and questions taken. Consultation responses have been taken into account in preparation of the final version of this document.

2. Summary of Special Interest

The object of the following paragraphs is to provide a brief (non exhaustive) summary of the reasons for designation of the Conservation Area. A more detailed introduction to and analysis of historic and architectural character and appearance will follow in subsequent sections.

2.1 Special Historic Interest

Stoborough is an ancient settlement which developed along an important communication route. The layout strongly influenced by a structure of reasonably intact burgage plots. The village suffered several destructive episodes through its history and remains small in scale and rural in character, as attested by its core make up of historic farmhouses and cottages.

2.2 Special Architectural Interest

The conservation area contains a number of listed buildings. It has a rural vernacular character which demonstrates use of a range of traditional local materials in a variety of combinations.

3. Conservation Area Site, Situation

3.1 Location and Setting

Stoborough is located immediately south of Wareham. The village is flanked to the east and west by open land. A large swathe of wetland, known generally as the Wareham Meadows, divides Stoborough from Wareham, the river Frome bordering the latter, with a causeway linking the two settlements. To the south of the village lies further development at Stoborough Green.

The open land surrounding Stoborough sits within defined flood zones. Additionally, the site falls within 400 metres of internationally protected heathland and so subject to special development controls. For a full list of all designations protecting Stoborough's natural setting refer to Section 7 below.



FIG. 1: Facing south towards Stoborough from the causeway to Wareham. The village is contained tidily within the landscape with the chalk ridge providing the backdrop.

3.2 Socio-Economic Profile

The village contains a mix of privately owned and tenanted properties. Stoborough is largely dependent upon Wareham for basic shopping needs though contains a Ford garage and small convenience store. The former is important to the village in an economic sense, though aesthetically it detracts from the Conservation Area's appearance.

4. Historic Morphology

Medieval – Seventeenth Century

Before the Norman Conquest immigrants from Normandy had already settled in England. It is recorded that Count Robert, half brother of William I, held Stoborough before 1066. Alongside this, early medieval pottery has been found at the village. The settlement developed during this period and retains a distinctive layout of medieval burgage plots (1066-1540) – narrow plots of land arranged at right angles to the street. Stoborough is mentioned as a suburb of Wareham and described as a borough with its own mayor in 1579. In Coker's Survey of Dorsetshire compiled in the 1620s Gerard provides an illuminating description of the village in the early seventeenth century:

'Stowborough is a place scarce worth remembering for it consists of very few houses...the men in this place be commonlie meane.'

Gerard further explains that the borough went to Wareham while the inhabitants of Stoborough believed the settlement to be a more ancient place than Wareham with long established traditions.

Most of Stoborough was raised to the ground during the English Civil War (1642-1649) by the parliamentarians who held Wareham, probably as a precaution against the village being occupied by Royalist forces from Corfe and Weymouth who may have used it to block raids from Wareham.

Eighteenth Century

In 1774 Hutchins describes 'Stowborough' as a '*tithing and village of 40 houses.*' The majority of the listed buildings are from this period and are mostly cottages which front onto Corfe Road. The road through the village was turnpiked in 1768 originally running on to Creech Grange where it linked to older roads approaching Corfe from the west. Property in Stoborough fell under the control of Calcraft's Rempstone estate during the period, parts still remaining in this ownership bearing the crimson estate livery.



FIG. 2: Eighteenth Century development. Left: Bosun's Cottage. Lower part rubble stone, upper part plastered cob, brick stack, thatched roof with half-dormers and flush ridge. The buttressing is a later addition. Right: Nos. 71 and 73, Corfe Road. Brick with iron tie bars, brick stacks, plain clay tiled roof with stone easing course and half-dormers. Both are listed Grade II.

Nineteenth Century

In 1801 the first census noted that Stoborough contained about fifty cottages, however the village suffered two devastating fires in 1816 and 1817, twenty cottages recorded as having been destroyed together with other buildings including an extensive tannery. During the mid-1800s the first post offices were introduced into the villages of Purbeck and were normally housed in an existing building which was the case in Stoborough (i.e. No. 31 Corfe Road). The brick built Stoborough Elementary School was constructed in 1871 and was part of the Purbeck-wide popular education provision. This was one of a number of brick buildings introduced through a new building phase in the village during the latter part of this period including a notable Arts and Crafts style row of cottages (FIG. 12 and cover) and two pattern book estate cottages, these adding aesthetic interest and visual variety to the predominately vernacular character of the village. Most of the inhabitants were involved in farming or the clay industry but there were also several traders. Gay's Stores, a grocery and a bakery, stood alongside Bosun's Cottage but has since been demolished.



FIG. 3: No. 55, Corfe Road. A surviving example of the historic farms that were once part of the village. It dates from at least the mid-1800s and is unlisted.

Twentieth Century

Photographs from early in the period evidence the loss of much historic fabric. The New Inn was converted but retains its character and indicates the original building alignment on the west side of Corfe Road. Modern development is interspersed amongst historic structures throughout the village. A noticeable portion of these do not respect the historic layout of the village or relate to local building traditions (e.g. FIG. 14) and so have a negative impact upon the whole. Much modern development is of bungalow type, which is inconsistent with the scale and proportion of traditional development.

Archaeological Potential

Stoborough means 'stony hill or barrow' and this seems an appropriate name, for the 'King's Barrow', a Bronze Age burial mound, sits just outside the village. Several other barrows and finds from the period exist in the immediate vicinity while there is also strong evidence for a Roman settlement, including earthworks. Close to Nutcrack Lane

sherds of Roman pottery were discovered which had been misfired and so discarded, strongly suggesting a possible kiln site. Pottery also exists from the early medieval period. Stoborough is clearly a long established settlement with contributions from several periods including prehistory and so has some definite archaeological potential. Works of excavation in the surroundings and periphery of the village, as well as the village itself, including back gardens, roads and the ground floors of historic houses, may disturb archaeological deposits and thus require specialist investigation. Reference to the County Historic Environment Records (see Appendix) should always precede the drawing up of development proposals.

5. Townscape Analysis

5.1 Urban Structure

Stoborough is of linear character developed either side of Corfe Road which is the principle artery of circulation through the village. Corfe Road has an important status as part of a broader network of historic routes which connect some of the principal settlements in the district. The only side street within the conservation area is Nutcrack Lane which remains largely undeveloped and leads out of the village. Early maps reveal an old road leading from Stoborough to Swanage which avoided Corfe. Nutcrack Lane is a surviving element of this route which forked right at Ridge to run across Slepe Heath. After Nutcrack Lane Corfe Road continues southwards before dividing into two separate branches; the first being Corfe Road and West Lane and the second Corfe Road and Melancholy Lane.

5.2 Building Density

Building density is highest along the east side of Corfe Road, where, aside from being fairly open at its northern end and with the exception of a minority of properties set back and separately enclosed, the majority of buildings are positioned directly on the pavement edge and abut or sit close together forming relatively uninterrupted concentrations of development. This unified impression is reinforced by the burgage plots, each building facing onto the street with a linear strip of land running out behind. Only in a few limited cases is this medieval land use pattern not readily obvious. In addition, all the listed buildings excepting the Pump House lay on the east side of Corfe Road, the heaviest concentration being four listed buildings in a row, divided into nine properties, just before Melancholy Lane. Notable gaps in development here are Nutcrack Lane and the open space, consisting of gardens and small scale development such as single storey sheds, between Bosun's Cottage and No. 55, Corfe Road.

In contrast, development of the west side of Corfe Road is more random in pattern. Traces of the medieval burgage plots are detectable but most of the buildings do not relate to them. The linear strips are most obvious at the northern tip of the village but these are dominated by modern development. The majority of the buildings on the west side of Corfe Road are set back from the street and from each other, being separately enclosed and divided by open spaces. A large proportion of the later development of the village is concentrated on this side of Corfe Road and so new land use patterns have substantially altered and destroyed earlier land use systems. The converted New Inn indicates the original building alignment which once fronted onto the street, mirroring that of the east side of Corfe Road. Whilst it is possible that this side of the road may never have been as developed as that opposite historically this seems unlikely.

The loose building pattern is repeated between the two forks in Corfe Road and on the north side of Melancholy Lane which mainly consist of new build and the

Goodends Farm complex.

Beyond the frontage of the main road backland spaces vary in intensity of development, from almost nothing on the east side of Corfe Road (where development is more formal and unified) to more on the west side, although this is far from extensive.

5.3 Building Height

Most historic development is two-storeyed, though there are a number of one and a half storey buildings with attic accommodation served by half-dormers (see FIG. 4).



FIG. 4: *Linear building plan. Two storeyed rows of buildings are characteristic of the east side of Corfe Road, emphasising uniformity of scale and massing and front directly onto the street.*

5.4 Plan Form and Massing

Many historic cottages are of broad frontage and narrow depth these often extended to the rear along the burgage plots providing simple rectangular or 'L' shaped plan forms. No. 55 Corfe Road (FIG. 3) is more substantial having a double pile plan boldly expressed in its three bay detached form and broad hipped roof. Two-storeyed historic development has a strong presence emphasised along the east side of Corfe Road where most buildings directly front the street and are arranged in terraces and rows. This provides a linear character to street composition on the east side of Corfe Road.

5.5 Edges and Enclosure

Again there is a contrast between the east side of Corfe Road and the rest of the conservation area. On the east side most buildings have direct frontage onto the

pavement which effectively encloses the street edge. The 'line' of development itself is maintained by stone or brick walls which span any gaps between the buildings. Although building layout is more informal on the west side of Corfe Road and there is a marked pulling back of frontages from the street within predominately green plots, boundary walls are aligned along the frontage maintaining some sense of unity. Two of the largest structures on this side, the late nineteenth century estate cottages situated halfway down the road, are elevated above street level by a rise in the topography and maintain open lawns and so are easily visible from the street. Properties along Nutcrack Lane are set back from the road and apart from one house which has a low stone wall, have open frontages. Development within the space between Corfe Road and West Lane is enclosed by low stone walls with front lawns and verges that front onto the street. Either side of Melancholy Lane there are a mixture of brick walls and hedges with buildings either fronting onto or set back from the track. The one field that fronts onto the west side of Corfe Road is fenced.

5.6 Visual Qualities

The view looking south from Bosun's Cottage towards the pump house at the branch between Corfe Road and West Lane which takes in the open green space behind, provides a good perspective of the layout of the village; a view spoiled by a modern bungalow that sits above the open space. The view looking into the conservation area from the south provides an attractive panorama of historic buildings (FIG.5). Looking southwards from the causeway into the conservation area a good perspective on the small scale and rural nature of Stoborough is provided (FIG.1); the village sitting within the flat landscape tidily contained and nestled between trees, the chalk ridge providing the backdrop. No positive internal vistas exist to the north end of the village due to the domination of poor quality modern development there.



FIG. 5: *Looking into the village from the south. A positive panorama of historic buildings both listed and unlisted. The Pump House and its associated green space are visible on the west side while the view is successfully terminated by an estate cottage. Note also the green verge which is unfortunately often used for parking.*

5.7 Landscape: Trees and Green Spaces

Open landscape surrounds Stoborough providing the wider setting and context of the village. Within the settlement itself a fenced in green space sits behind the Pump House between Corfe Road and West Lane. Roadside verges, most notable to the south of the village on the west side of Corfe Road, provide a valuable green rural element which accommodate large trees. Just to the south of the school a field fronts onto the road and is frequently used to graze cattle emphasising the rural character of the village.

5.8 Public Realm

Groundscape

Formal pavements were not a historic feature in all parts of the conservation area, with many buildings immediately fronting onto the roadway. Those buildings set a little back from the roadside were fronted by an informal patch of dirt. All pavements are now formed from tarmac. Melancholy Lane (FIG.6) remains a dirt track with no formal surfaces and is used by a functioning farm, helping to define the rural character of the village. A historic surface scheme does survive at No. 55 Corfe Road which consists of an access metalled with slivers of limestone and heathstone set on edge serving a paved courtyard.



FIG. 6: *Melancholy Lane. The track leading to Goodends Farm has an informal character and finish lends rural character.*

Street Furniture and Lighting:

The village is provisioned with modern trunk road lamp-posts which date to the period before construction of the bypass and are not particularly sensitive to the village character. From the old photographs it would appear that Stoborough did not possess a historic street lighting scheme, at least by the early twentieth century anyway, and so creates problems of accuracy in design for any proposed

improvement for public lighting. There is no public art in the village but the listed Pump House which contains a cast iron water pump, a single K6 telephone box and a PB42/1 type Royal Mail pillar box with cast iron cap provide interest. All three are situated around the junction between Corfe Road and West Lane. Another cast iron water pump, which is free standing, is located on the verge outside Nos. 33 and 35 Corfe Road.

Public Spaces

With the exception of verges and perhaps also the fenced green area behind the Pump House there is no real public open space within the conservation area, whose linear form flanked by private property encourages one to travel through without stopping.

6. Building Style and Details

6.1 Architectural Style

The conservation area contains a high proportion of rural vernacular architecture, characterised by the use of local materials in construction and variations in the composition of detailing and widths of facades. The estate cottages, school and a number of late nineteenth century/early twentieth century urban type row houses carry an obvious pattern book style the most interesting of which expressed in the Arts and Crafts of 17-23 Corfe Road (FIG.12). These add a visual contrast and interest against the vernacular context in terms of form, scale and materials, highlighting the difference in status and age between building types. Modern suburban house types and bungalows are largely intrusive in terms of their design, materials, scale and detailing and have a negative impact upon the conservation area's grain due to their being scattered across the village.

6.2 Walls

Brick and Tile

The dominant walling material is brick but the majority of this is used in modern development. Use in the older buildings, notably cottages, is often in conjunction with stone and cob, brick being used in some instances to encase buildings which are otherwise of earth construction. There was otherwise a notable spurt in building with brick in Stoborough during the later nineteenth century, this development mostly concentrated on the west side of Corfe Road.

Bricks employed at No. 73 Corfe Road resemble those produced from Parkstone clay, deposits of which are to be found within the vicinity. Broadstone and Oakdale clay resources were also available within the broader locality these yielding buff and orange/red bricks of better consistency which may also be identifiable. In contrast much modern development has used soft and deep shades, including 'pre-weathered' blackened bricks which have an artificial character.

With the possible exception of No. 73 which displays a seemingly random scattering of dark brown headers, there are no examples of a conscious effort having been made to use flared or vitrified headers for decorative purposes, builders seeming to rely on natural variations in colour and texture on the brick face to achieve visual interest. Dentilation is found under the eaves of Nos. 7 and 9 Corfe Road, while a dog toothed pattern provides a decorative top course to No. 4 Corfe Road.

A minority of historic development uses an irregular bond however the majority uses Flemish. English bond, English garden wall bond and Flemish garden wall bond are all used for boundary walls. Stretcher bond is used for all boundary walls that are clearly modern and for modern brick buildings. This provides a finish which

is both flat and uninteresting and contributes little to the character of the village. Stretcher bond is most harmful to the Conservation Area's character where used in construction of extensions to historic buildings; the effect intensified by a lack of colour matching such as is seen in the unsympathetic extension to the rear of No. 73 Corfe Road (FIG.7), and on the south elevation of No. 36 Corfe Road.

Hanging tiles occur in a couple of instances, their use principally stylistic. While plain tiles are used on the south elevation of No. 15 Corfe Road, a fish scale pattern is employed to clad the first floor level of No. 17-23 (FIG.12).



FIG. 7: *Rear extension to Number 73, Corfe Road. This is insensitive in terms of its form, and the brick colour and bond employed.*

Stone

Buildings that are clearly stone built, either wholly or partially, employ a mixture of limestone and heathstone rubble, and as in Wareham it is conceivable that some of this may have been sourced from demolished building of higher status. Many boundary walls are constructed from brick, mostly to a degree of quality, though rubble walling with half round coping and one example of cock and hen coping also occurs. The use of crazy-paving in substantial lengths of wall has a negative effect. Reconstituted and imitation stone has been employed in some modern development harming the character and appearance of the conservation area.

Cob

Cob is characteristic of both the historic vernacular in the broader vicinity and of Stoborough, and is mostly rendered. Often found as a component of construction in conjunction with brick and stone, cob sometimes appears to have been used for economic repair work and as a cheap way of raising the wall plates of single storey buildings. Bosun's Cottage appears to be one example of the latter, its lower half constructed of rubble stone. Exterior surface finishes in render, plaster or paint makes identifying and plotting materials problematic. Brick and stone occasionally show through when coated with the latter, but this does not indicate whether other materials are used in conjunction. Cob can sometimes be identified by a slight bowing out of the wall surface but can otherwise be difficult to detect from external

inspection where encased within brick shells. More buildings may therefore incorporate cob than would first appear.

Buttressing to the elevations of buildings is a feature characteristic of the village and though some are obviously constructed of brick others have been heavily plastered and so the use of material is not readily obvious. Another interesting feature in a few examples is the use of iron tie-bars to hold the structure together, with pattress plates applied to the exterior of the building (FIG.8). Timber boarding has been applied to some historic buildings and incorporated into modern development. Use is not traditional in Stoborough and should be discouraged.



FIG. 8: *Pattress plates. Left: No. 73 Corfe Road. Right: Outbuilding serving No. 55 Corfe Road prior to rebuilding work.*

6.3 Roofs

Roofing

The principle vernacular roofing materials in the Conservation Area are thatch and clay tile. Tiles have often acquired a dark brown colour related to weathering though tones of orange represent the original colouring. These roofs carry either triangular or half round clay ridges. As in Wareham stone easing courses are a feature used in conjunction with tiling on eighteenth century buildings to assist in throwing rainwater clear of the eaves. Modern development generally undermines this distinctive pattern through use of ribbed concrete interlocking tiles of an unattractive dull grey colour.

Thatch is less frequent than the use of tile but no less important to local character and identity. The Conservation Area offers some good examples of thatching of which the flush ridge is a distinctive characteristic of the area's traditional style. The ornamental or straight cut 'block' ridge is an imported detail, its occurrence at the King's Arms (FIG. 9) harmful to local identity.

No. 65/67 is unusual in its possession of the only stone roof in the Conservation Area, a feature usually reserved for buildings of higher status outside the area of its conventional historic use south of the chalk ridge. Unfortunately this roof is

pointed which is both visually and technically harmful while the rear extension has made use of reconstituted stone.

Slate would have only come into substantial use after connection to the rail network, dated 1847 for Wareham. Slate saw limited historic use in Stoborough – the main example being No. 55 Corfe Road – and is otherwise associated with modern development.

Pitched roof forms are predominant across the conservation area. Quarter hips are seen in a few cases, as too catslide roofs. Hipped roofs with a short ridge and twin chimneys either side are seen at Nos. 22 and 55 Corfe Road.



FIG. 9: Roofing. Left: the King's Arms. The ornamental 'block' ridge does not form part of the local tradition. Note also the use of ligger detailing just above the eaves, a feature which locally is generally restricted to the ridge. Right: Nos. 65 and 67. The stone roof is pointed and the rear extension coated with reconstituted stone.

Chimneys

The majority of chimney stacks have been constructed of brick. Some have been rendered or painted. Stacks occur both centrally and at the end of the roof ridge, ranging from thin and tall to large and thick, while there are a few examples of stacks which have been shortened or replaced. Stacks of particular quality are to be noted on the two estate cottages and the Arts and Crafts house. Chimney pots are red, orange or buff – buff pots historically manufactured at Sandford and most frequent in the broader locality.

6.4 Windows and Doors

Windows

There are a high proportion of timber casement windows within the conservation area, mostly of two or three lights with flat sills, alongside a substantial number of timber sliding sashes of both horizontal and vertical type (see FIG. 10). A relatively large number of replacement UPVC windows are recorded which are particularly

harmful where fitted to historic properties, though many occur in otherwise modern properties. Window proportions vary between buildings and sometimes across a single elevation, symmetry only becoming important in the later buildings. The segmental brick arch above windows is a common feature on the brick buildings. The flat arch is employed in later Victorian development. Upper storey windows are typically tucked under the eaves.

Pitched roof half dormers positioned on or between the eaves are a feature of one and a half storey properties. Those on No. 17/23 represent an exception in that they carry hipped roofs, though hipped roofs are also a feature of the full dormers on Greenlands Cottages.

The only certain shop window is on the ground floor of the former Post Office, a building dated to the eighteenth century, being a canted bay window with a cornice and ornamental columns with a single transom across the centre. Bay windows are not a feature of traditional development in Stoborough.



FIG 10: *Window types. Left: the sliding sash, shown here on Bosun's Cottage, is a feature traditional to Stoborough. Right: the use of PVC windows has a detrimental affect on the distinctive character of the Conservation Area.*

Doors

Unfortunately few historic doors survive in the village, the majority unsympathetic plastic types. Crude copies of features of a date or style which do not fit Stoborough's character, such as panelling and glazing, are inappropriately used in the vernacular context, while crude pastiche details such as slipped fanlights also feature (see FIG.11). Few original plank doors typical of the local vernacular survive though a four planked door fronts Creech Barrow View. Later plank doors can be identified by the use of a greater number of thinner planks.

There are some good examples of enclosed masonry porches, both with and without doors, some of which have pent roofs, and a number of examples of timber canopies. Again poor modern imitations occur which are frequently poorly scaled and detailed.



FIG. 11: Door types. Left: traditional plank door at Creech Barrow View. Right: The use of a 'slipped' fanlight is a crude attempt at a Georgian style which erodes quality of character.

6.5 Important Unlisted Buildings and other Features of Interest

Unlisted buildings which make a 'positive' contribution to the character and appearance of the Conservation Area are detailed on Map 3 together with those deemed to have both a 'neutral' and 'negative' impact. A selection is detailed below together with some features of note:

- *Nos. 17/23, Corfe Road:* A noteworthy Arts and Crafts style construction of the nineteenth century (see FIG.12).
- *Numbers 30 and 32, Corfe Road:* A nineteenth century estate cottage.
- *Numbers 34 and 36, Corfe Road:* A nineteenth century estate cottage. These are larger and later than the earlier cottages in the conservation area, indicating a different period in Stoborough's historic development.
- *Number 55, Corfe Road:* (FIG.3) dating from at least mid-nineteenth century this building is a large farmhouse with associated brick outbuilding with iron tie bars. Indicative of the importance of agriculture to Stoborough's identity and the dominance of farms in the village's past.
- *Village Hall, West Lane:* The building's distinctive and unusual form adds interest through contrast. The village hall has a round roof, curving buttressing, and is constructed out of fairly modern materials not really represented elsewhere in the conservation area. It is also set back from the street and so does not impose on the streetscape.
- *K6 Telephone Box, West Lane:* These kiosks were first introduced in the

1920s. With their distinctive red colour they became a common sight throughout the British countryside.

- *Royal Mail Pillar Box, Corfe Road*: PB42/1 type box. Contributes to the village setting.
- *Cast Iron Water Pump, Corfe Road*: One of two in the Conservation Area. The other (see FIG.13) is housed and listed.



FIG 12: *Features of interest. Left: the Arts and Crafts building. Right: an estate cottage.*

7. Ecology and Biodiversity

The open land surrounding Stoborough is protected by several designations that take into account biological interest:

- AONB (Area of Outstanding Natural Beauty).
- SPA (Special Protection Area).
- SSSI (Site of Special Scientific Interest).
- Falls within 400 metres of protected heathland.
- RAMSAR Site - Covers wetlands of international importance including bird species.

The land north, west and east of Stoborough, known generally as Wareham Meadows, consists of swamp vegetation and bog. This land is in seasonal agricultural use as pasture, grazed during the summer months and flooded during the winter. The immediate periphery of the settlement is made up of agricultural fields and trees. This whole setting is home to several important species of birds including the Black Tailed Godwit and Cettis Warbler, plants and vegetation and other wildlife, including sixteen recorded species of dragonfly and damselfly. Species that have yet to be discovered in the area, especially of the insect kind, should also be taken into consideration.

It is easy to underestimate the contribution made by wildlife to the character of a Conservation Area in terms of both sights and sounds. The conservation area contains hedgerows and large trees, agricultural buildings and garden spaces all of which provide nesting, roosting and feeding opportunities for birds and bats. Both birds and other animal species should generally be accommodated and provided for within new development, and the *careful* installation of bird and bat boxes on existing properties is encouraged.

8. Issues and Opportunities

8.1 Problem Areas

- Use of verges for car parking due to lack of alternatives is detrimental to the area's visual quality.
- The insensitive nature of some modern development and building alterations is generally harmful. Some new buildings show little regard for the historic urban grain and layout, while many extensions have been carried out in a style and with materials that are insensitive to the host structure. Some historic assets appear to have been managed in an undesirable manner (see FIG.13).



FIG. 13: *The Pump House. These wooden posts restrict access and communication with the heritage asset while visually detracting from its significance.*

8.2 Evaluation of Condition

From external inspection most buildings of interest within the conservation area appear good, though No.55 Corfe Road appears in poor repair.

8.3 Buildings at Risk

From external inspection it does not appear that there are any principal listed buildings within the Conservation Area that could currently be considered obviously 'at risk' through factors of neglect or maltreatment.

8.4 Threats, Pressures, Challenges

Infill development or 'improvements' within the conservation area must be of a high quality – something which has not been handled well in the past (e.g. FIG. 14). This should reflect and respect local building forms and traditions, with regard paid to detailing. Stoborough's linear character must be protected by the avoidance of both developing within rear plots and opening up new routes.



FIG. 14: *Modern development. In terms of materials, scale, form, detailing and the way it relates to the street, both the house and the boundary wall detracts from the character of the Conservation Area and so this type of development should not be encouraged.*

9. Recommendations

9.1 Boundary Changes

The Conservation Area boundary, which is the most widely drawn of any in Purbeck, will be redefined to focus upon the core area of historic townscape which forms the appropriate subject of designation. The following are proposed for removal:

- *The landscape setting of Wareham to the north-west, north-east and east extending as far as Swineham Point, and the water-meadows between Wareham and Stoborough eastwards to Redcliff and Ridge, and westwards to the Wareham Bypass:* The original inclusion of the meadows within the conservation area arose from the then threat of mineral extraction taking place east of Wareham (something no longer considered probable). The designation effectively functioned alongside the existing Wareham Conservation Area (also subject to current review) explaining the erratic boundary. It is questionable whether this served any real purpose given that whilst forming the setting of the townscapes of both Wareham and Stoborough the meadows are integral to the townscapes of neither, and contain very few structures subject to control. As such the meadows themselves do not constitute a suitable or useful subject for designation. In its coverage of open landscape the current designation gives rise to odd anomalies such as the inclusion of part of the settlement of Ridge for no apparent reason other than that the road chosen to form a boundary runs through it. This devalues the credibility of the designation. It should be noted that the impact of development upon the setting of heritage assets is a material consideration in its own right and has been for some time, and the land removed is itself now subject to significant landscape and environmental designations far more appropriate and relevant than 'conservation area'.
- *Linden Lodge and Miskeen in Melancholy Lane:* Buildings are of no special architectural or historic interest but rather detract from character and appearance of the conservation area. Inclusion within the Conservation Area is undesirable and removal facilitated by their peripheral position.

9.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the list below presents a summary of potential action areas. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

Encouraging sympathetic maintenance and alterations: The encouragement of sensitive home improvement and maintenance could be achieved through production of topical guidance notes. This is an issue of relevance across all Conservation Areas.

Public awareness of the heritage resource: It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the important role they play as property owners in preserving and enhancing its character and appearance.

Street lighting improvement: The current programme to replace street lamps across Dorset provides an opportunity to seek replacement of the old trunk road units with models more suited to the current designation of the road.

Authentic historic traditions and styles should be identified and respected: Any proposed development, alteration or repair should pay particular attention to the use of traditional materials and architectural detailing and so be suitably integrated into the existing urban grain. The most serious issue in Stoborough is the renewal and repair of thatched roofing, covered in section 6.3. The use of the imported ornamental ridge should be discouraged and the flush ridge native to the area promoted.

Appendix

Appendix A – Further Information and Advice

Legislation, Guidance and Policy

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. (see www.opsi.gov.uk).
- Planning Policy Statement 5: Planning for the Historic Environment. 2010. (www.communities.gov.uk).
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide. 2010. (www.communities.gov.uk).
- DETR Circular 01/01. 2001. (www.communities.gov.uk).
- Guidance on the Management of Conservation Areas. English Heritage 2005. (www.english-heritage.org.uk)
- Guidance on Conservation Area Appraisals. English Heritage 2005.

Design

- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR 2000. (see www.cabe.org.uk).
- Design and Access Statements: How to write, read and use them. CABE 2006. (www.cabe.org.uk).
- Planning Policy Statement 1: Delivering Sustainable Development. ODPM 2005. (www.communities.gov.uk).
- Planning Policy Statement 3: Housing. DCLG 2006. (www.communities.gov.uk).

Historical Development and Archaeology

- Gerard, T, (first published in 1732 under the name of John Coker), *Coker's Survey of Dorsetshire*.
- Hutchins, 1861: *The History and Antiquities of the County of Dorset*, 3rd ed., edited by W. Shipp and J.W. Hodson.
- Ladle, L, 1994: *Wareham A Pictorial History*.
- Legg, R, 1986: *Purbeck Island*.

Architecture

- Statutory List of Buildings of Special Architectural or Historic Interest.
- Newman and Pevsner, 1972: *Dorset (Pevsner Buildings of England)*.

Maintenance

- SPAB and IHBC: *A Stitch in Time: Maintaining your Property Makes Good Sense*. (Available from PDC).

Further Enquires

Enquiries regarding this Appraisal and for advice should be addressed to:

Design and Conservation Officer
Purbeck District Council
Worgret Road
Wareham
Tel: 01923 557388
www.purbeck-dc.gov.uk

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

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

Appendix B – Conservation Areas: General Guidance*

What is a Conservation Area?

A Conservation Area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. - Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are designated to cover the most historically and architecturally important and interesting parts of towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of a Conservation Area Appraisal to assess and evaluate 'character' as a basis for the formulation of management proposals and planning policies, and to assist in the evaluation of planning applications.

Owning and Developing Land and Property within a Conservation Area

PPS 5 *Planning for the Historic Environment* provides a principal point of general policy in relation to conservation areas. In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them:

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent (as defined by case law this currently means the whole of a building or structure, or whole of a building minus the façade). Where buildings or structures are deemed to make a positive contribution to the character and appearance of the area proposals to demolish are not normally be looked upon favourably. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- any building with a total cubic content not exceeding 115 cubic metres (as ascertained by external measurement) or any part of such a building - with the exception of a pre-1925 tombstone;
- any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;
- any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry;
- Certain buildings used for industry

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

Within a Conservation Area householder permitted development rights are subject to some restriction. Planning Permission will be required for:

- Cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Construction of an extension on the side elevation of an original dwelling house.
- Construction of an extension exceeding one storey on the rear of an original dwelling house.
- Any enlargement consisting of addition to or alteration of the roof.
- Provision of a building, enclosure, pool or container within the curtilage incidental to enjoyment of the property between a wall forming a side elevation and the boundary of the dwelling house.
- Installation of a chimney, flue or soil and vent pipe on a wall or roof slope fronting a highway and forming the principal or side elevation.
- Installation of microwave antenna (e.g. satellite dish) on a chimney, wall or roof slope facing onto or visible from a highway, or on a building >15m high.
- Installation of solar panels on the ground within the curtilage of a dwelling house where these are visible from a highway; on the wall of a building within the curtilage where visible from a highway; on a wall which forms a principal or side elevation visible from a highway. There is a general requirement both inside and outside conservation areas for panels erected under permitted development rights to be positioned with regard to minimising both their effect upon the external appearance of the building and impact upon visual amenity of the area within which the building stands. Planning permission may often therefore be required.

In the case of office buildings, shops, catering, financial or professional services establishments planning permission would be required for 'any alteration'.

Further restrictions may be applied by the Local Authority or Secretary of State through use of 'Article 4' designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be expected. Early consultation should be sought with local Development Control and Conservation Officers.

Various types of advertisement including those which are illuminated will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

All trees and shrubs with trunks 75mm or more in diameter at 1.2 metres above ground level are protected from felling, lopping and pruning. Six weeks' written notice must be provided to the Council's Tree Officer in each instance during which time a Tree Preservation Order may be served.

Implications for the Local Authority

The 1990 Act makes it a duty for Local Authorities to:

- In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
- Review designations from time to time.

* *Information correct at November 2011. Note: regulations are subject to change.*

Appendix C – Listed Buildings

Below is a table of the principal listed Buildings within the Conservation Area. For further information on these buildings see the Statutory List of Buildings of Special Architectural or Historic Interest.

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 No.
The King's Arms, Corfe Road	II	108919
The Former Post Office 31, Corfe Road	II	108920
Bosun's Cottage 41 and 43, Corfe Road	II	108921
Greenlands Cottages 57, 59 and 61, Corfe Road	II	108922
Creech Barrow View, including attached boundary walls on north and south 63, Corfe Road	II	108923
65 and 67, Corfe Road	II	108924
69, Corfe Road	II	108925
Nos. 71 and 73 (on corner of Melancholy Lane), Corfe Road	II	108926
Pump House at junction with West Lane, Corfe Road	II	108927