



Wool Conservation Area Appraisal Document



Adopted Document

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Contents

List of Figures	3
List of Maps	3
1. Introduction	4
1.1 Background.....	4
1.2 Planning Policy Framework	4
1.3 Development within a Conservation Area	4
1.4 Preparation and Survey Limitations	5
1.5 Community Involvement	5
2. Summary of Special Interest	7
2.1 Special Historic Interest	7
2.2 Special Architectural Interest	7
3. Conservation Area Site and Situation	8
3.1 Location and Setting	8
3.2 Socio-Economic Profile.....	10
4. Historic Morphology	11
5. Townscape Analysis	14
5.1 Urban Structure	14
5.2 Building Density	14
5.2 Building Height.....	15
5.3 Plan Form and Massing.....	15
5.4 Edges and Enclosure.....	15
5.5 Visual Qualities	16
5.6 Landscape: Trees and Open Spaces	17
5.7 Public Realm.....	17
6. Building Style and Details	19
6.1 Architectural Style.....	19
6.2 Walls.....	19
6.3 Roofs	20
6.4 Windows and Doors.....	21
6.5 Important Unlisted Buildings and other Features of Interest	22
7. Ecology and Biodiversity	26
8. Issues and Opportunities	27
8.1 Problem Areas	27
8.2 Evaluation of Condition.....	28
8.3 Buildings at Risk	29
8.4 Threats, Pressures, Challenges.....	30
9. Recommendations	31
9.1 Boundary Proposals	31
9.2 Management & Enhancement	32

Appendix.....	33
Appendix A – Further Information and Advice	33
Appendix B – Conservation Areas: General Guidance	35
Appendix C – Listed Buildings	38

List of Figures

- FIG. 1:** *Wool in regional and district contexts*
- FIG. 2:** *Geology*
- FIG. 3:** *1771 map*
- FIG. 4:** *Nineteenth Century maps*
- FIG. 5:** *1929 map*
- FIG. 6:** *Figure ground analysis*
- FIG. 7:** *Two storey buildings*
- FIG. 8:** *Boundary treatment at Manor Farm, Spring Street*
- FIG. 9:** *Views from the Holy Rood church grounds*
- FIG. 10:** *Poorly maintained signage*
- FIG. 11:** *Regency Cottage, Church lane*
- FIG. 12:** *Corbel heads in front wall of 49 Spring Street*
- FIG. 13:** *Cob wall in Bindon Lane*
- FIG. 14:** *Windows at Regency Cottage*
- FIG. 15:** *Plant climbers on porch*
- FIG. 16:** *Black Bear pub*
- FIG. 17:** *Simple cob outbuildings abutting the High Street*
- FIG. 18:** *Hampton Villa and Hampton House*
- FIG. 19:** *Holm Lea and Oddfellows House*
- FIG. 20:** *Methodist Church on Station Road*
- FIG. 21:** *K6 phone box in the High Street.*
- FIG. 22:** *Stone to tether livestock*
- FIG. 23:** *Hedges, fields and trees to the east of the historical village*
- FIG. 24:** *Stationing of vehicles in Spring Street*
- FIG. 25:** *Unsympathetic traffic calming measures*
- FIG. 26:** *The Cross*
- FIG. 27:** *Cob wall on High Street*
- FIG. 28:** *Heavy handed pointing*
- FIG. 29:** *Manor Farm*
- FIG. 30:** *Unsympathetic barn conversions*

List of Maps

- Map 1: Boundaries
- Map 2: Townscape Appraisal

1. Introduction

1.1 Background

This Appraisal has been prepared for Wool Conservation Area which was designated on 15th September 1975.

Conservation areas are defined by Section 69.1(a) of the Planning (Listed Buildings 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”.

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 fulfilment of Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Statement (PPS) 5: *Planning for the Historic Environment* provides statutory guidance for their administration, and this is expanded upon by the related Practice Guide. Specific local authority policies also apply. Further guidance regarding the legal implications of designation can be found in Appendix B of this appraisal.

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. The Commission for Architecture and the Built Environment (CABE) has produced useful guidance (see Appendix A).

1.4 Preparation and Survey Limitations

This appraisal was produced during 2009/2010 and was revised following consultation during spring 2011. The document was formally adopted on 21st February 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 conservation 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 a six week period of consultation was arranged. This involved formal consultation on the draft boundary proposals and appraisal which ran between 21st February 2011 and 1st April 2011. This period was extended until 15th April 2011. Consultation materials were available locally, online and at Westport House. A leaflet was posted to every property in the former conservation area boundary. The consultation was advertised through local media and Council channels. Consultation responses have been taken into account in preparation of the final version of this document.

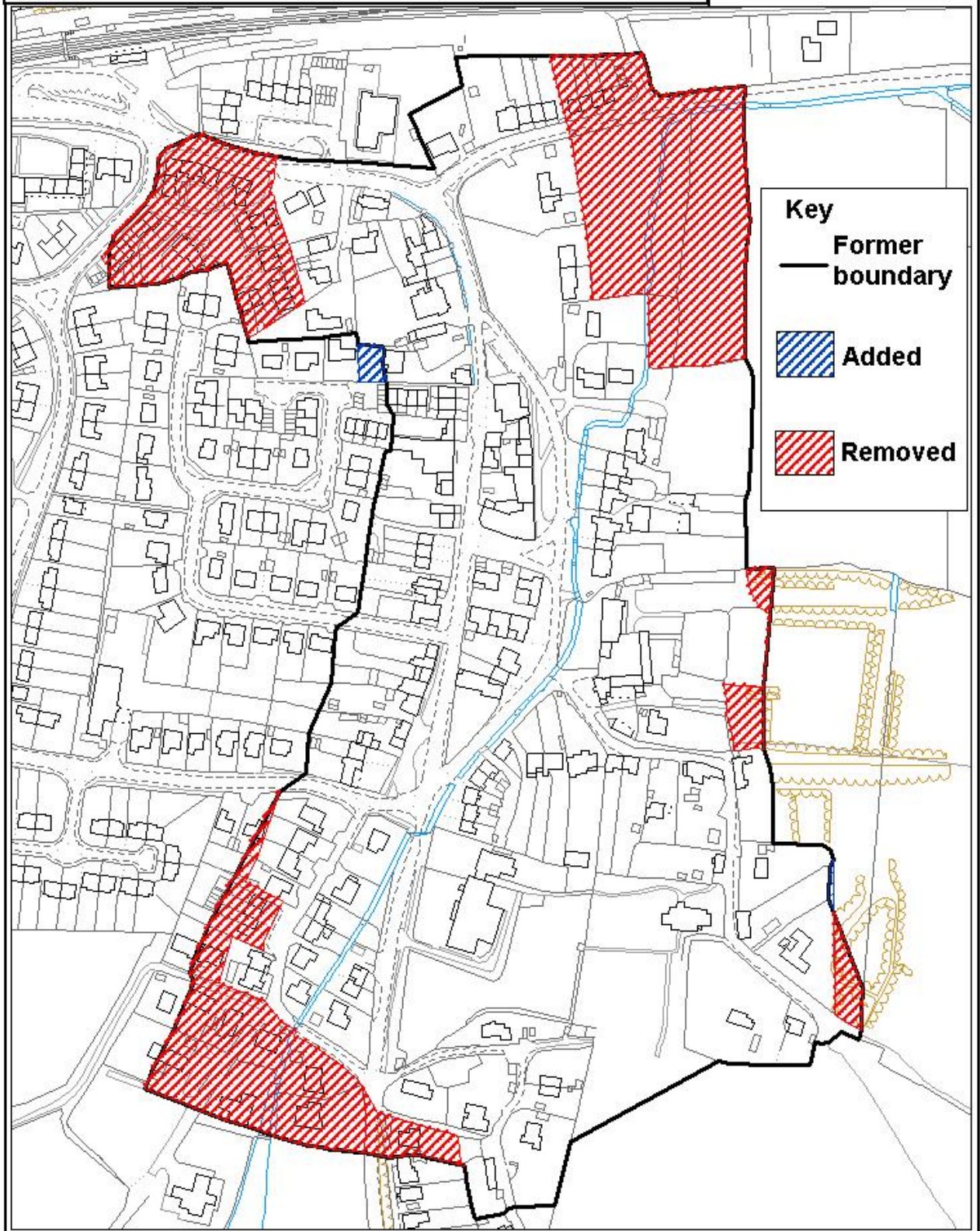


Map 1: Boundaries

For Identification Purposes Only



Not to Scale



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

The old village is a relatively typical of a rural Dorset village, but its distinctiveness comes mainly from Spring Street (see FIG. 23), '*where typical thatched cottages stand back, so untypically [sic] for Dorset, behind broad grass verges*' (Newnan & Pevsner: 1972, 495). This is an important and unusual feature that contributes to the unique setting and rural character of the conservation area and is most probably owing to the watercourse that runs between the winding street and these properties. A consequence of this stream is that flora and fauna thrive and add to the street's tranquil feel.

2.2 Special Architectural Interest

The historic core of Wool is dominated by cob and thatch cottages, barns and occasional properties built in a mixture of heathstone rubble, limestone and brick, which offers an interesting mixture of houses in the local vernacular. Many of the buildings have small thatched porches centrally located on the front of the property. Different architectural styles evident in the conservation area include Gothic, Regency, Victorian and late 19th Century Commercial, as well as vernacular. The conservation area contains many listed buildings of interest including the Grade II* Church of the Holy Rood and the Grade II listed village pound located at the junction of Station Road and Bindon Lane. This pound is a legacy of when farming was once more prominent in the village and was where stray animals were kept.

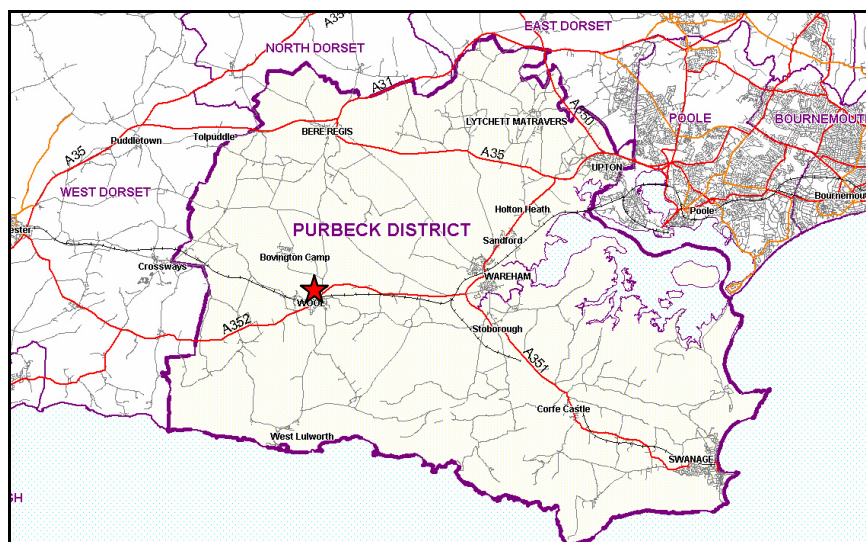
3. Conservation Area Site and Situation

3.1 Location and Setting

Wool is a village in the Purbeck district of Dorset and has a population of around 2,300 (Dorset County Council, 2005). It lies at a historic bridging point on the River Frome, halfway between Dorchester and Wareham and is also on the South Western mainline train service from London Waterloo to Weymouth. FIGS 1, 2 and 3 below show Wool in its geographical context.



FIG. 1: Map of Wool. Above: in Regional Context. Below: in Purbeck District Context. (PDC Local Development Scheme 2007)

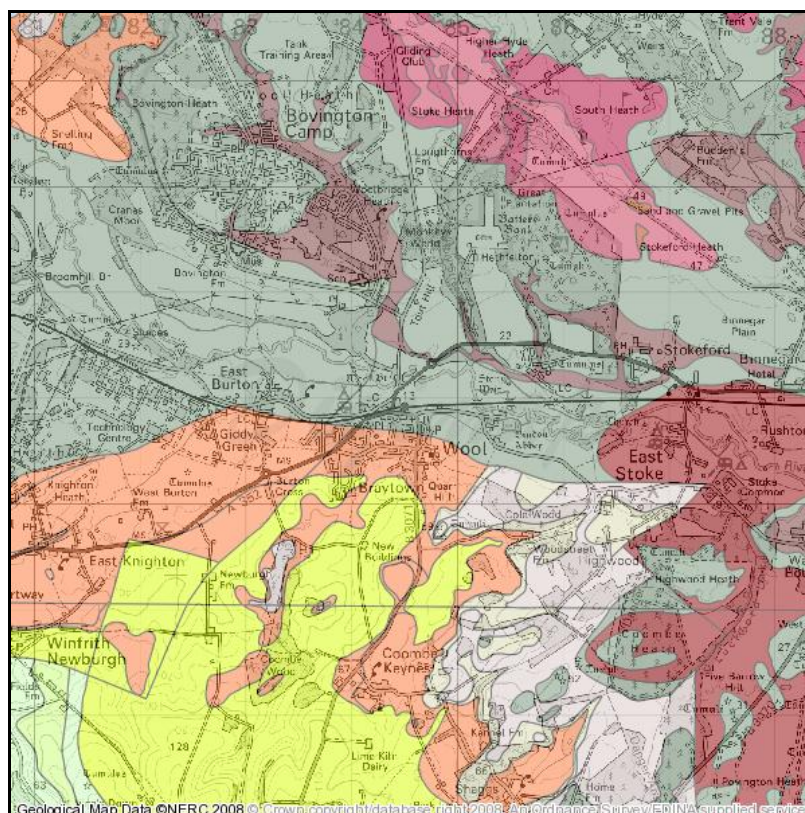


The village is located between the attractive and largely untouched water meadows of the River Frome to the north and the rolling chalk hills to the south, which is land designated Dorset AONB. This, along with surrounding farmland gives the area a rural feel. The soft edge to the east of Spring Street helps create a gradual transition between the countryside and the village.

Unfortunately, the wide and straight Dorchester Road and the train line to the immediate north dominate the locality (and consequently the northern entrance to the village), detracting from the setting of the conservation area.

Many of the northern parts of the historic village and the wider settlement fall within the flood plain. The conservation area bounds the eastern edge of the settlement with the majority of the current village to the west, where it expanded considerably during the late 19th and 20th Centuries. The topography of the village is largely flat, but the land rises to the south east, giving attractive views across the conservation area. Views in and out of the area are included in Map 2.

FIG. 2: Wool geology. *The predominant local geology of clay, sand and earth are essential building materials of cob. The local supplies of straw are also used in the production of cob and provide the thatch for roofing (DCC HER 2009).*



- London Clay Formation
- Oakdale Sand Member
- Broadstone Sand Member
- Parkstone Sand Member
- Tarrant Chalk Member
- Portsdown Chalk Formation

3.2 Socio-Economic Profile

Historically, the village provided accommodation for agricultural and other workers. It retains a range of functions and services, including a pub, shops, hairdresser's and school. For the reason of its population size and level of service provision, the settlement is classified as a Key Service Village in the Council's Settlement Strategy (2010).

Second home ownership is high in Purbeck, however Wool Parish experiences the third lowest number of all parishes at 0.95% (Purbeck District Council Annual Monitoring Report, 2010). Private houses provide mainly local accommodation for the predominantly working age population. The nearby Dorset Green Technology Park and the Bovington Military Headquarters are significant employers in the area.

Local places of interest and tourist attractions that have the potential to draw people towards Wool include Bindon Abbey, Bovington Tank Museum, Corfe Castle, Durdle Door, Lulworth Cove and Monkey World.

The annual Wool Carnival and Wool Fair are important fixtures in the local calendar; the former set up in the 1970s by the church as a pastoral outreach and the latter had its origins as early as 1920 with cattle sales on the village green and a funfair in the evening.

Though the village's origins lie in agriculture, this has clearly declined - evident by the predominance of commuters and retirees. However, farming is still practised locally, with tractors driving down the High Street a fairly common sight.

The village is busiest during commuter hours when local residents take advantage of the mainline train connection, which takes people to jobs in nearby Weymouth, Dorchester and Poole, or commute to the nearby military institutions. Many others drive and this can cause congestion on the High Street and Station Road at peak times, especially during the school run when parents take their children to the primary school located to the south of the High Street. Few businesses are located in Wool, which gives it a more residential feel.

During the day, there is a noticeable presence of retirees, who walk their dogs and use the local supermarket and bakery located in the High Street. This bakery produces pleasant smells early in the morning.

4. Historic Morphology

Medieval – Eighteenth Century

The village derives its ancient name, *Welle*, from the springs to the north (Hutchins, 1874) and has formerly been known by its Saxon name, *Wyllon*. In common with other historic settlements in Purbeck, it may have originated owing to this spring. Other appellations include *Woolbridge* and *Woolbrigge* (Brown, 1970), associated with the bridge just to the north of the settlement.

Wool was originally three settlements. One was the village itself, another was Woodstreet, now just a farm, while the third was Bindon to the north east. This latter settlement was probably removed when Bindon Abbey was built in 1172 (Brown, 1970). The Holy Rood Chapel is another medieval building, dating from the 13th Century (see FIG. 9).

The earliest map of Wool available at the Dorset History Centre dates to the latter half of the 1700s (see FIG. 3).



FIG. 3: 1771 Map of Wool. (Dorset History Centre). The red colour denotes dwellings and black denotes farm and other buildings

Nineteenth Century

FIG 4 shows little difference from the 1771 map in FIG. 3 above in terms of morphology of the village. However, the 1841 map hints towards the instalment of the railway line, which is known to have been completed in 1847 (Brown, 1970).

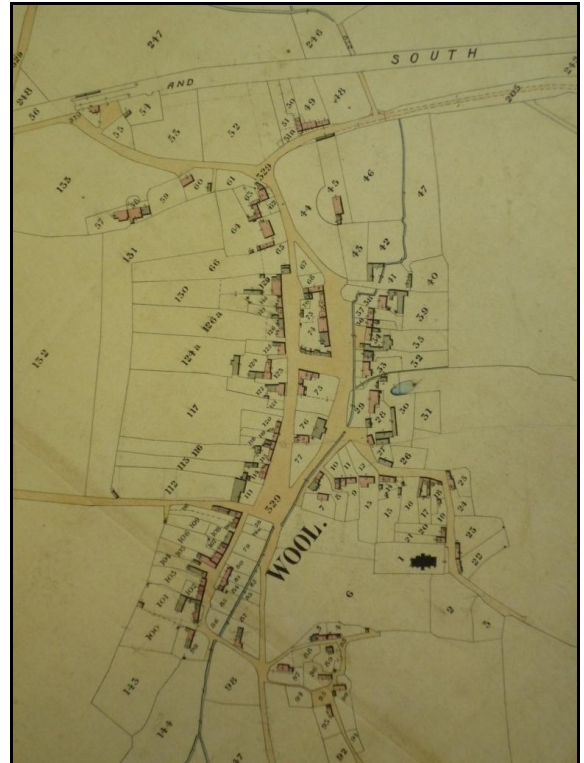


FIG. 4: Nineteenth Century Maps of Wool. Left: 1832. Right: 1841. (Dorset History Centre).

Twentieth Century

Growth would have been expected once the railway line had been installed, but clearly this was not evident in this case. Even by the late 1920s (see FIG. 5 below) the village had barely changed since the earliest map (FIG. 3).

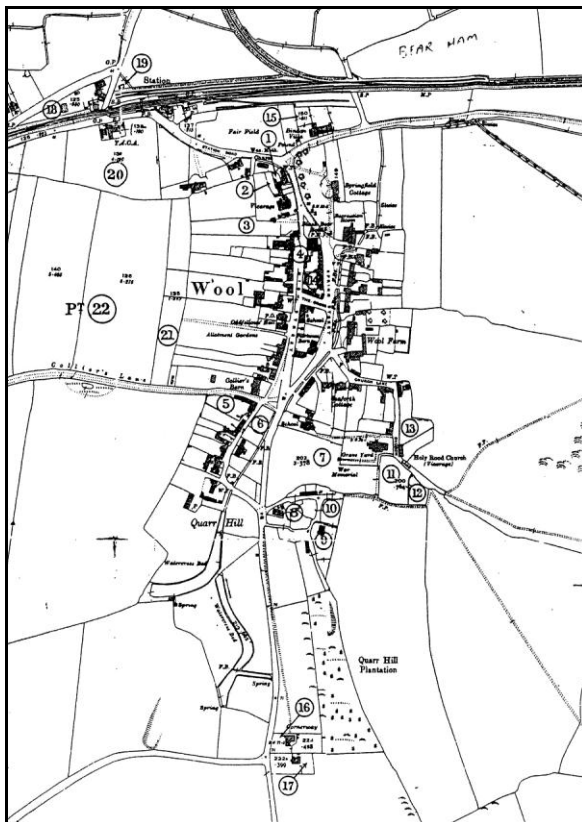


FIG. 5: 1929 Map of Wool. (From Brown 1970). The numbers on the map above denote lots of land for sale.

The sequence of maps shows a very limited amount of change or growth given the lengthy period of approximately 160 years between them. It was not until the Post-WWII era when denser development, development to the west and ribbon development to the south started to occur. This coincides with the establishment of the nearby Winfrith Technology Centre (now called Dorset Green Technology Park) and the Bovington Military Headquarters, which are significant employers in the area.

The maps illustrate well the irregular plot divisions and burgage plots with elongated rear gardens and, on the eastern side, a trend to set dwellings back from the highway behind a front curtilage (probably owing to the stream flowing down Spring Street). Many of these buildings are listed, the locations of which are shown in Map 2. The maps also show historic boundary lines and the enclosure that Station Road and Bindon Lane to the north create, which today act as the settlement boundary line. Residential curtilages to the rear of the properties in the east create a similar settlement boundary line to what exists today.

Archaeological Potential

An area just under 1 hectare in size immediately to the east of the village features 'closes' (an archaeological term for evidence of floors / bases of former dwellings) which lie on either side of a hollow-way (possibly a former roadway) running in from the west. The majority of the remains are in poor condition, having been ploughed, and some hollows have been in-filled.

It is generally advisable that reference be made to the County Historic Environment Record (see Appendix) prior to the drawing up of development proposals or that advice is sought from the County Archaeological Service.

5. Townscape Analysis

5.1 Urban Structure

The conservation area is characterised by the development around the High Street, which is the main vehicular route south to the coast. It bifurcates at the northern and southern end, forming Spring Street, to produce almost two parallel streets with a central 'island' of development. The centre of the conservation area has two distinct patterns: the High Street – the historical trade area – with its more continual terrace of dwellings set a short distance back from the highway, with no footway on the eastern side and dwelling footprints either evenly spaced or running parallel to the highway; and Spring Street, which runs parallel to the High Street, where dwellings are set back notably further from the highway with irregular footprints in a more linear form, comprising of semis or short rows of three or more dwellings set in relatively spacious plots. The irregular street widths and building patterns form interesting streetscapes with varying degrees of enclosure and openness.

5.2 Building Density

FIG. 6 below is a figure ground analysis with the conservation area boundary outlined and illustrates the building density and street pattern.



FIG. 6: *Figure ground analysis.*

Overall, the character of the conservation area is one of tight grain at the centre, radiating out to less tight grain with more openness.

Ribbon development to the south is not in keeping with historic patterns but is largely unintrusive due to sitting in a dip.

To some extent the relatively high density of development to the south and west of the conservation area is a product of more recent infilling, but also that land to the east is more susceptible to flooding and therefore has experienced less development. Views from vantage points to the south east of the historic village towards the north strengthen the impression of low density in this half of the conservation area. Within some relatively small plots a range of building orientations and forms are employed including detached, semi detached and terraced properties.

5.2 Building Height

Buildings within the conservation area are predominantly 2 storeys high, with a small number of single storey buildings and domestic outbuildings. There are only two buildings of 3 storeys - the Black Bear and the Church of the Holy Rood – the latter being the tallest building in the conservation area (particularly noticeable as it sits atop a hill). Bungalows are an intrusive residential form.



FIG. 7: *Two storey buildings are the most common height in the conservation area.*

5.3 Plan Form and Massing

Most historic properties are rectangular in form. Historic buildings on the High Street are typically of narrow frontage, collectively forming linear building groups, whereas in Spring Street the historic plan form is typically to set properties back from the highway. Large properties and those that have been amalgamated are of broad-fronted narrow plan. Most historic buildings have been extended, the most sympathetic of which are subservient to the form of the host, for example as can be seen to the rear of properties in Spring Street.

5.4 Edges and Enclosure

From the north east, right round to the church grounds in the south east, the conservation area is characterised by edges formed by mature hedging that gives a clear boundary and separation between public and private realms. To the

south west, just outside the existing conservation area boundary, a row of high level, mature trees provides a distinct line between residential properties and the countryside. The south has a notably less well-defined edge owing to the ribbon development housing resulting in a less defined separation between the village and the surrounding countryside. The northern edge, however, is defined, somewhat crudely, by the railway line. There is little that separates the western side of the conservation from the adjacent Post-War housing.

Dwellings along Spring Street are set in from the road behind verges (often unbounded) which help maintain the open and rural quality of this part of the village, spoilt only by the parking of cars (see FIG. 24). Some houses on the east of side of this street have a front boundary delineated by a mature hedge, which is somewhat at odds with the general open feel of the immediate locality. The shop fronts along the High Street provide a good sense of enclosure, notably less open than the adjacent Spring Street.

There is no evidence from available historic photographs that a particular local vernacular boundary treatment existed. Perhaps the grander houses may have had wrought iron railings on the frontage, such as today in front of Manor Farm in Spring Street (see FIG. 8 below).



FIG. 8: *boundary treatment at Manor Farm, Spring Street*

5.5 Visual Qualities

As the village is effectively at the base of a wide river valley, when approaching by car from the north, west and south, the square tower of the Church of the Holy Rood is frequently visible and serves as an important landmark in terms of orientating the more historic centre of the village. The church is relatively well tucked away in the south eastern corner of the conservation area; therefore gaps between buildings afford glimpses of the tower and add interest to the general street scene, giving a 'depth' to the frontage development, plus invite exploration of the wider conservation area. Glimpses to the east through gaps between houses in Spring Street help retain the rural setting of the village. Such gaps between buildings should be protected from infilling by way of either new buildings themselves or extensions to the sides of existing buildings.

The southern end of the conservation area occupies higher ground than the north and views of high quality can be afforded from several vantage points, such as atop Quarr Hill and the southern end of Church Lane, particularly in the church grounds.



FIG. 9: Views can be afforded from the Holy Rood church grounds across the conservation area and beyond.

5.6 Landscape: Trees and Open Spaces

Small areas of grass highway verge make a significant contribution to the character and setting of the conservation area and should be retained and improved where possible. To the north of the area and particularly in Spring Street, the grass verges, small stream and hedgerows of native species, such as Blackthorn and Hawthorn, reinforce the rural aspect of the village and are features worthy of retention. By contrast, in the High Street, there is little in the way of greenery. However, at its southern point, the grass verges soften the visual approach and exit to the village and should be retained.

Only one tree in the conservation area has a Tree Preservation Order (TPO) located adjacent to Tudor Barn off Spring Street, however it is important to note that trees within conservation areas are given a level of statutory protection anyway.

5.7 Public Realm

Groundscape

Until 1927 the roadways and streets through the village were unsurfaced. Whilst it is possible that any footways were topped with stone pavements, photographs that do exist of the village show no evidence of such and none exist today. The predominant paving material is tarmac, but there is a notable lack of blister paving despite recent repaving and new traffic calming measures along the High Street and Station Road. Smaller roads such as Quarr Hill, although predominantly used for access by home owners and not frequently used thoroughfares, are poorly surfaced and riddled with pot holes.

Street Furniture

No traditional signage exists, although the Black Bear Pub has attempted to retain a style of freestanding pub sign associated with the Hall and Woodhouse Brewery (based locally in Blandford). Unfortunately the number of adverts in this location is excessive and detracts from this gateway to the conservation area. The cast iron, red phone box remains in the High Street but is poorly maintained. Consideration should be given to a request to list the structure in an attempt to retain what little townscape currently exists. The parish notice board at the junction of High Street and Duck Street is also poorly maintained. The abundance of telegraph poles and wires detracts significantly from the quality of the public realm.

Different signage creates positive and negative features of the street scene, as illustrated by FIG. 10 below. On the left is a lower quality and poorly maintained street naming sign whose purpose is to label the principal thoroughfare through the conservation area. These should be better maintained. Adjacent is a more traditional style directional sign, which appears high quality. In the interests of consistency, the opportunity should be taken to use more of this traditional type of signage for directional signs.



FIG. 10: *The poorly maintained signage on the left detracts from the quality of the public realm. The cast iron finger post on the right is attractive. Note the ordnance survey reference on the upper cast iron ring.*

Telegraph poles in Spring Street add to the unwelcome clutter, as do television aerials.

Lighting

Street lighting occurs along all the main roads at the centre of the conservation area in the form of concrete highway lamps.

Public Spaces

Within the conservation area there are no formal open spaces, parks or squares designated as such.

6. Building Style and Details

6.1 Architectural Style

The architecture of the conservation area is predominantly of residential, two storey nature. The older core buildings date from the early 18th century, interrupted by some later infill development. Many properties are one full storey, with an attic that has been converted to residential use. To facilitate light and headroom, dormer windows have been inserted in the roof slope.

There is a mix of architectural styles in the conservation area. The Church of the Holy Rood is an example of Gothic architecture from 13th Century origins; the Black Bear is an example of late 19th Century Commercial architecture; the Old Vicarage on Station Road is Victorian; and on Church Lane there is evidence of the Regency Orn  style. This particular property is an example of the Romantic version of the vernacular style and is shown below in FIG. 11. The vernacular in Wool is of two types: heathstone rubble or cob built walls with thatched roofs.



FIG. 11: *Regency Cottage, Church lane. Cottage Orn  style.*

6.2 Walls

Stone

Some buildings are constructed of what is known locally as Heathland Stone, which is locally sourced sandstone (not believed to be quarried currently) particular to this part of the Purbeck. It is an attractive warm brown colour and laid fairly randomly. There are many examples of heathstone-rubble and cob, while other dwellings are finished with locally sourced Purbeck stone.

Several properties in the conservation area feature carved corbel heads incorporated into the front elevation of the property. Other dwellings have fragments of medieval stone in their frontage. These are thought to have come from Bindon Abbey.



FIG. 12: *Corbel heads in front wall of 49 Spring Street.*

Brick

The other dominant material is red clay, smooth-faced, handmade brick. Elsewhere there are properties finished with painted brickwork (usually limewash in varying tones of cream) or painted render. Unpainted brickwork is usually in Flemish Bond, i.e. solid wall construction with 'headers' and 'stretchers' in varying tones of dark to light to give interest. Buttresses that give support to walls appear on the exterior of some properties.

Where boundary walls are in cob, they typically stand on a brick plinth and are capped by several courses of plain clay tiles to form a miniature roof protecting the top from rainwater (see FIG. 13). Plinth courses to rendered walls tend to be painted, smooth render, or red brickwork, with the occasional stone plinth.



FIG. 13: *This cob wall in Bindon Lane stands on a brick plinth and has a tiled roof to protect it from rainwater. Unfortunately this particular example is in a state of disrepair.*

6.3 Roofs

Roofing

The numerous thatched roofs are 'simple' in design rather than 'ornate'. Ornate usually involves intricate patterns and designs, sometimes with examples of bird

motifs fashioned in the thatch materials. There are plenty of examples of ornate thatched roofs in the district, but none in the Wool Conservation Area. The local vernacular is one of 'flush ridge' thatch rather than the imported 'block ridge' (more ornate) style. Elsewhere, plain clay tiles are used, as well as natural slate. There are a few replacement roofs and some modern developments with modern concrete tiles, which are uncharacteristic in the conservation area. There are many examples of pitched roofs with gables and hipped roofs. There are few flat roofed buildings, which is fortunate because they would be out of character in the conservation area.

Chimneys

Dormer windows frequently appear in roof slopes and many properties have hipped gables with chimneys incorporated into the hips. There are examples in the High Street, where brick detail has been added by the builder through the introduction of string courses of bricks known as 'corbelling', the pattern and style of which can be a locally distinctive feature.

6.4 Windows and Doors

One of the prevailing features of the conservation area is casement or horizontal sliding sash timber windows. Some frames are flush with the outer walls and some are set in and the result is that cill details vary, with some relying on the timber cill integral with the frame and others on a stone sub-cill. These appear to be under threat with many being replaced in favour of UPVC. Not only is UPVC not traditional, but the design of windows often includes a top hung element, which is out of character with the sliding sash seen elsewhere.



FIG. 14: *Windows at Regency Cottage. Note the horizontal sliding sash window.*

A mixture of doors is evident with examples of plank doors, which are predominantly featured on converted agricultural buildings, whereas properties more central to the village that were built as dwellings are planked and include glass, or paneled doors.

Throughout the village there is an assortment of bay windows, whose design varies from being either square or canted together, sometimes linking two bays together.

Porches formed by door hoods are common and some incorporate the thatch from the main roof and feature planting that climbs up the supporting posts (see FIG. 15 below). This is a delightful feature that adds to the character of the village. Elsewhere, thatched dwellings have porches finished with slate roofs.



FIG. 15: *The plant climbers on this thatched porch in Spring Street are a delightful feature that helps animate the street scene.*

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 2 together with those deemed to have both a 'neutral' and 'negative' impact. A selection is detailed below together with some features of note.



FIG. 16: *The Black Bear Pub – prominent when entering the village from the north.*

The Black Bear is visually prominent at the entrance to the northern part of the conservation area and is an attractive late 19th Century commercial building. It is typical of many Hall and Woodhouse pubs in rural Dorset, any number of which are now closing and being reused for residential purposes, but this example appears relatively unaltered. It retains its timber sliding sash windows and slate roof and has impressive chimney stacks.



FIG. 17: *Converted simple cob outbuildings abutting the High Street, one of which has a thatched roof. Such buildings reinforce the character of this part of the conservation area.*

Also of interest are the two small, converted outbuildings on the High Street pictured in FIG 17. Both are of cob construction - one with a thatch roof and the other with slate. They are important remnants of the curtilage buildings associated with the original farm and listed buildings adjacent. They are visually and historically important buildings, the loss of which would be regrettable.

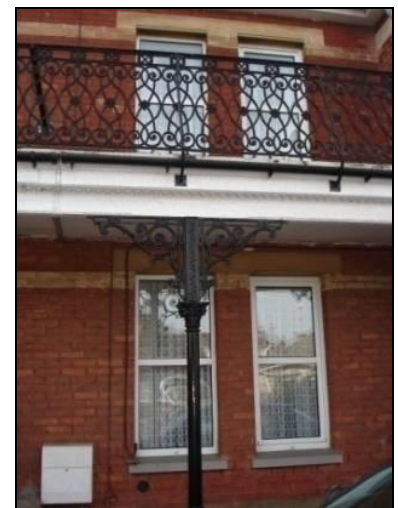


FIG. 18: *Hampton Villa and Hampton House. An attractive pair of relatively unaltered houses on the western side of Duck Street. The balcony made of cast iron features some interesting detailing. The front boundary walling also remains.*



FIG. 19: *Holm Lea and Oddfellows House on the High Street are attractive semidetached 19th Century dwellings with projecting gables.*

Holm Lea pictured in FIG. 19 features an unusual but attractive triangular dormer on the front elevation. The front boundary enclosure of a brick wall is retained.



FIG. 20: *Methodist Church on Station Road, which is still in use and retains almost all of its original features.*

This is a late 19th century red brick and natural slate roof Methodist Church. It is prominent in the street scene when entering the northern part of the conservation area. It is an attractive, unaltered example of its type, retaining many of its original features using local stone window dressings and timber doors.



FIG. 21: *K6 phone box in the High Street. Still in use though its future remains uncertain.*

The K6 Jubilee telephone kiosk (FIG. 21) is located at the junction of the High Street and Duck Street. An increasingly rare feature in many towns and villages, this example is a positive local landmark and historic feature worthy of retention. Unfortunately the adjacent green relay box, telegraph pole and signage detract from the street scene.



FIG. 22: *Stone to tether livestock. Located on Church Lane, an interesting detail in the street scene.*

Features such as the stone to tether livestock shown in FIG. 22 are a reminder of the village's farming heritage and are attractive details in the street scene. This particular example is located on Church Lane.

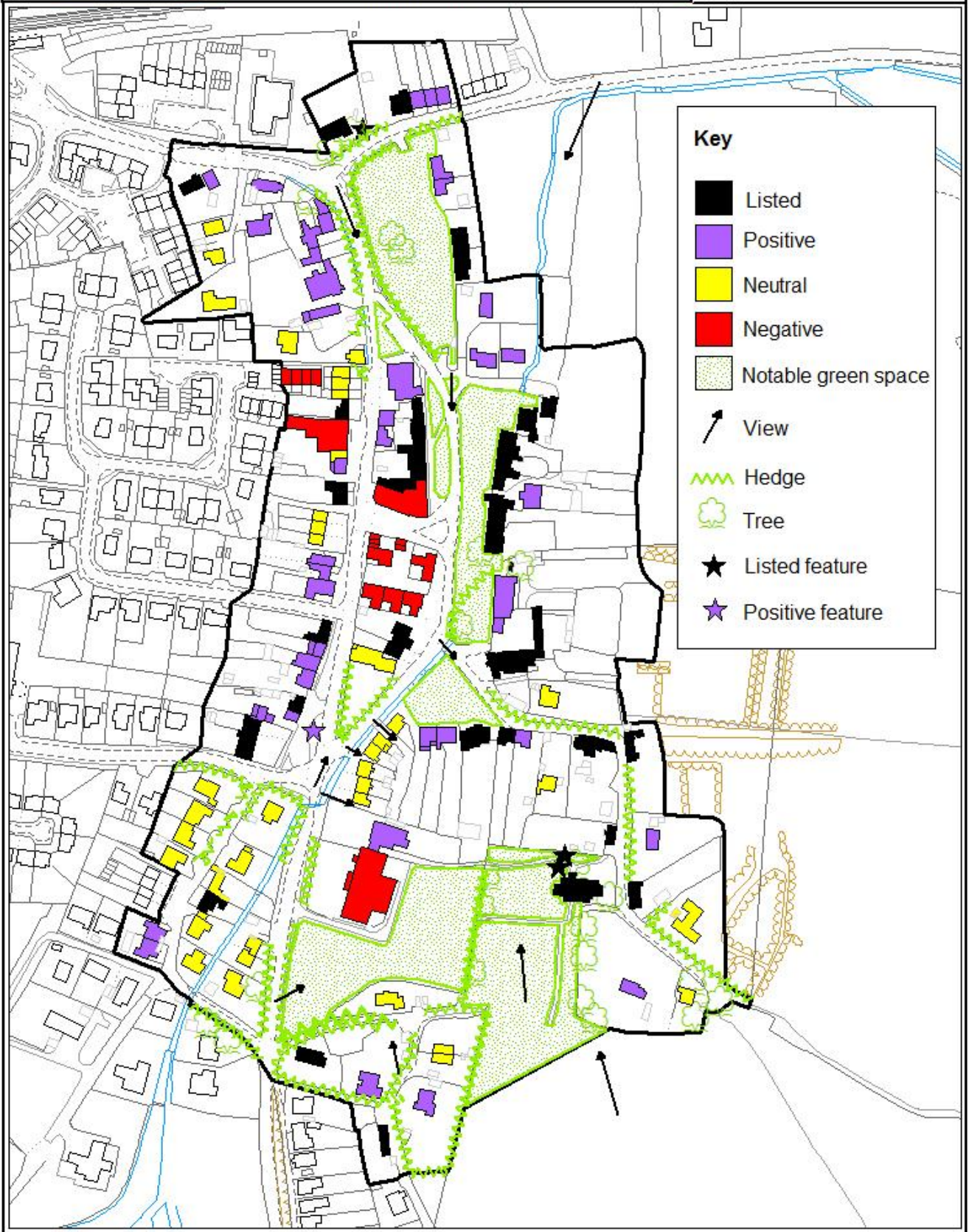


Map 2: Conservation Area Quality



Not to Scale

For Identification Purposes Only



7. Ecology and Biodiversity

It is easy to underestimate the contribution made by wildlife to the character of a conservation area in terms of both sights and sounds. Buildings, trees and garden spaces provide nesting, roosting and feeding opportunities for birds and bats. Bird song is particularly noticeable towards the east of the historical village, most likely due to the proximity of the open fields and hedgerows in this direction. Elsewhere, lichens provide colour and texture to buildings and are particularly noticeable within the grounds of the Church of the Holy Rood.

The small stream running through Spring Street is a delightful visual feature that also serves as a host for aquatic organisms and the insects, birds and mammals that feed upon them. The hedgerows, being of a native species, support wildlife throughout the year and help serve as wildlife corridors through the village.



FIG. 23: *The hedges, fields and trees to the east of the historical village provide a haven for wildlife. Ducks in Spring Street interact in the street scene.*

Areas such as the graveyard and the school playing field are also noteworthy habitats that also provide the benefit of being visual gaps in the village.

The loss of front gardens to car parking not only weakens the character of the conservation area by the removal of the boundary treatment – often a hedgerow – but also has a detrimental effect upon biodiversity in that the grass area is removed and generally replaced by concrete, gravel or pavements with a resultant loss to the biodiversity of the area.

8. Issues and Opportunities

8.1 Problem Areas

8.1.1 Parking

Perhaps the biggest problem experienced in Spring Street is the visual effect of vehicular traffic parking on grass verges. This is illustrated by FIG. 24, taken looking south down Spring Street, which shows how not only are vehicles parked in the street and creating a cluttered feel, some are being stationed on the grass verges and are eroding the distinction between public and private spaces. The stationing of domestic bins is another unfortunate modern addition that adds to clutter and further contributes towards a deterioration of the public realm. This illustrates the difficult balance that must be sought between the needs of modern society and the needs of conserving the historic environment.

The parking of large, commercial type vehicles on the grass near to the bakery is a related problem and is difficult to resolve – the bakery creates employment within the village and the mix of commercial and residential adds to the vibrancy. To place bollards on the grass would prevent parking, however it is likely that the number of vehicles then parked on the street would cause congestion and detract from the general street scene.



FIG. 24: *The stationing of vehicles, particularly in Spring Street is detracting from the quality of the street scene.*

8.1.2 Small Scale Accretions

Some of the materials used to define front boundaries along High Street are both crude and uncharacteristic of traditional practice. This includes for example close boarded timber fencing. Elsewhere, insensitively mounted security alarms and meter boxes are becoming more prevalent.

8.1.3 Inappropriate Highway Alterations and Surfaces

In early January 2009 the local highway authority installed traffic calming measures into the conservation area without consultation with the District

Council. Whilst not objectionable in principle, they have resulted in the insertion of high concrete kerbing stones and timber bollards – all alien to the materials and form of the conservation area.



FIG. 25: *Unsympathetic traffic calming measures at the north of the conservation area.*

8.1.4 The Cross

Located at the very centre of the conservation area, the cul-de-sac of bungalows at The Cross have blank, grey frontages facing the street and detract significantly from their surroundings, bearing no resemblance to the historic form of the village in either form or materials. This is a site with potential for enhancement works.



FIG. 26: *The Cross. Unsympathetic development in the conservation area.*

8.2 Evaluation of Condition

There are few, if any, derelict and neglected buildings within the conservation area. However, there are several cob walls to the east of the High Street, which, whilst

not listed in their own right, form important and interesting boundary features. These appear to be poorly maintained: the tile roofing slates are frequently missing, as are sections of render (possibly concrete instead of lime). The loss of the cob walls will be even more noticeable as the boundary treatment will most certainly need to be replaced – possibly by close boarded timber, which would not only be an alien boundary treatment historically but detract significantly from the current, more robust boundary treatment.



FIG. 27: Cob wall on the High Street in poor condition. Cement render used to repair the surface is causing further harm.



FIG. 28: Heavy handed pointing on this heathstone house has caused the pointing to be visually dominant.

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 be considered obviously 'at risk' through factors of neglect or maltreatment. However, Manor Farm on Church Lane does appear that it would benefit from renovation works.



FIG. 29: *Manor Farm on Church Lane could benefit from external improvements.*

8.4 Threats, Pressures, Challenges

Obvious negative features, such as parking in Spring Street, small scale urbanisation and inappropriate highways improvements have already been identified above. Others include the inappropriate conversion of existing buildings. FIG. 30 below shows two listed barns which have been somewhat unsympathetically converted into dwellings.



FIG. 30: *Unsympathetic barn conversions at Colliers Barn, High Street and Poorhouse Barn, Spring Street.*

Wool benefits from sustainable transport links and being well located in proximity to major employment sites in the district. Unlike many other large settlements in Purbeck, surrounding land is not designated green belt or Dorset AONB. Therefore, there is considerable pressure from the development industry to expand the settlement. Much land around the periphery of the village has been submitted by landowners to the Local Planning Authority expressing an intention to develop, some of which falls in proximity to the conservation area. Depending on the location of any future growth this could be a potential threat to the setting of the conservation area.

9. Recommendations

9.1 Boundary Proposals

9.1.1 Proposed for Removal

Changes such as plot divisions have occurred since designation, whilst sites may have been overlooked during the original designation that may warrant consideration for inclusion. The proposed boundary changes are shown in Map 1 and summarised below.

- *Locks Piece*: Whilst these properties are not unattractive, this recently built cul-de-sac bears no relationship with the historic form of the village and does not contain any buildings of architectural interest.
- *Row of four dwellings on the north side of Bindon Lane*: This 1970s development is suburban in character, using non-local brick. It displays no locally distinctive characteristics or vernacular.
- *Fields adjacent to Bindon lane and to the rear of properties on High Street and Spring Street including those to the rear of Culeaze, Shepherd's Bungalow, and Manor Farm*: A conservation area is primarily a townscape designation and whilst the fields contribute to the setting of the conservation area, they do not constitute an area of special architectural or historic interest. Therefore, the designation serves little purpose in this location. This land is located outside the defined settlement where there is a presumption against inappropriate development. Consequently, the likelihood of threats to the setting of the conservation area through the development of this land is minimal.
- *Properties in the south western corner of the Conservation Area*: Residential properties in the south western corner of the conservation area comprising 33-36 Duck Street, Fingle Bridge, Barn End, Barns Brow, Shipton, Garden Corner Meadow, Old Orchard and Weir Bridge are all 1970s dwellings of suburban character. Whilst they are not unpleasant in appearance, they are situated centrally in small plots, appear modern and make no contribution to the character or appearance of the conservation area.
- *1 Macville Avenue*: This property has more association with the ribbon development to the south than the historic form of the village. The dwelling does not incorporate historical materials and is not of particular architectural interest.

9.1.2 Proposed for Addition

- *Curtilage of Tyneham*: This property sits in relatively spacious grounds, characteristic of the conservation area. The existing dwelling and remainder of its curtilage are already in the conservation area, so realignment of the boundary would ensure the whole property is included.
- *Sliver of land to the rear of 64 Church Lane*: A simple clarification to align the boundary of the designation with features on the ground.

9.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the conservation area may be 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. The purpose is to manage change in an appropriate manner, not prohibit it.

Parking along Spring Street: Off street parking is a particular problem in Spring Street with residents bringing verges into domestic use. The problems associated with parking in historic settlements that were built long before the motor car are recognised, but an appropriate balance must be sought. The Wool Parish Action Plan has highlighted a community priority to introduce parking restrictions across the parish. Should the opportunity arise, soft and hard landscaping schemes should be undertaken that show a clear distinction between the public and private realms, whilst simultaneously creating a tidier appearance.

Encouraging sympathetic maintenance and alterations: Encouragement of sensitive home improvement and maintenance (e.g. supporting the use of timber as opposed to UPVC for windows and doors) is particularly important given that the cumulative impact of apparently inconsequential actions can be very harmful. This is an issue of relevance across all conservation areas.

Manage and maintain street furniture: Some of the signage is poorly kept and could benefit from replacement or at least cleaning. The more traditional style signage is more aesthetically pleasing and in keeping with the rural feel of the village and should be encouraged. Other street furniture in the form of lighting appears too 'urban' and an alternative could be beneficial. The clutter caused by telegraph poles and phone lines is unfortunate and any opportunity to reduce this appearance should be taken.

List unlisted structures and save buildings at risk: Cob walls located on Bindon Lane, Station Road and the High Street are important links with Wool's past and they are in danger of falling into disrepair. It is recommended that they are locally listed and properly maintained. Other buildings recommended for local listing are the Black Bear Pub, the simple cob outbuildings on the High Street now converted to dwellings, the pair of 19th Century dwellings at Hampton House / Hampton Villa in Duck Street, the pair of 19th Century dwellings at Holm Lea / Oddfellows House on the High Street, the Methodist Church on the south side of Station Road and the telephone box on the High Street.

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.

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

- Brown A (1970) *'A Backward Glimpse of Wool'* Published by the author: Willowmead, East Burton Road, Wool, Dorset BH20 6HG
- Dorset Historical Centre *'Historic Maps Database'* Dorchester, Dorset
- Hutchins (1874) *'History and Antiquities of the County of Dorset Hutchins Vol 1, 3rd Edition'*. Originally published by JB Nichols and Sons, Westminster 1861-74. Republished by EP Publishing Ltd in 1973

Architecture

- Durant, D N (1992) *'The Handbook of British Architectural Styles'* Ebury Press
- Newman and Pevsner, 1972: *Dorset (Pevsner Buildings of England)*.
- Statutory List of Buildings of Special Architectural or Historic Interest.

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: 01929 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. Often planning permission may 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.
1, Station Road	II	108905
8, High Street	II	108884
9, High Street	II	108885
16 and 17, High Street	II	108886
24, High Street	II	108887
45, Spring Street	II	108902
46a and 46b, Spring Street	II	108893
48, Spring Street	II	108894
49, Spring Street	II	108897
50, Spring Street	II	108898
55, Spring Street	II	108899
61, Church Lane	II	108864
64, Church Lane	II	108865
Colliers Barn 1 and 2, High Street	II	108888
Farm Buildings Attached to No 55 at Rear, Spring Street	II	108900
Gingerbread Cottage 57 and 58, Church Lane		
Melissa Cottage 62, Church Lane	II	108869
The Old Bakehouse 47, Spring Street	II	108903
Outbuildings at Rear of The Poplars , Spring Street	II	108892
Outbuilding with Privy Approximately 2 Metres to North of Manor Farmhouse, Spring Street	II	108911
Parish Church of the Holy Rood, Church Lane	II*	108870
Peppercorn Cottage 44, Spring Street	II	108901
Poorhouse Barn, Spring Street	II	108904
The Poplars, Spring Street	II	108891
Random 43, Quarr Hill	II	108890
Rose Mullion Tea Rooms	II	108906
Regency Cottage 56, Church Lane	II	108866
Rowantree and Attached Barn On East 60, Church Lane	II	108868

Sexy's Farm House, Spring Street	II	108895
Sexy's Farm Stables, Spring Street	II	108896
Springfield Cottage & Olde Springfield, High Street	II	108883
Sturmey Cottage, Duck Street	II	108873
Table-Tomb in Churchyard 7m North Of The Tower, Church Lane	II	108871
Pair of Table Tombs In Churchyard, 13m North Of The Tower, Church Lane	II	108872
Village Pound, Bindon Lane	II	108852
York Cottage, Quarr Hill	II	108889