



# Buckland Newton Conservation Area Appraisal

Distribution list:

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## Introduction & Executive Summary

Conservation Areas are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. The District Council is required by Section 71 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas. This can be achieved through conservation area appraisals.

West Dorset has 79 Conservation Areas and the Council has agreed on a programme of character appraisals. Buckland Newton's conservation area forms part of this appraisal work. The conservation area was designated in November 1990.

In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the conservation area's character. An appraisal is therefore an essential tool for the planning process. It is also of prime importance for any enhancement works and may provide a longer-term basis for the effective management of the conservation area.

This document describes the planning policy context, concentrating on the relevant West Dorset District Local Plan historic landscape, building conservation and archaeological policies and the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan 2009-2014. The main part of the report focuses on the **assessment of special interest** of the conservation area, describing:

- Location and setting;
- Historic development and archaeology;
- Spatial analysis, notably the sequences of spaces, views in and out and landmark buildings;
- Character analysis, building uses and types, the key listed buildings and the contribution made by important local buildings, building materials and details, and "green" elements.

The report then focuses on recommendations for management action, including landscape and tree monitoring and ways of improving essential repairs and maintenance, and suggestions for environmental enhancement. All of these are formalised into management proposals that the local authorities, land and property owners and the wider community should consider.

Throughout May-June 2009, the appraisal was subject to public consultation and during this period, an information event was held in the village, manned by district council officers. Following consultation, officers recommended a number of amendments to the appraisal and in December 2009, the district council adopted the appraisal as a technical document supporting policies in the West Dorset District Local Plan (Adopted 2006).

The **Executive Summary** sets out the key characteristics of the village and any issues associated with them:

- The landscape quality of the setting, the backdrop of the ridge and woodland;
- The varying topographical form of the conservation area and its position in the valley floor;
- The particular rural quality of the area, created by the undeveloped meadows south of the parish church and along the course of the River Lydden;



- Groups of mature trees and individual key specimens providing a dramatic element and a contrast to the built form, especially in the north western corner of the conservation area around the Manor House and church;
- Important hedgerows throughout the area, defining road lines and providing a sense of enclosure;
- Ten listed buildings, including a Grade I church, several gentry houses and vernacular cottages, a number of other listed buildings adjacent to the conservation area; and about ten important local buildings and groups;
- A range of building materials characteristic of the edge of the chalk escarpment, Corallian limestone, cob, render, brickwork and flints, as well as thatch, clay tiles and slate;
- Details such as wrought and cast iron railings and gates, boundary walls and historic paved surfaces.

The overall condition of the building stock, public realm and wider landscape seems to be good. The report, however, identifies several detrimental features including the loss of traditional building details, some inappropriate modern development, poles and wires.

## The Planning Policy Context

Contained within the **West Dorset District Local Plan** (Adopted 2006) are a number of planning policies relevant to the settlement:

- *Safeguarding Assets*: Policy SA1 seeks to protect the natural beauty of the Dorset Area of Outstanding Natural Beauty (AONB); development must be in keeping with the landscape character of the area (Policy SA3); Sites of Nature Conservation Interest lie to the north-west of Buckland Newton and Policy SA10 seeks to safeguard these sites; development will not be allowed which results in increased risk of pollution to ground water sources (Policy SA15); Policies SA18, SA19 and SA20 cover the demolition, alterations to and the settings of Listed Buildings; Policy SA21 seeks to protect the character or appearance of Conservation Areas; SA22 is concerned with demolition within a Conservation Area.
- *Settlement Policy*: Policy SS1 relates to development within Defined Development Boundaries (DDBs). Development outside the DDBs will be strictly controlled (Policy SS3).
- *Housing, Employment and Tourism, Community Issues, and Transport*: there are a number of general policies relating to these issues and associated land use;
- *Design and Amenity*: a specific chapter contains several policies regarding design and amenity considerations, including DA1 Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features;
- *Sustainable Construction*: relates to energy efficiency, renewable energy and other measures;
- *Avoiding Hazards*: Policy AH1 relates to development in Flood Risk Zones.

**National Planning Policy and Legislation** protects sites of international and national importance for nature conservation. Flood risk is addressed in the Government's Planning Policy Statement 25.

The Supplementary Planning Document **Design and Sustainable Development Planning Guidelines** were adopted by the district council in February 2009. This contains 10 design policies that apply to different types and scales of development.

Accompanying this is the **West Dorset Landscape Character Assessment** adopted February 2009, which addresses the 35 landscape areas of the District.

**The Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan 2009-2014** contains a number of relevant policies relating to the Historic Environment (historic buildings, archaeology, historic parks and gardens); the Built Environment (historic buildings, Conservation Areas and other developed areas); and Landscape.

The West Dorset District Local Plan, Design and Sustainable Development Planning Guidelines and Landscape Character Assessment are available at district council offices, whilst the Framework for the Future of the Dorset Area of Outstanding Natural Beauty Management Plan is available from Dorset County Council. The documents can be viewed on [www.dorsetforyou.com](http://www.dorsetforyou.com) and main libraries will hold relevant printed copies. Information on Listed Buildings and Conservation Areas is also available on [www.dorsetforyou.com](http://www.dorsetforyou.com)

## Assessment of Special Interest

### A. Location and Setting

Buckland Newton is located on the B3143 road through the Piddle Valley, about 11 miles (18 kms) north east of Dorchester and nine miles (14 kms) south of Sherborne. The actual conservation area lies to the west of the B3143 via a minor road that runs through it.

The parish of Buckland Newton straddles the chalk escarpment, which rises in a series of hills on the west, south and east of the oldest part of the village. To the west, Ridge Hill is 229m; to the east, Knoll is a rounded hill over 200m; and to the south and SW Bladeley Hill and other high ground rise to over 250m. South of Ridge Hill runs Buckland Bottom, a relatively level valley, which has springs that are the source of the River Lydden.

There are three quite distinct settlements in the parish: Buckland Newton, Woolford's Water, Henley and Duntish. Woolford's Water is part of Buckland Newton, but with an entirely different, linear character built around a crossroads. Duntish is a small hamlet comprising a mill and two farms. Buckland Newton (where the conservation area is located) is an unusual, loosely knit village situated in a deep fold at the base of the chalk escarpment and the extensive woodland situated on the ridge to the north gives it a feeling of enclosure and seclusion. The conservation area has a fine landscape setting, completely within the Dorset Area of Outstanding Natural Beauty (AONB). The large undulating area of open land between the groups of development and trees, including part of the grounds of the Manor House, contributes significantly to the character and setting of the village.



Fig 1. Location map  
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## B. Historic Development and Archaeology

Buckland Newton and the surrounding area contain features and records ranging from the prehistoric to the C19, notably earthworks such as barrows and hill forts. There are 26 known archaeological sites and records within the parish; only one of these is within the conservation area (a Saxon or Merovingian carving within the parish church). This may indicate settlement of this period. The church has a C13 chancel and a late C15-early C16 nave, aisles and tower. The large and richly ornamented nave windows and the two storey south porch reflect the patronage of Glastonbury Abbey.

There are earthworks in the field (centred at N.G.R. ST6872 0521) which lies SW of the parish church. These earthworks include a levelled area on the west side that is probably the site of a house that existed in the C18, as well as linear features that may be boundaries or possibly ridge-and-furrow.

Most of the other buildings are C17 - early C19, with the remains of a C17 house at the Manor House (refronted and altered in 1803). Buckland Newton Place was the Vicarage and has an early C18 brick frontage. There is also a substantial c1840 gentry house at Buckland House, just outside the conservation area, on Locketts Lane. Other cottages are vernacular buildings that employ local building materials. There was a village pound adjacent to Manor Cottage and C19 maps show two public houses. There are late C19-early C20 houses at Church Farm and Sunnyside and at the northern end of Locketts Lane, where there is also a nearby small late C20 development of detached houses, at Hylands Farm.

## C. Spatial and Character Analysis

Each settlement differs in its relationships between buildings, public space, gardens and open countryside. Within Conservation Areas (usually the historic core of the village), there are unique progressions of spaces, with varying degrees of enclosure and exposure. These sensations depend upon the density and height of buildings, their position relative to the highway, the character of boundaries and the dominance or dearth of trees, and views out to countryside or into the village core. Also important are the effects of topography – the rise and fall and alignment of roads and paths. These are all elements of **townscape**, giving visual coherence and organisation to the mixture of buildings, streets and spaces that make up the village environment. Townscape enables places to be described, using three elements:

- The sequence of views obtained in passing through an area, depending upon road alignment, positions of buildings, views etc. The chain of events is usefully termed *serial vision*;
- The feelings of relative exposure and enclosure depending upon the size and shape of spaces and buildings;
- Content: colour, texture, scale, style, personality and the many little details of materials, street furniture, signs and other local distinctiveness characteristics.

### Spatial Analysis

The conservation area has a series of separate parcels of development either side of the River Lydden. Development is sporadic with two minor clusters at the end of Locketts Lane and to the west of the Manor House. The **plan form** may be



Fig 2. View across central fields towards parish church and manor

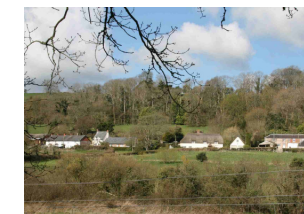


Fig 3. View across central fields towards group of cottages

described as dispersed, related to a roughly quadrangular pattern of lanes with a 'hollow', undeveloped centre of pastureland. The junctions of the lanes appear to be the focus of small instances of growth over the centuries.

Buckland Newton is characterised by low-density building, most properties situated close to the road, with fairly small, if any, front gardens. Plot sizes vary greatly, with larger ones around gentry houses, fairly regular rectangular examples behind Providence Row and small behind the Veronica Cottage-Jalon group. The modern Hylands Farm development has, in comparison, a higher density with each property having significantly smaller gardens.

Dominating the valley on the western side are the Manor House (fig 9), the church and a row of cottages which when viewed from across the valley, form a very attractive backdrop. A small group of cottages looks over the valley from the eastern side. A lane forming a rough square links the separate parts, with named portions by Sticky Wicket, Cat's Corner; Hilling Lane east of the 'Gaggle of Geese'; and Locketts Lane running down to Court Farm in the south of the settlement.

## Gateways

There are 'gateways' (entrances) into the conservation area:

- At Cat's Cross, where there is a marked transition from later development to historic settlement, including the cemetery, with buildings set in undulating landscape;
- Along the bridleway into Locketts Lane with its transition from countryside to farm and residential buildings set amongst vegetation;
- To the north, where the Manor and Parish Church provide two architectural focal points, set around a T-junction, with boundary walls and hedges and a number of tall trees, having a particular sense of arrival and significance

## The character and interrelationship of spaces within the Conservation Area

The main public realm spaces are linear and narrow, relating to the series of lanes around the central pastureland. There are subtleties related to this basic description, depending upon the variables of townscape, that is, the mixture of buildings, lanes and spaces that make up the built environment. The sequence of views obtained in passing through an area; feelings of relative enclosure or exposure; and the content of places-colour, scale, style, personality and the many little details of signs, street furniture and local building traditions-all help to create local distinctiveness. It is instructive to experience townscape by walking through any area and, in Buckland Newton, any approach would be equally enjoyable, but a route will be described starting at the churchyard gate, moving in an anti-clockwise direction:

- Ridge Hill and masses of trees seem to sweep down to the lane, with the white block of the Manor House prominent against a dark background; the churchyard, opposite, is heralded by a 'transparent' iron gate and fence, allowing views into a green space with memorials and large trees;
- Moving west, there is a view into the stable yard of the Manor House and then the lane curves slightly, allowing a view of the gable end of Manor Cottage;
- The lane comes to a T-junction, with a triangular space marked by a large tree (site of village pound); the western track gives access to Providence Cottage and Row and then to a fine vista of rounded hills and trees;



Fig 4. Prominent green triangle (site of pound)



Fig 5. Elkins

- Returning to the main quadrangle, there is a view downhill to the crossing point of the river, with Elkins standing out, white and thatched, on the left (east); looking back uphill, the white front of Manor Cottage and the tree on the triangular space are both very prominent;
- The view is firmly stopped by a single storey annexe to Wheelwrights (fig 9), which sits across the southern angle of the junction with Locketts Lane;
- Turning left (east) past modern houses into a hedged lane, the 'Gaggle of Geese' stands back on the southern side and then the lane becomes entirely rural, with hedges, occasional fine trees overhanging the road and views across the central pastures to Ridge Hill; there is a view back to the pub, which seems to project into the lane and there are a short row of cottages and individual houses at the northern end of the curving alignment of the lane;
- At Cat's Cross, there is a view east towards the school and modern houses; turning left (west), the river is again crossed and there are views to the north, of Church Farm, and west up a gradual slope to Ridge Hill;
- Outside Buckland Newton Place, there is a characterful buttressed brick wall, of varying heights and overhung by trees; there is a glimpse of the urbane front façade of the house through a gate and then steps lead up into the churchyard, where there are wide views over the central pastures and to the Manor House.



Fig 6. View SW from churchyard

**Key views and vistas** are varied, due to the topography and layout of the settlement. Rights of way on surrounding hills, including Ridge Hill, provide some important views into the conservation area. From the road at Watts Hill, there is an important and well known view of Buckland Newton in its wider country setting. When viewed from the south and west, Ridge Hill provides a visually important backdrop to the village. The rural character of Buckland Newton is defined by the frequent open views and glimpses of wider countryside from many locations within the conservation area.

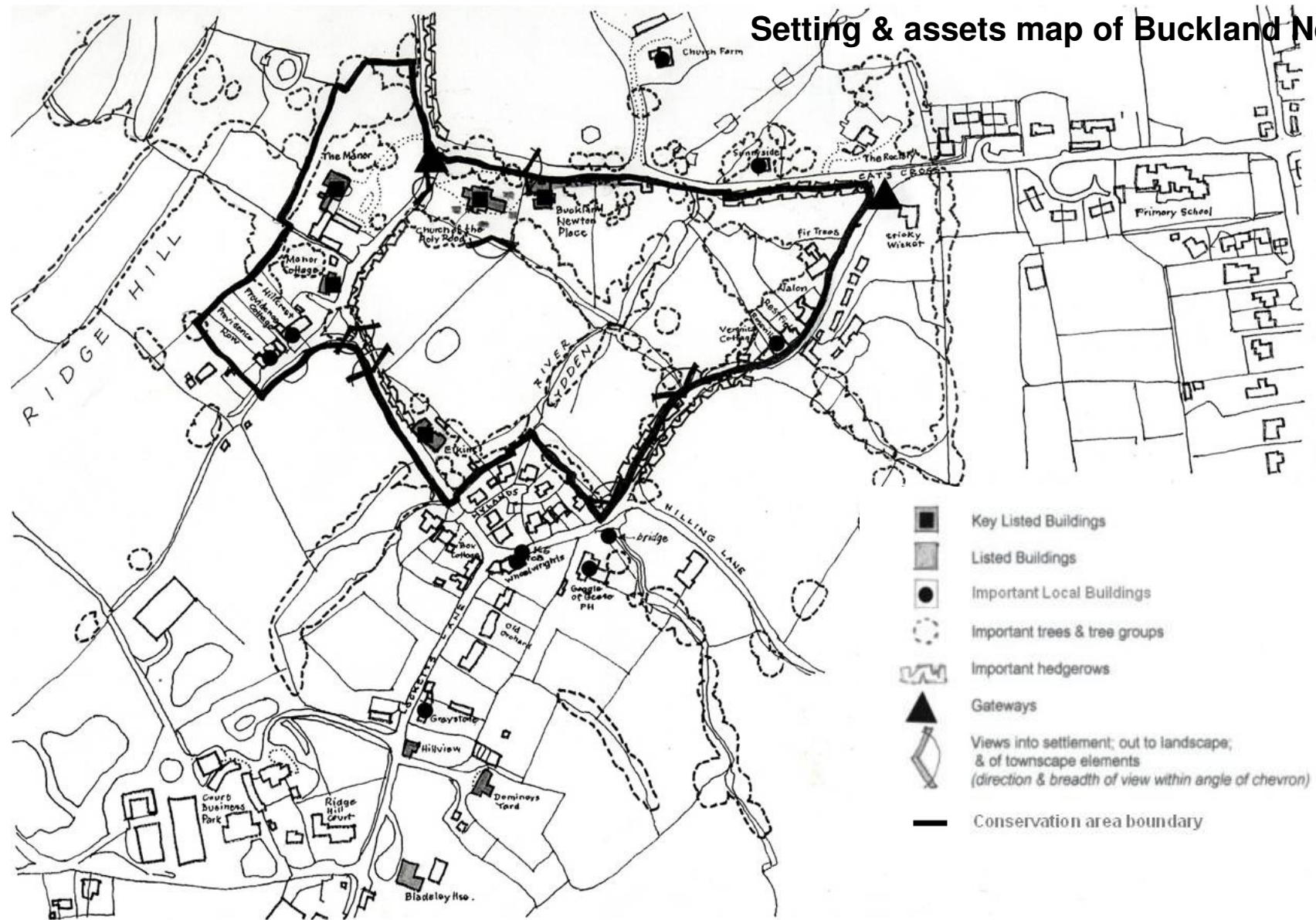
On entering the village from the minor roads to the north, there are immediate important views of the church and the churchyard including a few important trees. There is a view of Elkins from the junction by Manor Cottage and views back uphill to the Cottage and the site of the village pound (marked by a fine tree). Taking the road to the east, adjacent to Buckland Newton Place, the lack of real views of the house is compensated by the long view down the lane from the elevated pavement.

The most impressive views of the prominent Manor House and church are seen by looking northwards from lower land at the south-eastern edge of the conservation area, along the lane from the 'Gaggle of Geese' to Cat's Cross. Extensive, uninterrupted views across the valley floor and parkland to the Manor House and church can be enjoyed. There is also a glimpse of the brick front of Buckland Newton Place. The churchyard also affords good views across to Ridge Hill and, south, across the Lydden valley.

**Landmarks** are the Manor House (fig 9), prominent through its elevated position, height of the façade, light colour and dark backdrop of trees) and the church tower (although not high, its light-coloured render makes it visible in views from the south).



## Setting & assets map of Buckland Newton



## Character analysis

### Building Uses

The 1887 and 1903 Ordnance Survey sheets both show an overall plan form and individual building plots that have been little changed. The Victorian village had the medieval Parish Church, three gentry houses in the Manor House (fig 9), Vicarage (now Buckland Newton Place) and Bladeley House (now Buckland House). There were a number of farmhouses on the edges of the village, such as Court Farm to the south and Church Farm and Kennel Dairy House to the north. There were public houses at 'The Royal Oak' (now the 'Gaggle of Geese') and the 'New Inn' (subsequently closed and now Elkins). There was also a small village hall adjacent to Providence Cottage, south of the Manor House. In the middle of the C19, the Red Lion Inn also stood near Cat's Cross, where the present Fir Trees is located. Two public houses and the hall have been converted to residential use, the Vicarage is now a private house and other houses, like Manor Cottage (fig 9), are the result of the amalgamation of smaller agricultural cottages. The older Church Farm has disappeared and the name has moved to the former Kennel Dairy House.

Residential use predominates in the conservation area, with a mixture of large detached houses and smaller cottages and other modest houses. There is limited modern infill development. The Parish Church is the only public building, apart from the 'Gaggle of Geese' Inn, which lies to the south of the conservation area.

### Building Types and Layouts

The Parish Church of the Holy Rood stands near the centre of the parish in the north of the conservation area. The chancel is largely of the C13 and the nave, aisles, two storey south porch and modest west tower are of the C15-early C16.

The former Vicarage is situated 30m east of the church and is now known as Buckland Newton Place. The early Georgian house has two stories and attics. The main block is of the first half of the C18 and the SW wing was added about 1850. The Manor House lies 100m west of the church it has two stories plus basement and attics. Originally a C17 H-plan house with a central block and two gabled cross wings, the house was substantially rebuilt in the early C19 as an early example of 'Tudor Revival' style. Buckland House is a c1830-40 double pile, four bay block.

Other cottages in the area date from the C17-C18. These are generally two-storied, or of one storey with an attic space and the walls are of cob, rubble or brick, some with thatched roofs and typical of the local vernacular style. Some later alterations are evident, such as new windows, doors and porches.

There are several C19 stables and sheds, two and one-and-a-half storeys, usually brick and rubble, with haylofts over, seen at the Manor House and Buckland Newton Place.



Fig 7. Gaggle of Geese



Fig 8. Buckland Newton Place



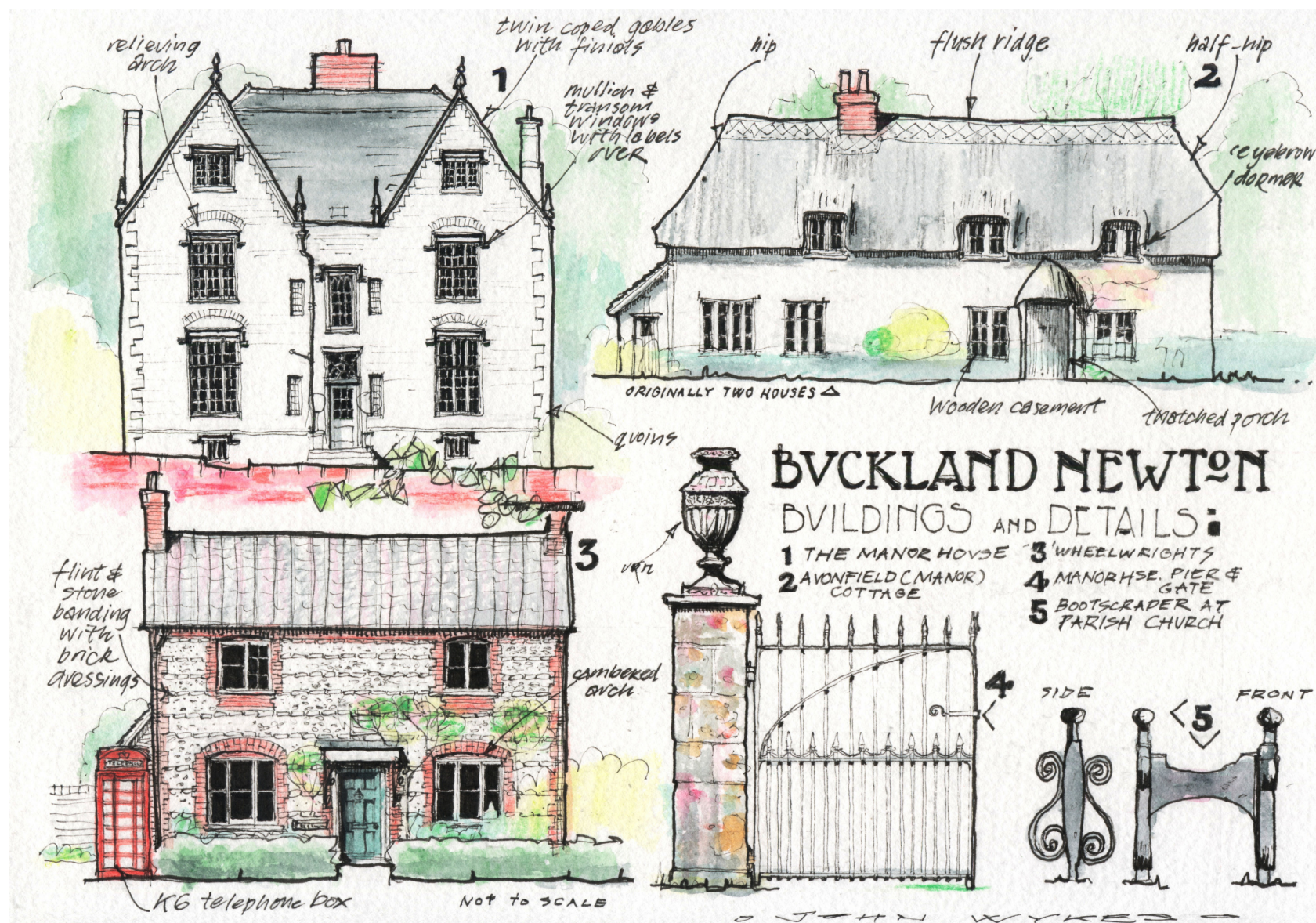


Fig 9. Buildings & Details



### Key Listed Buildings and Structures

There are 27 Listed Buildings and structures within the parish of which ten are within the conservation area. The church is the only Grade I listed structure. Buckland Newton Place and the Manor House (fig 9) are both significant Grade II listed buildings, with, in the case of the former, architectural refinement in the early C18 brick main frontage. The Manor House has a characterful main façade reflecting its architectural history and a very visible location, overlooking the main settlement. The ancillary former stable block is early C19 rubble and brick with a slate double-hipped roof, two storeys with single storey buildings at right angles, forming a U-plan. These are listed by virtue of being in the curtilage of a listed building but are not described in the schedule and are worthy of a separate note. Similarly, the carriage entrance to the east of the main house has a handsome arrangement of piers with stone urns and cast iron gates with spiked rails. The north garden wall of Buckland Newton Place is Grade II listed, its buttressed brickwork and raised walkway along the lane grouping well with the main house and humbler ancillary buildings. Of these, again probably listed by association, the one-and-a-half storey former stable on the lane, mid-C19 brick and slate with hipped roof, shows up well from the public realm.

There are two other important Grade II cottages in Elkins (formerly The New Inn) and Avonfield Cottage, (fig 9, also known as Manor Cottage), both thatched and rendered and positioned at key points on the quadrangle of lanes.

There are listed buildings on the edge of the conservation area that contribute to its setting. These include the listed Buckland House (early C19 stuccoed villa), vernacular thatched Domineys and late C18 brick Hillview, all on Locketts Lane.

### Important Local Buildings

There are a number of cottages of visual interest and group value:

- Jasmine Cottages (Nos. 1 - 4), situated on Providence Row (also known as the Barracks), a small mid-C19 terrace of rubble and brick buildings with rendered frontages, casement windows, gabled porches and slate roofs;
- Providence Cottage is later C19, a tall, narrow house with a steeply-pitched slate roof, rendered front with twin gables and half dormers, canted bay window and a large porch with a round headed door; attached to the east is a large, single storey rubble and brick annex, formerly the Police Station until the 1950s;
- On the eastern lane, a short row, Veronica Cottage, Rosevilla and Restfield, probably early-mid C19, the two end cottages rendered and much altered but Restfield has a canted bay; Rosevilla is of more obvious interest, of brick, with sashes and a circular light above a central door with a porch with a swept roof; thus of group and intrinsic architectural value;
- Hylands Farmhouse, early Edwardian, interesting and intact detailing, imposing, situated on a prominent corner;
- Box Cottage, main house C19, rubble stone with clay tile roof, defines entry into Locketts Lane.

Around the conservation area boundary is:

- The 'Gaggle of Geese' inn, showing a hipped, rendered end to the lane, with sashes, mid-C19, of some value, very visible and with an attractive flint and coped brick boundary wall;
- Wheelwrights (fig 9), at the junction of the SW corner of the quadrangle and Locketts Lane, a mid-C19 three part row consisting of a handsome flint and rubble banded main house, with brick dressings, camber-headed windows and central porch canopy; an altered central two colour brick unit and a single storey rubble and brick shed with a canted



Fig 10. Providence Row



Fig 11. Rosevilla

corner; the latter is an important terminal feature in views down the western arm of the quadrangle; former post office with shop window and bulkheads for Buckland Newton Post Office sign;

- A K6 telephone box (fig 9) adjacent to Wheelwrights;
- Sunnyside, on the northern lane, an unspoilt late C19-early C20 house, of two brick colours, the red in bands and lintels and quoins, twin canted bays and a central door;
- Church Farm House, an 1880-ish (it appears on the 1887 OS sheet), substantial detached house, red brick base and lighter brick first floor, with twin gablets, sashes in cambered arched openings; a landmark and elevated on a slight but telling ridge; and Church Farm Stables which was formerly associated with the farmhouse.
- Greystone, C19 detached three bay cottage, rubble and brick trim (greystone) with cambered heads to ground floor openings.

### Building Groups

Good groups are difficult to identify, given the general sporadic nature of development, but there is a close visual and historical association between Buckland Newton Place, its outbuildings and boundary wall, the church and churchyard and the Manor House and its long boundary wall.

### Building Materials and Architectural Details

The geology of the area is varied, with exposures of chalk with flints, gault and Kimmeridge clays and Corallian beds. All of these have contributed to local building materials: the soft chalk and clays have produced cob walling, invariably protected by limewash, render or tiles; the Corallian oolitic limestone a rubbly, cream to grey material, roughly coursed and worked or as random rubble. The most prestigious buildings, such as the church and the Manor House, have ashlar limestone details, most obviously Hamstone at the church. The clays have also produced bricks, of a red colour, although there are also yellow-grey bricks on some late C19 buildings, such as Church Farm House and Sunnyside (both having pleasing colour contrasts provided by the two bricks). The main elevation of Buckland Newton Place shows an early use of brickwork, probably originating from the lack of immediately suitable building materials as much as a desire to be fashionable. The nearby former stable has occasional vitrified header bricks, producing an attractive patterning and colour contrast. Elsewhere, on later C19 buildings, brick quoins and window and door heads are seen in rubble walls. There also seem to be portions of unknapped flints mixed in with rubble and Wheelwrights (fig 9) has a rudimentary banded front elevation with patches of rubble or flint and thin bands of limestone, along with brick dressings.

The amount of rendered facades suggests that this was used for expediency, to provide waterproofing to cob or rubble walls or fashion (in the case of Buckland House). Jasmine Cottages have a rendered front and a brick and rubble side elevation (the former possibly over cob?). The parish church has a very distinctive render coat, probably over rubble that was not displaying good weathering qualities.

Boundary walls are of uncoursed rubble and occasional flints, with a brick capping and a complete brick boundary wall at Buckland Newton Place. The latter has straight and curved ramps to accommodate changes of level or height. The front boundary wall at the Manor House has a section with a stone base and brick upper courses and a complete brick portion. Gate piers are uncommon, with a tall dressed stone pair at the Manor House, with a simple moulded top and stone (or Coade Stone?) urns (fig 9).



Fig 12. Sunnyside



Fig 13. Church Farm



Roofs include some of thatch, with flush ridges and swept details around dormers and hipped and half-hipped ends. Plain tiles and slate are also apparent. Several late C19 buildings have gablets to accommodate half dormers.

Windows vary with building status and age, with stone mullion and transoms at the Manor House, with drip moulds and returned labels over; wooden casements with varying arrangements of glazing bars on cottages; and vertical wooden sashes at Buckland Newton Place, the 'Gaggle of Geese' and later C19-early C20 houses. Lintel details include relieving arches over the rectangular openings at the Manor House; cambered and flat brick lintels at Buckland Newton Place; cambered brick arches at later C19 cottages and wooden lintels elsewhere.

There are a number of stone or rendered porches, usually with small gables, seen at Jasmine Cottages, Elkins and there is a brick example, with a swept roof, at Rosevilla. Door surrounds tend to be simple, with the exception of some moulding at the gentry houses. Doors vary from vertical planks to four and six panelled types.

There are some good details, such as wrought and cast ironwork, with spiked gates at the Manor House, boot scraper (fig 9), speared railings and a lamp overthrow at the parish church entrance; a range of classically-inspired table tombs in the churchyard; stone paving on the raised area outside Buckland Newton Place and linked stone steps up into the churchyard.

#### Parks, Gardens and Trees and Hedgerows

The grounds of the Manor House and Buckland Newton Place undoubtedly contain elements of historic parkland and gardens but the latter, in particular, is not widely visible from the public realm. Within the quadrangle of lanes, the undeveloped meadows are of major importance to the setting of the conservation area. The churchyard also is a pleasant green space, with some mature trees. There are a number of smaller gardens related to houses and cottages that add hedges and shrubs to the setting of historic buildings. The lane, from the pub to Cat's Cross, has long lengths of hedgerow, also seen opposite the Manor House, close to Elkins and around the churchyard.

Massed planting on Ridge Hill, to the north, overlooks Buckland Newton providing a background to the Manor House. There are also a number of other significant trees within the conservation area. The finest specimens are found in the grounds of the Manor House (several beeches are particularly prominent from the lane by the entrance to the church), the churchyard and one in particular on the site of the old village pound. There are also a number of mature trees in the hedges along the lane NE of the 'Gaggle of Geese'. The importance of trees is reflected by a number of Tree Preservation Orders (TPOs) on the edges of the conservation area boundary, behind the Manor House; opposite Elkins, by the river course; on the eastern boundary of Hylands Farm; and around The Rectory at Cat's Cross.

#### Detrimental Features

There are a number of apparent problems, within and adjacent to the conservation area:

- Loss of some traditional features due to window replacement and change from thatch to slate roofing on unlisted buildings;
- The introduction of inappropriate details and scale of building on porches, garages and side extensions;
- Modern development using materials not characteristic of the area, including applied half-timber;
- Wirescapes and poles, particularly at the junction between Locketts Lane and the southern part of the main quadrangle.



Fig 14. Trees near Cat's Cross

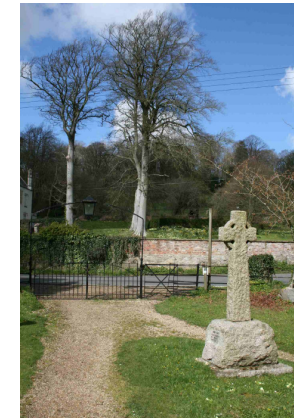


Fig 15. View of the Manor's trees from the churchyard

### **Definition of the Special Interest of the Conservation Area**

The particularly important characteristics of the conservation area are:

- The landscape quality of the setting, the backdrop of the ridge and woodland;
- The varying topographical form of the conservation area and its position in the valley floor;
- The particular rural quality of the area, created by the undeveloped meadows south of the parish church and along the course of the River Lydden;
- Groups of mature trees and individual key specimens providing a dramatic element and a contrast to the built form, especially in the north western corner of the conservation area around the Manor House and church;
- Important hedgerows throughout the area, defining road lines and providing a sense of enclosure;
- Ten listed buildings, including a Grade I church, several gentry houses and vernacular cottages, a number of other listed buildings adjacent to the conservation area; and about ten important local buildings and groups;
- A range of building materials characteristic of the edge of the chalk escarpment, Corallian limestone, cob, render, brickwork and flints, as well as thatch, clay tiles and slate;
- Details such as wrought and cast iron railings and gates, boundary walls and historic paved surfaces.

### **Community Involvement**

Throughout May-June 2009, the appraisal was subject to public consultation and during this period, an information event was held in the village. The comments received helped finalise the appraisal.

## Review of the Conservation Area Boundary

The existing boundary embraces the centre of Buckland Newton, including the parish church and the Manor. The conservation area boundary may be subject to review.

## General condition

The building and structures of the conservation area seem to be in good condition. There are a few unlisted properties that may require some improvement in order to enhance the conservation area and monitoring to ensure that any alterations are sympathetic to their surroundings. The public realm is in good condition.

## Summary of Issues and Proposed Actions

Conservation Area Issue	Proposed Actions	Partners
Standards and methods of repair and maintenance of historic buildings and structures	Provide advice on request	District Council
Sourcing local materials and continuation of building traditions	Provide advice on known sources and building traditions on request	District Council
Alterations to unlisted buildings	Encourage high standards as opportunity arises	District Council
A number of unlisted buildings have architectural and historic interest	Consider additions to the Statutory List of Buildings of Special Architectural and Historic Interest	District Council
The contribution of trees and hedgerows to the character and appearance of the conservation area	Contribution to be maintained and enhanced as far as possible and support suitable schemes through countryside and conservation grants	District Council and Parish Council

## Developing Management Proposals

The following objectives might be set out as the basis of a long-term management plan:

- The contribution of the landscape setting and trees to the conservation area to be perpetuated using all means;
- Consider additional buildings for listing;
- Consider amendments to the conservation area boundary;
- Provide the Dorset Historic Buildings record with relevant information as available;
- Small-scale improvements could qualify for the Council's Countryside and Conservation Grant Scheme.

## Advice

The District Council can advise on the need for Listed Building Consent or any developments that might require planning permission. Advice will also be given on matters such as methods of maintenance and repair, alterations and extensions to Listed Buildings and suitable materials.

## Information and Contact Details

### Criteria used for assessing the contribution made by important local buildings:

In line with English Heritage guidance, an "important local building" is one that makes a positive contribution to the special interest of a conservation area, and where this is the case, the building will be included in a local list within the conservation area appraisal. Two basic criteria were used; the actual design characteristics, such as mass, skyline, interesting details, materials and existing or former use; and position relative to the wider setting, individual or groups of Listed Buildings.

**Contacts:** West Dorset Design & Conservation Officer (01305 251010) or e-mail [planning@westdorset-dc.gov.uk](mailto:planning@westdorset-dc.gov.uk)

## References and Further Reading

*Understanding Place, Guidance on conservation area appraisals*, English Heritage, August 2005  
*The Statutory List of Buildings of Special Architectural and Historical Interest*, DCMS  
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## Maps

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