

CONSERVATION AREAS IN EAST DORSET

CRANBORNE



Foreword

This document is based upon work carried out in 1994 to define the special qualities of the Conservation Area that was subsequently published as Supplementary Planning Guidance to the East Dorset Local Plan (see paragraphs 6.118 to 6.131 and accompanying policies BUCON 1 to 4 of the East Dorset Local Plan adopted 11 January 2002).

The text and illustrations of the original publication have been revised and updated to reflect any significant changes that have taken place in that time since the original survey and appraisal of the area were undertaken.

The appraisal provides guidance to those elements and characteristics that should be taken into account when considering proposed developments and other works requiring consent. The information contained in the appraisal will be treated as a material consideration by the Local Planning Authority when considering planning applications.

The revision does not extend to reviewing the boundaries of the designated area. This work will be undertaken between 2006 and 2010 in parallel with the Local Development Framework process, as currently programmed.

The maps used in the document are based upon the Ordnance Survey mapping currently available to the Council.

*East Dorset District Council,
Furzehill, Wimborne, Dorset BH21 4HN.
Tel: 01202 886201
e-mail: planning@eastdorset.gov.uk
web: www.dorsetforyou.com*

Introduction

Cranborne Manor was already a hunting lodge when King John acquired the Chase in 1200. He rebuilt the house in 1207 and for the following four hundred years the house became the Chase Court. Robert Cecil, First Earl of Salisbury acquired the House in 1607, and enlarged and remodelled it. The house, which is still the seat of the Marquess of Salisbury, is recognised as being historically one of the most important domestic buildings in England.

Gateway to Cranborne Manor (Grade II Listed)*



Although Cranborne has very early origins –it is named as Crenebourne in Domesday- there are very few buildings surviving today older than the 18th century.

The village lies at the crossroads of a number of rural routes but none is more than of local importance. The construction of the Blandford-Salisbury turnpike signaled the start of a long decline in the fortune of the village. Today, Cranborne has the air of a quiet rural backwater, little disturbed by tourists.

Setting

The village lies immediately to the east of the Manor House and is linked to it by the ancient church of St Mary and St Bartholomew, which itself stands on the site of the former Benedictine abbey church, founded in 980. Early in the twelfth century the Benedictine house became a priory of Tewkesbury Abbey and continued until the Dissolution.

The village of Cranborne nestles in the narrow river valley of the Crane. The winterbourne flows

from west to east through Cranborne Manor Gardens as an open stream, but then passes through an underground culvert in the centre of the village. It re-emerges in Water Street, and follows the lane to Pennys Mead, before continuing its journey to Verwood and the Moors River.

Part of The Crane running through the Manor Gardens



The hills to the north and south of the village tend to envelop the settlement and account for its introverted character. Overlooking the village from the south, on Castle Hill, stands a Norman motte and bailey castle, now covered with trees. Its timber fortifications have long disappeared.

The beech woods extend as far as Cranborne Lodge and the Manor and provide an attractive backdrop to the village when viewed from the north. Burwood, to the north, is a separate beech wood on the hillside near Boveridge, set apart from the village. These hills dominate the village and restrict views of the countryside beyond.

Along the river valley, the views upstream from the village are of open, undulating downland. To the east, by contrast, the valley landscape is more enclosed and wooded.

Scope

The Conservation Area was designated in July 1970. Its boundaries have been drawn closely around the village core and the grounds of Cranborne Manor and Cranborne Lodge. Excluded from the Conservation Area were the more recent developments to the east of the village. Their open character were considered to contrast with the intimacy and enclosure that characterises the centre.

The Conservation Area includes the grounds of Cranborne Manor and Cranborne Lodge on account of their close historical, visual and symbolic relationship with the village. Only those parts of the grounds of Cranborne Lodge have been included that make a direct influence on the village.

The boundary has been drawn around the rear gardens of buildings on the east side of Salisbury Street as far as Pound Farm. It then follows the north side of Grugg's Lane to its junction with Penny's Lane. The boundary extends along Water Street, to include the turn-of-the-century Estate houses behind their beech hedge frontages.

Form

Cranborne has a compact, nucleated form centred on The Square. This is not a square but a short length of comparatively wide street flanked by mostly two storey domestic buildings. The street has an urban quality, having regular footpaths on both sides of its wide carriageway.

The Square continues eastwards as Crane Street, which in turn becomes Water Street at the point where the winterbourne re-emerges. The stream represents the main feature of this street, which assumes an essentially informal, open character. The grass verges and the absence of kerbing emphasize the informality of the street.

In contrast to this spacious street, Wimborne Street comprises terraces of mostly nineteenth-century brick-and-tile urban cottages sited adjacent to the road. These create a narrow, built-up street unrelieved by greenery.

Wimborne Street looking to the south



Castle Street, which runs parallel to Crane Street, comprises a rich mixture of building forms adjacent to the highway. The absence of pavements enhances the townscape qualities of this section of street, but to the east of Cranborne Lodge entrance, its character changes as it merges with the post-war suburban development. Castle Street is linked to Crane Street by a public footpath that passes adjacent to the First School. From the top end of the path there are good views towards Burwood and the adjacent countryside.

The Jubilee Garden



The Jubilee Garden stands at the western end of The Square. Installed in the 1970's on the site of a pair of shops with cottages behind, the Garden has been recently re-designed and re-planted and today forms an attractive amenity and sitting area.

The character of Salisbury Street is different again to other streets in Cranborne. This comprises mostly individual eighteenth-century houses set behind short, enclosed front gardens and with space between the dwellings.

Gruggs Lane extends from Salisbury Street to Pennys Lane and assumes the character of a back lane with development on its south side only. Between Pound farm and Grugg's Cottage, is a pinch-point in the lane which is of considerable townscape interest. This contrasts with the nearby modern housing development which fits uneasily into the village

Within the Conservation Area buildings follow the pattern of streets in a linear fashion, the effect of which is to emphasize the enclosure of the streets and to afford generous garden spaces between.

Approaches to the village

The winding lanes that converge on Cranborne conceal views of the village from almost any direction. Castle Hill provides one of only a few viewpoints.

Wimborne Street looking northwards towards Crane Street



From the south, the Wimborne road descends dramatically through a narrow tunnel of high beech trees and high brick walls. The buildings of the village begin at the Fleur de Lys corner at the bottom of the hill. The colourwashed buildings on each side of the street form a pinchpoint and an effective gateway.

From the Damerham road the high hedgebanks and twisting lane give no hint of the village until the Middle School is approached, at which point the road suddenly widens and becomes suburbanised with concrete kerbs and footpaths.

Similarly, there are no distant views of the village from the narrow hedge-banked lanes that emerge into Salisbury Street, despite being on much higher ground. But at the edge of the village the eye is drawn the full length down the street to its corner with The Square. Walls and treescape again create a tunnel effect.

From Alderholt, the road winds through through the well-wooded river valley and passes the watercress beds near Holwell. An area of post-war housing (outside the Conservation Area) emerges into the lower end of Castle Street. The older buildings positioned close to the road create a markedly more enclosed nature. One of the few views of the church tower can be enjoyed from this street.

Buildings

Cranborne is predominantly built of mellow orange-red brick and tile. The Church and Manor House are the notable exceptions and just four thatched cottages dispersed about the village. This gives the settlement a strong sense of homogeneity and cohesion, whilst the thatched roofs reinforce its rural character.

The Church of St Mary and St Batholomew stands behind Wimborne Street and The Square surrounded by its churchyard. The walls are of flint and rubble, with Greensand and Heathstone ashlar dressings. The roofs are tiled, with stone-slate verges. The nave and aisles were rebuilt in the fourteenth-century. The West Tower is of the fifteenth-century and is considered to be one of the finest in Dorset.

The Manor is immediately to the west, protected by its high walls and hedges. The building is constructed partly of rendered rubble and flint, with ashlar dressings, and partly of ashlar. The roofs are tiled with stone-slatted verges. It is one of the oldest domestic buildings in England, with much of its original early thirteenth-century form preserved. The north courtyard, now a garden, is approached from an eighteenth-century gateway, which replaced an earlier gateway destroyed by troops quartered in the house during the Civil War.

The courtyard on the south side of the house, surrounded by high brick walls, were built in 1620. At the centre of the south wall is an ashlar-faced gateway with a moulded semi-circular arch. On each side of the gateway and set diagonally on plan stand a pair of small, two-storey lodges with pyramidal roofs.

Opposite Cranborne Manor and the Church stands Cranborne Lodge, an impressive Georgian house described by Pevsner as 'a striking and powerful Early Georgian house of, say, c1740, quite out of the ordinary run'. The building is constructed of brick 'with lavish stone dressings', under a tiled roof. The three-storey building is set back from the road amongst extensive grounds screened by high cob walls.

At the corner of Wimborne Street and Castle Street is the Fleur de Lys Inn, dating from the sixteenth-century, but considerably altered over the years. The painted brick walls were originally

timber framed. The two-storey building is dominated by its impressive roof and chimney stack on its south elevation.

In Church Street adjacent to the road stands a seventeenth-century pair of timber-framed cottages with brick nogging under a thatched roof. Church Street forms one of two approaches to the Church from the village. An archway signals the entrance to the churchyard, flanked by chestnuts and yews, which provides a pinch-point and conceals the view of the Church.

Swan Street



The other approach, from the north, is from Swan Street. Two short streets converge on a small square, flanked on the south side by the churchyard. Also referred to as The Alley, this area comprises a tight grouping of mostly nineteenth-century two-storey cottages sited immediately adjacent to the highway. Although none are statutorily listed, the buildings are of local architectural interest. The tight, complex arrangement of simple building forms result in a small area of high townscape value. Each building has well-proportioned elevations, some of brick, others of painted brick, and many retain their original architectural features, including chimneystacks, timber windows and ornate window and door heads. Most roofs are of Welsh slate. These roofs are simple in form without dormers and largely free of roof lights.

The western side of the little square stands a gated entrance to Cranborne Manor affording a wooded dimension to this otherwise urban corner of the village.

Emerging from the square, the River Crane forms an attractive feature of the Manor grounds, even in its summer partially dry state.

The Alley opens out into The Square. This street is characterised by two storey brick-and-tile or brick-and-slate houses facing onto the road. Three are Listed as being of Special Historic or Architectural Interest. At the eastern end, No.14 is a six-bay house dating from the early eighteenth-century, but substantially rebuilt a century later. This house, with dormer windows set midway into the roof, forms an important 'stop-end' to the building frontage. No. 12 nearby, is another eighteenth-century house, in brick and slate, but having just three bays with a central flat-hooded doorcase.

Next door (No. 10 and 11) is an earlier two-storey house with casement windows and simple rustic doorways.

The Sheaf of Arrows public house, on the south side of the Square, is prominent on account of its gable that faces the street and white rendered walls. Most of the other buildings are in brick and are sited with their roof verges adjacent to the street.

At the eastern end of The Square, and forming a focal point to the street, is a large Victorian house surrounded by a gardens enclosed by high brick walls. Although this substantial building is well proportioned, its scale and form contrasts with other village houses and appears slightly misplaced in this village centre location.

Recently constructed offices in High Street/The Square



The recently constructed building on the site of the burnt-out commercial premises demonstrates well how a new building can fit into the street scene. The use of decorative timberwork, echoing the spirit of the earlier building, makes a positive statement that contributes to the character and

interest of the street. To the right of this building stands a well-proportioned two-storey brick house under a slate roof. Its gable forms one of only a handful in the conservation area. The building retains its original architectural features, including its two prominent chimneystacks, Victorian windows and attractive shop front.

Red Lion House, 35 Salisbury Street (Grade II Listed)



There are a number of Buildings of Historic or Architectural Interest in Salisbury Street. Red Lion House stands at the top of the hill on the west side of the street. This two-storey brick-and-tile house, with attics, dates from 1770. It faces onto the road behind a short garden bounded by a brick wall with low iron railings on top. A courtyard on its north side is surrounded by attractive single-storey storage and tack buildings and high walling. Two doors down the hill stands Manor View, No. 31, Salisbury Street. Dating from the early nineteenth-century, this brick-and-tile house has two parallel ranges, with half-hipped roofs. This too, is set behind a small front garden enclosed by walling and railings.

Two listed buildings, numbers 2 and 4 Salisbury Street, face directly onto the highway on the inside of the bend. The two storey with attics house on the left side is mid eighteenth-century; that on the right hand side, with casements and a lower eaves, is earlier. Both feature attractive peg tiled roofs.

Nearby are two modern developments constructed in the 1970s, one on each side of Salisbury Street. These respect the settlement pattern insofar as they front directly onto the road, and their scale and general form are in sympathy with other village houses. The developments are less successful in respect to their elevation detailing and use of materials.

Other village buildings worthy of note include the row of cottages that face the stream in Water Street and reinforce the street's sense of place. At a tangent to these cottages on their eastern side is a two storey brick and tile house dating from 1712. Particular features of this house are the projecting gable parapets with kneelers which make the building appear grander.

No.5 Crane Street (Grade II listed)



Crane Street, one of the village's most prominent corners, features a disparate group of three buildings. A listed single-storey-with-attics thatched cottage is sited within a small front garden enclosed by a low hedge. Standing cheek by jowl to the cottage, and appearing incongruous with it and the conservation area in general, is a 1960's detached house, now partly used as a workshop with concrete hard-standing in front. To its left is the fire station, which also appears out of place in the conservation area. These two building sites represent a rare redevelopment opportunity for more appropriate village development.

At the junction of Church Street and Wimborne Street, on the south corner, stands a two-storey gazebo which has been successfully converted into a small house. The gazebo is situated at the bottom of the garden of the Old Rectory, itself an attractive Jacobean style two-storey brick-and-tile Listed house dating from the nineteenth-century.

Wimborne Street is characterized by eighteenth and nineteenth-century cottages that abut directly onto the road. Faced in brick or render, under roofs of plain tiles or slate, the rows of buildings follow common building- and ridge-lines. Most retain their timber windows, including a traditional shop front on the Church Street corner. Prominent chimney stacks are a noticeable feature.

This pattern of building extends around the northern corner of the row into The Square. The corner building itself was the former bakery. After several years being vacant it is now back in use as the village food store.

The former corner shop at the southern end of Wimborne Street, together with the Fleur de Lys Inn opposite, mark the entrance to the village centre.

A number of barns and stables alongside the road frontage in Castle Street are important in providing enclosure and unity to the street. For example, a formerly disused workshop adjacent to No.2 now converted to an office is weather-boarded under a tiled roof. The Carriage House, of white-painted brickwork under a quarter-hipped tiled roof is sited parallel to the road. The Stable Block is sited at a tangent with its gable wall forming the road edge.

No. 2 Castle Street & adjacent workshop now converted to offices



Cranborne is a very private village, with few areas of public open space. The grounds of Cranborne Manor and Cranborne Lodge dominate the Conservation Area. Elsewhere, the spaces are more restricted and intimate. The Churchyard represents the most important of these, accessed from Church Street and Swan Street. Adjacent are the grounds of the Old Rectory, the cumulative effect of which is to bring greenery close to the centre of the village.

Private garden areas behind building frontages are important as they help to maintain the historic street pattern. They also provide space for trees, hedges and other greenery that complements the built form.

The wide grassy verges of Water Street is a notable feature of the Conservation Area, especially the

south side which has retained its historic character. It is important that this should be preserved.

Walls

Old boundary walls form an important feature in the village. They are typically constructed of brick or constructed of rubble or cob and rubble. To the south-west of Cranborne Lodge a cob wall stands over three metres high.

The walls that surround the north and south Courtyards of Cranborne Manor are of particular historic and architectural importance, dating from the seventeenth-century. On the north side the walls are of flint and rubble, with weathered stone copings. In the centre of the north wall are rusticated ashlar gatepiers with moulded caps and ball finials. The walls to the South Courtyard are of brick with tile copings. The old weathered walls are further enhanced by lichen growth and climbing plants.

Immediately to the south stands another Listed wall, which surrounds the Garden Centre. This is constructed of chalk cob over a brick plinth, and has a traditional tiled coping detail. The wall stands three metres high. It forms one of a number of very important walls which line the Wimborne road. The high brick walling on the east side provide seclusion to Cranborne Lodge.

High walls, constructed either of brick or cob, surround the garden enclosure to the east of the Manor. The highest walls in the village occur to the south and east of 7 and 8 Wimborne Street, forming part of the common boundary with Cranborne Lodge. These walls, of cob over brick, stand in excess of 4 metres in height.

Boundary wall adjacent to Sinodun in Grugs Lane



Other cob walls of note surrounds the rear garden of Red Lion House in Salisbury Street and 'Sinodun' Cottage, Grugs Lane respectively. The high brick walling around no.2 Crane Street helps to provide enclosure at this important village centre location. High brick walls enclosing the gardens of Tregonwell Lodge and Pound Cottage respectively are a feature of Salisbury Street.

The various brick walls on the road frontage in Salisbury Street link the houses together to form a unified street scene. Pillars with stone ball finials form an appropriate refinement to this distinguished street. Some of the houses here feature header brickwork in their walls. Unusually, English Garden wall bond occurs in Pound Cottage in Gruggs Lane.

Hedges and Trees

Because buildings and walls form the predominant road frontage in the Conservation Area, there are few hedges. Instead, they tend to be found outside the centre of the village. The most notable hedges are those forming the boundaries of Cranborne Manor and Cranborne Lodge. There are some important hedges within the grounds of both houses too. The hedges are typically of yew or beech.

Cranborne's long and noble history is also reflected in its impressive treescape. In particular, the ancient beech and yews within the grounds of Cranborne Manor, St Bartholomew's Church and Cranborne Lodge are of outstanding landscape importance. They reinforce the contrast between the shelter and enclosure of the village and the surrounding downland. The trees also link visually with the surrounding woods, particularly those on Castle Hill, to create a verdant and arcadian setting. The treescape has a profound influence on the character of the Conservation Area. It provides a valuable backdrop and foil to the buildings. The huge trees also provide contrasts in scale, sometimes making the buildings appear smaller than they actually are. Of particular importance, the trees have a cohesive quality which creates visual harmony and unity within the Conservation Area.

Within the grounds of the Manor are two principal avenues, one of beech leading to the south entrance; the other of plane leads to the north front. The latter has been recently planted to replace a former avenue on the same line. The avenues link with other trees and woods within and beyond the grounds.

Within the village itself are some special individual trees, the most outstanding of which is a massive horse-chestnut to the west of the fire station. This tree represents the most important focal point in the village and is visible from all directions.

In Crane Street, there are some important lime trees, which, when viewed from the east, relate well with the chestnut. In Salisbury Street there is a good beech on the street corner in the garden of Pound Farm and a huge purple beech further up that dominates the road.

Lime tree forms a focal point to the views along Crane Street



In Salisbury Street, overhead tree canopies supplemented by well-kept and often lush front gardens soften the architecture of this attractive residential street.

The yew trees in the churchyard are of particular importance, providing a strong sense of enclosure and foil to the architecture of the Church. Those on the east boundary form a natural gateway from Church Street, forming a valuable backdrop to the iron gates and archway. They block views of the church until the entrance is reached.

One of several important yews within the Churchyard



Cranborne Manor Gardens

The celebrated Cranborne Manor Gardens also lie within the Conservation Area and are included as being of national importance in the Register of Historic Parks and Gardens. It is essentially a C19 and C20 creation on a Renaissance site. Some of the original C17 garden features remain, most notably the walls, the south avenue (and the replanted north avenue), and West Garden, including a Mount.

Cranborne Manor Gardens



Streetscape

The absence of pavements in a number of streets adds to the informality of the village. The highway improvements that have occurred, by contrast, have created a harsh engineered appearance quiet out of keeping with the organic character of the village and destroys the individuality of the lanes and streets.

Of historic and townscape interest is a 'G.R' post box set in the front wall of the post office in Wimborne Street.

The Listed Gilbert Scott telephone kiosk on the north side of The Square, at its junction with Wimborne Street, is set amongst a collection of disparate street furniture and obtrusive overhead wires. The clutter created by these elements are an eyesore in this prominent village centre location. The overhead wires in the rest of The Square are obtrusive too and have an adverse effect on the quality of the Conservation Area.



Boundary of Cranborne Conservation Area

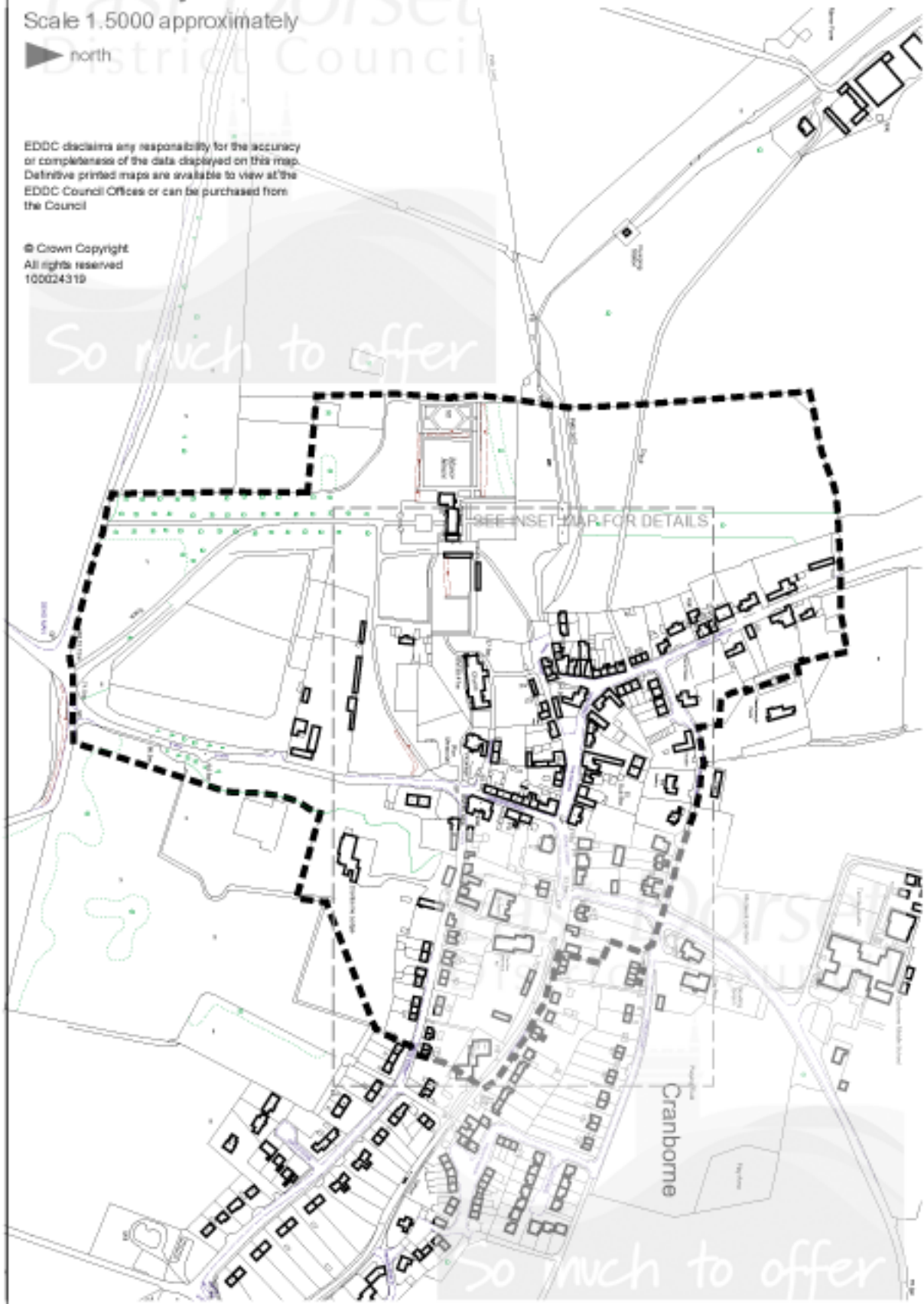
Scale 1:5000 approximately



EDDC disclaims any responsibility for the accuracy or completeness of the data displayed on this map. Definitive printed maps are available to view at the EDDC Council Offices or can be purchased from the Council

© Crown Copyright
All rights reserved
100024319

So much to offer



This map is reproduced from the Ordnance Survey database with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Ordnance Survey (Basemap) reproduced by permission of Ordnance Survey and used here under license from Ordnance Survey. East Dorset District Council. L10/0001/0001

Cranborne Conservation Area

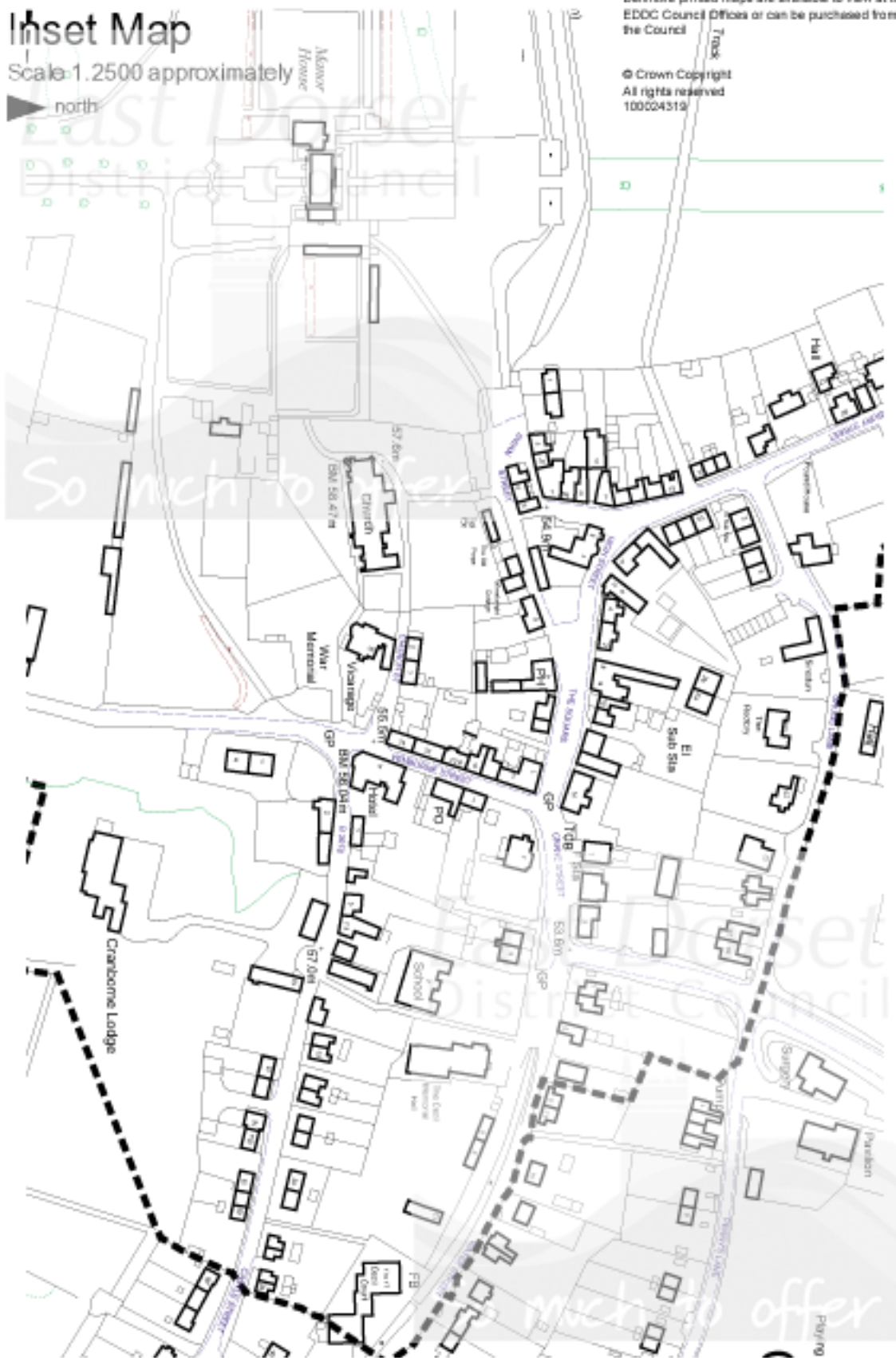
Inset Map

Scale 1:2500 approximately



EDDC declines any responsibility for the accuracy or completeness of the data displayed on this map. Definitive printed maps are available to view at the EDDC Council Offices or can be purchased from the Council

© Crown Copyright
All rights reserved
100024319



This map is reproduced from the Ordnance Survey under license with the permission of The Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Best Council Plans & Council LA/04/006 2005

Planning Policy in Conservation Areas

East Dorset has many attractive villages of special architectural or historic interest.

In order to protect their character and appearance, the best of these, including the historic centre of Wimborne Minster, have been designated as Conservation Areas by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990.

Under this legislation additional planning controls are exercised by the Council within designated Conservation Areas in order to preserve and enhance those aspects of character and appearance that define an area's special interest.

These include controls over the demolition of most unlisted buildings. An application for Conservation Area Consent is needed for the demolition of an unlisted building in a Conservation Area.

The Council encourages the retention of buildings that make a positive contribution to the character or appearance of a Conservation Area. Any proposals which involve demolition of existing buildings will be carefully assessed for their impact upon the character of the area. The local planning authority will also need full details about what is proposed for the site after demolition.

Certain types of development, which elsewhere are normally classified as permitted development (such as the insertion of dormer windows in roof slopes, the erection of satellite dishes on walls, roofs or chimneys fronting a highway) will require planning permission.

Guidance and application forms can be obtained from the Planning and Building Control Division.

Trees

Trees are an invaluable visual asset to the character and setting of many Conservation Areas.

Trees in Conservation Areas may already be protected by a Tree Preservation Order and the Courts can impose heavy fines for unauthorised felling or lopping.

In addition to these controls, and in recognition of the contribution that trees can make to the character and appearance of a Conservation Area special provisions apply to the lopping or felling of other trees which are not otherwise protected. Anyone wishing to fell or lop such trees needs to notify the Council in writing six weeks before carrying out any work.

Householders are also encouraged to seek advice from the Department on the management of their trees. By taking the correct action now mature trees can be made safer and their lives extended.

New Development

When contemplating alterations to existing buildings or the construction of new buildings within a Conservation Area it is advisable to obtain the views of your local Planning Officer at an early stage. The Department is glad to help and the advice is totally impartial and free of charge.

When considering applications for new development, the Council as Local Planning Authority takes particular care to ensure that it fits in satisfactorily with the established character and appearance of the Conservation Area.

Positioning, massing, design and choice of materials are of particular importance, as well as the visual impact of 'building over' an area of hitherto open land.

The special character of these areas stem not only from the age, disposition and architectural interest of the buildings, but also from the treatment of the spaces in between.

The presence of gardens, paddocks, soft verges, hedges and old boundary walls contribute greatly to the individual sense of place.

Applications for new development must demonstrate that the proposal will harmonise with the Conservation Area i.e. that it will preserve or enhance its character. Potential applicants are strongly advised to seek proper professional advice.

Therefore when considering such applications the local planning authority will pay particular attention to the following elements of the design:

1. the positioning of the building and its relationship with adjoining buildings, existing trees or other features;

2. the proposed building materials, particularly the walls and roof, and their suitability to the area and in relation to neighbouring buildings;
3. the proportions, mass and scale of the proposal and their relationship with the area in general and adjoining buildings in particular.
4. whether the proposed development might adversely affect existing trees, hedges or other natural features of the site.

In some cases it may be necessary to reproduce an historic style of architecture in order to match existing buildings. Generally, however, the Council encourages new construction to be designed in a modern idiom provided the criteria listed above are applied. Poor copies or imitations of architectural styles detract from the genuine older buildings and are normally discouraged.

Full details of any proposed development must be submitted, showing existing site conditions with the proposals clearly marked. Details of the elevational treatment, including windows and doors, will normally be required. In many instances the planning authority will expect details of hard and soft landscaping including a specification of all the proposed materials.

Conservation Area analysis

The District Council has carried out and published detailed studies of the Conservation Areas to identify those elements which contribute towards the unique character of each area. Any proposal which has an adverse effect on these features will not be permitted. Proposals that can be seen to enhance the Conservation Area will be encouraged.

Grants

Grants may be available from the District Council towards the alleviation of eyesores, or measures that improve the street scene, such as tree-planting, hedging or other boundary treatments. Grants or loans may also be available towards the repair of Listed Buildings, particularly where such repairs make an impact on the Conservation Area.

Design and Conservation Services in East Dorset

Conserving the best features of our environment, our historic towns, villages and countryside, is one of the most important of our planning functions.

Historic Buildings

Our buildings are a record of our architectural and social history. As a society, we hold them in trust for future generations to cherish and enjoy. Investment in our architectural heritage assists local and regional social and economic development

The supply of buildings of the eighteenth century and earlier is finite; once demolished they are lost forever. Others suffer almost the same fate from alterations made without regard to their original design and character.

Historic buildings require special care if their character, which relies upon traditional building materials and practices peculiar to each region, is not to be spoilt by insensitive alterations or inappropriate methods of repair.

Owners of Listed Buildings contemplating altering or extending their building are advised to obtain Guidance Notes obtainable free from the Department.

An important function of the Design and Conservation Section is to advise owners of historic buildings and assist in achieving solutions which preserves their intrinsic interest.

The Section can help seek out the right materials for the job and advise on the correct method of repair.

It can also provide advice on both the law relating to listed buildings and sources of financial assistance.

Conservation Areas

Conservation Areas are groups of buildings, villages or areas of towns having special architectural and townscape interest, the character of which should be preserved and enhanced.

East Dorset has 17 Conservation Areas, which range in size and nature from small villages such as Almer to the historic town centre of Wimborne Minster.

The siting, design and materials of new development, or alterations to existing buildings, are scrutinised by the Department to ensure that the character of such areas are protected.

Since 1980 the Council has invested in a programme of environmental improvements within the centre of Wimborne Minster. The effect of these measures has been to create an attractive place for residents and visitors to shop and to enjoy.

Designated Conservation Areas in East Dorset



Crown Copyright. East Dorset District Council, Furzehill, Wimborne, Dorset. Licence No.LA086096

Advice

For advice on any aspect of the Council's building conservation work, the availability of financial assistance or to discuss your individual building, please contact our Design and Conservation Leader Ray Bird, or his assistant Alan Turner on 01202 886201 or e-mail: planning@eastdorset.gov.uk .