



Warmwell Conservation Area Appraisal

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Introduction

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. Warmwell'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.

The appraisal was subject to public consultation (May – July 2011), during which an information event, manned by district council officers, was held in the village. Following consultation, officers recommended amendments and the district council adopted the appraisal in October 2011, as a technical document supporting policies in the West Dorset District Council Local Plan (Adopted 2006).

Executive Summary

The key characteristics of the Warmwell Conservation Area are:

- An attractive and immediate countryside setting.
- A soft boundary between the countryside and the village.

- The Grade I listed Warmwell House and the Grade II* listed parish church and their landmark presence.
- The Warmwell Estate and its contribution to the setting and character and appearance of the conservation area.
- At least sixteen unlisted buildings, structures and features that make a positive contribution to the special interest of the conservation area and in particular the Old Rectory.
- Overall quality of historic buildings, materials and details (some are recurring, such as windows and chimneys), attributed to the Warmwell Estate and to a lesser degree the church.
- A varied and interesting agricultural legacy.
- Innumerable trees within parkland, woodland and gardens that contribute to the character and appearance of the conservation area and its setting.
- Well defined boundary to Warmwell Rd due to buildings, walls, entrance gates, fencing, hedgerows and trees.

The overall condition of the building stock is good, although there are some agricultural buildings requiring maintenance. There are a few detriments such as traffic and highway signage

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); Policy SA15 covers Ground Water Source Protection Zone; 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.
- *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 Policy DA1, relating to retention of woodland, trees and hedgerows and other important landscape features;
- *Sustainable Construction*: relates to energy efficiency (Policy SU1), renewable energy and other measures;

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. **Planning Policy Statement 5 (PPS5) Planning for the Historic Environment** covers national policies on the historic environment.

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 and main libraries will hold relevant printed copies. Information on Listed Buildings and Conservation Areas is also available on www.dorsetforyou.com

Assessment of Special Interest

Location and Setting

Warmwell parish encompasses a large area with a small population (120 estimated in 2008) and small village, which is located approximately 5 miles east of the county town of Dorchester and 7 miles north of the coastal town of Weymouth.

Warmwell is an estate village situated on the B3390 that starts at Warmwell Cross (an ancient crossroads, now a roundabout), SE of the village, passes through the village and continues on to Crossways and other settlements in the Frome valley.

The name is derived from Warmewelle meaning the “warm spring” from wearm and wella [Old English]. There is a spring just north of the village.

Warmwell lies within the Crossway Gravel Plateau landscape character area. The area is distinctive for its undulating landform and the sandy, acidic soils which have produced areas of heathland interconnected with woodland. Around the village is agricultural and sporting land that includes blocks of woodland. The north part of the parish is dominated mainly by heathland.

The village lies in a fold with the higher ground around it providing attractive views towards and over the village with its backdrop of woodland and pasture. The parish church in its slightly isolated and higher position is predominant in such views, as is Warmwell House because of its imposing size. Readily evident is the softness of the boundary between the village and the countryside and the immediate proximity between the two.

Historic Development and Archaeology

Warmwell or Warmewelle is in the Domesday Book of 1086. Originally, the De Warmwell family, taking the name of the village, held the principal manor. The lord of the manor was the patron of the parish church, which in the C13 was associated with a cell (dependent house) of the Cluniac priory of Montacute, Somerset.



Fig.1 Location plan

In 1526, the Trenchard family acquired the manor and it is thought that it was Sir John Trenchard who was responsible for rebuilding the manor soon after 1618.

Other than the parish church, the historic buildings tend to date from the C17 to C19. Many of the properties were part of the Warmwell Estate, some of which were cottages for estate workers.

In terms of layout along the Warmwell Rd, the village is relatively unchanged, as evident when comparing its current layout with that of the 1845 Tithe Map (figs 2 & 3); although in an earlier period the village appears to have been more extensive.



Fig.2 Current map of Warmwell
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 © West Dorset District Council 2011

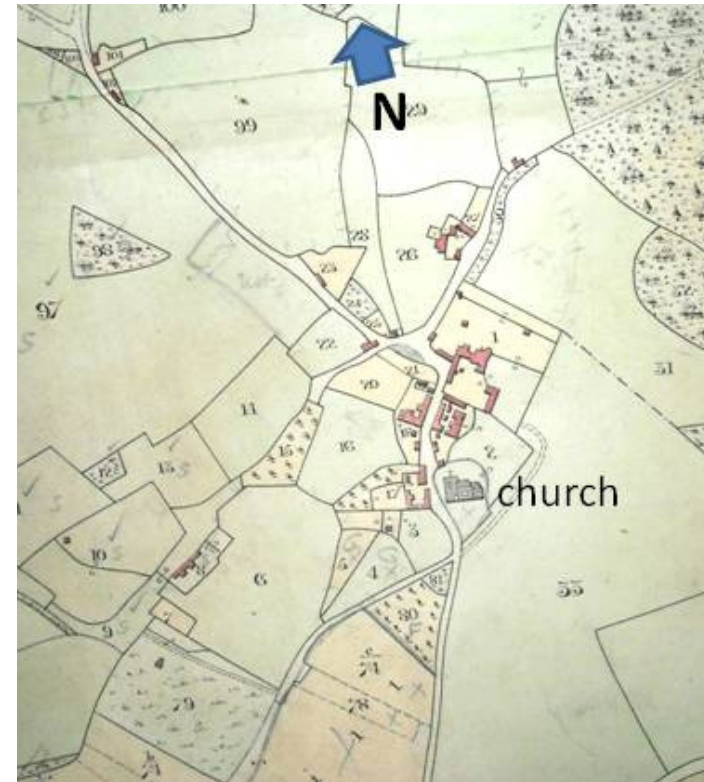


Fig.3 Extract from 1845 Tithe Map with additions
 Copyright Dorset History Centre

The current Warmwell Rd (B3390) is the only highway in and out of Warmwell but this was not always the case. The work of Ronald Good (1966) and earlier maps indicate old roads (fig 4) some of which are now rights of way. This means that Warmwell was not always a linear shape and the archaeological evidence of earthworks, comprising a holloway, crofts (house enclosures) and tofts (small fields that went with them) to the west of the village (fig 2), are close to such medieval roads (fig 4). In the past then, the road pattern was more complex and the village occupied a greater area. Overall, Warmwell has high archaeological potential.

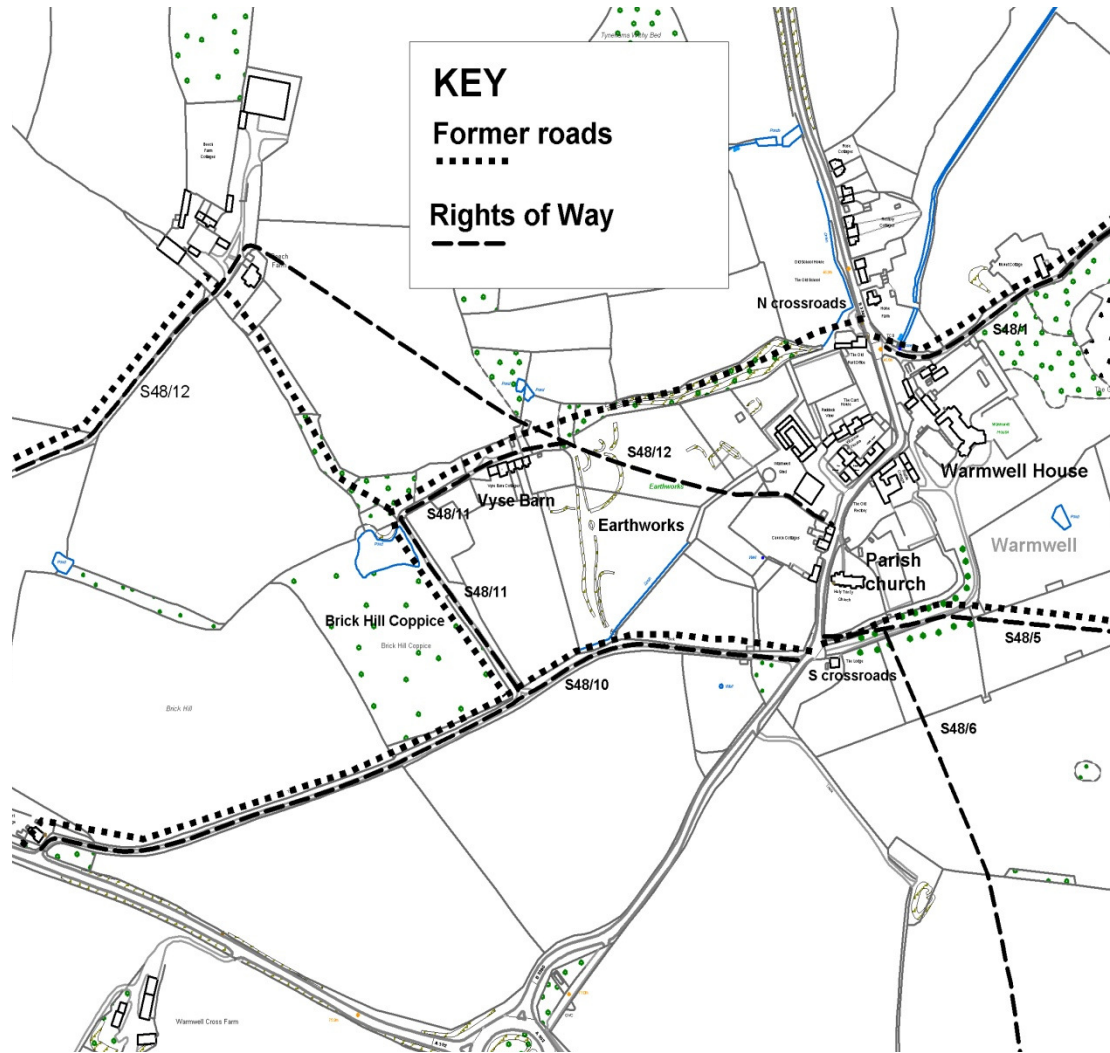


Fig.4 Former roads in and around Warmwell
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In 1921, the sale of the mill, farms and cottages together with farmland meant a reduction in the size of the Warmwell Estate but its presence and association with former buildings is still strongly discernible.

A late 19th Century lime kiln can be seen from the former road (right of way S48/1) running alongside the northern boundary of Warmwell House. Along this same boundary, there is a medieval ditch which appears to be from the old walled garden at the House. To the SE of the House is a ha-ha separating the garden from pasture.

A number of other discoveries have been made in the vicinity of Warmwell village including medieval chalk pits and field boundaries and two Bronze Age mounds, one possibly with a ring ditch and bowl barrow. At Warmwell Mill, which is north of the Conservation Area, post medieval water meadows and cress beds have also been found.

West of the village is Brick Hill Coppice, which had a late C19 brickworks that was discontinued in 1903. The remains of a small building still exist.

Warmwell village played an important role in World War II with the RAF Warmwell airfield situated within the parish. War Graves from this time are in the churchyard and are maintained by the War Graves Commission.

The archaeological issues are:

- The extent of the settlement and the need to understand better its overall form, tofts and crofts (land plots).
- The influence of the church and manor house on the village, including form and land plots.
- There was brick making locally. Further research should provide better understanding of this industry and its use in the village.

Spatial and Character Analysis (see also Review of the Conservation Area Boundary, page 20)

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 village appears linear as Warmwell Rd (B3390) is now the principle highway through it. Yet in the past, the village not only occupied another area (Vyse Barn and earthworks) but at either end of Warmwell Rd, there was a crossroads. The northern crossroads (fig 4) was originally of sufficient area to have the estate pond (for horses and farm animals to drink?) and a wider road around it, as indicated on the tithe map (fig 3). Although the road at this point is today narrower, there remains a sense of place or even a village centre, assisted by the presence of the former post office, the telephone kiosk and the parish notice board opposite. In the past, the east side of the southern crossroads (fig 4) comprised a route to the neighbouring village of Owermoigne, as well as providing access to Warmwell House. Of interest is a blocked entrance (the wall has gun holes by the WWII Home Guard) to Warmwell House. The entrance is on the outside of the bend on Warmwell Rd, just north of The Old Rectory's stables. The closure has left a small triangle of green verge.

Properties are predominantly on Warmwell Rd in plots of land that reflect former church glebe or the estate's historic ownership and benefice. Those properties of high status have the largest land plots - Warmwell House (estate) and The Old Rectory (glebe land). Other important estate properties with large plots are those associated with farming (opposite Warmwell House [now Winnow House, Stable Lodge, Bridle House, Paddock View and the Cart House], Mount Cottage and No 1 Church Cottages. The Old Post Office was built after 1845 on a large garden plot belonging to the estate, whilst the estate's pair of workers cottages (Nos 1 & 2 Rose Cottages) used a modest sized plot that was once part of a meadow. The former school and school house (estate patronage?) were built on a modest parcel of estate coppice woodland. In 1845, Rectory Cottages were a single property on a large plot of glebe, becoming three cottages later. Nos 4 & 5 Rectory Cottages are an infill next door.

The land plots mentioned are either alongside Warmwell Rd or a former road and tend to be irregular in shape. Many properties (dwellings, farm buildings, separate ancillary and attached ancillary buildings to The Old Rectory) define the edge of these roads, being either gable end on or fronting the highway. Other properties are slightly set back, providing small front gardens. After past changes to both entrance and attached ancillary buildings, Warmwell House is some distance away from the road and like the former rectory has its main frontage facing away from it.

The character and interrelationships of spaces within the conservation area can be appreciated for example by describing a short walk through the village from crossroads to crossroads.

At the southern crossroads there are attractive views past The Lodge down the tree lined drive of Warmwell House, along Warmwell Rd towards the church and churchyard and westwards along the right of way (former road) with the two field shelters opposite each other. Continuing down the narrow, sunken Warmwell Rd, the visual significance of the church increases until the tower looms above and diagonally opposite is the focal point of No 1 Church Cottages. By now, the road is pinched between Church Cottages and a banked hedge and The Old Rectory's tall wall, whilst a view of the church through its main entrance is possible by looking backwards. Ahead, on the left is the focal point of The Granary and on the right, tall boundary wall, garden trees and the upper floors of The Old Rectory. Then the road becomes firmly defined by buildings on either side, and ahead is the enticing, sharp bend with the stables and woodland of Warmwell House behind. On the bend, a view back highlights the uninterrupted roof and gable end of the stables and once round, the scene becomes more verdant with garden and hedge on the left and hedge, mature trees and dovecot belonging to the estate's yard on the



Fig. 5 No 1 Rectory Cottages



Fig. 6 Entrance & driveway to Warmwell House

right. At the end of this are the northern crossroads with the interesting former post office, working post box and nearby telephone kiosk on the left, ahead the road lined with wall, countryside and properties, commencing with Home Farm, and on the right, an unexpected sense of open space, offering an attractive view of garden, woodland, high walls, yard buildings and a small shed (former blacksmith's shop) next to the parish notice board.

Gateways

Because of the rural setting and nature of the village, there are attractive entrances or gateways into the conservation area, along Warmwell Rd and rights of way (former roads), which means that roadside or track boundaries are as significant as buildings. Examples of gateways are as follows:

- The SE gateway on Warmwell Rd starts when tall hedgerow gives way to an attractive triangle of green on the left; there is hedgerow on the right and a glimpse of the parish church, which then becomes the main focus round a bend and providing a sense of arrival.
- The NE gateway on the right of way (S48/1) is announced by a mature, leaning tree at the corner of the estate boundary that encloses woodland. Mount Cottage is visible, forming part of the gentle transition from countryside to settlement.
- The north gateway starts at the gable end of No 2 Rose Cottage as a long view down Warmwell Rd and continues as a line of cottages/former school on the left and hedge and field ending in brick wall and the former post office on the right. This gateway has a prolonged sense of arrival.

Key Views & Panoramas

Examples of key views from within and from without the conservation area are mentioned. These views highlight the significance of the village's setting and rural character:

- From the right of ways S48/5 & 6, the views or sequence of views of the SE facade of Warmwell House, the parish church, its churchyard and war graves, the estate's garden and parkland and the wider countryside.
- From the right of way S48/12, the views and panorama eastwards towards the village, in particular the parish church and Warmwell House, and the woodland and wider countryside beyond.
- From the churchyard, views towards the Old Rectory, Warmwell House, garden, parkland and the wider countryside.
- As you enter from the SE on Warmwell Rd, the view down Warmwell House's driveway and the sequence of views of the parish church.
- View NE towards the sharp bend from near The Granary.
- As you enter from the north, the clear view along Warmwell Rd.
- From and near the northern crossroads (fig 4), the views in all directions: along Warmwell Rd with Home Farm and the Old School/School House on the right and field on the left; the Old Post Office, adjacent telephone kiosk, brick wall and countryside beyond; along the road with Warmwell estate's dovecot visible above hedge and the gable end of The Old Rectory stables acting as a focal point; along the former road (right of way, S48/1) comprising tall, Warmwell Estate boundary walls, the estate yard and outbuildings, a limekiln, mature hedgerows and trees, woodland and pasture.



Fig. 7 View of The Old Rectory & Warmwell House from the churchyard



Fig. 8 View along former road (S48/1) with the Warmwell estate's boundary walls on the right

Character Analysis

Building Uses

Residential is the predominant building use, followed by farming and stud. The church school and school house and the Old Post Office are now in residential use and the former estate Granary has been re-let as a saddlers. The Old Rectory is no longer the home of the rector.

Besides its own agricultural yard, Warmwell House once owned cottages, a dairy, a granary(s), a mill, barns, bartons, kennels and other farms that supported the estate and its workers. Today, estate property is mainly privately owned and in several instances, converted to residential or other business. The parish church is the only remaining community building.

Building Types

The parish church of Holy Trinity is likely to be the oldest building in the village with a C13 nave, a C17 tower that was either added or rebuilt, a restoration in 1851 and a new chancel in 1881. The nave has an unusual roof design with low collar beam, king post over and diagonal strutting from wall plate to king posts. There is possibly the shadow of a former barrel vault on the tower wall.

Warmwell House is a two and a half storey manor house built in the early C17 with earlier remains possibly present in the SE part of the house. The NW wing was altered in C18 and C19 and the south part underwent restoration in the C19. The Manor has an unusual plan as the SE front has two canted wings with a middle part comprising an open recessed porch entered by an arcade. The wings and middle are finished with shaped parapets flanked by chimneys and topped with finials.

Other than Warmwell House, the Old Rectory is the only house of size in the village, reflecting its former use. It originally dates from 1755 but underwent later changes. A two storey, double pile with a lower two storey extension to the SW, a two storey extension to the NE and two and single storey extensions to the NW. The entrance frontage is six bays with an asymmetrical hooded front door.

The Old School House and The Old School (former church school and school house) were built in 1863. Originally, the school was a single classroom for boys and girls with a fireplace in the north gable end and a separate gabled entrance and lobby adjoining the classroom's south gable end. After the school closed, it was converted to a dwelling. The school house is gabled east west with a separate gabled porch adjoining the north side. Fireplaces are in the south side wall, served by a cluster of chimneys that includes the school's chimney.

There are early cottages such as Mount Cottage which was originally C16 built on a two room plan (RCHM, 1952) undergoing subsequent changes such as in the C18, when the original part was heightened to provide greater head room; and No 1 Church Cottage originally C17 possibly comprising a principal living room and a second smaller room (ibid) and again heightened and extended in the late C18.



Fig. 9 Parish Church



Fig. 10 The Old School House & The Old School

Other dwellings are easily attributable to the estate such as The Lodge (mid C19) at the entrance to Warmwell House and Nos 1 & 2 Rose Cottages, a mirror pair of late C19 semi-detached cottages for estate workers. Earlier C19 cottages are Nos 1, 2 & 3 Rectory Cottages, whereby the double fronted No 2 was built first and then a single fronted cottage added on either side.

There are ancillary buildings, for example stables and dovecot, to the two largest houses, Warmwell House and The Old Rectory and the stables at the Old Post Office.

Forming part of the estate at some stage are a number of farm buildings, (barn and barton now converted to Winnow House, Stable Lodge, Bridle House, Paddock View and the Cart House; The Granary; another possible granary behind No 2 Church Cottages; barn and shed at No 1 Church Cottages).

Modern development (agricultural shed, new stud stables, Nos 4 & 5 Rectory Cottages) is modest, which means there is still the sense of a small estate village.

Key Listed Buildings

Within the conservation area, there are eight listed building entries, and of those, the key listed buildings are:

- The parish church of Holy Trinity (Grade II*), dating back to the C13; rubble stone walls with stone dressings; clay tile and stone slates roofs.
- Warmwell House (Grade I) dating back to the early C17 but a part may be earlier; coursed rubble stone and ashlar walls; tiles and stone slates roofs.
- Old School House and The Old School (Grade II) now two dwellings; brick walls in Flemish bond with stone dressings; clay tile roofs; dated 1863.
- Old Granary (Grade II) late C18; brick walls in Flemish bond, raised on brick arches; clay tile roof with stone slate eaves.

Important Local Buildings

There are a number of unlisted buildings, structures and features that make a positive contribution to the special interest of the conservation area:

- The Old Rectory and Stable Cottage – an imposing, former rectory originally built by Reverend John Bromfield in 1755 with later additions; of stone and brick with sash windows and slate, stone and clay tiled roofs, having brick chimneys and stone ball finials on coped gables; intact stables and other ancillary buildings form an attractive group with the rectory. Of architectural interest, the rectory is also a focal point from the churchyard, from the south on the right of way (S48/5) and from Warmwell Rd, where it partly forms the boundary to the road, with the gable of the stables particularly evident. The rectory's entrance gates and tall boundary wall, with doorway and blocked archway, also define the road edge.
- Home Farmhouse – late C19 but with later alterations, evident in different detailing; built of brick with stone dressings and clay tiled roof; at least four windows with iron casements with three centred heads and a lozenge pattern of glazing bars similar to the listed estate cottages of Nos 1 & 2 Rose Cottages; external, large chimney stack; front,



Fig. 11 The Old Rectory & boundary wall



Fig. 12 Home Farmhouse

lean-to porch with closed sides and timber entrance door; of architectural interest and group value with the listed old School House and the Old School.

- The Old Post Office – late C19 cottage with a separate entrance to the former post office area and another to the cottage itself; built of brick with slate roof, multi paned fixed and casement timber windows and multi paned iron casements; GR (George V, type C, 1910 to 1930) post box in front gable wall; porches have enclosed sides with that on the roadside having a low flood board and surrounding the timber panelled door to the post office with the sign “LOW DOOR MIND YOUR HEAD”; right of the post office entrance is a panelled timber door. At the rear are attached, stone and slate stables (now Warmwell Farriers). The Old Post Office is of social and architectural interest, acts as a focal point when viewed from the east on the right of way (S48/1), and forms a group with the telephone kiosk.
- Nos 1, 2 & 3 Rectory Cottages – attractive C19 terrace built in different stages (No 2 first and likely C18, followed by No 3 and then No 1) on glebe land; No 1 is brick with timber casements and plain tiled roof; Nos 2 & 3 are stone with brick dressings with mainly timber casements and thatched roofs (branches and twigs under thatch); each has a closed sided front porch; group value with Old School, Old School House and Nos 1 & 2 Rose Cottages and probably for estate workers.
- Winnow House, Stable Lodge, Bridle House, Paddock View and the Cart House – early C19 former estate dairy house, barn and barton with additional buildings by late C19; altered and converted to residential circa 1999; of stone and brick, slate and stone and clay tiles with interesting external details (T. B.1808 date stone facing Warmwell Rd, brick banding, barn slits, archways, single storey stone pillars). The former farmyard is of historic interest and forms a group in itself and with the adjacent, listed granary to the SW. Bridle House and Stable Lodge form a group with The Old Rectory, each defining the edge of Warmwell Rd.
- Mount Cottage – estate property; known as Grants House in 1845; stone and rendered walls and slate roof; in stone walling windows have brick dressings; two ground floor, west facing mullioned stone windows; others multi paned, steel and timber fixed and casement windows. The RCHM Dorset 1970 describes the cottage as built in the late C16, extended north in the C17 and heightened in the C18. The cottage is of historic and architectural interest.
- Nos 1, 2 & 3 Church Cottages and associated buildings – in 1845 this former estate property is described as a house, barn and barton. The RCHM Dorset 1970 describes No 1 as C17 stonework heightened in brick in the late C18 when a back wing was added, acquiring a metal sheet roof after a fire. Besides original ground floor stone mullion windows there are: two stone openings in the gable wall, multi paned timber fixed and casement windows, a stone corbel, two brick chimneys and a timber boarded front door with a canopy supported off corbelled braces. The stone garden wall of No 1 has unusual capping stones. At some stage, the back wing of No 1 was presumably converted into Nos 2 & 3, which are brick on a stone plinth with a metal sheet roof, brick window arches, some remaining multi paned timber fixed and casements windows, gable parapet, two brick chimneys and a clay tiled lean to at the rear rear with timber entrance doors. By No 1, there is a brick and slate barn alongside the road with an open fronted shed with timber posts and slate roof adjacent on the west side. Behind Nos 2 & 3 is a early C19 (?) rectangular brick building (possible granary) with a stone and clay tile bonnet roof and an entrance above ground level accessed by three steps. The entrance is closed off by an unusual planked door. The group of cottages and buildings are of historic and architectural interest, define the edge of Warmwell Rd, form a focal point in this road as well as when viewed from the rights of way (S48/12) to the west, where the group also contributes to the setting of the parish church.



Fig. 13 The Old Post Office



Fig. 14 No 1 Church Cottages

- Early C19 shed (former blacksmith's shop) opposite former Post Office – brick and slate with timber boarded doors and a timber window frame with slats. A point of interest at the village centre and of group value with the former Post Office and telephone kiosk.
- C19 shed (former stables) north of No 3 Rectory Cottage – brick with corrugated iron hipped roof. Has its back to the road and is a point of interest that was once part of the landholding of No3.
- K6 MK1 telephone kiosk (1936 to 1953) adjacent to the former Post Office and of group value.
- Estate's former walled garden with its high stone and/or brick wall that can be glimpsed from Warmwell Rd and seen from the right of way (S48/12) to the west. An attractive feature of historic interest.
- Two stone gateposts each with three slots either side of a gate in the boundary wall (coincides with the conservation area boundary), west of Warmwell House. An interesting feature.
- A stone ruin just north of the former Post Office – evident on 1845 Tithe Map and defining the corner of the former old road. May be the remains of an estate building or the RAF Warmwell telephone exchange and is a point of interest.
- The Warmwell Rd entrances to The Old Rectory and Warmwell House. The entrances are points of interest.
- The lime kiln and former and current estate boundary walls with their historic and/or architectural interest.
- There are still field wells which are of historical interest.

Important Building Groups

- Warmwell House and its ancillary buildings, including the dovecot and the limekiln.
- Stable House, Bridle House, The Granary and the Old Rectory.
- The Old Post Office, telephone kiosk and the shed by the parish notice board opposite.
- Home Farm to Nos 1 & 2 Rose Cottages.

Building Materials and Architectural Details

The principal stone is Purbeck followed by Portland stone (Thomas, 2008). Stone is found in the prestigious buildings, together with some of their ancillary buildings and in earlier dwellings and farm buildings, either wholly (Parish Church, Warmwell House and its stables, The Lodge) or partly in conjunction with brick (The Old Rectory, No 1 Church Cottages, Winnow House, Stable Lodge, Bridle House, Mount Cottage). Nos 2 & 3 Rectory Cottages are uncommon being C19 stone cottages.

Otherwise, there is plentiful use of local brick, including Broadmayne, and very likely brick from the Brick Hill Coppice brickworks which operated from 1891 to 1903. Brickwork is used, although not exclusively, in C19 buildings (Old School House and Old School, The Old Post Office, No 1 Rectory Cottage) and particularly estate properties (Rose Cottages, Home Farm). The estate's brick, former granary near Bridle House is early C18.

Either stone or brick or a mixture of the two, are used in the generally impressive boundary walls that encompass Warmwell House and around its former walled garden on the west side of Warmwell Rd. North of the Old Post Office, the brick boundary wall on Warmwell Rd has the quality of an estate wall. In the same road, The Old Rectory's tall, stepped, boundary wall is capped by clay tiles and is first stone, quickly becoming render and finally concrete block over a stone base.



Fig. 15 No 2 Rectory Cottages



Fig. 16 The Granary

Slate is a common roofing material and plain clay tile even more so, sometimes with eaves courses in stone. The prestigious buildings such as the parish church and Warmwell House have certain roof slopes covered in stone slates. There is metal sheet roofing on Church Cottages following a fire and on a few agricultural buildings. Only Nos 2 & 3 Rectory Cottages are thatched. Some agricultural buildings have bonnet hip tiles and The Old Rectory's stables have interlocking clay tiles.

Regarding windows, a key characteristic is the use of cast iron and/or stone, especially in estate buildings. Nos 1 & 2 Rose Cottages and Home Farm have cast iron casements/fixings with three centred heads, a lozenge pattern of glazing bars set into wood frames which are surrounded by dressed stone. Some of their windows have stone labels above. The Lodge (estate) has iron casements/fixings with lozenge pattern set into stone mullions and surround with a label over. There is also a canted bay with stone mullions and surround and the same iron window frames. A similar canted bay and windows generally are found on the Old School House and the Old School and suggests patronage by the estate. Although, different in appearance, the Old Post Office has some twelve paned cast iron casements/fixings set into brickwork, whereas No 1 Church Cottage and Mount Cottage have retained original stone mullioned windows with stone labels. Befittingly, Warmwell House is different, having for example, ground floor transomed mullions with a moulded string course above. Otherwise, windows are traditionally timber, such as the curved headed multi paned sash windows set into dressed stone or brickwork at The Old Rectory and the multi paned timber casement/fixing windows set into brickwork or brick dressings with a flat or cambered arch of more modest properties. Not being a traditional village feature, dormers windows are limited in extent.

External doors are predominantly timber and boarded with those of estate properties having a characteristic stone surround. Some front doors are protected with a light weight (Rectory Cottages) or solid (The Old Post Office, Home Farm) closed sided porch, whereas The Old Rectory has a circular hood and No 1 Church Cottages a braced canopy. Gabled front entrances recur (The Lodge, Old School, Old School House).

Octagonal brick chimney stacks either single or clustered are characteristic of estate properties. Dominant are single, rectangular brick stacks (Home Farm, The Old Rectory, Church Cottages) and in particular the square and round stone stacks of Warmwell House.

Warmwell House has gables with attractive plain and shaped parapets, some with finials. Plain parapets (with or without finials) are a recurring feature (The Old Rectory and its stables, The Lodge, Bridle House, Winnow House). Uncommon are the first floor lucarnes, (windows with triangular brick heads) of Nos 1 & 2 Rose Cottages, which are repeated much later in Nos 4 & 5 Rectory Cottages.

Other interesting details are the wrought iron fencing alongside the drive to Warmwell House and the wrought iron overthrow at the entrance to the parish church.

Gardens, Hedgerows, Trees and Open Spaces

The churchyard is the prime communal space in the village, its importance underpinned by the World War II gravestones, and its amenity enhanced by a backdrop of garden and parkland belonging to Warmwell House and The Old Rectory.

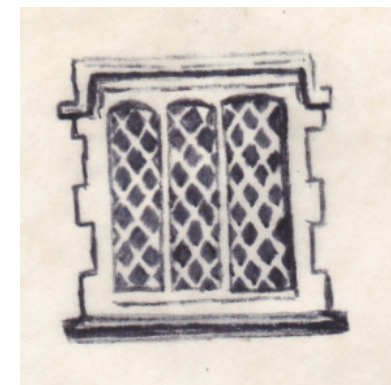


Fig. 17 Cast iron lozenge window

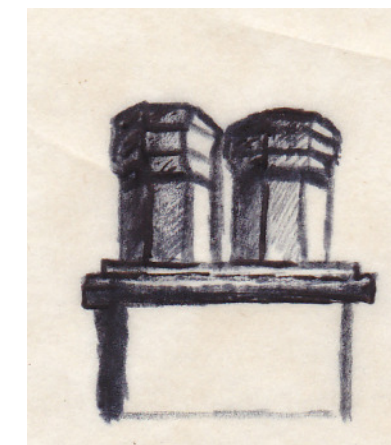


Fig. 18 Octagonal chimney stacks

The historic, northern crossroads (fig 4) has a sense of place, particularly evident on its eastern side where the parish notice board is situated and for this reason, constitutes an important open space. The gardens trees of Home Farm, the pine tree near the estate yard entrance, the nearby estate woodland and the hedgerows and mature trees on the Warmwell Rd enhance the amenity in and around this open space.

The woodland NE of Warmwell House and the trees in and around the House and The Old Rectory, including their driveways, are significant in views from the churchyard and from rights of way to the south (S48/5 & 6) and the right of way to the west (S48/12).

On the Warmwell Rd, the north and SE gateways into the conservation area are enhanced by hedgerows and hedgerow trees either near or in the gateway, whilst on the former road (right of way S48/1), the NE gateway is enhanced by estate woodland near or in the gateway and by trees that line the former road where it sinks below the level of the field and estate woodland.

Detrimental Features

A number of features are considered to have a detrimental impact on the conservation area as follows:

- The busy Warmwell Rd, particularly the heavy vehicles from nearby quarries, although on this issue, County Highways is considering a traffic management plan.
- Highway signage on Warmwell Rd.
- Highway management, such as concrete kerbing.
- Loss of historic details.
- Exposed concrete blockwork in boundary walls.
- Weak roadside boundary near The Granary.

General Condition

The buildings and structures in the Conservation Area are generally in good condition, although at least four or more old agricultural buildings are in need of repair/maintenance.

Community Involvement

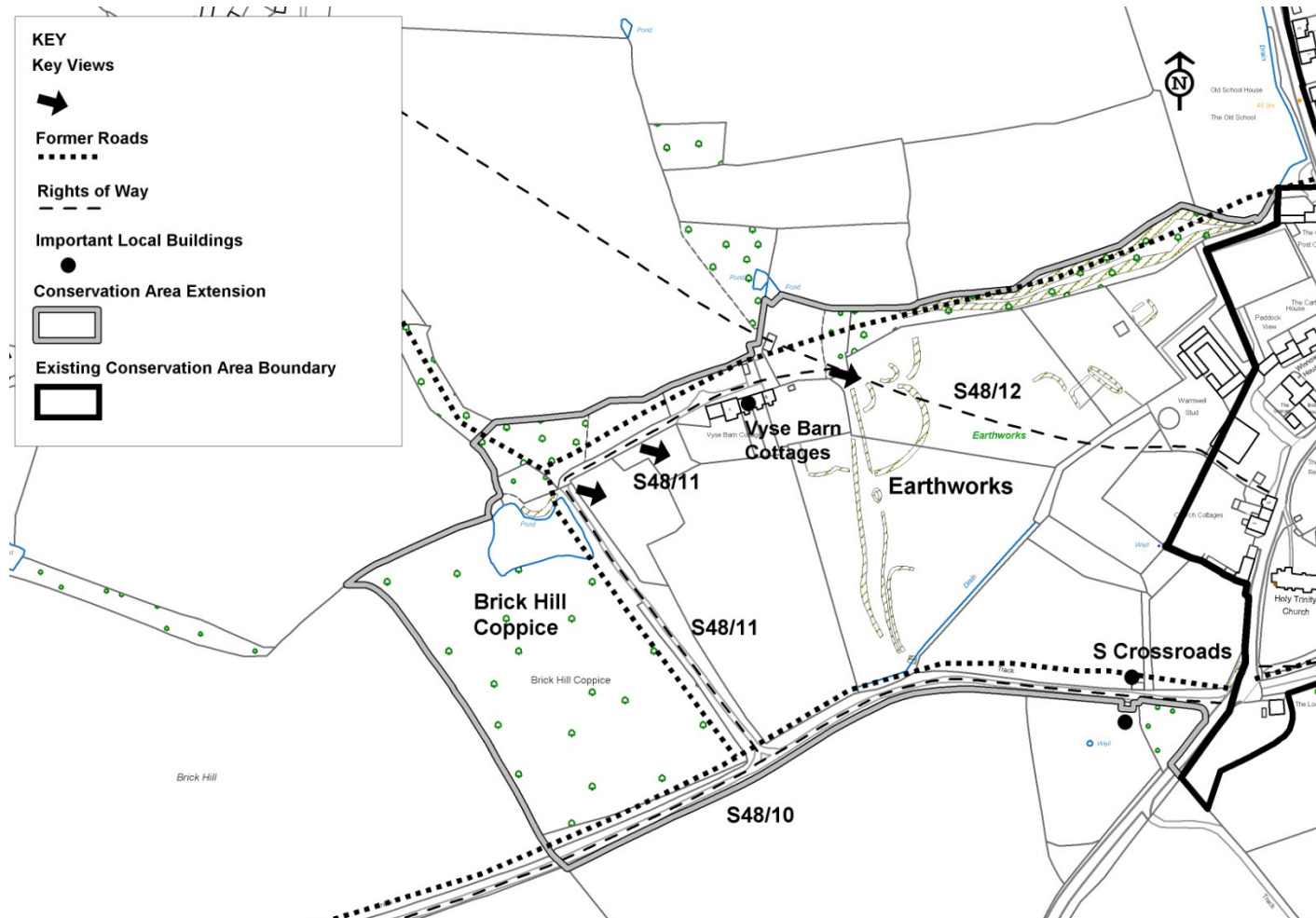
The appraisal was subject to public consultation (May - July 2011), during which, an information event, manned by district council officers, was held in the village. Comments received helped finalise the appraisal.



Fig. 19 World War II graves

Review of the Conservation Area Boundary

The existing conservation area boundary encompasses the parish church and Warmwell House, along with all other listed buildings and structures. On the east side of Warmwell Rd, the boundary coincides with existing or former land plot and estate boundaries, including a ha ha.



Warmwell Conservation Area Extension

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Boundary Extension Westwards

The boundary on the west side of the road crosses fields and gardens and passes through a modern agricultural building and is not always clearly defined. It is on this side that the limits of the village extended further west (fig 4) where once there were crofts and tofts (now earthworks) and former roads, one of which linked with Warmwell's south crossroads. Further west again, is Brick Hill Coppice, which was once owned by the estate and has the remains of brickworks (1891-1903) that supplied local bricks. The Coppice has other disturbed ground that may also be associated with brick making now covered with woodland.

Important Local Buildings

There are unlisted buildings that make a positive contribution to the special interest of the proposed conservation area extension:

- Adjoining the earthworks and alongside a former road is the terrace of unlisted Nos 1, 2, 3 & 4 Vyse Barn Cottages, which in 1845 was a house and barn belonging to the estate, becoming four cottages later and subject to alteration and extension. No 1 is of brick and clay tile, although it was thatched prior to 1992. It has its back to the former road, now right of way (S48/11), and instead has two brick entrance porches on the south (front) side, one on a short brick wing and another attached to the terrace itself. There are two brick chimneys, one of which is particularly impressive and situated between the cottage and the barn. Integral to the cottage is its barn, which comprises a metal sheet roof and the same stepped plinth as on the cottage, but unlike the cottage, the barn has half brick columns on its sides and a buttress on the NW corner. In 1970, the RCHM Dorset describes the barn as late C18, brick and thatch and partly converted (new internal wall, external doorway, iron casement window, blocked slit windows). Quite when the barn's height was reduced is unclear. Nos 3 & 4 are accessed from the former road and are brick and stone under a clay tile roof with brick chimneys and modern porches. No 2 differs in that it is accessed on the reverse (south) side and is predominantly stone walling. No 4 is newly extended. To the east of No 4 is a small brick outbuilding (hen house?). No 1, including its barn, is a focal point on the right of way and is of architectural and historic interest. Nos 2, 3 & 4 are of historic interest, as is the small outbuilding. As a whole, the terrace has group value.
- Two C19 estate field shelters of brick, horizontal timber boarding and clay roof tiles are situated opposite each other, alongside the former road or western arm (right of way S48/10) of what was the village's south crossroads. The shelters are of historic interest and act as a focal point in views just to the north, whilst also forming an entry feature along the former road.

Key Views

On the former road (right of way S48/11), east and west of Vyse Barn Cottages and on the right of way S48/12, there are important views of the village, and in particular the parish church and Warmwell House, with the countryside beyond.

Hedgerows, trees and open spaces

The proposed conservation area extension is well treed and wooded with the proposed boundary coinciding with the boundaries, often a hedgerow and/or bank, of the earthworks, Brick Hill Coppice, Warmwell Rd and other former roads. The



Fig. 20 No 1 Vyse Barn Cottages



Fig. 21 View from right of way S48/12 towards Warmwell House & woodland

amenity of the hedgerows, woodland, coppice and individual or groups of trees and their importance to the setting of the village are evident from the three rights of way that the proposed extension includes and from the elevated position of the parish churchyard. Equally evident is the importance of the fields within the proposed extension to the village setting.

Boundary extension

The boundary has been extended to include an integral part of the village that is the earthworks, the adjoining and nearby former roads, several Important Local Buildings and Brick Hill Coppice.

Summary of Issues and Proposed Actions

Conservation Area Issue	Proposed Action	Partners
Standards and methods or repair and maintenance of historic buildings and structures	Provide advice on request	WDDC
Sourcing local materials and continuation of building traditions	Provide advice on known sources and building traditions on request	WDDC
A number of unlisted buildings have historic and/or architectural interest	Consider additions to the Statutory List of Buildings of Special Architectural and Historic Interest	WDDC English Heritage
Design standards in the public realm (overhead cables, traffic signs, road space with amenity value and use)	Identify opportunities to enhance and consider traffic management	DCC (Highway Authority) WDDC Utility Companies
Review conservation area boundary	Consider possible amendments	WDDC Parish Council
The contribution of trees and hedgerows to the character and appearance and setting of the conservation area	Maintain and enhance where possible and support suitable schemes through the Conservation and Community Planning Grant	WDDC Parish Council
Exchange of archaeological information	Consider how to assist the Dorset Historic Environment Record	WDDC DCC English Heritage

Developing Management Proposals

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

- The significant contribution of the landscape setting and trees to the conservation area to be maintained however possible
- Consider additional buildings for listing
- Consider amendments to the conservation area boundary
- Provide the Dorset Historic Environment Record with relevant information as available

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

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