

## Our Village

New developments and changes to existing buildings have formed part of a continuous evolution of Osmington.

For more than 1000 years buildings have been added, altered and demolished to create the village that we see today. Changes will continue in future years, but the Villagers want to respect the existing character of Osmington and follow the more sympathetic traditions that have helped shape the present village.

This document identifies the special character of Osmington and explains the steps that can be taken to ensure that any new developments will harmonise with the rest of the village.

In doing so it will continue to make our village the special place that we are so attached to.

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The guidelines provided in this document relate to all future development of any description in the area defined by the accompanying plan (page 6). The Osmington Village Design Statement was adopted as Supplementary Planning Guidance by Osmington Parish Council on 12<sup>th</sup> May 2003 and by West Dorset District Council on 24<sup>th</sup> June 2003.

## Background

### INTRODUCTION

The village of Osmington lies four miles northeast of Weymouth, in an Area of Outstanding Natural Beauty and the World Heritage Coast.

### OSMINGTON PAST GEOLOGY

Within the parish boundaries there is a great variety of rock formations, running from chalk along the Ridgeway to the north, which swings towards the coast at the eastern end, through narrow bands of Forest Marble, Greensand, and Portland Limestone. Oxford and Kimmeridge Clays lie in the valley along which the River Jordon runs westwards. The north-facing slope rises to a small Purbeck Limestone plateau, and then drops away towards the sea with more Kimmeridge Clay due south and Greensand and Wealden marls and shale towards the east.

### TOPOGRAPHY AND PRE-HISTORY

The varied geology gives rise to a landscape of equal variety and opportunity. An ancient track-way runs along the Ridgeway to the north with a number of Bronze Age barrows. The clay vale slopes upward at the eastern end leading into strip lynchets (terracing), probably the site of one of the village's open fields. Another one lay to the south and east, between

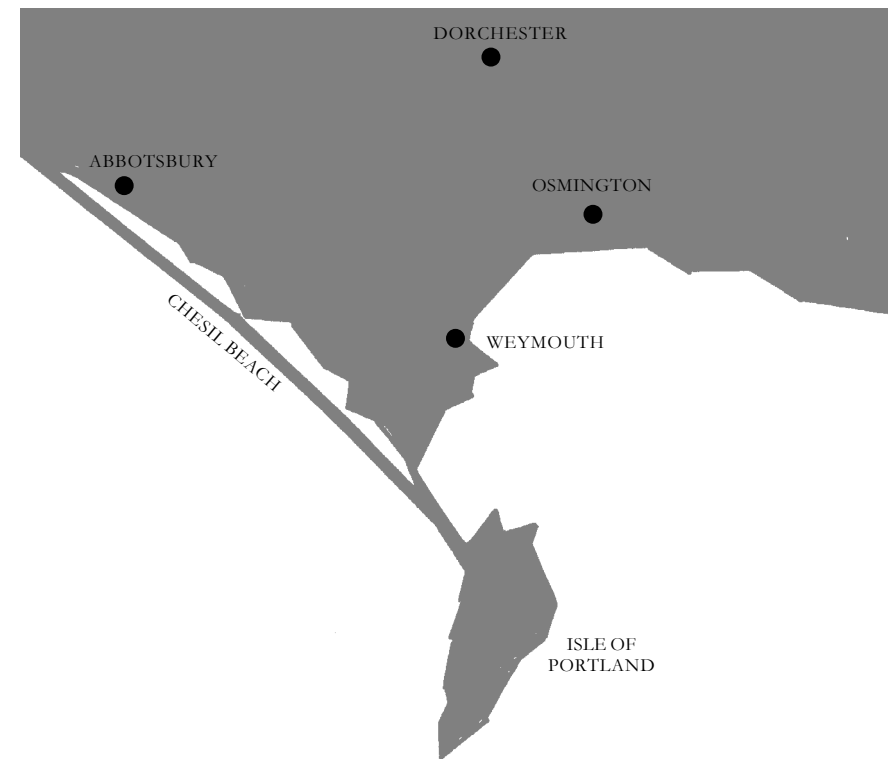
Osmington House and Grove Farm. The area is well watered with the River Jordon draining north and westwards and the Upton Brook draining the eastern area, flowing into the sea at Osmington Mills. Each of these streams once supported a mill.

The heart of the village is on a gentle north-facing slope with extensions running down the steep-sided coombe to the north and along the road towards Weymouth and Poxwell. This was a most suitable site for very early settlement - sheltered from the north and prevailing south westerlies, it had a water supply, good flat fertile land combined with proximity to the sea, suitable building materials and a major roadway.

### WILDLIFE

The rich diversity of the geology is reflected in the plant communities that thrive in these differing habitats, which creates the potential for more biodiversity in the fauna. The herb rich grassland of the Ridgeway supports a variety of plants, some of them nationally rare, such as Bastard-Toadflax, and these support a wide range of uncommon butterfly species, like the Adonis Blue. The meadow at the foot of the Ridgeway is home to the nationally scarce Corky-fruited Water Dropwort. Roe deer are now very common.

Osmington is situated on the South Coast of England in West Dorset, which forms part of the World Heritage Jurassic Coastline and is designated as an Area of Outstanding Natural Beauty.





Osmington Village in the early 1900s

## The Past

### HISTORY

The place name comes from the Old English personal name 'Osmund' combined with 'ington' a farm. The earliest written record dates from an Anglo-Saxon charter of 940AD when King Athelstan granted the manor of 'OSMYNTONE' to the Abbott of Milton. The monastic presence is recorded in a footpath known as the Monk's Walk which runs from the west end of the churchyard southwards, and in the continuous roll of vicars since 1302 and probably monks or lay brothers before that.

In the Domesday survey the presence, among other things, of a mill at 'Osmentone' is noted.

### PUBLIC BUILDINGS

The church was the most important building in the village. It dates from 1170 (the chancel arch and the font), with the north arcade being 14th century and the tower 15th century. In 1846 the nave was largely rebuilt and the south arcade added to match the one on the north. The tower houses four bells dating c1490 - 1593

To the north of the church are the ruins of a 17th century two storey building. This is marked on the OS map as, '*Manor House rem's of*' but is more likely to have been a

farmhouse. Osmington House replaced another large Tudor house that was the residence of the Lord of the Manor in the 18th and early 19th centuries and was demolished in about 1857.

The Methodist Chapel was built in 1847. In the mid-1970s the congregation had declined so much that they combined with the church congregation and the chapel was used as a church hall. It is now a domestic dwelling.

The village school was opened in 1835, though children would have been taught in the church vestry before then. It closed around 1964 when numbers had declined to about 20 and is now a private house.

Close to the school building was the first village hall, a World War I army hut, reconstructed on glebe land purchased for £10. The remainder of the adjacent glebe was purchased by Sir Fred Pontin in 1965 and presented to the village as a recreation field. The new village hall was opened in December 2001.

### HISTORIC INTEREST

At the dissolution of the monasteries the manor was granted to John Ashley, Master of the Royal Jewels. The manor changed hands several times. In the early 17th century the owner, Lord Petre, was a Parliamentarian and the estate was later sequestered. It is probable that

most of the villagers also supported the Parliamentarian cause. In about 1745 the manor was purchased by Robert Serrell Wood of Broadmayne and passed through inheritance for the next two hundred years.

The oldest surviving domestic building is the Longhouse in Lower Church Lane. It dates from the 16th century and would have housed the farmer with his family and their animals. It was purchased in 1665 with money left by Sir Samuel Mico, of Weymouth, in order to generate

income to pay for an annual sermon and to aid 10 poor elderly seamen of Weymouth, hence its earlier name of Charity Farm.

The famous hill figure of the White Horse (the only one in the country with a rider) was cut in 1808 to honour King George III who made Weymouth a popular watering place by his patronage and who would ride along the Ridgeway to visit friends at Poxwell. It measures 280' long and 320' high and covers 0.6acre.



St Osmund's Church



Self portrait of John Constable

In 1816, John Constable, the artist, spent his three-month honeymoon at the Vicarage, staying with his friend, Reverend John Fisher. His paintings and sketches of Weymouth Bay and Osmington were the result of that visit.

#### **ECONOMIC ACTIVITY**

As with most rural villages, agriculture was the main economic activity, supplemented with fishing. With the variety of land in Osmington, there were good opportunities for arable crops as well as livestock, largely sheep until the nineteenth century. Then cattle overtook sheep in importance, and there were 8 farms with dairy herds in the 1950s. Enclosure of the open fields was early, certainly before the eighteenth century.

The village was largely self-sufficient and the various trades were represented - blacksmiths, farriers, masons, carpenters, thatchers, butchers and so forth. A village pub was established early on, along with a brew-house and a bake-house. Osmington Mills also engaged in fishing and smuggling and had their own public house. In the 1930s there were three village shops.

The presence of good quality limestone within the parish led to its use both for houses and field boundaries. The older cottages in the village are built with Portland Limestone and were roofed with wheat-reed thatch or, very occasionally, stone slates. Some 19th-20th century houses used Broadmayne brick and latterly, with improved transport, less sympathetic brick has been used as well as slates, tiles and reconstituted stone. Tourism has steadily increased in importance. Pontin's holiday camp was at its peak during the 1950s-70s, and camping sites and caravans at Osmington Mills continue to make a major contribution to the local economy. Several people offer Bed & Breakfast during the summer months and there are now a significant number of holiday or second homes in the village.

#### **COMMUNICATIONS**

There is an extensive network of tracks, roads and footpaths about the parish. Many of these are very old,

though the road network, as we know it today was largely in place by 1800. The new turnpike (c1780), apart from minor realignments, coincides with the A353, while the old turnpike to Poxwell, now known as the Roman Road, gradually fell into disuse. The nearest market town was Dorchester, so the route over the Ridgeway continued to be very important for farmers until the development of motor transport. There are many fine walks starting from Osmington, which take in down-land, cliffs or woodland.

#### **OSMINGTON NOW**

The latter part of the 20th C saw many changes. We no longer have a shop, post office or petrol station. The pattern of the village has radically altered with widespread 'infilling' as new buildings were placed on any

suitable vacant land. More recently small groups of new houses have been built in mini-closes.

The population has changed quite markedly. It is now mainly composed of commuters but with a growing number working from home, weekenders visiting holiday homes and retired people. Visually it is a very pretty, tidy village with colourful well-tended gardens surrounding thatched cottages or large houses, and with many fine trees. Apart from the main A353 road, it is still relatively quiet and safe as none of the lanes are through roads. People have left their mark on the parish over the years and will continue to do so. We hope that the impact of future actions will be positive and for the benefit of future generations.



Chapel Lane development

The Osmington village boundary



## Development Guidelines

Building has been going on in Osmington since the time of the Normans and parts of our village reflect the different period styles as they evolved. Architecture does not stand still, but to work successfully it must be sympathetic to its locality and should use materials and details that are drawn from the Dorset style.

### BUILDING WITH CARE

The villagers believe that any building in Osmington needs to be handled with great care to avoid destroying the very thing that we all feel is most precious. The quality of the building's design and construction is a key factor in its ability to maintain the spirit of the village for future generations.

Looking at Osmington today it is clear that some unfortunate mistakes have been made over the years.

Whether your planned development is an extension, an outbuilding, a single or group, these guidelines, coupled with the harmony achieved by using similar materials as in original buildings in the village will help to avoid past mistakes and create a sympathetic integration.

### VILLAGE LAYOUT AND INTEGRATING NEW BUILDINGS

Building in the village has followed a variety of patterns. There are many fairly compact groups of buildings, there are some terraces, and there are individual houses set within their own garden or grounds.

Compact groups of houses centred round their own access are a familiar feature in the village. Most result from farmland conversions, e.g. Nether ton Farm and West Farm, although a couple are new builds. These buildings, while not identical, tend to be sympathetic to each other in appearance, and most share a common access or courtyard instead of having separate drives. These groupings form micro-communities within the village, and enhance community feeling and security for those living there.

Terraces, e.g. in both Upper and Lower Church Lane, can form attractive groups of buildings. As with other groups of buildings in the village their individuality combined with sympathy of design make for an overall effect which is pleasing to the eye.

The larger houses in the village are often fairly different from their neighbours, but are attractive in their own right and have space around them. Some of the smaller individual houses, especially those built in the earlier 20th century, have been designed

with little regard for the neighbouring buildings.

### VDS GUIDELINES

The way in which a new building relates to the existing form of the village is particularly important to avoid an ill fitting or dominating presence. Achieving a natural form creates a pleasant visual balance.

Where a greater number of buildings are proposed, preference should be given to creating a focused group of similar, but not identical, buildings. These may be in the form of an 'organic' group around a shared access or courtyard, or as a terrace, depending on the constraints of the site. If adequate parking can be provided in the shared area individual drives should not be necessary.

Larger individual houses, if well designed, may be placed in their own setting. Average sized and smaller individual houses should be very carefully designed to fit in with the surrounding buildings in a sympathetic manner.

Where a new development of two or more houses is proposed the planning application should ideally be accompanied by a scale three-dimensional structure or a computer generated model showing surrounding buildings in order to assess the impact of the new building(s) in the village.

### LISTED BUILDINGS AND CONSERVATION AREAS

Owners of listed building should be aware that any change to the building or its setting are strictly controlled by West Dorset District Council's Planning Department, who should be contacted for information concerning the correct planning procedure and, if necessary, Listed Building Consent.

As the village falls within a conservation area there are various restrictions in force. The demolition of buildings and boundaries, the lopping or felling of trees should always be checked with the Council's Planning Department before commencing any work.

### ALTERING OR EXTENDING AN EXISTING BUILDING

This must be handled with great sensitivity and should generally relate to the form, style and materials of the existing building in order to create a seamless impression. Care should be taken in closely matching traditional materials.

Flat roof extensions should be avoided where possible. Roof pitches should reflect the pitch of the main building. On some thatched properties it is not uncommon to see slate or clay tiles used on extensions or out buildings.

## Use of building materials

### STONE & BRICKWORK

Natural stone is the most frequently used material in Osmington. The construction pattern varies from random rubble on more humble buildings and walls, squared and coursed rubble, and also regular coursed squared stone which is mostly found on larger properties in the village.

Originally the stone would have been quarried locally but today most of the stone used in building is obtained from the Purbecks.

On most of the original village stone buildings brickwork is confined to the chimneys, window and door arches. Some outbuildings have also been constructed from brick.

### VDS GUIDELINES

Wherever possible the use of Purbeck stone is encouraged in the construction of new buildings. It is important to ensure that the mortar used in the building of stonework should closely match the colour of the original lime mortar that would have been used on older buildings. Cement is now commonly used and a mixture of 1:1:6 white Portland cement: lime: gritty sand mortar will create a pleasing colour and texture. The joints should

be rubbed back between the stones to at least 10-15mm from the face.

The use of brick in the traditional style, as described above, would be encouraged where appropriate in any new building. The best brick to use is a mellow, multi-toned type or better still original Broadmayne salvaged bricks.

It is also important to ensure that the colour of the mortar is not an ugly, lifeless grey. The mortar should not be harder than the bricks themselves. Good mixes contain well-graded aggregates, i.e. both small and large particles of sand.

### ROOFS & CHIMNEYS

Traditionally, the two most often used materials for roofing in the village are thatch and slate. There are some buildings with traditional clay terracotta, plain tiles or pantiles and stone tiles have been used on a few buildings. In addition to this, clay terracotta ridge tiles have been used to contrast with grey slate. Modern concrete interlocking tiles and imitation slate have also been used more recently but should be avoided in favour of the natural traditional materials.

Most chimneys are constructed of stone or brick either flat topped or with unglazed clay pots. Some of the brickwork is coursed in a decorative way, providing greater visual interest.

### VDS GUIDELINES

To complement the traditional buildings of the village, the pitch of newly built roofs should be within a range of 30-40 degrees. Thatched roofs require a steeper pitch of around 50 degrees. Thatch is a characteristic of Osmington and it is important that a Master Thatcher always carries out the work. They will be able to identify the correct type of reed and thatching style required to match those of the locality.

If roof lights are to be used the low profile 'conservation' type should always be fitted but not on thatch or the front elevations of properties.

New chimneys built in stone or brick should always be in keeping with the character and style of the village.

### WINDOWS & DOORS

Traditionally, timber, and in some cases, stone was used for window frames and their form reflected the period or style of the time. The proportion and number of panes is important to ensure visual balance.

A wide variety of doors are used to varying effect throughout the village.

### VDS GUIDELINES

Wherever possible, the use of timber frames will be encouraged in new buildings, however replacement of traditional windows in older properties should generally be 'like for like'. 12 and 16-pane, double-hung sash windows are common in the village along with smaller 9, 4 and 2 paned casement windows. Great attention should be given to the glazing bars, both in thickness and design detail.

When casement windows are used, the non-opening light should be fitted with a fixed casement to match the opening light. Top opening, horizontal hinged lights should be avoided where possible. Generally windows are painted white throughout the village, or if made of oak are left natural. Dark stained wood or UPVC replacement windows will be discouraged but, if used, attention should be paid to traditional proportions, styles and features. Velux style roof windows should be discouraged in favour of conservation style roof lights. Flat-topped dormer windows are not sympathetic to the traditional form and style of the village and will be discouraged.



Whether solid or partially glazed, timber doors are used. The classic 18<sup>th</sup> and 19<sup>th</sup> century panelled styles are most sympathetic to older or traditionally styled modern buildings. In some cases ledged, braced and batten doors are a good alternative, typical of older farm cottages.

If doors are glazed it should be confined to the upper section. Fake bull's eye panes, integrated fanlights or complete UPVC door and frame units will be discouraged.

#### GUTTERS AND DOWN PIPES

The majority of buildings now use PVC but there are still many cast iron examples that can be found around the village especially on Listed Buildings.

#### VDS GUIDELINES

Although PVC is now the norm for gutters and down pipes, cast iron and aluminium should be encouraged whenever possible to achieve greater character and longer term durability. Also the number and siting of down pipes should be carefully considered to avoid a cluttered appearance. Listed Buildings should always use cast iron work when under renovation.



Architectural details in Osmington village

### **PORCHES AND CANOPIES**

The design of a porch or canopy varies depending on the status of the building, from the grander styles found on some of the larger 18<sup>th</sup> and 19<sup>th</sup> century houses to the small bracketed slate, thatch or decorative wooden lattice of enclosed porches.

#### **VDS GUIDELINES**

The key to a successful porch is its proportion in relation to the building to which it is attached. Too big or grand can make a simple cottage look ill at ease. The use of slate, thatch or lead should be encouraged on the canopy with the main structure and supports being made of timber.

### **EXTENSIONS AND OUTBUILDINGS**

There are many different types of extensions and outbuildings ranging from those directly relating to the style and materials used on the main building to the more unsympathetic flat roof extensions along with UPVC mock Victorian style conservatories.

#### **VDS GUIDELINES**

Extensions must be handled with great sensitivity. The form and materials used should generally relate to the style of the existing building. Flat roof extensions should be avoided where possible as well as unsympathetic 'off the shelf' UPVC conservatories.

Roof pitches should work in keeping with the pitch of the main building. On some thatched buildings it is not uncommon to see slate or clay tiles used on extensions.

### **RENDERING & COLOUR**

Many village buildings use render covering

Some rendered buildings are painted and generally this is confined to an off white lime wash or pale cream tone suited to a rural Dorset setting.

#### **VDS GUIDELINES**

The most pleasing render result is obtained by using a combination of weak cement, lime and sand plaster mix, finishing the final surface with a wooden float to obtain a softer feel. Hard flat rendering, pebble dashed or splatter finishes should be avoided.

There are traditional colours that relate to the area and these should be used in preference to historically incorrect tones.

### **GATES, PATHS, AND BOUNDARIES**

Garden gates tend to be made from wood or wrought iron whilst paths vary from natural stone, brick, cobble to cast slab or insitu concrete.

Walls, fences and boundaries range from stone, iron rails, brick, wooden picket and natural planted hedges.

#### **VDS GUIDELINES**

For paths and driveways cast concrete should be discouraged in favour of more sympathetic materials such as brick, gravel, cobble sets or pebble. Walls, fences and boundaries should relate to the overall style of the village.

### **MODERN FACILITIES AND FEATURES**

The fitting of new technology features is not generally in keeping with the character of the village but it is appreciated that they are features of modern life. Care should be taken to minimise their impact.

#### **VDS Guidelines**

### **Solar Panels**

Energy conservation is an important consideration and the use of solar panels is becoming more popular. However it is very important to select panels that do not destroy the appearance of a building so the siting of panels should be inconspicuous.

### **Satellite dishes**

The visual impact should be carefully considered. It is far better if they are not visible on the fronts of buildings.

### **Exterior house lights**

These should be of a relatively low level, tungsten or low energy type, as opposed to the more startling

halogen type, which tend to create light pollution.

### **Gas and electricity meter boxes**

The tendency to fit ugly plastic meter boxes to the front of houses should be strongly discouraged. Where possible, these should be fitted to the side of the building.

### **Advertising Signs**

No neon, fibre optic or flashing signs should be used. Typography and colour should be low key and sympathetic to a rural setting. If illumination is necessary, externally shaded low energy bulbs should be used. In some cases, advertisement consent will also be necessary.

### **Telecommunication masts**

The siting of mobile telephone masts is of great concern to villagers and if they are necessary they should be located well outside the village envelope and should take into account the visual impact they have on the surrounding countryside.

### **FARM BUILDINGS**

There are many old farm buildings still in use beside more recent pre-fabricated additions, which do not fit so comfortably into the landscape.

## VDS GUIDELINES

The farming community has an important role in the village. It should however be noted that when new farm buildings are needed, care and understanding should be given to the effect they have on the environment visually, as well as the materials used and the impact they have on the surrounding countryside.

### COMMERCIAL BUILDINGS

The opportunity of encouraging local employment through small-scale commercial enterprise should be encouraged. Existing commercial land should be used for this purpose. Any change of use of commercial buildings and/or land to residential should be vigorously resisted.

Commercial buildings should, where possible, be built on existing brown field sites such as disused farm buildings. The design of such buildings should be sympathetic to other buildings in its setting and be in harmony with the village. As far as is practicable, the same design guidelines and materials should be followed as with residential properties. Measures such as landscaping should be undertaken where necessary to help soften the appearance and impact of any commercial buildings.



# The Environment

## TREES AND HEDGEROWS

Osmington has an abundance of trees and hedgerows. The majority are protected either with Tree Preservation Orders, or due to the fact that they are within the Conservation Area or within the curtilage of a listed building. West Dorset District Council is responsible for enforcing this protection. Written consent must be obtained 6 weeks before any tree works are carried out (including pruning, lopping or felling). It should be remembered that carrying out work without this consent carries a penalty of up to £20,000 or, in some cases, an unlimited fine on summary conviction.

To clarify, the broad definition of a tree is a specimen with a trunk measuring 75mm in diameter measured at a point 1.5 metres above ground level.

Trees form a fundamental part of the Osmington landscape and while maintenance is essential to retain a healthy stock, the loss of large specimens through old age and disease without corresponding replanting will result in a significant loss of visual amenity. New plantings are therefore to be strongly encouraged and for this reason, grant

aid is available in some cases upon application to West Dorset District Council.

## VDS GUIDELINES

Before the lopping or felling of any trees is started, contact with the Tree Officer at West Dorset District Council should always be made to avoid any damage to protected trees and the possibility of a substantial

penalty. Part of Osmington's rural charm lies in its abundance of untended yet attractive hedgerows and verges. An ill considered notion of 'tidying up' shrubs and trees can quickly eradicate many generations of growth, depriving the wider community of this visual enjoyment.

The preservation of existing trees,

shrubs and hedgerows should always be considered when planning development such as a new building, extension or access. The planting of additional mature trees and shrubs on any development, especially native specimens, will be encouraged.

The Environmental Regeneration Section at WDDC (01305 251010 ext. 2545) are pleased to advise on any of the above points.



Trees are an important feature of Osmington.

### OPEN SPACES AND VIEWS

The village benefits greatly from being embraced by fields. This 'envelope' of nature is highly valued and needs protecting to keep Osmington a 'village' in the true sense.

Approached from the West, the White Horse is a dominant feature of the open farmland hillside to the North. Approached from the East, there are charming rural views on both sides of the A353 road. The sea nestles between the hills at Osmington Mills to the South. This view is also provided for walkers and riders using the Roman Road bridleway above the village. Trees form an important landscape feature all around the village.

The views from the village are mostly from the higher ground although the White Horse is clearly visible from Lower Church Lane. From the churchyard looking eastward, Osmington House provides a focal point with the open hillside behind. Views from the hillsides around the village envelope provide yet another aspect and enable one to see groups of buildings in a different dimensional context.

### VDS GUIDELINES

Owners of the fields surrounding Osmington should be aware that these are part of the experience of

entering the village. Great care should be taken with the maintenance of them and their boundaries in order to retain the pleasant setting. While future farm diversification may result in new or altered farm buildings, care should be taken to treat these sympathetically. The contraction of the farming industry has already substantially reduced employment opportunities in the village. Proposals offering employment opportunities should be encouraged and applications for change of use of existing business premises and any associated land should be vigorously resisted.

Any new development affecting open areas should respect the setting of the village and its significant buildings and natural features.

Developments within the village should be sensitively landscaped using indigenous species appropriate to the location.

### ROADS AND LANES

The A353 is the main coastal route to Weymouth from the east and divides Osmington into two parts. It is a single carriageway road subject to a 30mph speed limit. The level and noise of traffic make it an ever-present feature. Only part of the road within the village boundary has a kerbed pavement. There is no pedestrian crossing, making the experience of safely crossing difficult,

particularly during peak hours and the holiday season. The most frequently used crossing place is at the junction of Shortlake Lane where the Village Hall is situated; many children catch a school bus here and numerous groups of students from the 3D Adventure Centre have to cross the road at this point to reach the footpaths to the White Horse and surrounding areas. A safe pedestrian crossing is greatly needed.

To the South, both Shortlake Lane and the Osmington Mills road at the Eastern boundary of the Village have many of the characteristics of a narrow country lane, with some sharp bends. These are mostly tree and hedgerow lined with few hard edges.

Church Lane and Chapel Lane are the main roads into the village. These are lined with houses and walls of stone or brick. There is little kerbing and only one short pavement at the south end of Chapel Lane. The road is narrow at Lower Church Lane and is only able to take single lane traffic.

Despite these narrow lanes, it is generally felt that traffic speed is too fast, though traffic calming measures like speed bumps would be unwelcome. The road to Osmington Mills from the A353 is subject to the national speed limit, which is excessive given the popularity of this route with both walkers and riders.

Many older houses in the village do not have garages so on-street parking is common, especially on Church Lane. This causes obstruction, and is hazardous for village children and is also unsightly. However, the absence of yellow lines and associated parking signs was felt to be a positive aspect in keeping with the rural character of Osmington.

### VDS GUIDELINES

#### Parking

Maximum possible off-street parking space should be provided for new developments and conversions due to the lack of public transport and consequent need for higher than average car ownership in Osmington. The roads and lanes in the village are already congested with parked vehicles because of the limited off-street parking provided by existing dwellings and parking is not practicable or safe on the main A353. On-street parking should be discouraged.

#### Roadsides

There should be no further urbanisation of roads and verges through the use of inappropriate materials such as paving slabs, concrete kerbs and tarmac. Grass verges should be preserved as much as possible.

### **Additional traffic**

It is the view of the villagers that additional traffic through the village will have a damaging effect on its character. Every effort should be made to prevent this.

### **FOOTPATHS**

Footpaths radiate from the heart of the Village and are used regularly by villagers and visitors. Walkers and riders particularly favour the Roman Road. This is a traditional bridleway to Poxwell and forms part of the popular circular route to the White Horse returning to the Village at Lower Church Lane.

#### **VDS GUIDELINES**

Footpaths should be maintained and preserved for the benefit of all.

### **STREET FURNITURE**

There is no uniform style in street furniture. Some has a rural appearance and is made of appropriate material such as the bus shelter. Many road signs are obtrusive and unnecessary, as are some road markings (e.g. at the Church Lane / West Farm Lane junction).

On a clear night in Osmington, you can look up and see the stars. We are free from street light pollution so common in our towns. The villagers take great pleasure in this natural spectacle and wish to protect it. Some

households have chosen to install their own security lights and for the most part, these are not overly obtrusive.

Osmington has a riot of unsightly overhead cables. The numerous telegraph poles add to the clutter and are frequently used for fly posting.

The old red telephone box and the thatched stone built bus shelter create a charming local landmark, only spoiled by the modern litterbin.

#### **VDS GUIDELINES**

### **Street furniture**

Every effort should be made to retain the existing rural character of local roads and any changes to materials or street furniture should be consistent with that character.

### **Cables**

Wherever and whenever possible, cables should be moved underground.

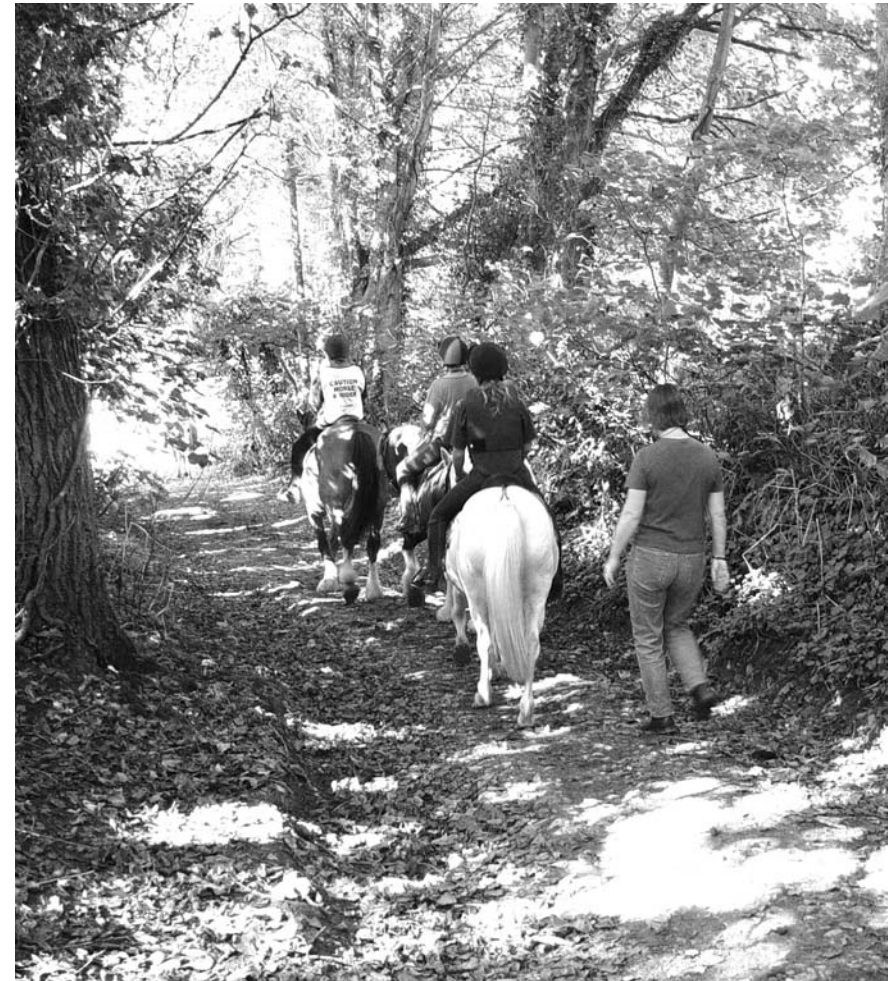
In new developments, cables and services should be installed underground.

### **Light pollution**

Where security lighting is installed on houses and outbuildings it should be sensitively designed and the illumination directed downwards to avoid startling road users or causing light pollution.

### **Notice boards**

Public notice boards should be erected to discourage fly posting, providing they do not clutter the street scene and are in keeping with the rural style.



The Roman Road used by walkers and riders alike.

## Conclusion

What has become clear during the process of publishing this design statement is that the residents of Osmington care passionately about their village and its unique setting in an Area of Outstanding Natural Beauty.

Their consensus has been reflected in this publication and it is hoped that Osmington will remain a truly Dorset village to be enjoyed and loved by very many generations to come.

Listed buildings in Osmington	Grade
White Horse Farmhouse	II
Wessex Cottage	II
Jasmine Cottage	II
The Longhouse and attached Forge	II*
Treetops Cottage and Wintersweet Cottage	II
The Phoenix	II
The Post Office and Shrubbery Cottage	II
Stone Lane Cottage	II
The Beehive	II
Buttress Cottage	II
Parish Church of St Osmund	II*
Remains of Manor House	II
The Old Vicarage	II
White House	II
Osmington House	II
East Farmhouse	II

## The Future

### MAINTAINING THE VILLAGE DESIGN STATEMENT

This document reflects the representative views expressed by the residents of Osmington based on the Village Workshop held on 12th October 2002 and the Public Consultation Day held on 29 March 2003 at the Village Hall together with a range of other communication media including the VDS website and newsletter. It will require regular revision to ensure that it continues to reflect that opinion and therefore Osmington Parish Council should ensure that revisions are carried out at intervals of no more than five years.

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### SOURCES

The following publications were used during the preparation of this design statement:

*How Buildings Learn.*  
Stuart Brand 1997 Phoenix

*The Elements of Style.*  
Stephen Calloway  
1991 Mitchell House

*How Old is Your House?*  
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*House and Cottage Conversion.*  
Hugh Lander 1997 Acanthus Books

*Home Restoration Manual.*  
Albert Jackson & David Day  
1992 Harper Collins

*Your House from the Outside View.*  
John Prizeman 1982 Quiller Press

### USEFUL CONTACTS

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## The Last Word

### Osmington

*Osmington is my newest of friends  
Seven months we have lived here so far  
The people have been so willing to lend  
A hand, A wave, A smile, even a car!*

*To say what it makes it special to me  
Is not really difficult at all  
Our friends, our beach, being close to the sea  
My house and oh! The red post box-so small.*

**Hannah Killer aged 9**



**Joseph Butcher aged 11**