

Conservation Area Appraisal for Wyke, Gillingham

Introduction

The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in an area of rapid change and development. The way building traditions and settlement patterns are superimposed and survive over time are unique to each area. Wyke's local distinctiveness can provide a catalyst for sensitive development within and adjacent to it and inspire well designed proposals which bring about economic and social benefits. Conservation areas are not about the preservation of areas or preventing change. The area is a result of change and development over time. This will continue and this guidance sets out ways to manage change in a way that conserves and enhances the character and appearance of the area through conservation area designation, appraisal and management.

Since 1967 local authorities have been able to protect areas which are valued for their special architectural or historic interest – the character and appearance of which it is desirable to preserve and enhance - through the designation of conservation areas under the provisions of Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Whilst the District Council is responsible for designation, historic areas are an important resource for all of us and future generations and many conservation areas such as Wyke have a national as well as a local interest. For this reason the protection offered through designation is set through legislation and national policy and policies and guidance put in place at the local level.

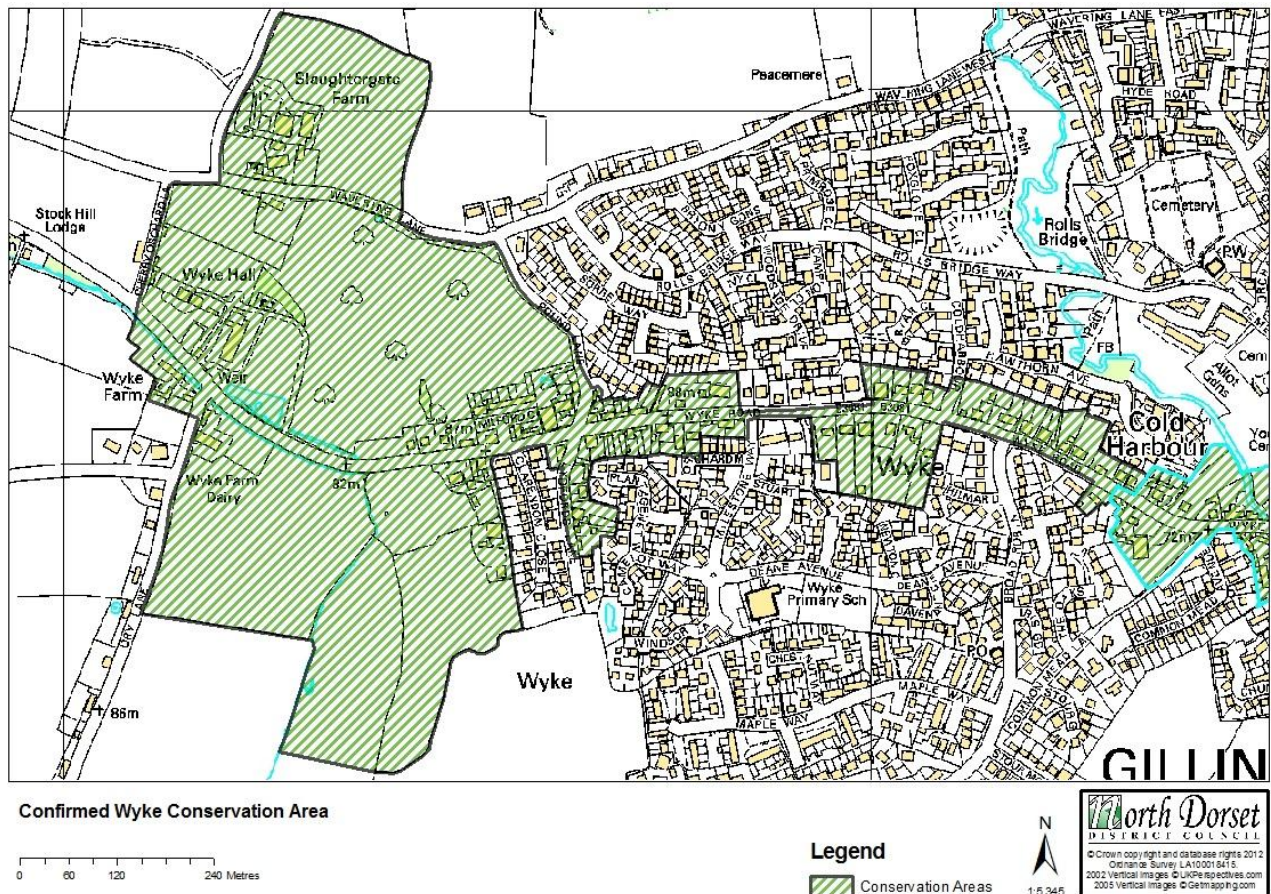
Protection Offered by Designation

Conservation area designation introduces controls over the way owners can alter or develop their properties. However, owners of residential properties generally consider these controls are beneficial because they also sustain, and/or enhance, the value of property within it (English Heritage:

Controls include:

- The requirement in legislation to preserve and/or enhance the character or appearance of the conservation area
- The need for the Council and applicants for planning permission and conservation area consent to pay special attention to the desirability of preserving or enhancing the character or appearance of the area
- Control over demolition of unlisted buildings
- Control over works to trees
- Fewer types of advertisements which can be displayed with deemed consent
- Some restriction on the types of development which can be carried out without the need for planning permission (permitted development rights).

Location



The historic centre of Gillingham is laid out on a grid plan arranged around the Parish Church of St. Mary and is late Saxon in origin. A number of roads radiate out from the centre with ribbon development along them. The earliest being the medieval suburb of Newbury along the Shaftesbury Road. Lodbourne to the north and Cold Harbour to the west expanded during the post-medieval period to eventually join with the satellite rural settlements of Wyke, Peacemash, Bay and Ham. These hamlets also expanded from the 17thC through the piecemeal enclosure of former roadside commons. The later 20thC saw the growth of modern suburban housing estates around the formal rural settlements of Wyke, Peacemash and Ham.

Four historic roads or lanes radiate out from the centre of Gillingham through the Wyke area: Common Mead Lane, Wyke Road, Rolls Bridge Lane and Wavering Lane. Wyke Road forms the major route through the area. There is a discontinuous ribbon of rectilinear plots of differing shapes and sizes along its length and also some ribbon development of short rectilinear plots along Wavering Lane. Between these historic lanes are a series of curvilinear roads which link them together and give access to the extensive areas of suburban housing estates throughout the area.

The area of Wyke comprises the western suburb of the town of Gillingham. It sits between the historic rural settlement of Wyke and the town centre of Gillingham. Wyke Road (B3081 to Wincanton) is the main axial route through the area. Large late 20th century housing estates have developed to the north and south of the historic street frontage. The conservation area is bounded to the north by Wavering Lane and to the South by Common Mead Lane.

Landscape

The area of Wyke lies to the west of the Upper Stour. Essentially the land rises gently from the lowest point, 72m above sea level, at Wyke Bridge in the east to Wyke village in the west at approx. 90m. The highest point of the area is at Wyke Primary School at just over 90m. The geology comprises Kimmeridge Clay with Corallian Limestone at the Western tip of the area.

The conservation area comprises a suburb and the interface between the urban area and surrounding countryside. Wyke Road rises gradually as it leaves the town centre with the southern side rising above its northern side. The land drops in a westerly direction from the former brewery. The conservation area falls into two landscape character areas as defined by the Local Development Framework Landscape Character Assessment Evidence Base March 2008. The suburban element falls within the Blackmore Vale Landscape Character Area whilst the rural hinterland falls within the North Dorset Limestone Ridges Character Area.

Wyke is particularly fortunate to benefit from a strong landscape framework with views into and out of the area from the public realm. The formal landscapes, open fields, trees and hedgerows provide a valuable landscaped setting to the area making a positive contribution to the character and appearance of the conservation area.

Historical Development of Wyke

Evidence suggests that there has been a settlement at Gillingham since 2500 BC. Just a mile to the north west of the town is Longbury Barrow, (Slaughtergate), an ancient burial mound dating from the Neolithic period. In the 2nd and 3rd centuries AD, the Romans settled here along with the British people and all sorts of artefacts have been found around the town and at Commonmead Lane, Wyke in particular. However, it was the Saxons who really established the town, from which the name is derived meaning "homestead of the followers of Gylla" and there is plenty of evidence of Saxon occupation in the area of Wyke in the form of place names, the shape of the fields and the contour of the lanes.

Mentioned in the Norman, Domesday Book of 1086, Gillingham was also the seat of a Royal Hunting Lodge and Royal Forest in the Middle Ages used by Henry I, II & III and King John, until destroyed by Edward III in 1369 after it fell into disrepair. The ancient Queen's Farm at Thorngrove was used as a reception place for the Queen when the King came to Gillingham.

Archaeology

Eleven archaeological investigations have taken place in the Wyke area, work primarily focused in two small areas at Common Mead Lane (with evidence of Roman occupation) and Chantry Fields, which revealed evidence for Bronze Age activity and for extensive medieval features and earthworks relating to the former medieval suburb which lay just to the east of this area, but have now largely been built over by housing.

The archaeological character of this area is dominated by two important settlement sites from two different periods. The Romano-British settlement at Common Mead Lane first discovered by chance during drainage work in 1869. The approximate extent of the site has been revealed through a number of small rescue excavations undertaken by members of the Shaftesbury and District Archaeological Group (SDAG) during the development of the Common Mead housing estate in the 1970'/ 80's. There is little about the nature of the settlement here, other than it seems to have been occupied from the Late Iron Age and throughout the Roman-British period.

Medieval Town Layout and Roman origins (AD1066-1539)

Gillingham is first mentioned in the Anglo-Saxon Chronicle for the year 1016 when a battle with the Danes is recorded at Penselwood, Nr. Gillingham. (Penn 1980,68). The Domesday survey clearly shows it was a Royal estate by the late Saxon period and possibly the site of a Minster church. The Liberty of Gillingham, which always belonged to the lord of the manor of Gillingham and remained in Royal hands until 1632, comprised the town tithing together with the tithings of Gillingham Minor, Bourton, Milton and Preston and Motcombe. The town tithing comprised the town of Gillingham together with the hamlets of Bugley, Langham and Huntleford, as well as the forest. Gillingham minor comprised freehold estates in Ham, Madjeston and Wyke.

The surviving street pattern and plot boundaries are suggestive of a certain amount of medieval planning. Penn (Penn 1980, 65) suggests that the town may have been founded on a pre-existing Roman Road(s) running E-W from Bay to the north of Town Mill. This road may have continued straight to the north of the church, towards Cold Harbour and Wyke. Alternatively it may have passed the church at an angle towards the Roman settlement at Common Mead Lane. A second major road runs in an E-W direction through the centre of the town from Shaftesbury to Wyke and beyond in the west. This road crosses the Shreen at Town Bridge.

The medieval settlement pattern surrounding the town during the medieval period seems to have comprised a series of small hamlets linked to the town by radial routes. These include Wyke, Peacemarsch, May and Ham Common. Wyke was anciently a manor (now extinguished) within the free tithing of Gillingham minor lying one mile NW of Gillingham town. It forms one of a series of historic rural settlements established on radial routes emanating from Gillingham (Hutchins 1886, 624-6) anciently separate from the town but recently subsumed by modern suburban developments. Members of the de Wyke family are recorded in both the town tithing and the free tithing in 1327 and 1332 (Rumble 1980; Mills 1971)

Post –Medieval Wyke (1540 – 1850)

The Post-medieval period did not see comprehensive change in the layout of Gillingham, but rather expansion along already established lines. By the end of the period suburban villas had been developed at the eastern end of Wyke Road, although piecemeal enclosure of waste alongside the road had also occurred further west in the Cold Harbour region.

Wyke House and Brewery House certainly date from the Georgian era. The brewery itself was started some time prior to 1800 and may have led to an increase in the number of

Wyke residents. The town pound was located next to the Brewery at the Junction of Pound Lane and Wyke Road.

The name Cold Harbour is often taken to reflect the site of a building that was partly derelict during the medieval period and often seems to correspond with the site of Roman settlement. This could be valid in this case because the area lies approx. 200 meters from a known Roman settlement. By the late post-medieval period there was certainly a suburban settlement here comprising partly of suburban villas and the large 18thC ornamental villa, Knapp House at the eastern end of Wyke Road and piecemeal development of cottages from waste further west.



Tithe Map of 1841

A group of cottages are depicted on the Tithe map at the western end of Wavering Lane on the edge of the modern urban area. These have long narrow plots adjacent to the lane and clearly represent the enclosure of open land along the side of the road, e.g. Thistledown Cottage, Wavering Lane West. These enclosures are most likely to have been formed during the 18thC

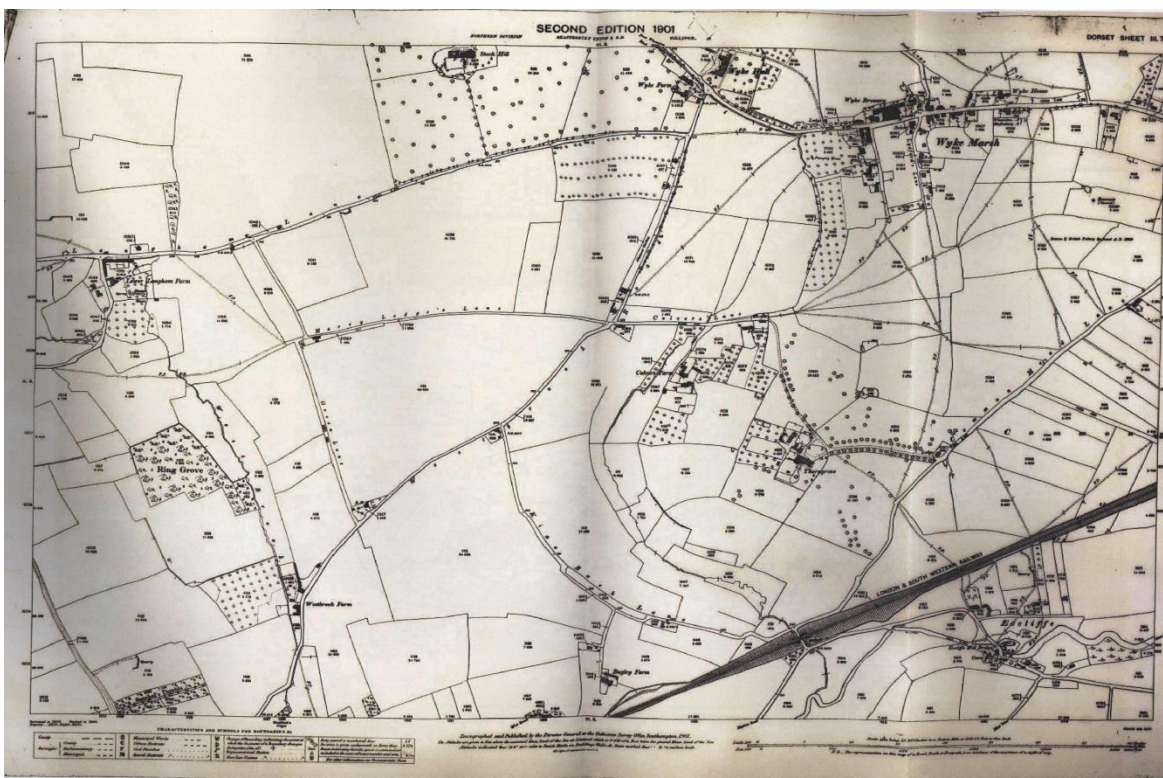
Late 19thC and early 20thC (1851 – 1945)

This period represents rapid growth of Gillingham as a regional manufacturing centre becoming a thriving and rapidly improving place, especially with the arrival of the railway in 1856. To the west of the town centre, the suburban development along Wyke Road at Cold Harbour expanded with the construction of suburban villas and inter-war housing. Edwardian and inter-war suburban housing was a feature of the southern part of Peacemarsh, Ham and Wyke.

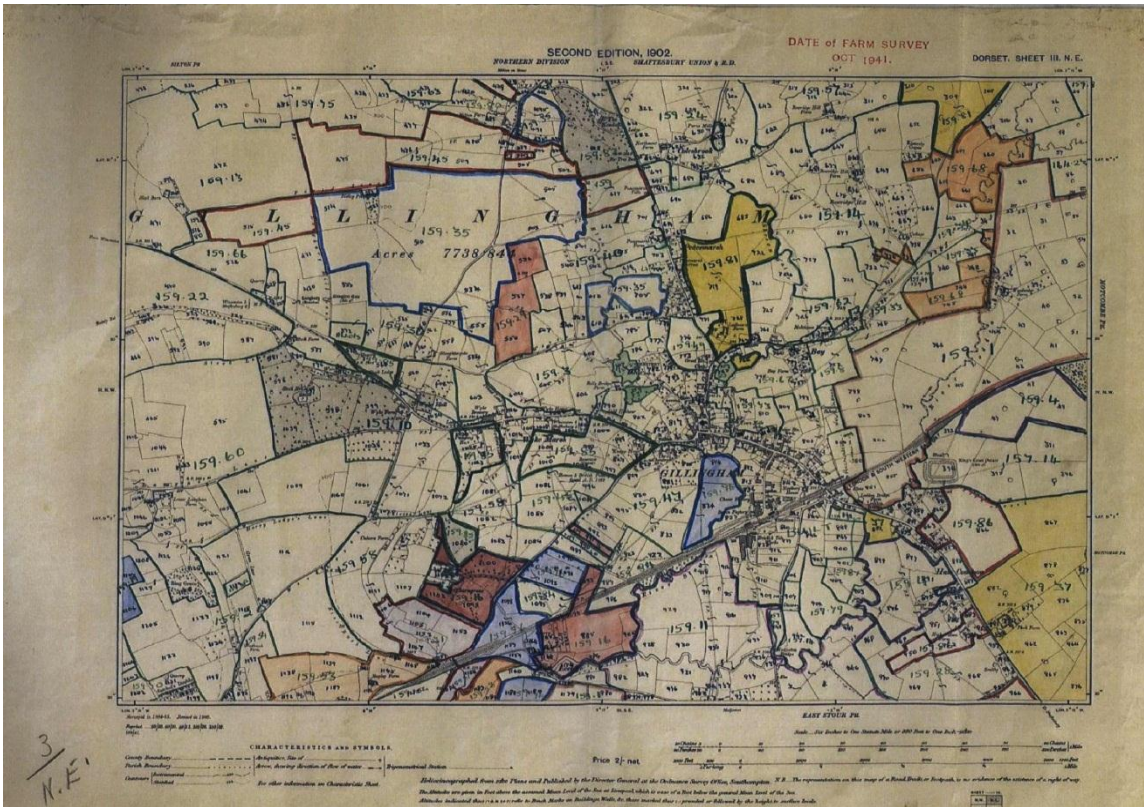
Wyke, the Matthews Brewery expanded considerably during this period. A school was built opposite the brewery on Wyke Road. There were also a small number of suburban villas built between Wyke House and Pound Lane.

Wavering Lane: A group of a dozen inter-war suburban houses replaced a small group of cottages on the south side of Wavering Lane during this period.

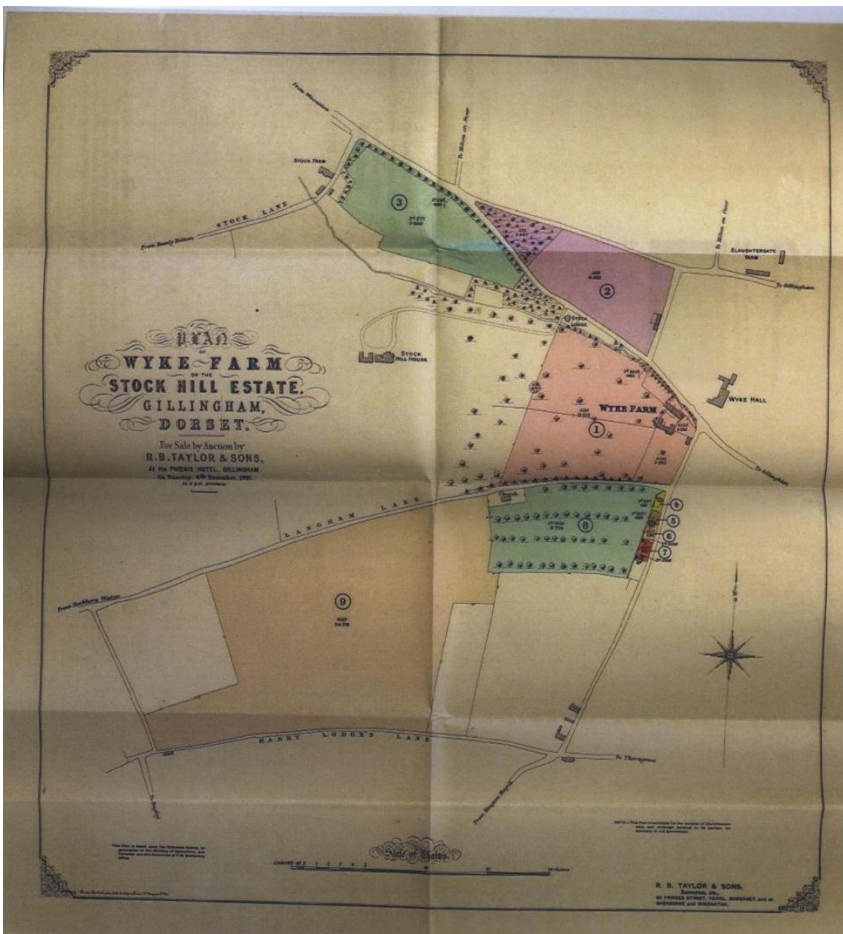
Wyke Brewery: Matthews and Co Brewery at Wyke continued to expand during the late 19thC to become an important regional brewer in the first half to the 20thC., producing well known brews such as H.B.A. and bottling international bands such as Guinness for local distribution.



1901 Ordnance survey Map of the area



Above:
1902 Ordnance Survey map of the area. Below: 1921 Wyke farm, Stock hill sales particulars (David Huskisson Associates Landscape Statement June 2011)



GRADE II LISTED BUILDINGS IN WYKE

Brewery House and Front Fence, Milford Court, Wyke Road
Bridge carrying Wyke Street over the River Stour
Church of St. George, Langham
Folly's End, Wyke Street
Granary approx. 10m south of Wyke Farmhouse
Knapp House, Wyke Road
Little Chantry, Wyke Street
Old Toll House, Wyke Street
Plank House and Rivergate, Wyke Street/Le Neubourg Way.
Wyke Brewery., Wyke Road
Wyke Hall, Wyke Road
Wyke Farmhouse, Dry Lane off Wyke Road

Character Types

Because of the gradual evolution of Wyke, the buildings, spaces and landscape are varied, reflecting particular periods in the development of the area. Whilst cumulatively the area is of value separate character types have been devised to help understand the various elements that make up the whole. Several character types have been identified. They are:

1. The rural hinterland and the vernacular tradition

The conservation area includes individual or small collections of buildings which reflect the former rural nature of the area or form part of the current rural hinterland of Gillingham. The underlying characteristics are references to the local vernacular built forms, using local materials such as limestone as well as their rural setting including adjacent fields and meadows. Key buildings include Slaughtergate Farm, Wyke Farm and Wyke Farm Dairy and the Old Toll House.

Vernacular architecture is generally divided into domestic agricultural and industrial categories and normally refers to the use of local materials and styles. Domestic tends to comprise the buildings designed for living either principal accommodation or ancillary structures such as stores or washhouses. The vernacular architecture of agriculture comprises all the buildings of the farmstead except for the farm house and its domestic ancillaries. Industrial includes those buildings which housed industrial activities related to the countryside and those of a domestic rather than commercial scale. Wyke's rural hinterland includes vernacular buildings and Wyke Farm provides a good example of the range of vernacular buildings.



Aerial view of Wyke demonstrating the relationship between the rural and built up areas. Wyke Road falls left to right within the centre of the photograph



Wyke Farm outbuildings with the brick granary centre.



Wyke Farmhouse



Rear of Wyke Farm with Wyke Hall in the background.



Slaughtergate Farmhouse



The Old Toll house, an example of the local vernacular located at the eastern end of the conservation area. The windows have been altered and the property extended but it is still a valuable heritage asset.

Characteristic features include:

Materials: Natural stone and red clay brick for walling with plain clay tiles and some slate for roofs.

Fenestration: Windows are timber or cast metal with leaded lights or timber glazing bars, both sash and casement. Doors are timber reflecting the age of the host building.

Chimneys: These form an important feature punctuating the ridgeline of domestic buildings.

Landscaping: Open fields, hedgerows and mature trees.

2. Wyke Hall and its environs

Wyke Hall and its wider landscape setting form important elements within the conservation area. The special interest stems from the nature of its construction, the historical associations and its landscape setting.



Front elevation of Wyke Hall

Wyke Hall dates from the 17th century (between 1651/2 and 1662) although historical information indicates that a member of the Wyke or week family lived at Wyke in the 14th century. There are few detailed records of the property but the remains of its Tudor core include a minstrel's gallery in the dining hall and fine oak panelling in the old hall and dining room. During the Elizabethan period it is recorded that Cressbyne de Wyke lived at

Wyke Hall and was an official of the Manor. Later, the Pile (or Pyle) family owned Wyke Hall in the 1600's and the estate descended through at least three generations who were amongst those recognised by the Heralds on their Visitation of Wiltshire.

In 1662 the estate passed to the Freke family, descended from the wealthy Frekes of Irwin Courtney. There is a family connection between the Piles and Frekes. An original indenture at the Dorset History Centre dated 30th June 1662, effectively transferred the property between the two families. The document tells us that in 1662 there was a farm and also a mansion house, with 340 acres of pasture and meadow land.

John Farquer of Fonthill purchased the house from the Freke family in the early 19thc. and from Farquer it passed to James Mortimer. The James family followed who built the South Lodge in c.1850 and the property was altered and extended at this time (evidenced by a rainwater head of 1853).

Several more families lived at the property including the Cross's who gifted the Lady Chapel in St. Mary's, Gillingham.



Part of the formal grounds and setting within Wyke Hall

The 'Heronfields'

Early maps show that there was a road or track running across the *heron fields* which probably originally linked Wyke Hall to the surrounding area. An examination of aerial

photographs indicates the line of trees which mark the location of the former access from Wyke road to the Hall.

There was almost certainly a rabbit warren at Wyke Hall. In 1841 a field close to Wyke Hall was called 'Conygar' and from the Middle Ages to the 17th century a 'Coneygarth' was a man-made enclosure for rabbits. This may well be the 'Coninger' of 1369 - 'the warren of the Manor and Lordship of Gillingham', although Wyke was strictly a separate manor.



Aerial view of Wyke Hall and its existing and former grounds. The curved row of trees within the centre of the photograph indicates the position of the former access to the Hall. Slaughtergate Farm lies to the north.



Wyke Hall from Heronfields

South Lodge

Built in the mid-19th century by James Mortimer the owner of Wyke Hall at that time, south Lodge marks the original entrance to Wyke Hall, with an avenue of Horse Chestnuts marking the way across the parkland at the rear.



South Lodge

Characteristic features of Wyke Hall and its environs include:

Materials: Render with plain clay tiles for roofs.

Fenestration: Windows are timber or cast metal with leaded lights or timber glazing bars, both sash and casement. Doors are timber reflecting the age of the host building.

Chimneys: These form an important feature punctuating the ridgeline of both Hall and lodge.

Landscaping: Open fields, planned landscapes and mature trees and hedgerows.

3. 19th Century Expansion and Industrialisation

The 19th century saw significant change within the area with a transition from its agricultural roots to industry and more polite living. Key within this period was the construction of the brewery and associated buildings.

Wyke Brewery was founded 1760/1770 by the Matthews family who were brewers and maltsters. Beginning in an outhouse of a public house called the 'Drum & Monkey' (1750) on the site of the present tower building, the pub being relocated to the opposite side of the road (south) after a fire, together with a new brewing premises. The name was then changed to the 'Buffalo', associated with the Wyke Brewery's trade mark of a buffalo charging. Brewing continued here for a time but was later moved back to the north side



The current Buffalo Public House remodelled from an earlier building circa 1900

The current brewery building dates from the mid-19th Century. A member of the Matthews family, George Blandford Matthews, did much to develop the Wyke Brewery. He also developed stable buildings on the south side of Wyke Road, opposite the tower building, a good-sized stables building for the horses used with the brewery drays. Double doors at

one side fill a large arched doorway which has carved above: "G. B.M. 1884". The doors face an unmade side road which some people call "Drum & Monkey Lane". The building, with the name "The Old Coach House" on the doors is now a private residence.

The Buffalo pub which stood nearby on the Wyke Road opposite the brewery was demolished later – houses now occupy the site. The present Buffalo pub, nearly 100 yards away in Lydford's Lane, remodelled an earlier building circa 1900.

Eventually the Wyke Brewery was sold to Blandford brewers Hall & Woodhouse in 1963 and shortly afterwards the company closed the Wyke Brewery, transferring its operations to Blandford Forum. In 1977 Hall & Woodhouse sold the brewery premises to Europa Paints, who used them as a paint factory for about 3 yrs. After ceasing as a paint factory, the premises stood idle until acquired by a development company who demolished the old maltings and vaulted cellar. Maisonettes were built in their place. The Tower building was also converted into flats with the structure being safeguarded as a result of its grade II listing.



Wyke Brewery



The former Brewery Stables



Pre-dating the Brewery building is Brewery house (late 18th Century)



19th Century Brewery workers cottages

In addition to the development of the brewery in the 19th Century, in 1890 a school was built in Wyke which catered for the local children and children from Sandley and Nations many of them being the sons of farmers and their labourers.



The Victorian School following conversion to a dwelling.

Wyke also saw the establishment of shops and Services during the 1880's. For example boots were manufactured in the area with 9 shoemakers registered in Wyke together with

a grocers and Senior & Godwin Estate Agents in Wyke Street. Alongside the establishment of local businesses, the period also saw the speculative development of individual houses.



Many used materials from the locality, stone and brick together with imported materials such as slate and provide a visual reminder of this period of expansion within Wyke.



Wyke House and its former stables.

Characteristic features include:

Materials: Natural stone and red brick for walling with plain clay tiles and natural slate for roofs.

Fenestration: Windows both sash and casements are predominantly timber with glazing bars. Doors are timber reflecting the age of the host building.

Chimneys: These form an important feature punctuating the ridgelines of buildings within this period with the exception of service building such as stables.

Landscaping: Some mature trees hedgerows and stone walls. Space reflects the former use and functions with the more polite buildings or dwelling being set in more generous gardens than those of the lower orders.

4. Turn of the 19th Century - early to mid-twentieth century suburbs

At the latter part of the 19th century and during the first half of the 20th Century Wyke saw the establishment of the domestic suburbs. Detached and semi-detached dwellings using typical forms and detailing from the period including some with references to the Arts and Crafts movement of the 19th and early 20th centuries. The detached houses benefited from being set within large, well landscaped grounds with commanding views over the vale to the north.



Aerial view of Wyke. The establishment of generous well landscaped plots along Wyke Road typified the prosperous period of residential development, evident from this photograph of the area.



St. Andrews, a good example of Edwardian housing with strong references to the Arts and Crafts movement particularly with regard to the bay and stair windows.



A pair of early 20th century houses with good detailing and materials.

The lower order houses also enjoyed spacious if not large plots reflecting the theories of town and country planning at that time combining the best of rural living with the benefits of living within the town.

Characteristic features include:

Materials: Rough render and red brick for walling with hanging plain clay tiles and half timbering. Plain clay tiles and natural slate for roofs.

Fenestration: Windows are timber or cast metal with leaded lights or timber glazing bars, both sash and casement. Doors are timber reflecting the age of the host building.

Chimneys: These form an important feature punctuating the ridgelines of buildings within this period.

Landscaping: Generous well landscaped gardens with mature trees

5. Post war development (1946 to date)

Wyke did not escape the later 20thC rapid growth of suburban housing estates. Although some dwellings such as Broad Oaks sought to reflect the standards and layout of earlier dwellings much of the housing from this period typifies housing seen across the country.



Broad Oaks dates from the mid-20th Century but reflects the more generous spatial standards of earlier buildings and gardens including important mature trees.



Later

20th century dwellings

Some late twentieth century housing has been included within the conservation area demonstrating the continued evolution of the area. Whilst neutral in terms of their contribution to the character and appearance of the conservation area, they are physical reminders of a particular period in architecture and planning and the buildings demonstrate an acknowledgement of the underlying character of the area with regard to the materials used in their construction.

Characteristic features include:

Materials: Buff and red brick, re-constituted stone with plain concrete and clay tiles and natural and synthetic slates for roofs.

Fenestration: Windows are a mixture of timber or cast metal with leaded lights or timber glazing bars, both sash and casement. Doors are timber reflecting the age of the host building. Later alterations have seen the introduction of some UPVC.

Chimneys: These still form an important feature within buildings of this period punctuating ridgelines and adding visual interest.

Landscaping: Some mature trees, low walls and hedgerows.

6. Open spaces and landscaping

Reference to the importance of the landscaped setting has already been made. Not only does the conservation area include planned landscapes (Wyke Hall and private gardens), it also includes a limited number of open fields. This inclusion reflects the former and continued importance of the rural heritage of the conservation area and the role of the open space providing a setting for the area's built heritage.



Trees within the formal landscape of Wyke Hall above and their role in providing a framework for development below.





Oak trees and hedgerows are an important landscape feature within the area providing a framework for buildings and spaces.



MANAGEMENT STRATEGY

It is adopted District Council Policy to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Proposals for any new development, alterations and changes of use of existing buildings and land which have an adverse effect on the character or appearance of the Conservation Area will not generally be permitted (North Dorset District-wide Local plan, Policy, 1.24).

Living in or owning a property in a Conservation Area clearly places certain responsibilities on both residents and the Local Planning Authority. The following policies will assist the consideration of any application required for planning permission or consent which may impact on the Wyke Conservation Area. They also provide guidance to property owners and residents in encouraging attitudes and methods which will assist the conservation and enhancement of the character and appearance of the conservation Area, whether or not statutory permission is required. The policies are specific to the Wyke Conservation Area, although reflect the common conservation and listed building policies detailed in the North Dorset District-Wide Local Plan.

Demolition

There will be a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. Thus it is expected that proposals to demolish such buildings will be considered against the same criteria as proposals to demolish statutory listed buildings. For cases where a building makes little or no such contribution the District Council will require a heritage statement outlining the value of the building to be demolished in architectural or historic terms together with clear information about what is proposed for the site after demolition. In such instances and for new development sites consent will not be given unless acceptable and detailed plans are submitted (North Dorset District-wide Local plan, Policy, 1.25).

New Development

Siting and layout

Proposals for new development should respect the character and appearance of the Conservation Area. The siting and layout of new buildings will need careful consideration and will need to reflect the scale, form, common roof heights and the detailing and materials of the contributory buildings. Spaces around and between buildings allow views into and from the open countryside and are important to the character and appearance of the area, and the setting of buildings. Where areas or buildings are characterised by open settings or large gardens, the introduction of additional substantial buildings may not be appropriate.

To be able to assess the impact of a development on the character and appearance of a Conservation Area the District Council will need to be provided with detail of the proposal. It is expected that planning applications will be submitted with sufficient detail on the siting, layout, design, use of materials, landscaping and any other details necessary to allow a full understanding of the proposals and the likely effect on the area (Policy 1.25, and paragraph 1.112).

New building Design

The District Council expects all new development within the Conservation Area to be of the highest architecture quality. Assertive or unsympathetic modern design can soon dilute the special characteristics and local distinctiveness of the conservation area and will be resisted. The adaptation of local vernacular styles and use of local materials will normally be expected within the Conservation Area to reinforce the character and appearance of the area. Innovative design solutions will also be considered on their merits. The main elevation of new buildings and general orientation will be expected to reflect those of the immediate area to help integrate new development into existing patterns of development (North Dorset District-wide Local plan, Policy, 1.8, iv).

Alterations and Extensions

The Conservation Area is not a museum, but a living historic landscape. Changing lifestyles and expectations will result in pressure for changes to existing buildings and spaces. Requirements can frequently be met without diminishing the character and appearance of the area, but care is required to ensure that new developments preserve or enhance the character of the Conservation Area. Even changes such as the installation of external plumbing fixtures or ventilation stacks can have a detrimental impact on the external character of a building and therefore the area. The Council has produced guidance on alterations to historic buildings which can be found under the North Dorset Pages on Dorset for You. This provides guidance on the principles to be adopted when considering changes to historic buildings and they can also be applied to any building within an historic area.

Locations and form of extension

Any extension or addition should reflect the design, form, materials, textures and finishes of the existing building. These constraints will vary between individual buildings in the Conservation Area, and any proposals will need to respond to the specific building and local environment. In general, extensions should be subservient to the original building and not dominate or compete in visual terms with that building.

Materials and methods

The deep yellow limestone is a key characteristic of the Conservation Area and gives local distinctiveness. Opportunities should be taken to consider its use for new development (including extensions to existing buildings) either by the reuse of reclaimed materials, where possible, or by carefully matching of new materials. This is particularly important to safeguard vernacular buildings or those which have used local stone in their construction. The use of natural stone provides the opportunity to reinforce local distinctiveness and character. The use of other complementary materials will be considered but only where it can be demonstrated that their use preserves or enhances the character or appearance of the Conservation Area.

With other buildings, material should generally be used to match or compliment the host building (e.g. red brick). Care should be taken to take note of local details such as string courses, eaves projections, lintels etc. and incorporate them in local development where appropriate. The matching of bonds and styles of walling, mortar material and pointing

style will be encouraged. Windows and doors should also aim to reflect local character and appearance and the use of sustainable materials will be sought.

Exterior Details

Many historic buildings in the Conservation Area are vernacular in nature. Other buildings reflect a particular age or style of construction (e.g. the Edwardian suburb). Typical details, which are characteristic of these buildings should be retained wherever possible. Alterations to the exterior form and detailing should respond sensitively to the significant elements of the building. In particular attention should be paid to protecting and reflecting elements of the original design and detailing, such as chimney stacks, ridge tiles, lintels and string courses

The personalising or improving of houses through replacement windows and doors, rendering and stone cladding can have a dramatic and adverse effect on the character and appearance of the Conservation Area. Although many such alterations do not normally require planning permission if it is demonstrated that the character and appearance of the conservation is being harmed by cumulative change then the Council can consider issuing an Article 4 Direction under the relevant planning legislation in order to prevent the loss of special interest of the area (North Dorset District-wide Local Plan, Policy, 1.25, 1.116).

Windows

Timber casement and vertical sliding sash windows are most common although there are also some important cast metal casement windows with leaded lights. Where repair or replacement is necessary any new work should match the existing material and character of historic windows. Insensitive replacement of windows can seriously detract from the character of the building and, the Conservation Area. Mass produced windows including those made from PVCu, can alter and involve the loss of historic proportions and detailing of originals windows.

Doors

Historic front doors, door cases, and porches are important in adding character to the street scene and should be retained wherever possible.

Cladding

The cladding of walls with stone, timber or plastic does require planning permission. It has a diverse effect on the character of the building and the conservation area and therefore any applications for such proposals will not be supported.

Rendering

Rendering of good quality facing material is not recommended and will be refused permission when required. The application of such materials could also provide continuing maintenance problems. The application of hard cement renders can detrimentally affect the fabric of the building, particularly where no damp proof course exists in natural stone buildings.

Dormers and roof lights

Dormer windows are a feature but not prominent within the Conservation Area, however where they exist they are an important component of the architectural style of the buildings. In some cases the introduction of dormers and roof lights will be inappropriate, particularly on prominent front or side rooflines. Sometimes dormer windows can be a more suitable insertion into a roof although they should always be of a size, scale and design appropriate for the appearance and age of the building and the character of the area. Only conservation type rooflights are considered appropriate in buildings pre-dating the mid-twentieth century.

Ancillary Works

Alterations to, or the introduction of, outbuildings, walls, paved areas, particularly to the front or side of properties can all impact on the character and appearance of the Conservation Area. In isolated situations where hard standings are considered acceptable, minimisation of the width of the opening in a front wall and/or hedging, while retaining some screening of the front garden by shrubs or mature trees may reduce the impact upon the streetscape. Paving may be addressed as a component part of a comprehensive design treatment, so visually remains part of the garden, rather than appearing as a separate area.

Garages

Any new garages should be constructed in materials and adopting details that are compatible with host and adjacent buildings whilst safeguarding existing trees and hedgerows.

Fences, Boundary Walls, Gates and Front Hedges

Hedges, mature trees and limestone walls form important features in the Conservation Area. The demolition of walls within the conservation area can require conservation consent and where they form an important feature within the area, the presumption will be to resist their removal. The retention of existing boundary treatments and gates will be encouraged wherever practical. The reinstatement of known earlier boundary treatments will be encouraged provided there is clear archival evidence of their existence. Historic materials and detailing should be accurately reinstated.

The creation of new or widened openings through existing boundary structures or plantings can erode the streetscape, and should only be undertaken where alternatives or more modest arrangements are not available. Where new or replacement boundary treatments are proposed, these should reflect the height, scale, materials and detailing used adjacent to the proposal. The planting of hedges of traditional native species will be supported. Where security is a concern, the selection of native thorny species such as hawthorn and blackthorn will be encouraged, and can be protected while establishing by temporary wire mesh fencing set discreetly within the hedge.

Trees and Gardens

Areas of mature trees exist both within the conservation area and in the surrounding landscape together with mature specimen trees within gardens and the planned landscape at Wyke Hall which contribute positively to the character and appearance of the Conservation Area. The Local Planning Authority must be notified of any work to trees within the conservation areas and trees and tree groups which have been identified as important to the character of the Conservation Area should be retained.

Satellite Antennas

The installation of satellite dishes on to the front elevations, or chimneys of buildings in the Conservation Area requires careful consideration. The Local Planning Authority will usually resist granting planning permission for dishes the on front or elevation of buildings facing roads, public spaces or above the roof line.

General

This appraisal will be used in judging the way in which individual development proposals will affect the special character of the area. Any proposal that has an adverse effect on this character will not be permitted. Proposals that can be seen to enhance the Conservation Area, subject to other prevailing planning policies, will be supported.

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