



Marnhull Neighbourhood Development Plan Draft Conservation Area Appraisal



Draft Report 2025



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Excerpts from the Explanatory Memorandum from the conservation area appraisal in 1969

*“The size and loose formation of Marnhull its-self poses several problems.
....I have tried to meet by dividing the village into two old ribbon developments.*

Firmly keeping an open area in the middle without which the village character of the separate sections would disappear.

On the principal that “the jewel without the setting lacks interest”, I have included the land on either side of the approach from the south, the large open area of pasture in-between New street and Burton street and an area south of love lane which being rising ground acts as a back cloth to the same.

The land rises in a North and South direction from the valley which runs from Sackmore Lane to Pilwell so that Burton and New Street are both equally elevated and get good views over the open middle land. From Sackmore Lane and the higher end of Church lane the open area South of Love Lane is prominent. Marnhull is really three villages with outpost groups.

These open areas are of vital importance in retaining the village character of the several separate parts of the village and should not be aloud to be developed for housing or industry.

INTRODUCTION AND EXECUTIVE SUMMARY

1. Marnhull Parish Council is drawing up a Neighbourhood Development Plan, led by the Neighbourhood Plan Steering Group/Parish Council. A part of the consideration is to carry out an up-to-date appraisal of Marnhull's conservation areas. Dorset Council has confirmed that they do not have any records of the original appraisal that led to the designation of the existing Conservation Areas on 5th February 1971. Neither the previous North Dorset District Council nor Dorset Council has carried out a Conservation Area Appraisal in the intervening period. Council is required by 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.
2. The 2023 Parish Survey made clear the deep appreciation residents have for the character of the parish and their desire to protect it. Research took place between October 2023 and August 2024. The appraisal document is prepared following advice from English Heritage and the Dorset Council Conservation Area Officers. Starting with a walking group through the village followed by delving into Dorset council Archives and consultation with the village as a whole.
3. The appraisal can help the community, landowners and developers to have a better understanding of the main characteristics and heritage significance of the Conservation Areas and to consider the need for revisions in light of current information or changes to the area's character.
4. The two present conservation areas covering New Street, and Burton Street originally designated in 1971, remain very relevant for designation although some modest boundary changes are proposed to improve clarity and enhance local heritage. In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the Conservation areas' character. Appraisals are therefore essential tools for the planning process.
5. The report recommends the adoption of two new Conservation Areas – at Walton Elm and Nash Court. The two proposed new areas are of special historical and cultural interest. Their importance to the village has grown over recent years as modern housing has been introduced and encroaching on the cultural and historical significance associated with these key areas is sufficient to warrant their protection as additional conservation areas.
6. A third area at Pilwell was also proposed as a result of public consultation. However, following further discussion with Marnhull Parish Council, it was agreed that the case for inclusion was less strong.
7. The report's authors have compiled a comprehensive list of historic buildings and other heritage assets. It is recommended that a number of buildings should be added to Dorset Council's local list of Non-Designated Heritage Assets. (in the appendix E)

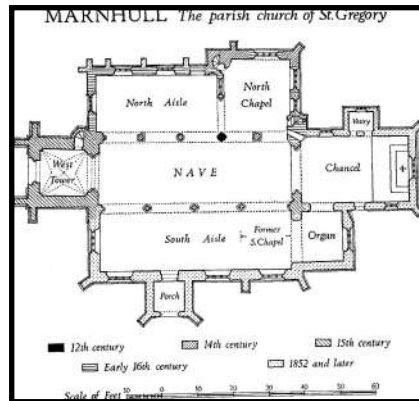
New Street Conservation Area

The key points of quality analysis are:

- Historically important as one of the two main spines of the village. The oldest inhabited part of the main village.
- Sitting on top of the limestone ridge which characterises Marnhull, with farmland sloping down to Burton St on the North, (known as the Green Lung of the village) and sloping down to the South, which has created important views to the Church from both the North and South. Both farmland to the North and South are important to the village character and landscape.
- A busy mainly residential street, connecting Pleck to the crossroads at St Gregory's church (a key landmark for the Blackmore Vale).
- The junction has five important and oldest buildings in the village.
- Includes Marnhull's most significant G1 listed building St Gregory's Church (Seniors Farm Grade 2*, Conyers Place Grade 2, a total of 15 listed buildings and monuments)
- Consists of a range of vernacular buildings, former inn, former chapel, and some substantial and distinguished 18th/19th century properties, and includes St Gregory's school (Celebrating its 150th anniversary in 2024); war memorial at junction with Crown Road.
- Extensive use of Marnhull stone throughout, ashlar quoins and rubble with stone and slated roofs, including extensive walls at Conyers Place and St Gregory's Church,
- Has associations with Thomas Hardy through the Crown Inn, St Gregory's church, churchyard and the land to the South of St Gregory's.
- With important views of Burton St and the surrounding countryside through properties, important views to the Church from the South, with the farmland rising up to the Church and surrounding buildings
- largely well maintained; on street parking tends to slow traffic at busy times.

Fig 1 Below are images of New Street, houses, church, important views from the church and wider countryside.







Burton Street Conservation Area

- Historically important as one of the two main spines of the village
- At the valley floor of the limestone ridge at Pilwell, rising to the Church at 195m
- A well used residential and (mainly at the western end) commercial street gently sloping down towards Pilwell
- Mainly 17/18th century buildings with some significant later additions
- 12 G2 listed properties and monuments
- Varied building styles from vernacular cottages to farmhouses and substantial ‘villas’
- Consistent use of Marnhull stone , ashlar and rubble, with occasional use of ‘rock face’ or clay brick
- Some thatched roofs otherwise mainly clay tiles with some use of slate.
- Important views to the south between properties notably across farmland towards the St Gregory’s and Seniors Farm, known as the “green lung of the village”. And from Love lane to the South.
- Several substantial trees throughout
- A variety of boundary materials but mainly hedges and stone walls
- Some good quality details, including shop fronts and iron work with the raised pavement
- There is a small amount of pavement, on street parking is used, due to the time of the build houses.
- Despite a general ‘busy-ness’ has a well maintained appearance

Fig 2 Images of burton street houses and important views







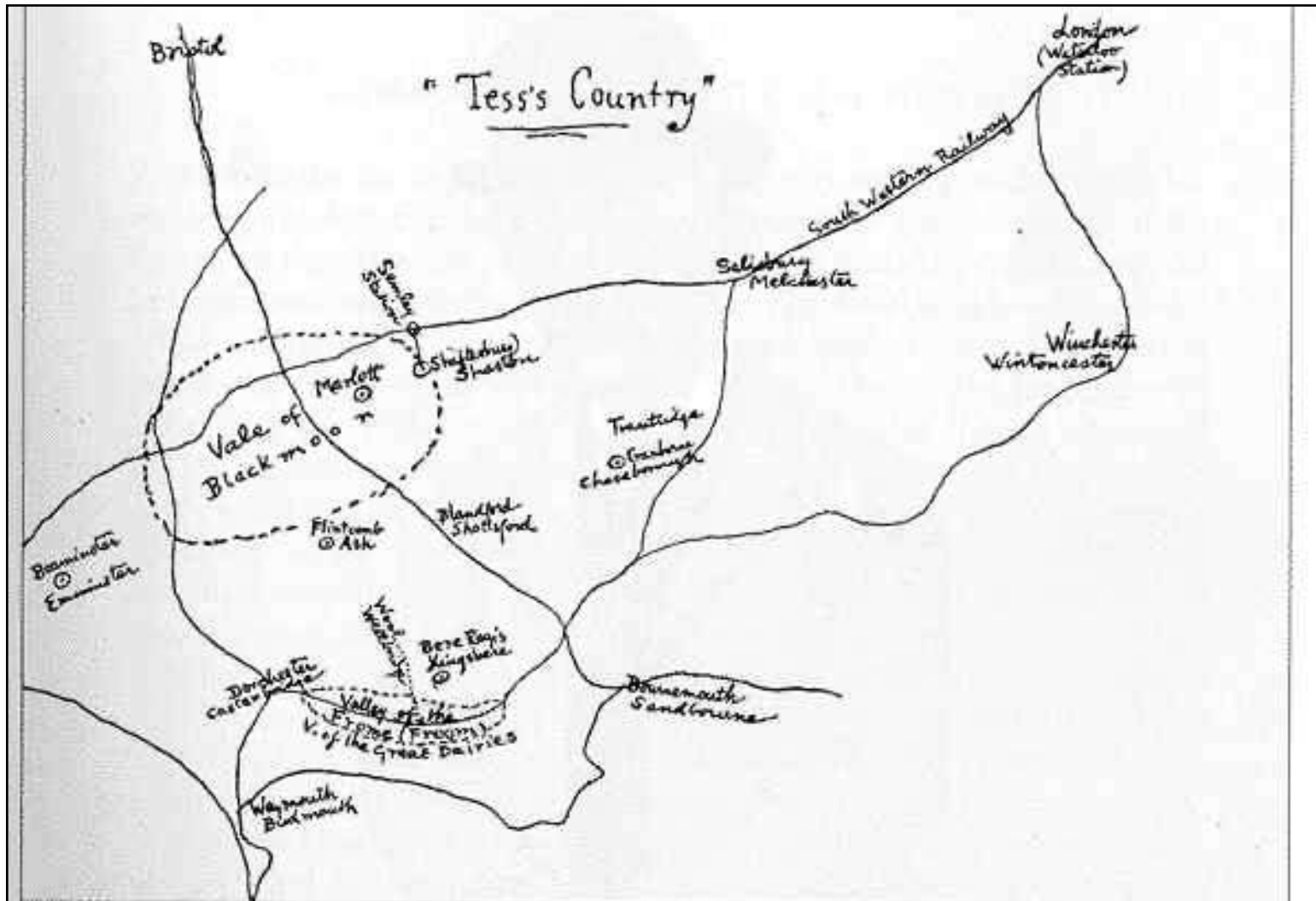
Walton Elm Conservation Area – Proposal

- Historically important as a gateway to Marnhull from the south, sitting on top of a limestone ridge
- Major cultural historical significance with Thomas Hardy
- Junction with characteristic fingerpost, distant important uninterrupted views of Duncliffe Wood to Melbury Down and Hambledon Hill to the East, North East and South
- A number of distinctive and distinguished buildings in Marnhull stone (4 G2 listed buildings)
- Strong associations with Thomas Hardy through Tess Cottage, Old Lamb House ('Rollivers'), the Hardy Way etc
- Retains clear evidence of Marnhull's former brewing industry
- Well maintained largely 18th century buildings
- Important view of St Gregory's church / Conyer's Place across fields to the North, open views of Melbury Downs to the East

Fig 3 Images of Walton Elm area, houses and important views







Hardy's own map of Tess' country, reproduced in *Harper's* in 1925.

Nash Court Conservation Area – Proposal

- Historically important area that captures Marnhull's characteristic agrarian setting and landscape, North of burton St and bordering the meandering River Stour to the North. With mature trees and an attractive river course.
- A medieval settlement site, with post medieval updates
- The oldest free standing RC church in Dorset. A Modest Church with good furnishings, of historic interest as an early post-Emancipation Church. With commonwealth war graves
- Farming and an old water mill site near the stour
- Coherent group of listed and non listed buildings, evidence of Marnhull's dispersed settlement form, contains 4 G2 listed buildings and archaeological sites
- Historically important cultural links between Nash Court G2 Listed and St Mary's RC church G2 listed, priory and RC school in Old Mill Lane which opens its doors in 1853.
- Consistent use of Marnhull stone, ashlar and rubble, with clay and stone slate tiles
- Strong associations with Hussey family 16th Century and with Catherine Parr 1512-1548
- Well preserved and legible clusters of historic buildings connected by farmland and meadow pasture
- Important views towards Nash Court from afar and outwards across the footbridge over the Stour to Fifehead Magdalen and beyond
- Important views form RC Church , G2 listed, to G2 listed Hains.
- Some good quality modern conversions that add to the sense of place
- Incorporates two important small wooded areas

Fig 4 Images of Nash Court area houses and important views







1. BACKGROUND TO THIS APPRAISAL

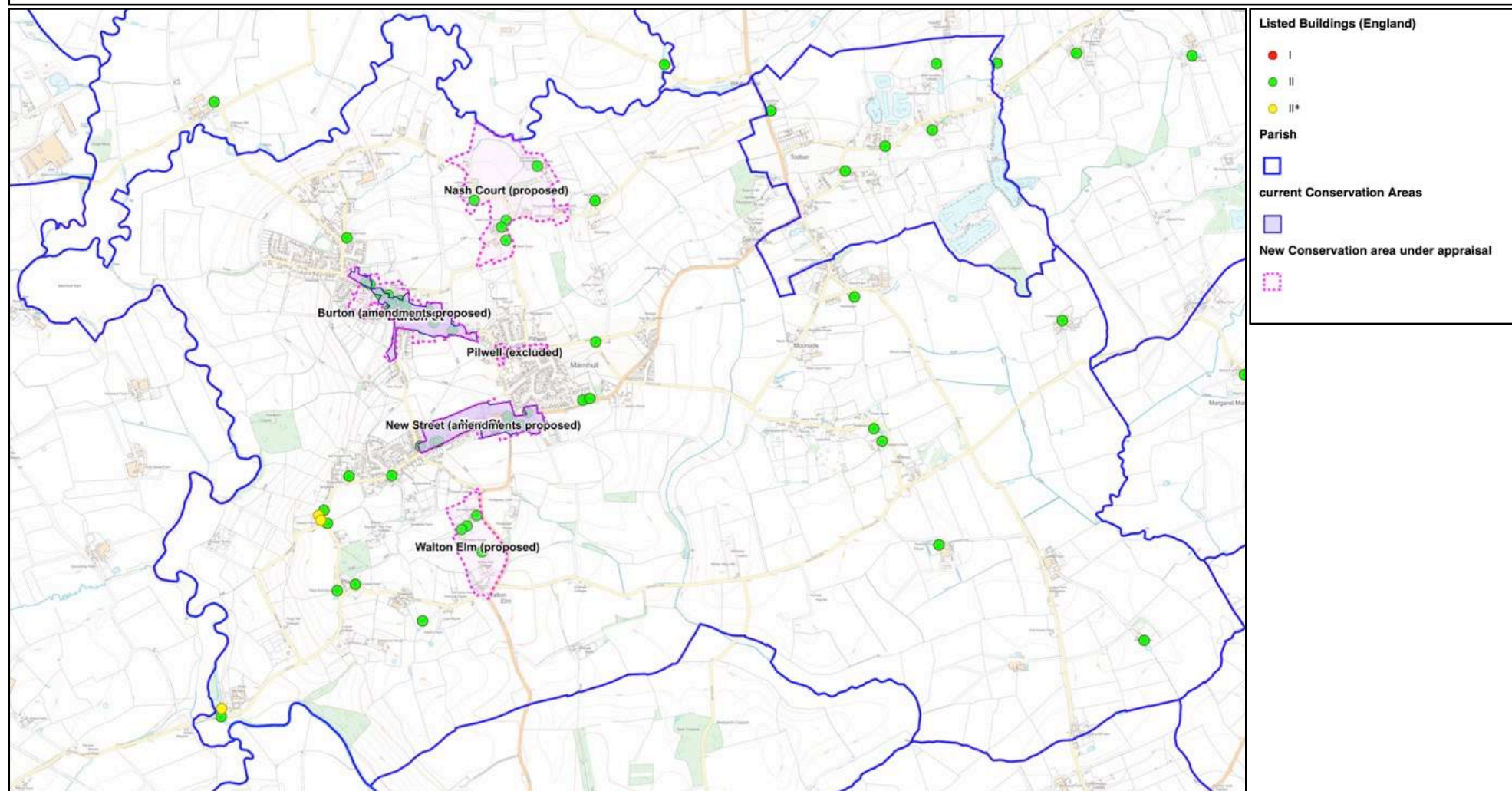
- 1.1. **The appraisal team.** The Marnhull Parish Council Neighbourhood Plan Steering Group gave the task of conducting a re-appraisal of the CA to two of its volunteers, Mr A R Bailey FCMI MIPD and Mr Tim Eveleigh BSc(Eng), along with Stephen Boyce whom has 25 years of professional experience in the heritage sector, together have significant knowledge and experience of the heritage of Marnhull over many years. Between them they consulted many residents and were backed up with information from English Heritage, substantial support from the Parish Council and individuals in the village as well as the involvement of the Dorset Council Conservation Officer and his staff.
- 1.2. **Modus Operandi and Assumptions.** Dorset Council at time of writing does not have a specific plan for an appraisal team, outside the council conservation team. The team carried out a general study of Marnhull village to assess whether there were significant changes to the village's layout and settlement pattern. Although there have been a number of modern developments, the fundamental village layout and character has not changed significantly. Much building has taken place in the locality of the two CAs, but it was considered that the changes in character, the volume and density of new buildings did not warrant a complete redrawing of the present CA boundaries. The existing boundaries, considered under New Street CA (Including St Gregory's Church) and Burton Street CA were deemed to reflect the distinctive nature and historic character of the village. These areas were taken as the starting point of the current appraisal using the DC published map.
- 1.3. The opportunity was also taken to bring the CA boundaries into line with Land Registry individual property boundaries in order to clarify responsibilities of individual householders. In addition, some of the boundary lines ran through the middle of a house or over waste ground and it was felt sufficiently important to correct these with minor changes by following readily identifiable boundaries such as hedges and tracks to give greater credibility and meaning to the CA boundaries.
- 1.4. Note was also taken of comments in the report *Strategic Landscape and Heritage Study for North Dorset Area* published October 2019. It recommended a local list of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets.
- 1.5. The line of approach taken for the Appraisal was:
 - To accept the present CA boundaries on the Dorset map based on the 1971 assessment and use them as a start point for the appraisal.
 - To confirm those characteristics within the two CAs which were still important, relevant and current and carry out a general re-assessment of the village's historic features in order to consider if there have been any major changes to the present CAs that would impact on their special architectural or historical interest and significance.
 - To confirm the present CA boundaries are still valid or suggest amendments to these.
 - To compile a Marnhull village list of non-designated heritage assets as recommended by the *Strategic Landscape and Heritage Study for North Dorset Area*, to ensure that proposals for development fully assess any potential impact/enhancement to such assets.

- The appraisal was carried out based upon evidence and produced in the wider public interest. A series of public consultation meetings were held and cognisance taken of local residents' views.
- 1.7. The team walked through the village on several occasions following the present boundaries and compared the details in the 1971 Memo against what exists today. They also discussed matters with many of the villagers, particularly long-term residents, in order to obtain a full understanding to the background of the local areas. A series of consultation meetings was held, first with householders directly affected by proposed changes to the conservation areas, and subsequently to inform other residents and listen to wider views. Revised proposals were then made available on the parish council website and comments invited throughout July. Additionally, members of the team attended the village Flower Show and Fest to discuss the proposals. A draft report was submitted to Marnhull Parish Council for consideration on 2 September 2024 following which further revisions have been made. Thereafter for submission to Dorset Council, as the designating authority.

1.8. CONSERVATION AREA

1.9. Research brought to light a series of papers and memoranda from the former Dorset County Council covering what was the setting of a Marnhull Conservation Area in 1971. Further delving produced a series of papers, charts and memoranda from the period July 1969 to April 1971 that were clearly part of the original assessment. The detail included trees suitable for preservation, certain areas/streets/lanes not to be included and the merits of some buildings. The then Dorset County Council concluded the village should be considered as two key ribbon developments. A memo giving approval of a Conservation Area map for Marnhull was written on 29 Jan 1971. The details contained in the memo, together with the current map shown on Dorset Explorer, form the basis of this appraisal.

Map 1 Parish and Settlement boundaries and conservation areas and listed buildings



2. CONTEXT AND SETTING OF THE CONSERVATION AREA

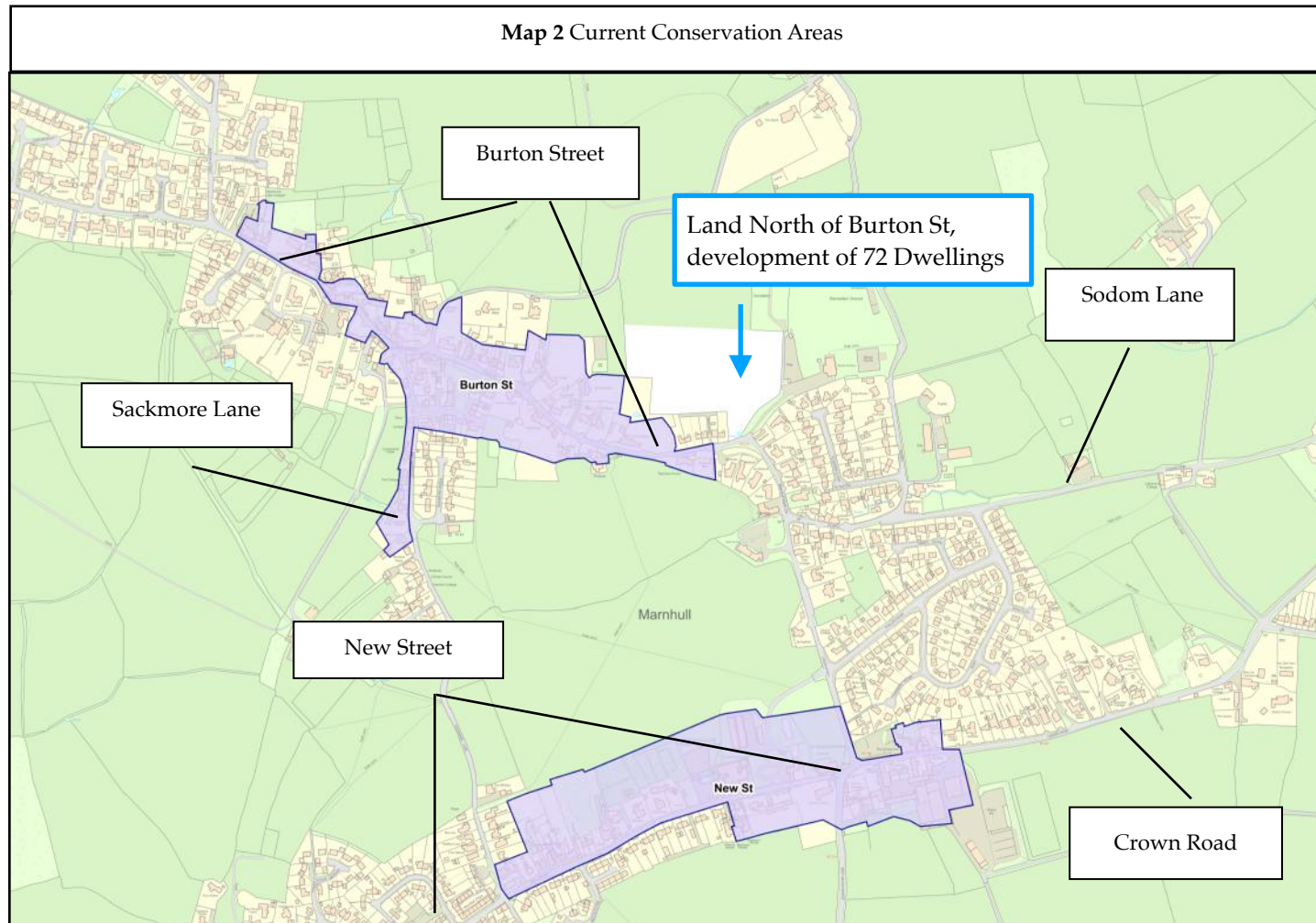
Overview

- 2.1. Marnhull is a scattered parish comprising a number of historic hamlets – Gannets, Hains, Moorside, Nash, Pilwell, Pleck and Walton Elm – all inter-linked by roads, tracks and footpaths covering an area of some 16 square kilometres. The village itself is situated on a prominent limestone ridge overlooking the heart of the Blackmore Vale in North Dorset. Unlike most villages which have grown around a crossroads or village green, Marnhull has developed from five hamlets joined over the years in a distinctive linear settlement pattern. Historic England considers *“the village’s unusual and dispersed layout of the settlement to be a key aspect of its special character”*. There are also isolated groups of attractive buildings, for instance Kings Mill, Thornford Farm with its moat, Chantry and Popes Farm and buildings, Hayters Farm at Moorside all are away from the main residential area but of similar character and history. An extract from the map (Fig 1 below) shows the five historic hamlets.



Figure 5 An extract from the first edition of the Ordnance Survey map showing the five historic hamlets of Marnhull. Although not all are mentioned by name it clearly shows the widespread layout of the village when it was printed in 1811.

- 2.2. The village is of low density and, despite its size and some infilling between the two sections of the conservation area, it retains its rural character with high levels of tranquillity amongst its surrounding network of minor rural lanes. These have not been significantly altered by modern development although increased traffic flow throughout the village threatens this.
- 2.3. Much of the attraction of Marnhull lies in its position and rural surroundings, together with its splendid views, mellow local stone buildings and agrarian setting, all of which convey an air of spaciousness.



3. HISTORIC BACKGROUND, HERITAGE, CHARACTER AND INFLUENCE

Historical and Main Periods of Growth

- 3.1. The village's heritage stems from traces of an Iron Age settlement and a Roman staging post found in the village and these were followed by the Saxons for the next five centuries in the period known in British history as the Dark Ages. At this stage the village appeared to evolve its name from the Anglo-Saxon personal name of 'Mearna' and the Old English 'hyll' leading to common usage of 'the hill of a man called Mearna'. Marnhull gradually became an entity and was fully established in 1150 with the building of St Gregory's Church on the site of a former Saxon church although formal records of the village name do not appear until around 1267. At that stage the village was also included in the Royal Forest of Gillingham.
- 3.2. The lands around Marnhull were owned by the Abbott of Glastonbury between 1150 and the dissolution of the monasteries in 1540. They became the property of King Henry VIII following the Reformation in 1544. The Abbot had built the present Seniors Farm as his Grange or summer residence, and his staff were accommodated and involved in many of the present buildings in New Street. Although they have yet to be fully identified Priests Street and Little Priests Street are thought to date from this time and have become an additional and growing focus of village heritage. Henry VIII donated Nash Court Manor in the village to his sixth and last wife Catherine Parr in 1547 along with other Dorset properties. After Catherine's death the house passed through the hands of several noblemen until it was occupied by John Hussey and his descendants between 1651 and 1884 with the family name recorded for posterity by the Hussey chapel at St Gregory's Church. Nash Court (GII listed) remains one of the most distinguished and prominent historic buildings in the parish.
- 3.3. Many of the village's older buildings follow the ribbon of New Street and Burton Street with a number of outlying farmhouses. These older houses were built around the end of the 17th and early 18th Centuries as the village expanded and were constructed of the distinctive yellow Marnhull stone still quarried at the edge of the village in Whiteway Lane.
- 3.4. In addition to St Gregory's CofE church other church communities have come and gone, Quakers, Congregationalists and Wesleyans amongst them, whilst the Roman Catholics built their own church in 1832 in Old Mill Lane alongside the later Cistercian priory, and a new replacement Me-

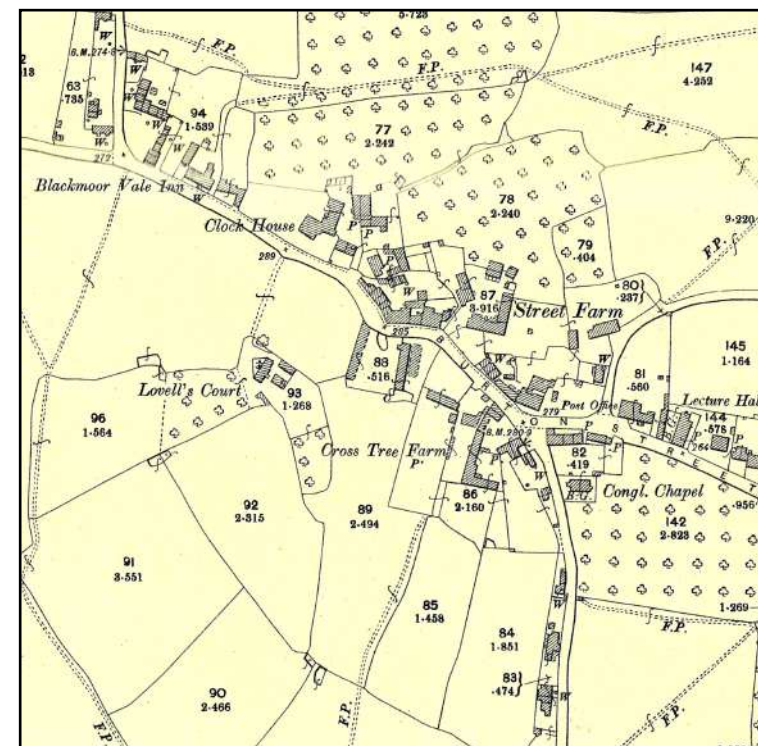


Figure 6 The upper end of Burton Street as surveyed for the 1902 Edition of the Ordnance Survey

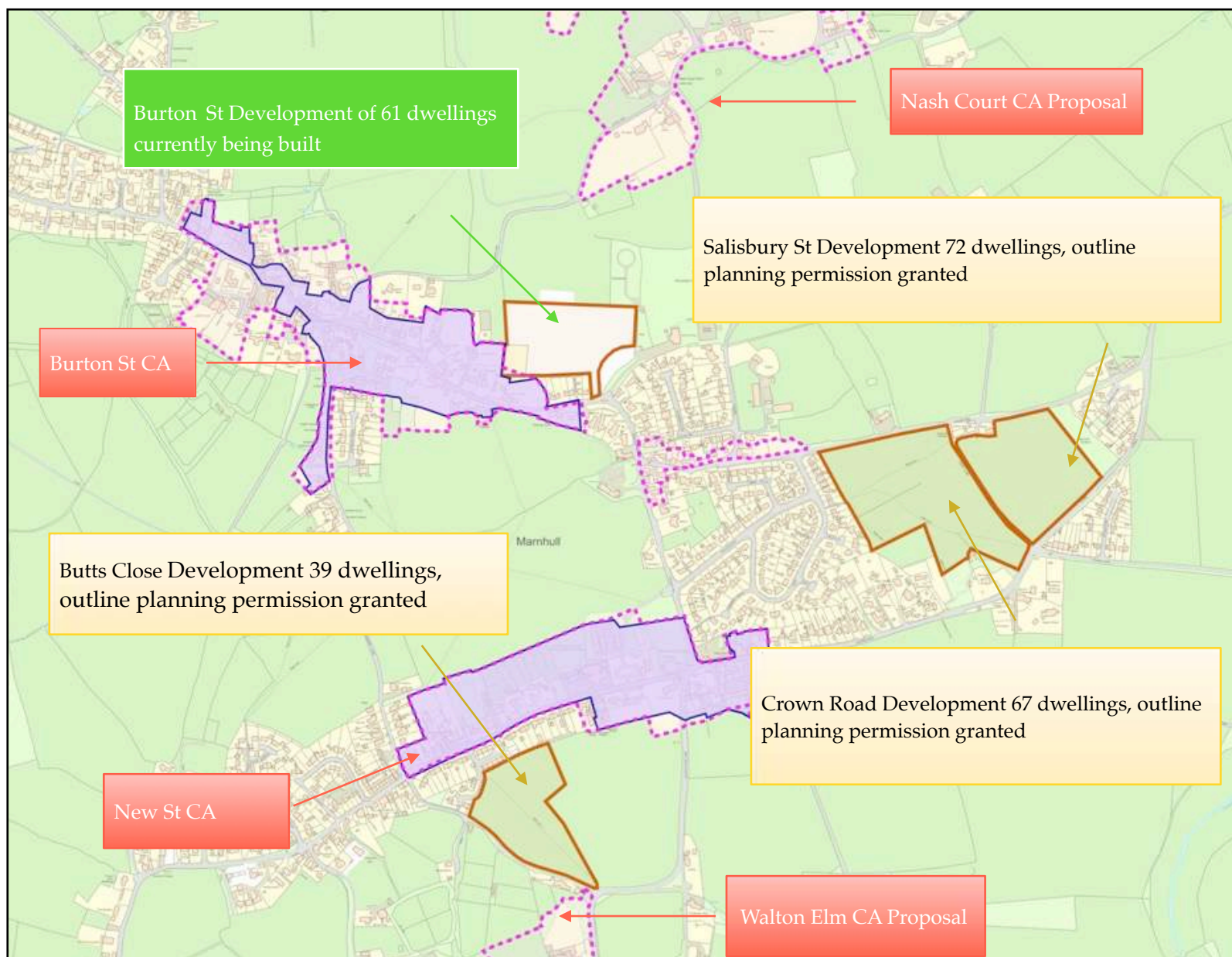
thodist Church was completed in 1899. Most of the older chapels – located mainly in the conservation areas – have been converted to residences in recent years.

- 3.5. A much wider interest in Marnhull developed in the late 19th Century as the village prospered and when Thomas Hardy, the celebrated author, published his novels many of which are set in Dorset. Amongst similar adaptations, he gave the name ‘Marlott’ to the village of Marnhull, this being the birthplace of the eponymous heroine of *Tess of the D’Urbervilles*. The story lives on in the village through association with a number of buildings (see below). A ‘Hardy Trail’ exists and the Hardy Way passes through the village.

Recent Growth

- 3.6. Since the Second World War, Marnhull has expanded in size considerably with the building of Corner Close, the Crown Estate and a host of new properties along Ham Lane and New Street, all leading to a population that has more than doubled to around 2000 today. Many of the street names in these new developments reflect the local heritage such as Carent Close, Husseys, Barnes Close and Hardy Close.
- 3.7. There have been in the past few years four large scale developments that have approval to build a total of 300 new dwellings, all on green field sites. There is one large scale development that is currently going to Appeal in April of 2025. *‘Full permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No.flats above. Erect building for mixed commercial, business and service uses (Class E), (eg, estate agents, hairdresser funeral car, dentist, vet). Form vehicular and pedestrian access and parking, Form parking area for St. Gregory’s Church and St Gregory’s Primary School Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land West of Church Hill. Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane.*
- 3.8. See map below of current approved development

Map 3 Conservation area and growth



Rural Character and Influences

- 3.9. The historic rural character of Marnhull is closely bound up with its distinctive landscape setting, and the quality of its historic fabric. The principal building material for much of the village's history is Marnhull stone and the evidence of quarrying can be found throughout the parish but notably along Crown Road. Prior to the 12th Century Marnhull's history was very much part of the Hundred of Sturminster Newton. Evidence of this rural village history can be seen in the character and preservation of the buildings, the variation and style of houses and the pride and importance the village places on its cultural heritage.
- 3.10. Not only is St Gregory's Church the most prominent landmark in Marnhull and the oldest and largest building, but it is also a unique record of the history of the village. A Grade 1 Listed building with origins in the 12th century, further alterations and additions date especially from the 15th and 19th centuries. Marnhull became a separate parish in 1150 and a stone church was built thereafter for the new parish. St Gregory's Church has been continuously developed over the years from a small rectangular building with four arches to extending the nave westwards and building of a north transept and subsequently an expanded new south aisle. It was built largely from Marnhull and Keinton stone and the original columns remain to this day with carved heads believed to have been the stonemasons who worked on the church. The church contains many historic features and artefacts of note including the chapel and church hatchments of the Hussey family, but perhaps the most recognised is the Carent Tomb, a carved alabaster tomb which includes three figures of a knight and his two wives. The Hussey and Carent Families were important to the village from the 15th to the 19th centuries.

Thomas Hardy

- 3.11. Marnhull, reinvented by Thomas Hardy as 'Marlott', was the birthplace of the heroine of his novel *Tess of the D'Urbervilles* which was centred on the Blackmore Vale, referred to as the 'Vale of the Little Dairies'. Tess goes to school in the village and her baby is buried in the village churchyard. The influence lives on in the village with many existing buildings associated with the story including Tess' Cottage at Walton Elm, the Crown Inn ('The Pure Drop Inn') and the Church of St Gregory. Rollivers' Alehouse was deemed to be The Old Lamb Inn at Walton Elm though this is also claimed by the Blackmore Vale Inn in Burton Street. It was on returning from the Pure Drop Inn that Tess' father received news of the family relationship with the D'Urbervilles which sets the story in train. The association with Hardy is a key part of Marnhull heritage and continues to stimulate tourism and the local economy. The village is recognised in many guidebooks and in the Hardy Trail, a county-wide record of places mentioned in Hardy's various works.

Archaeological Potential

- 3.12. Marnhull has been archaeologically investigated several times over the last one hundred years with a number of historic finds. These vary from a Roman coffin to lime kilns, royal houses and the summer residence of the Abbot of Glastonbury. These are all listed in the DC HER at Appendix C. A further potential archaeological site is the location of a lane used by the priests when they were based in Seniors Farmhouse at the time it was

the Abbot's Grange. This small lane connected many of the nearby cottages where the monks were accommodated. It is the route of Little Priests Street, which has yet to be examined.

4. SPATIAL CHARACTER AND BUILT FORM

Village Morphology and Layout

- 4.1. The village grew around five hamlets astride the two main routes from Stalbridge to Sturminster Newton and to Gillingham, following the foot bridges and cart bridges over the River Stour. Its spatial design follows these two routes with dwellings fronting on to the lanes and pastureland between. Unlike other villages built around a green or pond, church or manor house, Marnhull has no defined village centre. The two key routes meet at St Gregory's Church where they join the main road between Sturminster Newton and Gillingham (B3092). This is one of several focal points for the village with the church being visible for miles in all directions.
- 4.2. It is these two main routes which form the two present Conservation Areas and until recently development mainly took place along these routes retaining and consolidating this key feature of village character. Since the mid 20th century development has taken place elsewhere, with areas such as The Crown Estate and Ham Meadows creating a deeper spatial form to the existing ribbon pattern.
- 4.3. The village retains its strong rural qualities, the network of green lanes, footpaths and hedgerows contributing to the rural character of the village with views of surrounding fields and more distant vistas across the vale and towards Cranborne Chase. This is reflected in Thomas Hardy's portrayal of Marnhull as it "*lay amid the north-eastern undulations of the beautiful Vale of Blackmore*".

The Built Environment/Character

- 4.4. The location of many of the village's older buildings in New Street and Burton Street is reflected in the two-part conservation area. These older houses were mainly built around the end of the 17th and early 18th Centuries as the village developed and were built of Marnhull stone which historically was quarried throughout the village and is currently available from the quarry in Whiteway Lane (Fig 7). The predominance of this local stone in many of the buildings on the two main routes has a marked influence on the visual tone and character of Marnhull.
- 4.5. Further residential development took place around the end of the Victorian era; in the 1950s and again in the 1960s. These were outside the CA and mostly small estates or cul-de-sacs of modern houses and bungalows, notably the Crown Estate and Ham Meadow, Stoney



Figure 7 The local quarry from where much of Marnhull stone has been and continues to be taken for local housing.

Lawn, Sackmore Green, Corner Close and Fillymead. Some effort has been made to retain green space between these developments, as at Stoney Lawn and Corner Close but infilling has also occurred along the main arteries.

- 4.6. Historically, the style of houses, size, shapes, building materials and distinctive features of the buildings in the village are largely common to North Dorset. Developments dating from the mid 20th century, however, were less well controlled and are mostly of standard design and do not reflect the distinctive character of Marnhull. Efforts are now being made to ensure that new buildings are designed to reflect the character of Marnhull's historic environment.

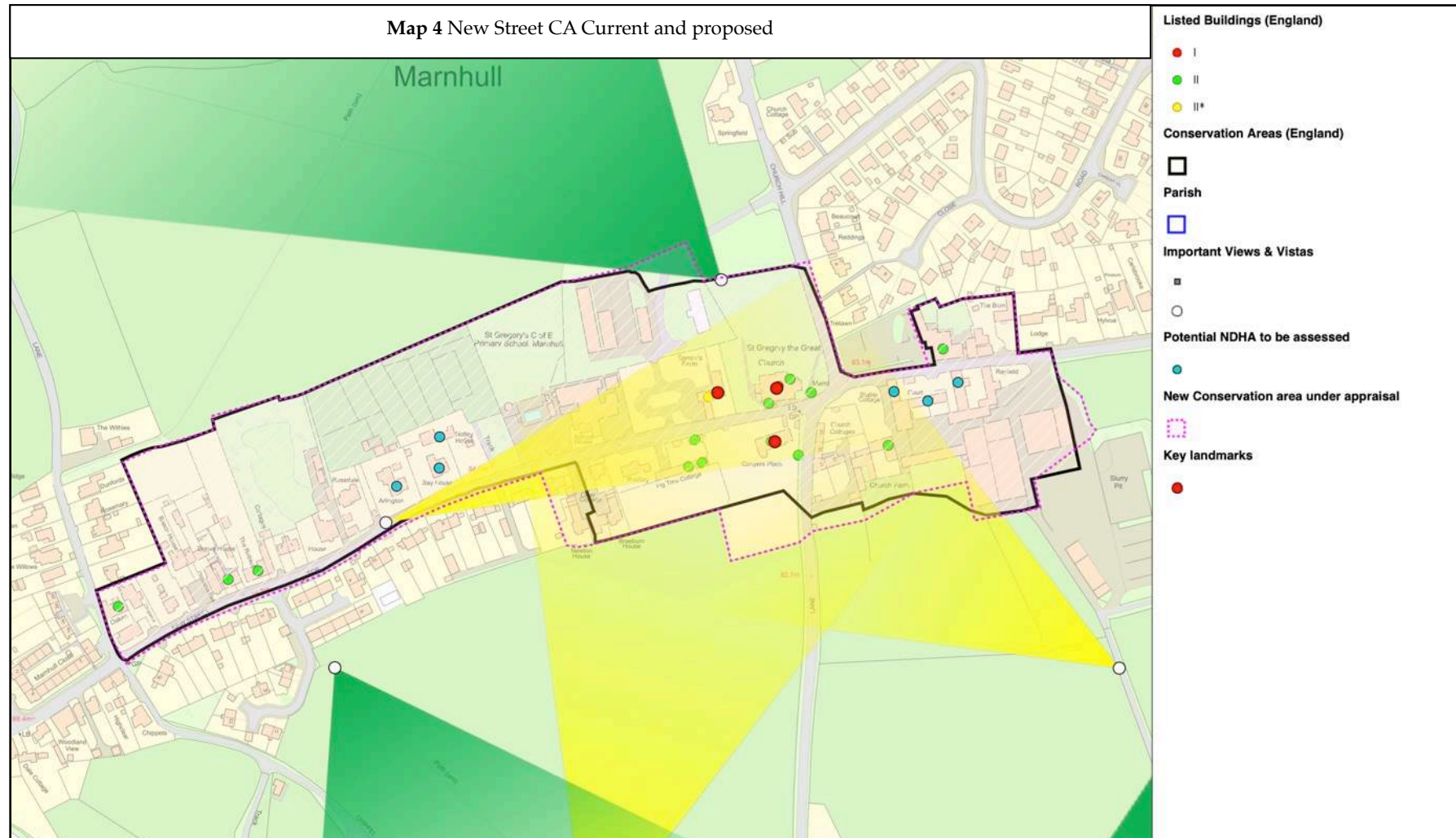


Figure 8: Burton Street in the early 1900s outside what is now Moonfleet but was at one time a milliners and The Queens Head Public House

5. THE CONSERVATION AREAS

Present Conservation Areas

5.1. The present CA is in two parts and for ease of reference during this appraisal they are referred to as Conservation Area New Street and Conservation Area Burton Street. The general route and character of the CAs are shown below but in view of the lack of background information used to set



the original boundaries, greater detail has been included in the Findings of the Appraisal in Appendix B. The present Conservation Areas have been in place since 1969 and their enforcement has largely protected the character of much of the village core.

- 5.2. The important views in the Burton Street conservation area are as follows. A From the Church to Burton st and beyond. B From Buts close to the south. C from the junction of Schoolhouse lane and cripple lane, going North towards the church.
- 5.3. The New Street Conservation Area runs from west to east along New Street, starting at the westerly end at the junction of Sackmore Lane and New Street (known locally as Finger Corner), and stretches down as far as St Gregory's Church and the surrounding buildings near the main road junction. The site of the Church on a major crossroad is significant in that it is surrounded by the other older building in the parish. The historic buildings follow the northern edge of New Street but the buildings on the southern edge as far as Conyers Place are modern.
- 5.4. The eastern extent of the New Street CA boundary is Finger Corner marked by an old-style finger post (Fig 14) at the junction with Chippel Lane. The house on the corner is the 19th Century terraced house called Peter's Finger. Village lore has it that a very old house stood at the junction and contained a wall shrine housing the preserved finger-bone of St Peter. There is little evidence to support this but it is a strong belief still held in the village. However, more realistically it stems from the tithes for the houses in this area which were to be paid not by cash but by labour and the maintenance of lanes in the area which had to be completed annually mid-way between Whitsun and Michaelmas which was 29th July and also the feast of Petrus Ad Vincula. In the vernacular as distinct from dialect, Peter could be managed but Vincula was difficult; the 'v' became 'f' which developed into Finger so the house became known as Peter's Finger and the road junction became Finger Corner. Certainly, Finger Corner is an important historic site in the village.



Figure 9: The western boundary of the New Street Conservation Area is marked by the Chippel Lane and Sackmore Lane junction signpost at Fin-



Figure 10: New Street looking east towards Providence Place and St Gregory's Church

- 5.5. The detailed northern CA boundary progresses from Finger Corner into Sackmore Lane past two properties, Oaken Cross and The Homestead. Oaken Cross was a 17th Century post-house and The Homestead used to be part of the same property and is believed to have housed the staff of Oaken Cross. The post-house provided accommodation and horses for single riders travelling to Shaftesbury and onward. It is believed that Oaken Cross got its name from a large oak tree which stood on the corner and was used by several passing preachers to deliver their religious messages. The CA then follows the line of the rear boundaries of the properties and the school parallel to New Street as far as Church Hill. At that point it then runs up the eastern side of Church Hill until the main road junction where it turns eastwards to include The Crown Inn and its land at which the boundary returns to the main B3092 road.
- 5.6. Within this northern boundary there are a mixture of old and the new properties, many built from local Marnhull stone. Along New Street (Fig 15) are several old buildings giving the area its character interspersed with a small number of bungalows mostly set back from the road. In particular is a chapel converted to private accommodation called Providence Place, a former public house called The Retreat established in the 1830s and Wisteria House, a substantial property built around 1716 serving as the Rectory for St Gregory's Church between 1951 and 1983 when a new purpose-built Rectory was built almost opposite the church in New Street. Other buildings of character include Arlington House and The Bay House. Schoolhouse is now part of St Gregory School but was originally built as accommodation for the head teacher. The school celebrates its 150th anniversary in 2024.



Figure 11: Providence Place, once a chapel and now a residence.



Figure 12: The Retreat was a public house but now is a private residence.

- 5.7. The southern boundary of the New Street CA follows a line through the middle of New Street passing the approach road to Butts Close where there are very good views across the Vale. Opposite St Gregory's school it turns due south alongside Meadow View so as to take in Newton House, Blenheim House and Braeburn House built in the early 1990s, well after the setting of the CA. The boundary then turns east following the rear of the cottages to the Stable and Conyers Place.
- 5.8. It then crosses the main Sturminster-Gillingham Road (B3092) to include Church Cottages and Church Farm with its outbuildings and then returns to the main road to connect with the northern boundary at The Crown. The area around this junction includes a number of important buildings most of which have been closely associated with St Gregory's Church.
- 5.9. Conyers Place (Grade 2 Listed) (Fig 13 & 14) was the village rectory until 1953. This a very large country house stems from 1695 as evidenced from the early sash windows, glazing and window bars. It is largely Elizabethan house with medieval cellars. The surrounding wall is C600 years old. Its history goes back further as there was almost certainly a presbytery on the site in the 13th Century. In the Middle Ages it was called Chapel Place and owned by the Abbot of Glastonbury. Ownership reverted to the Crown following the Dissolution of the Monasteries and it is understood Henry VIII gave the house to his sixth wife along with Nash Court in Nash Lane. In 1736 the new vicar, the Rev Conyers Place, bought the house and used it as his rectory and the building itself then became known as The Rectory. It remained in the Place family for three generations as the sons in turn became the rector. After 1843 a series of vicars used the house until 1951 when it was sold into private hands. The Stables is a Listed Building. It was in the field behind Conyers Place that Thomas Hardy imagined and described the May Day dancing with Tess and her friends in their white dresses in his novel *Tess of the D'Urbervilles*.



Figure 13: The wall surrounding Conyers Place which is Listed as well as the house itself.



Figure 14 Conyers Place

- 5.10. Opposite Conyers Place and alongside the Church, is Seniors Farm, a Grade II* Listed farmhouse and barn (Fig 20). This is professionally regarded as one of the best-preserved examples of medieval domestic architecture to be found in Dorset. A farmhouse has been on the site since the 11th Century and was owned by the Abbot of Glastonbury who used it as his Grange. There have been changes over the years including Elizabethan ornamental plasterwork ceiling, 16th Century arched windows with hoods as well as 17th Century plain mullion windows in contrast. The property came into the hands of the Senior Family at the end of the 19th Century and has retained its name ever since.
- 5.11. St Gregory's Church (Fig 21) and its large churchyard is the most prominent landmark in Marnhull and the oldest and largest building. Built on high ground St Gregory's can be seen from miles around the Blackmore Vale. It may not be architecturally distinguished or even classically beautiful, but it has the enduring attraction of a much-loved and well-worn friend. The Church was built soon after Marnhull became a separate parish in 1150 and was continuously altered and expanded throughout the medieval period. It has many interesting and fascinating architectural details as well as for example, the Carent Tomb; a raised tomb including three figures (a knight and his two wives) of about 1470 carved out of alabaster. The history of St Gregory's Church is a book unto itself, and the Church is an important and integral part of the Marnhull community even though congregations in the 21st Century may be dwindling. St Gregory's also played an important part in the story of *Tess of the D'Urbervilles* as Tess goes to see the vicar of Marlott concerning the baptism of her illegitimate baby son who is subsequently buried in a "shabby corner of the churchyard"



Figure fig 15: Seniors Farm is professionally regarded as one of the best-preserved examples of medieval domestic architecture to be found in Dorset. A farmhouse has been on the site since the 11th Century.



Figure 16: The parish church of St Gregory.

- 5.12. This Church creates a sense of timeless peace and tranquillity very much appreciated by all in the village and can be seen from miles around the village, and surrounding are.
- 5.13. On the far side of the main road, opposite Conyers Place and balancing up the view, are Church Cottages, Church Farm and The Crown public house. This is a busy road junction (Fig 17). Church Farm (Listed Grade II) and its extensive farm buildings are included in the Conservation Area.



Figure 17: The road junction of New Street, Church Hill and the Sturminster to Gillingham Road with the village war memorial and The Crown public house beyond on the left of the picture.



Figure 18: The Crown Inn

- 5.14. The Crown buildings (Fig 18) are a more intact survival of successive periods than most other buildings in Marnhull. The earliest part of the Crown stemming from around 17th Century is its low thatched wing, gradually been extended alongside the main road to include amongst other things its own brewery. The fame of The Crown stems from its use by Thomas Hardy, as the model for his 'Pure Drop Inn' mentioned in *Tess of the D'Urbervilles*. It remains a major attraction in the village as well as being a popular 'watering hole' and to quote from Tess's father, John Durbey-

field, “There a very pretty brew in the tap at the Pure Drop Inn”. The extensively restored Crown Inn confirms its connection with the novel by maintaining a ‘Pure Drop Bar’.

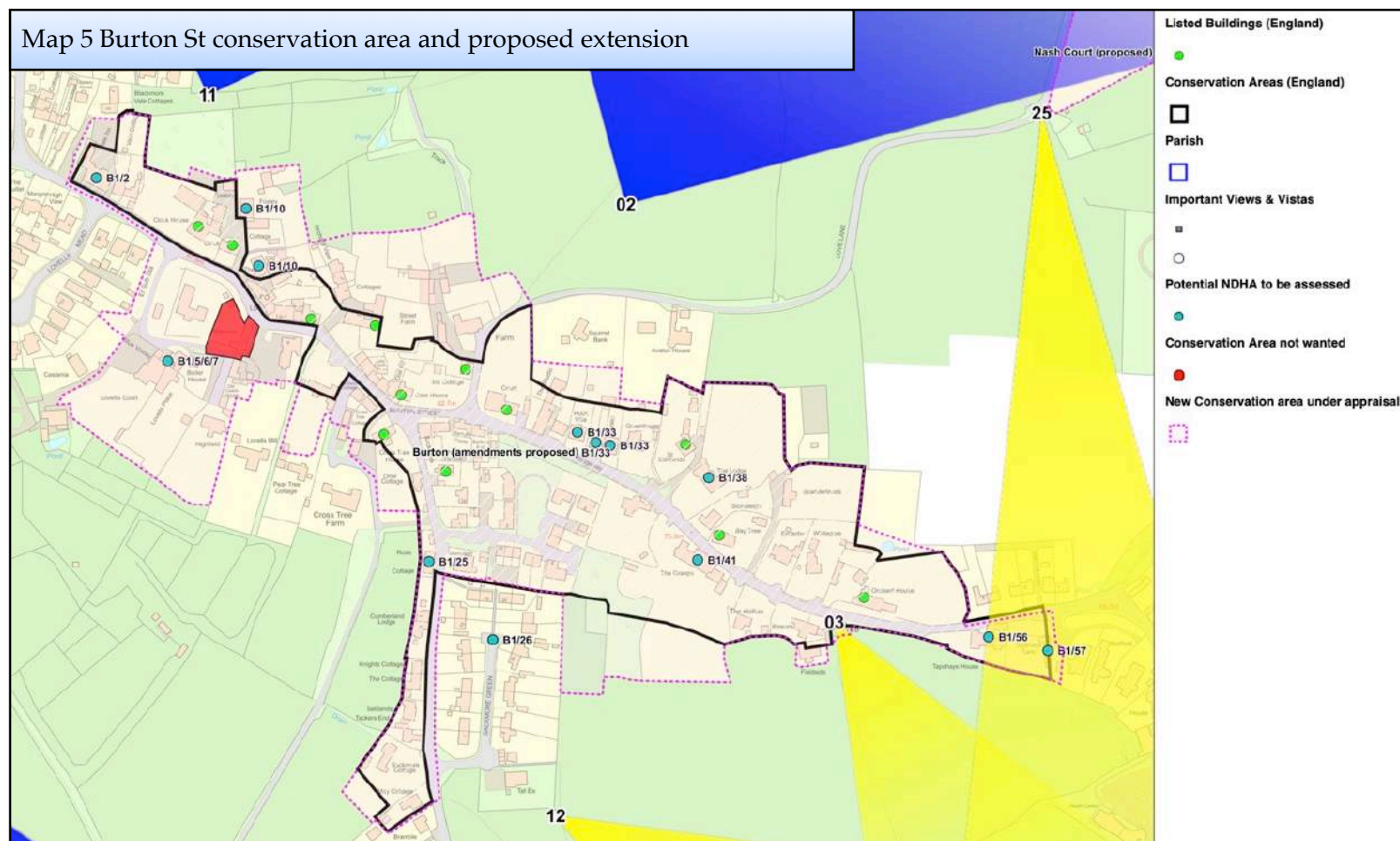
5.15. **Conclusion:** The New Street conservation area retains its historic integrity and contributes significantly to the heritage of Marnhull with its principal focus being around the junction of the Church, Conyers Place, Seniors Farm and the Crown Inn. Some minor adjustments to boundaries are necessary. The Important views to be preserved are,

- the important view to the North of the Church to Burton St, for a sense of place, sanctuary and spaciousness. The essence of the character of Marnhull.
- The important View to the South from behind Conyers Place and from the junction of Chipple Lane and B3092, looking North to the Church and Conyers Place.

Recommendation: To adopt the revised boundary of the New Street CA in order to Create a more consistent and coherent approach to the area by correcting errors in the previous mapping and clarifying boundary arrangements. To reiterate from the 1969 Conservation Area Appraisal, with regard to the open areas between Burton St and New St and the open area South of Conyers Place. - “These open areas are of vital importance in retaining the village character of the several separate parts of the village and should not be aloud to be developed for housing or industry.

BURTON STREET CONSERVATION AREA

5.16. The Burton Street Conservation Area is deemed to run from the junction of Burton Street with Ham Lane and opposite the Blackmore Vale public house. Here the old footpath and footbridge across the River Stour met cart and cattle traffic from the bridge crossing at Factory Farm and up the hill to Mill Lane where it joins Burton Street. The Blackmore Vale Inn (Fig 19) was built towards the end of the 1500s to meet demand from thirsty travellers having climbed the hill from the river. It has great character and is claimed to have inspired Thomas Hardy's Rollivers Inn. Its more 19th



Century appearance belies its age, but the pub is a notable landmark for the start of this part of the Conservation Area. The Blackmore Vale Inn is within the present CA and that property together with its two neighbouring cottages – Dale Cottage and Forge Cottage – creates an impressive visual and historic impact. The view from the Blackmore Vale Inn south along Burton Street between the high walls surrounding Clock House and Lovells Court presents a visual gateway to this part of the village.

- 5.17. The northern CA boundary follows the rear of the Blackmore Vale pub and the two neighbouring cottages, Dale and Forge Cottages, to the much-refurbished Clock House and Clock Cottage and then rejoins the Burton Street. The approach and area between Clock House, Clock Cottage, The Stables, Foxley House and Bees Cottage forms a natural and distinctive courtyard (Fig 6) of local Marnhull stone buildings with considerable history.
- 5.18. The similarity of build and materials between Clock House and The Stables and their juxtaposition with Foxley House, Bees Cottage, The Old Bank and Ann's Cottage suggests they once formed a distinct enclave of associated buildings and trades. The Old Bank was built around 1736 together with its out-buildings and was the village's main abattoir and butchery until the 1930s.
- 5.19. Several of these houses, including The Old Bank, The Stables and Beech Farmhouse were used during the training of troops prior to fighting in The Trenches during the First World War or taking part in D Day during the Second World War. The extent of the village's contribution is shown in the full Roll of Honour held in the British Legion Club which lists the names of all those who served and not just those who lost their lives. This is in addition to the formal Roll of those who perished held in St Gregory's Church and which is read aloud at the Annual Remembrance Service.
- 5.20. The historic relationship of this group of buildings makes a strong case for their inclusion within the CA boundary.



Figure 20: These views reflect the similarity of design, build and materials with the Clock House and The Stables within the CA and those of Foxley House, Bees Cottage, The Old Bank and Ann's Cottage presently outside which suggests they should all now be included within the Conservation Area boundary and by doing so creates a much clearer boundary to be observed.



Figure 19: The Blackmore Vale Inn and Burton Street looking towards Robin Hill Stores

- 5.21. Confronting visitors progressing down the treelined roadway is the long and narrow strip of buildings beginning with Robin Hill Stores. This terrace of small shops is a popular site and much photographed. It was originally four small dwellings which more recently have been joined together as the present Robin Hill Stores. The CA boundary includes Robin Hill Stores and its raised walkway and posts and follows Burton Street down to Moonfleet and beyond. However, the northern boundary is shown as going through the middle of Street Farm and then on down to Love Lane by Iris Cottage. The boundary should be changed to include the whole of Street Farm. Within the present boundary Moonfleet, once a milliner, still has a door knocker in the form of a top hat, while the very impressive Street Farm, with its low wall abutting the road retains three workers' cottages within its grounds.
- 5.22. Burton Street then continues on the north side with a series of cottages; Primrose Cottage, Cats Cradle, Dial House and Cote House, all built 1630 as accommodation for bailiffs and farm labourers.
- 5.23. The present CA's southern boundary follows Burton Street to Sackmore Lane but it was considered important that the large and impressive Lovell's Court complex (Fig 21) be included within the CA and the proposed boundary changes reflect this. The imposing nature and individual style of Lovell's Court and the residences within the grounds make an important contribution to the village story. The 1902 building, constructed on the site of a four roomed thatched cottage, has associations with Lovell's Farm (Street Farm) and clearly influenced the development of this area of the



Figure 21: Images of Lovells Court

village, one of its historic hubs. The building has echoes of a traditional manor house and its associated buildings, although in separate ownership, form a coherent and legible whole. One of the few remaining beech trees in Lovell's Court is believed to be over three hundred years old. The appraisal recommends the boundary be adjusted to include this residential complex.

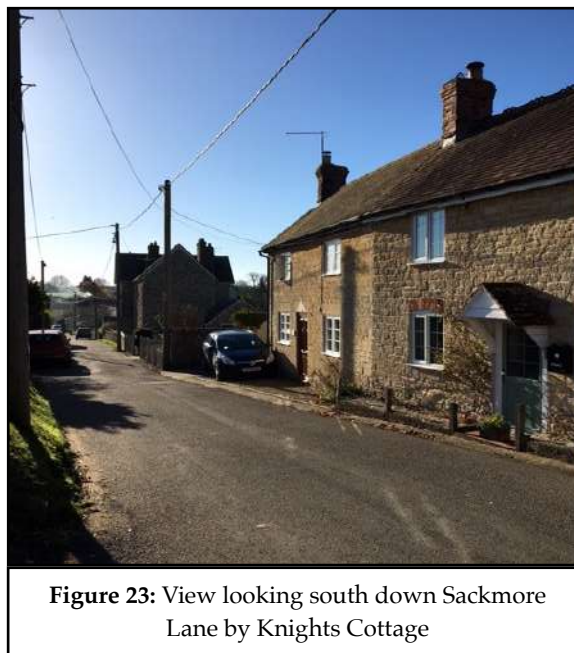
- 5.24. It should be pointed out that there has been one objection to the proposed Lovell's Court boundary as the owners of Stablehurst do not wish to be included in the revised conservation area and insist the property is omitted. The Parish Council has explained to them the process and circumstances, and have considered their views, but the objection stands. The Parish Council does not support the omission of Stablehurst as this would undermine the historic coherence of this part of the CA, the benefit of which is for the village as a whole.
- 5.25. Further along and set back is Old Beech House, now one but previously two cottages. An agricultural track between Old Beech House and Millers Cottage and the Cross Tree House complex provides access to a newly built Cross Tree Farm and Pear Tree Cottage. The present southern boundary does not include these houses but at Cross Tree House the boundary follows Sackmore Lane.
- 5.26. The proposed boundary then flows in a loop down the western side of Sackmore Lane (Fig 23) to include several dwellings including Cumberland Lodge, Knights Cottage and Sackmore Cottage built from Marnhull Stone, some with great character. The boundary then crosses Sackmore Lane, It then follows the hedgerows and field boundaries in the large fields to the rear of the Burton Street dwellings past the rear of Bowers Cottage and as far as Tapshays House. At the boundary's most southerly point near Cumberland Lodge, there are important and attractive views across to St Gregory's Church and as far as Duncliffe Hill and Shaftesbury.
- 5.27. The southern boundary includes the Congregational Church in Sackmore Lane, now refurbished as a residence, and the Fernlea and Holmlea cottages. The CA at this point includes several impressive trees in Burton Street down to Tapshays, a notable late 18th Century residence, which was where Burton Street originally ended before it was extended through and into Pilwell.
- 5.28. The view down Burton Street is considerably enhanced by mature trees, mostly horse chestnuts, on a bank beside the road opposite the former Friends meeting house and Weavers House.
- 5.29. The Conservation Area southern boundary includes Bower Cottage and the property called Fieldside built on the site of the old builder's yard and black Anderson shelter. Large flagstones have been used to form the boundary of Bower Cottage which has created a delightful feature not unlike the *vaccaet* walls of northern England at a point frequently commented on as being one of the best rural views in Marnhull, across the



Fig 22 View of the open space between Burton St and New St

fields to St Gregory's Church. A red telephone kiosk was installed at this point to maintain the communication facility when the old Telephone Exchange was closed. The kiosk is no longer in use for a telephone but is frequently decorated as a village feature.

- 5.30. The view from Burton Street to the rear of Bower Cottage across to St Gregory's Church is an outstanding feature of the village. This open green space or "green lung" (Fig 22) is criss-crossed with much used footpaths. It is one of the most important views in the Village, it defines the spatial character and agrarian history of the settlement. The southern boundary then ends on the eastern side of Tapshays.
- 5.31. The Conservation Area northern boundary runs from Iris Cottage in Love Lane for about 100 metres before skirting the rear boundaries of the properties Tennys Court, Bay Tree Cottage as far as and including Orchard House. This encompasses a large area north of Burton Street including several impressive properties. The pink painted Tennys Court (Fig 24 & 25) by the entrance to Love Lane has to be one of the most distinctive houses in the village both by stature and location and with its thatched roof. Ownership and occupation of this house is well documented back to 1750 and from the 1790s until 1943 it was a general store and the village Post Office. Next to Tennys Court is the Old Meeting House dating back to 1762. This was the focus for many of the large contingent of Quakers or Friends who lived in the village. The present building stems from 1885 when the previous building was demolished, and a Lecture Hall created in its place by the Society of Friends. It was built by a local builder using what was then new rock face style and a commemorative plaque remains on the wall to this day.



5.32. Set back from the road is a private dwelling in Marnhull stone called St Edmunds and next to it The Lodge (Fig 26) , a very large, impressive house believed to have been built as part of the Nash Court estate once owned by Catherine Parr, but more recently a doctor's surgery. This scene is enhanced by the nearby thatched Bay Tree Cottage and (opposite) The Grange, the latter being enlarged and altered in modern times. The CA northern boundary ends at another impressive farmhouse built of Marnhull stone – Orchard House – which, together with Tapshays House, makes a focal point for this end of the village.



Figure 24: The pink painted Tennys Court with its thatched roof at the entrance to Love Lane is one of the most impressive houses in the village.



Figure 25: Tennys Court in the days when it was the village shop and Post Office between 1790 and 1943.

5.33. **Conclusion:** The Burton Street conservation area remains in a good state of presentation, its varied buildings retaining significant historic interest and revealing much about the evolution and social history of the village around one of its two main axes. This narrative would be enhanced by the inclusion of Lovells's Court and its associated buildings and brought further up to date by the inclusion of Sackmore Green. Although the parish council has objected to the inclusion of Sackmore Green, due to concerns over the up and coming development. Other proposed adjustments to the boundaries of the conservation area are intended to ensure clarity and to conform with property boundaries.

5.34. **Recommendation:** To adopt the revised boundary of the Burton Street CA in order to:

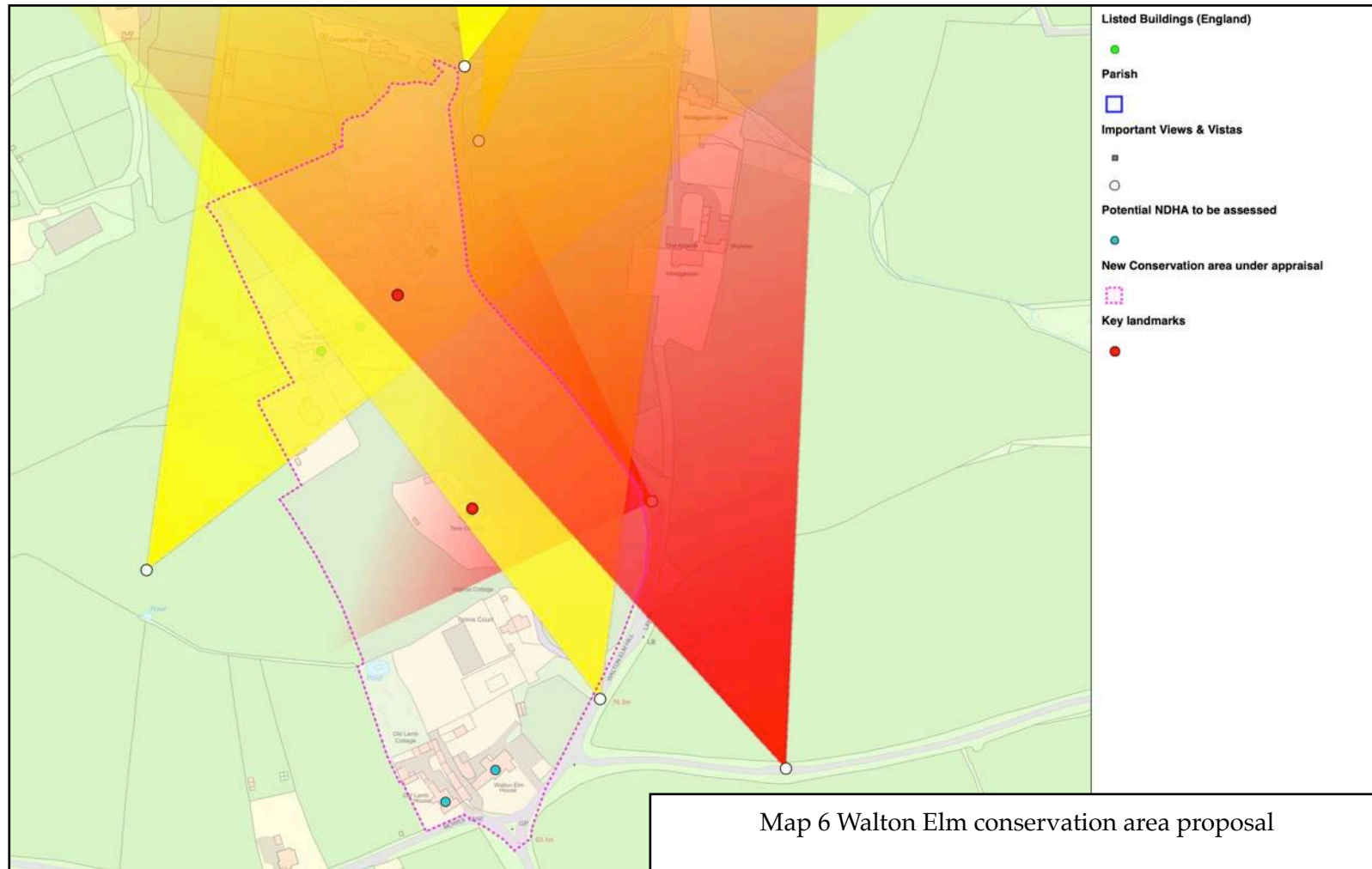
- Create a more consistent and coherent approach to the area by correcting errors in the previous mapping and clarifying boundary arrangements.
- Extend the south western boundary to encompass Lovell's Court and the buildings historically associated with it.
- To preserve the open spaces between the settlements for their important views and the special character that is unique to Marnhull.



Figure 26: The Lodge in Burton Street built in 1894 as the lodge to the nearby Nash Court

WALTON ELM CONSERVATION AREA

5.35. The proposed new Conservation Area boundary at Walton Elm runs from Walton Elm House down the hedgerow alongside the main B3092 as far as Carraway Lane where it turns to follow the rear boundaries of the properties in this lane before following the boundary hedgerow up to the rear



of Carraway House and on to Old Lamb House and thence to Walton Elm House, both of which are distinguished and well-preserved historic buildings.

- 5.36. Walton Elm House (Fig 27) is a substantial building dominating the southern entrance to the village and its immediate surrounds. Visible across the fields from Whiteway Lane to the East the house stands at the junction of Mowes Lane and the B3092 and affords distant views to Duncliffe, Melbury Down and round to Hambledon Hill. The characteristic green triangle and fingerpost emphasise the gateway significance of the site and there is evidence of previous stone marker.
- 5.37. Equally importantly as far as the village is concerned, Walton Elm is the name of the hamlet with most associations with the work of Thomas Hardy. The influence and international popularity of the renowned Dorset author and his works continues to grow. Marnhull's association with *Tess of the D'Urbervilles* is extensive and particularly includes Tess Cottage and Old Lamb House.
- 5.38. The Walton Elm area is widely recognised in the village and beyond as important to the story of Tess. Old Lamb House (Fig 28) at Walton Elm was originally The Lamb Inn, a solid, detached post house for the changing of horses when travelling from Poole to Bristol. It had an ale bar and is reputed to be the model for 'Rollivers' alehouse. It was described as a disreputable alehouse that sold drink on the premises *"in a large bedroom upstairs, the window of which was thickly curtained with a great woollen thick shawl lately discarded by the landlady, Mrs Rolliver"*.
- 5.39. Tess Cottage (Fig 29 & 30) lies at the end of a no-through-road off the main road below Walton Elm House. In 1924 the owner of Tess Cottage (then called Barton Cottage) was Mr Harold Blake, described as "a factotum employed by Major Cambell-Johnson who lived at Elm Tree Cottage (now Southwell) which was a Dorset long house." It is reported that one afternoon while tending the gardens of Barton Cottage Blake became



Figure 27: Walton Elm House at the Southern entrance to the village and the centre of Marnhull's Thomas Hardy legacy.



Figure 28: Old Lamb House at Walton Elm

aware of an elderly gentleman scrutinising the house. When asked if he could be of service the stranger replied '*No thank you. I was only seeing where I put my Tess*'. Subsequently Mr Blake introduced the elderly gentleman to Major Campbell-Johnson and still later, in 1926 it is believed, the



Figure 29: Tess' Cottage today.

deeds of Barton Cottage were changed to Tess Cottage. The article also relates that a Professor Geoffrey Cheshire and his rather more well-known son, Leonard Cheshire, founder of the Cheshire Homes and husband of Sue Ryder the founder of the Ryder Charity shops, testified that "*the Blakes were an honest, conscientious couple incapable of inventing or even embroidering their story.*"

5.40. The junction of the B3092 and Chippel Lane marks the northern end of the Walton Elm CA boundary. More importantly it is here that the well-known view of 'Marnhull to the Church' was painted by the naturalist, artist and Hardy enthusiast, Gordon Beningfield (1936 - 1998). This was one amongst many of his paintings of Hardy Country but in particular, it was used as the cover illustration for a book of Hardy's poems entitled 'The Darkling Thrush and other poems by Thomas Hardy' (Fig 31). It is this view that Hardy describes in '*Tess of the D'Urbervilles*' as "*the enclosure where there was to be dancing on the green*" and "*he could see the white figures of the girls in the green enclosure whirling about*".

5.41. Carraway Lane (Fig 30) was a centre of the brewing industry in Marnhull and many of



Figure 30 The inhabitants of Tess Cottage in 1898 were The Haskett Family.

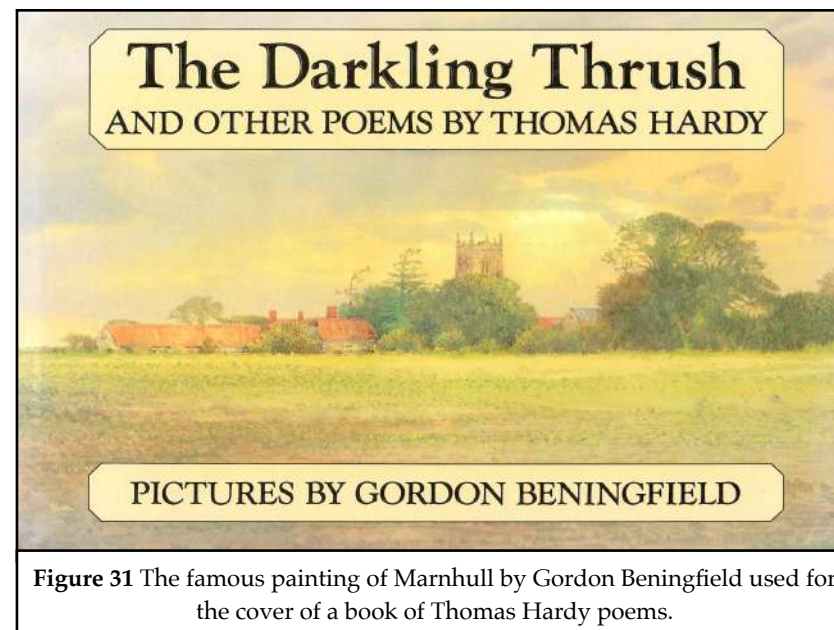


Figure 31 The famous painting of Marnhull by Gordon Beningfield used for the cover of a book of Thomas Hardy poems.

the houses in the lane reflect this. Most of the complex was built between the late 18th and early 19th century, a time when there were as many as 13 ale houses in Marnhull. The malthouse was a working property from around that date until the early 1900s. Apparently, the brewery really came alive at Christmas when there were queues of people carrying jugs and cans to fill with ale and wine for the festivities. Not only were barrels of beer stored downstairs but upstairs were casks of wine and sherry which the brewery was also licensed to sell 'off the premises'. It is not clear when the brewery business ceased to function but by 1970 the brewery, malthouses and outbuildings had been converted to private accommodation. Among the tallest buildings in the parish, the brewery (Fig 32) is still a local and historic landmark in spite of alterations to its tower and a new gabled roof..

- 5.42. In addition to its historic and literary associations Walton Elm offers significant views, particularly to the North and East, taking in St Gregory's church and its setting, Duncliffe and Shaftesbury and the slopes of Cranborne Chase as far as Hambledon Hill. It marks the principal gateway into the village from the south and epitomises the heritage landscape in which Marnhull is situated.
- 5.43. It is understood that the Walton Elm area was originally considered as a conservation area but rejected on the grounds that the house itself was of insufficient importance. This proposal considers the whole area of this hamlet including Tess Cottage and Carraway Lane underlines the heritage context of Hardy, the brewing industry and the landscape, all of which qualities the proposed CA is intended to recognise and protect.



Figure 32: The Old Marnhull Brewery in Carraway Lane.



Figure 33 Carraway Lane looking west

5.44. **Conclusion:** The proposed Walton Elm conservation area derives its significance from two key features of Marnhull's heritage – its association's with Thomas Hardy and the once extensive brewing industry. It is one of the principal gateways to the parish, its historic buildings are well preserved and its views typify the historic rural setting of the parish.

5.45. **Recommendation:** To adopt the Walton Elm / Carraway Lane area as a conservation area based on the following features:

- The character of this area is defined by a range of well preserved historic building types from farm buildings, vernacular cottages, and industrial (brewing) buildings to large domestic dwellings, all set within a typical agrarian landscape.
- The area is set on prominent ground with a shallow undulation in the landscape, and forms a distinctive visual gateway to Marnhull from the south. It includes well defined views of Grade I listed St Gregory's church and its historic landscape setting from both Walton Elm and the junction of Chippel Lane with the B3092.
- The area has strong associations with Thomas Hardy and *Tess of the d'Urbervilles*, particularly through Old Lamb House and Tess Cottage, and is on the Hardy Way.
- The buildings in Carraway Lane, some of which are listed, retain legible connections with the brewing industry that was once a feature of Marnhull, including the Old Brewery and Old Malthouse.

NASH COURT CONSERVATION AREA

Map 7 Nash Court Conservation area proposal



- 5.46. The proposed Nash Court Conservation Area encompasses part of the estate once belonging to this large manor house, the Roman Catholic Church and surrounding buildings in Old Mill Lane, down to the river Stour and then follows the natural boundary behind Hains and Hains Cottage before returning to the rear of Nash Court.
- 5.47. Nash Court (Fig 34) one of the most prominent and celebrated houses in the village. Dating from 1440 and possibly the site of a similar important building since Anglo Saxon times, the manor was formerly in the ownership of Glastonbury Abbey and was gifted by Henry VIII to his sixth wife, Catherine Parr. It later became the property of the influential Hussey family. It is the birth place of the artist Giles Hussey 1720. Mostly late 19th Century, albeit Tudor style. It is ashlar and cornered rouble, with slate roof. There are parts that show that of an earlier building is incorporated in the present house. With some walls up to 4ft in thickness and have chamfered plinth 6ft high. They are probably 16th or 17th Century. Alterations took place in the 18th and 19th centuries, and much of the present building dates from 1831. The main house is Listed Grade II and is surrounded by a cluster of other locally characteristic buildings (G2 listed) and significant trees, all of which contribute to its historic setting and character. This corner of the village is clearly visible from Stour Provost and Fifehead Magdalen, across the fields on Great Down Lane with Nash Court itself a notable village landmark.



Figure 34 Nash Court - One of the most celebrated houses in the village



Fig 35 Residents of the meadows of the River Stour

5.48.

5.49. The boundary then runs along the western side of the road. Passing the finger post on Hains lane, along the front of Hains Farm as far as the junction with Old Mill Lane and The Old School House where it encompasses Withy Wood, (also known as the Grove), once the playground of the Old School. It then follows Old Mill Lane as far as The Presbytery where it turns along the old boundary wall to Meadow Cottage before following the track to the river bank.

5.50. The Roman Catholic Church of Our Lady in Old Mill Lane (Fig 36) draws its congregation from both the village and a wider area of North Dorset. Likewise, the Catholic Primary School, St Mary's. Although the Church is comparatively modern, dating from 1832, it is the oldest free standing Catholic Church in Dorset. Its setting in the heart of the countryside, unadorned architecture and interesting history, coupled to the nearby Priory give it particular heritage significance. The Priory was built by the Hussey family for Carmelite nuns rescued from persecution in France. It is of roughly coursed rubble with a tiled and stone-slatted roof. The *Chancel* and *Nave* were built in 1832 and an extension on the S. of the chancel was added about 1886. The N. wall of the nave has five weathered two-stage buttresses, and one chamfered two-centred lancet window in the W. bay. The S. wall has four larger windows of similar form; it has no buttresses. The W. porch is of ashlar with weathered diagonal buttresses; the W. doorway has a moulded two-centred head with continuous jambs and a concentric hood-mould.



Figure 36: Two views of The Roman Catholic Church of Our Lady in Old Mill Lane

5.51. The boundary follows the rear of the School, the Church, Meadow Cottage and the early 18th Century Old Mill Lane Farmhouse and then the track running to the old footbridge across the River Stour linking Fifehead Magdalen and Marnhull. The significance of this location is not just the riverbank, its old mill and former priory laundry (which drew water from the Stour), but also the open views of North Dorset towards Fifehead, Stour Provost and beyond. The proposed boundary aligns with the river Stour (also the parish boundary) for a while then sweeps back along the hedgerow west of Stour Mead to Hains Lane where it takes in Lower Hains Cottage, Hains Cottage and Hains (Fig 36), before returning to the rear of Nash Court. Both Hains Cottage and Lower Hains Cottage are farmhouses dating from late 16th Century and believed to have been built for the retainers of Nash Court Manor and, despite some alteration, both retain their character and contribute to the historic setting and narrative. There are fine views across the fields to the church and priory from various points on Hains Lane.



Figure 37 Hains in Hains Lane

- 5.52. The properties around the Catholic Church in Old Mill Lane and those surrounding Nash Court have a shared connection with the Hussey family and are linked by the Hay Meadow and well-used path and other routes giving access to St Mary's school and the church. Their proximity, historic context and landscape setting suggest they should be considered together as a single conservation area whose heritage is defined by its historic, religious and cultural associations with Nash Court and the Hussey family.
- 5.53. **Conclusion:** The proposed Nash Court conservation area, focused around the listed Nash Court and Church of Our Lady, exemplifies a key feature of the historic status of Marnhull and important associations with Glastonbury Abbey, the court of Henry VIII, Catholicism. Its range of buildings, manorial, religious and vernacular are well preserved, and its landscape setting retains much of its character. The area is unified by its associations with the Hussey family.
- 5.54. **Recommendation:** To adopt the area around Nash Court and Old Mill Lane as a conservation area based on the following features:
- The area combines the distinct grouping of historic buildings around Grade II listed Nash Court and those associated with the former priory, Church of Our Lady and Old School in Old Mill Lane / Great Down Lane. The historic connection between these groupings derives from their association with the Hussey family, an influential catholic family, owners of Nash Court for over two hundred years until 1884.
 - The two groupings of buildings are well preserved and set in a typical farming landscape leading to the river Stour. They are linked physically by footpaths and a hay meadow affording good views across the open landscape in both directions.
 - Nash Court is one of the most celebrated and distinguished buildings in the parish. Its surrounding buildings, Lodge and farmhouse, as well as those in Hains Lane convey a strong sense of place. The manor itself has particular significance due to its association with Henry VIII's last wife Catherine Parr who was given the property, previously owned by the Abbot of Glastonbury, on the dissolution of the monasteries.
 - St Joseph's priory existed from 1886 to the 1940s when it was partly demolished. The adjacent church dates from 1832, and Meadow Cottage was originally the priory laundry. Although much altered this area retains a sense of place and historic character. The original catholic school (1880) can be found at the southern end of Old Mill Lane, together with its playground opposite, now largely preserved for wildlife and nature. Together they make a distinctive contribution to the character and history of the parish.

PILWELL

- 5.54. During consultation with residents on the initial proposals a further conservation area was put forward at Pilwell encompassing the land, properties and crossroads at the meeting point of Church Hill / Burton Street / Pilwell – a village gateway. Pilwell was one of the hamlets that formed the village of Marnhull. The area covers the Methodist Church and the houses next to it as far as the turning into Nash Lane and includes Grafthayes, a former malthouse and bakery. The area has dominant views up to St Gregory's Church and across the fields beyond the surgery. It is faced with modern buildings on the southern side of Pilwell, some of which have been sympathetically built to reflect local character, and the edges of the Crown Estate dating from the 1970s. Residents felt it was important to preserve the remaining character of this prominent part of the village.
- 5.55. Walnut Tree Cottage (1816) – originally known as Flanders House – had boundaries on both Church Lane and Pilwell / Sodom Lane. Together with the property in rear which was the stables, it overlooked a significant orchard. It is one of the first historic properties to become visible as you travel down Church Hill towards Pilwell.



5.56. **Conclusion:** The working group assessed the area and supported the proposition, taking the view that the busy-ness of this part of the village together with a certain amount of 20th century development tended to mask the historic value of the area which sits at a key junction and retains important indications of its religious history and brewing heritage. This proposal was in the draft document submitted to Marnhull Parish Council on 2 September 2024. The view of parish councillors was that the proposal did not have the weight of justification of other proposed CAs and, following further discussion between councillors and the steering group, it was agreed that Pilwell should not go forward as a new conservation area.

7. BUILDING STYLE, MATERIAL AND DETAILS

The Built Environment/Character

- 7.1. Most of the houses within the Conservation Areas are individual properties with the odd semi-detached and no terraces as such. The majority of them follow the line of New Street or Burton Street with a number of isolated farmhouses spread around the parish. These older houses were built around the end of the 17th and early 18th Centuries as the village developed and were constructed of the distinctive buff Marnhull stone from quarries of which there is clear evidence throughout the village. With a few notable exceptions (Tess Cottage, Tennys Court) most original thatched roofs have been replaced by tile or slate. The high proportion of Listed buildings – there are 58 – ensures that the local character is retained.



Architectural style and Boundary Walls

- 7.2. Like other parts of Dorset Marnhull's houses are of many styles each with distinctive features including occasionally chequerboard pattern or courses of flint. The light cream Marnhull stone is of good quality and more easily worked, resulting in frequent use of ashlar, stone mullion windows and stone lintels even on quite modest houses. It was the dominant vernacular style and common across the parish. In the past, many practically-minded people built houses in the village with well-proportioned, straightforward designs, many of which survive without undue alteration.
- 7.3. Throughout the village there is a wide variety of examples of building forms and vernacular building features some examples of which are shown in Figure 34 and referred to in the appraisal of the Conservation Areas. The widespread use of Marnhull stone, accompanied by detailing such as brick cornerstones and timber porches gives a pleasing harmony to the form and colour palette of village architecture.
- 7.4. The availability of Marnhull stone and its common use in local buildings is evident throughout the CAs. Stone is also used extensively throughout the parish, including the CAs, notably in Burton Street, for boundary walls and roadside edges, although its propensity to delaminate when in contact with soil means that other sympathetic stone is often used as a replacement.
- 7.5. A small number of late 19th / early 20th century buildings used red brick, available from Gillingham or the Brick and Tile works that used to be part of the Strangways Estate. More recent builds have used a mixture of these materials and tend to reflect the traditional style of using red brick only for detailing such as quoins and lintels.

8. IMPORTANT UNLISTED BUILDINGS AND FEATURES OF INTEREST

Background

- 8.1. Buildings and features of interest are generally categorised as Designated Heritage Assets or Non-Designated Assets. Designated Assets tend to be considered at a national level and the only ones which really affect Marnhull village are Listed Buildings, Scheduled Monuments and Conservation Areas. Non-Designated *Heritage* Assets. Designated Heritage Assets Include Listed Buildings, scheduled Monuments and Conservation Areas. Non-Designated heritage assets are buildings, monuments, sites, places, areas or landscapes that have a degree of significance meriting consideration in planning decisions because of their heritage interests but which do not meet the stricter criteria for designated heritage assets. At the time of drafting this appraisal, there was no agreed list of non-designated heritage assets for the village.
- 8.2. Local Lists can be drawn up by the Local Authority, Dorset Council can identify non-designated heritage assets in conjunction with public engagement and consultation based on agreed local criteria for identification. Dorset Council is now starting afresh and creating its own Local List. Examples of subjects for inclusion are:-
 - Cultural landscapes, assets associated with a significant period in an area's history

- Social history, assets associated with the social history of an area, including intangible aspects of heritage such as traditions and practices, or literary associations.
- Patterns of settlement: notable examples of planned or incidental planning including street plans; characteristic clusters of assets; interrelationship between buildings and open spaces; major infrastructure.
- Local Figures: assets associated with individuals of local importance.

8.3. Dorset Council Manage a historic Environment Record (HER) which includes a number of Marnhull items. As part of the Appraisal the team collated all the known lists from the likes of Historic England and Dorset council's present HER and created a single list for Marnhull shown in Appendix C. The Dorset Council HER lists 165 items of interests which comprises 58 Listed houses, a further 44 of great interest and then 60 items of archeological interest.

Historic Buildings

- 8.4.** Marnhull benefits from a large number of historic buildings, many of which are formally Listed. Taken together, they contribute to the quality and character of Marnhull and all historic buildings, listed or not, should be conserved and enhanced to maintain this heritage. Many of these properties were built from the characteristic cream Marnhull stone. Of the 58 Listed Buildings in Marnhull 27 lie presently within the current CAs but this rises to 36 under the recommendations of this appraisal. Of the Buildings of Interest noted in the Dorset council HER the CA has 15 out of a village total of 28.
- 8.5.** The appraisal has highlighted a number of buildings, and groups of buildings, that are considered likely to qualify as non-designate heritage assets, and potentially could be added to the Local List. The latter is done via a separate process, and the Parish Councillor or other interested parties can submit a request for such additions via Dorset Council. Examples are given below and the list of all of the potential additions follows, and the reasoning for each set out in more detail in appendix B.
- **The Blackmore Vale Inn, Burton Street.** One of the two remaining inns in the village it is within the CA, is historically important to the cultural heritage of the village for its association with Thomas Hardy and its gateway position.
 - **Tapshays, Burton Street.** This significant 18th Century dwelling within Burton Street was reconstructed in 1902 but is a very good example of the use of Marnhull stone and has a visually prominent location at the lower end of Burton Street.
 - **Tapshays Barn, Burton Street.** This dwelling used to be the barn to Tapshays House but recently refurbished to be a separate residence marking the end of the Burton Street CA. Preserving it along with Tapshays House and the already Listed Tapshays Cottage, even though the latter is outside the Conservation Area, it is important to protecting the character and status of this part of the village.

- **Walton Elm House, Walton Elm.** Walton Elm House is the landmark southern entrance to the village at the junction of Mowes Lane and White-ways Lane. An imposing building, its landscape setting, views of St Gregory's church and visibility from elsewhere in the parish, add to its significance..
- **Old Lamb House, Mowes Lane, Walton Elm.** Old Lamb House, originally The Lamb Inn and a post house reflects the historic rural character of the village. Mooted to be the model for Rollivers Alehouse in Hardy's novel *Tess of the D'Urbervilles* the building makes an important contribution to literary and cultural heritage of Marnhull.
- **Sackmore Green** is a small estate on the eastern side of Sackmore Lane leading up to the old Congregational Church. It was developed in the early 1950s by the Rural District Council as a new housing site and comprises an assortment of 20 red brick buildings, bungalows and semi-detached houses, all built by a local builder, Mr Wilkins. The quality of these houses speaks for itself as several of the residents were workmen involved in the building, particularly Mr Fred Hatcher, who was first to take possession in the Green and, furthermore, nearly fifty years later still lives here with other first occupiers. Although some of the owners have stamped their individuality on these homes it remains relatively uniform and well laid out and the roofs and brickwork remain unchanged: for this reason alone, it should be conserved. Sackmore Green is considered a good example of well planned good quality 1950s estate of modest size.

8.6. In view of the large number of present and past religious houses within the village, many of which are in the CAs a list of the Religious Buildings has been produced at Appendix D.

Recommendation: The appraisal considered that the following buildings should now be formally recognised as Non-Designated Heritage Assets via their inclusion in the Dorset HER and, in Dorset Council's Local List.

List of Buildings on the Dorset Historic Environment Record 2024

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area
4	New Inn and Trooper, Crown Road	ST787188	4277	N/A
53	Little Thatch, New Street	ST772184	27604	N/A
54	Cottage, New Street	ST776185	27605	New Street
58	Methodist Chapel, New Street	ST777185	27609	New Street

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area
60	Church Cottages, Schoolhouse Lane	ST781186	27611	New Street
61	New Street Dairy, New Street	ST775184	27612	N/A
62	Kentsford Cottage, New Street	ST775184	27613	N/A
63	Colyford Cottage, Crown Road	ST787188	27614	N/A
64	Lambert & Lambert's Cottage, Crown Road	ST787188	27615	N/A
67	The Rectory (now part of the school), New Street	ST780186	27618	New Street
73	Carmans Cottage, Carraway Lane	ST778181	27624	Walton Elm (+)
75	Barn, Yardgrove Farm	ST774174	27626	N/A
77	Primrose Cottage, Carraway Lane	ST779181	27628	Walton Elm (+)
78	Caraway Cottage & Caundle Cottage, Carraway Lane, Walton Elm	ST779181	27629	Walton Elm (+)
79	Angle Cottage, Walton Elm Angle Cottage, Walton Elm	ST777176	27630	Walton Elm (+)
80	Group of cottages, Bat Alley	ST774180	27631	N/A
91	Hartland, Ham Lane, Hartland, Ham Lane	ST770195	27642	N/A
92	Nutwood Cottage, Musbury Lane	ST773198	27643	N/A
93	Bees Cottage, Burton Road	ST774194	27644	Burton Street (+)
94	Robin Hill Stores Complex (Tenements), Burton Road	ST774193	27645	Burton Street
96	Lovells Cottages, Burton Street, Lovells Cottages, Burton Road	ST774194	27647	Burton Street (+)
99	Fernlea & Homelea, Burton Road	ST775193	27650	Burton Street

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area
100	Sackmore Cottage, Sackmore Lane	ST775190	27651	Burton Street
104	Church Cottage, Church Hill	ST781189	27656	N/A
106	1 & 2 Salisbury Street	ST789191	27658	N/A
107	Gannets Farm	ST794195	27659	N/A
108	Old Mill Cottages	ST782201	27660	Nash Court (+)
109	Knotts Cottage, Musbury Lane	ST772197	27661	N/A
110	Cranleigh, Musbury Lane	ST772195	27662	N/A
111	Dragon's and Lesley Cottages, Musbury Lane	ST772195	27663	N/A
112	Minton Cottage, Musbury Lane	ST772195	27664	N/A
113	Parana Cottage, Musbury Lane	ST772197	27665	N/A
114	24 Pilwell	ST782190	27666	N/A
115	The Cottage, Pilwell	ST781190	27667	N/A
116	Tapshays Corner, Burton Street	ST780191	27668	Burton Street
117	Christmas & Bower Cottages, Burton Street	ST778191	27669	Burton Street
118	Knights Cottage & The Cottage, Sackmore Lane	ST775191	27670	Burton Street
119	Cumberland Lodge, Sackmore Lane	ST775191	27671	Burton Street
120	Trooper Farm, Love Lane	ST775193	27672	Burton Street (+)
122	Lush's Farm	ST810179	27674	N/A
131	Cottages (2), Crown Road	ST787187	39698	N/A

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area
140	Old Marnhull Brewery, Walton Elm	ST779181	39733	Walton Elm (+)
145	The Rectory	ST778186	43442	New Street
146	Chapel House, Pilwell	ST781191	43443	N/A
147	Old Beech House, Burton Street	ST774193	43444	Burton Street

List of Buildings identified as having potential significance in the draft Conservation area Appraisal and may qualify as non-designated heritage assets (NDHA)

CAA Ref	Address	Grid Ref.	Conservation Area
B1/2	The Blackmore Vale Inn, Burton Street	ST773194	Burton Street
B1/5/6/7	Lovells Court and associated complex	ST773193	Burton Street
B1/10	Foxley House, Bees Cottage, The Old Bank, Ann's Cottage and Lovells Cottages group, Burton Street	ST775195	Burton Street
B1/25	Period Cottages, Sackmore Lane	ST776189	Burton Street
B1/26	Sackmore Green	ST777191	Burton Street
B1/33	Ryalls Cottage, Ridgeway, Rock Villa group of Victorian stone built houses, Burton Street	ST776193	Burton Street
B1/38	The Lodge, Burton Street	ST776192	Burton Street
B1/41	The Grange, Burton Street	ST776192	Burton Street

CAA Ref	Address	Grid Ref.	Conservation Area
B1/56	Tapshays, Burton Street	ST779191	Burton Street
B1/57	Tapshays Barn, Burton Street	ST780191	Burton Street
B2/10	Arlington House, Bay House and Notley House group on New Street	ST779187	New Street
B2/24	Stable Cottage and St Gregory's Court, Crown Road	ST780186	New Street
B3/2	Walton Elm House, Walton Elm	ST780178	Walton Elm (+)
B3/4	Old Lamb House, Mowes Lane, Walton Elm	ST780177	Walton Elm (+)
B4/8/9	Old School House, Grove House and Priory House group, Nash Lane	ST785198	Nash Court (+)
B4/14	The Priory, Old Mill Lane	ST785198	Nash Court (+)
B4/15	Meadow Cottage, Old Mill Lane	ST782201	Nash Court (+)
B4/19	Stourmead, Haines Lane	ST780199	Nash Court (+)
B4/20	Lower Haines Cottage, Hains Lane	ST779198	Nash Court (+)
B5/2	Methodist Church (built 1899), Burton Street	ST781191	N/A
B5/6	Grafthayes, Pilwell	ST783192	N/A
B5/7	Walnut Tree Cottage, Pilwell	ST781190	N/A

Other Non-Designated Heritage Assets

8.7. The *list* shown in Appendix C includes 80 Archaeology sited and Monuments and Find Spots as recorded in the Dorset Council HER.

Important and Historic Routes

- 8.8. Many of the footpaths in the Parish also have long but unrecorded histories and are shown on the map. The Parish Council is keen to review the status of lanes and tracks within the Neighbourhood Plan area and assess whether any meet the criteria for designation as a 'Protected Lane'. Many are based on ancient roadways and tracks, along which many current routes are aligned. It is envisaged that further research will take place to identify any evidence of roads or trackways that may be pre-Roman and deserve consideration for local on-going protected lanes.

Locally Protected Lanes and Tracks

- 8.9. Marnhull is rich with historic routes. Including parts of the Hardy Way and Stour Valley Way long distance recreational routes. There are several Green Lanes in the Parish: former roads that have become public footpaths with trees, scrub and hedgerows demarcating routes and historically designated as 'Protected Lanes'. It was not considered necessary to create a formal list of these and Public Rights of Way.



Figure 39 Examples of Marnhull stone used as walls and dwelling boundaries. (Clockwise from Top Left) Bower Cottage large flagstone , Love Lane road edge, outer wall, Trooper Farm, Orchard House, Bower Cottage, high wall surrounding Clock House.

9. PUBLIC REALM

Surfaces

- 9.1. Pavements are few and far between on the roads and lanes within the parish. For this reason, most of the highways within and around the Conservation Area are 'shared space' used by pedestrians, horse riders, cyclists as well as vehicles including farm traffic. This is in the nature of a rural village and reflects its historic character although the road safety issues it raises are a concern.

Street Furniture

- 9.2. Road signs proliferate around the parish and several are within the CA such as the traditional Dorset finger posts, at Finger Corner in New Street and at the junction of New St and B3092. Often located on characteristic green triangles as at Pleck, Moorside, Hains Lane and Walton Elm, they are generally well maintained and add to the local character of the parish. However, there is a haphazard accrual of warning and other signs, many of which are showing signs of age. Two disused telephone boxes have been put to other uses and are maintained in reasonable condition. A list of the finger posts, telephone boxes and post boxes are in appendix G. There are public benches in Burton Street; these are of modest quality.

Lighting and Wiring

- 9.3. There is a clear public preference to avoid additional street lighting in order to preserve our 'dark skies' and retain the village's character. There are a number of overhead power and telephone cables which, although noticeable, do not detract unduly from the local scene. New fibre optical cables for broadband etc are being introduced into the village but these are mostly buried cables and have no impact.

Public Rights of Way

- 9.4. A strong network of public rights of way surrounds the village allowing appreciation of the landscape. These include the long-distance recreational routes of the Hardy Way, the White Hart Link and the Stour Valley Way as well as a few bridle paths. There are 112 footpaths with a total length of 51km.

10. TREES AND GREEN SPACES

Trees Within Conservation Area

- 10.1. Trees form a very important part of the character and appearance of the village and the Conservation areas but in particular the Burton Street CA. This includes individual trees such as the 300 year old beech in the grounds of Lovells Court and the line of trees in Burton Street of similar age. Similarly the mature trees in the paddock of Clock House form an important part of the setting of this grand house. There are also mature trees in private gardens throughout the village which often frame and provide a back drop to many of the designated and non-designated assets.

- 10.2. Also of note is the avenue of twenty lime trees running from Sodom Lane to Ashley Farm which a past landowner created to adorn the modest approach to the farm. This tree-lined lane is now a notable landscape feature of Marnhull enjoyed by the few residents, neighbours and other village folk throughout the seasons.
- 10.3. There are three Tree Protection Orders within the Conservation Areas which are quite satisfactory and a further 23 elsewhere in the village. These are shown in Map at Appendix F. There are no plans at present to consider any further Tree Protection Orders.

Public Space

- 10.4. There are two principal open spaces in the village: the expanse of green open farmland between the two Conservation Areas and the recreational ground known at the Village Hall on Burton Street. The central green open farmland was described by a previous Dorset Council Area Planning Officer as “an open area in the middle without which the village character of separate sections would disappear” and that it was the “green lung of Marnhull”. The footpaths crossing this large open space are regularly used by walkers, dog walkers and for access to the Garage and Methodist Church. The Recreation ground borders the Burton Street CA and is a very popular place of leisure and sports and where the various village fairs take place.
- 10.5. An important green space will be lost – or drastically modified – when the development on Land North of Crown Road is built. This field is currently used for recreational walking, dog walking and tobogganing.



Figure 40: Trees are important to the Conservation Area especially Burton Street such as those in Lovells Court (left) and opposite Weavers House (right), which are believed to be over three hundred years old.

11. VIEWS AND VISUAL QUALITIES

11.1. There are a number of stunning views in and around the Conservation Areas as well as the remainder of the village. The views are of three types;

- Terminated View of a specific landmark or object (usually a building).
- Particular View to a landmark.
- Open Vista without any one specific object

11.2. **Terminated Views** Some of the Terminated views are:

- St Gregory's Church (Figure 16)
- The Crown Inn (Figure 18)
- Tess Cottage (Figure 29)

11.3. **Particular views** Some of the particular views are:

- From the Telephone kiosk in Burton Street across to the Church (Figure 22)
- The Lodge/St Edmunds (Figure 26)
- Robin Hill Stores (Figure 40)
- Weavers House and Trees (Figure 39)



Figure 41: Two examples of Particular Views in the Conservation Area. Robin Hill Stores (Left) and The Old Meeting House (Right)



Figure 42 St Edmonds and the locally famous village conker tree



Figure 43: Burton Street from Bower Cottage to Tapshays



Figure 44 Burton Street looking west towards The Grange

11.4. **Open Vista** Some of the open vistas are:

- Walton Elm looking north to St Gregory's Church.
- Views from the ridge near Burton Street across the Blackmore Vale / Stour valley to Stalbridge.
- Views in all directions whilst walking through the central green open area behind The Surgery.
- From Love Lane looking northwards and eastwards up to Cranborne Chase.
- Views to the south and east from Church Farm towards Melbury Down and Hambledon Hill.

11.5. These visual sites and green spaces are shown on a map in Appendix E.



Figure 45: View of St Gregory's Church and Seniors Farm across the fields from Sackmore Lane, described in 1969 by Area Planning Officer, Mr Packenham,



Figure 46: The footpath from the Catholic Church across Meadow Field used by the villagers coming from Nash Court and other parts of the village.



Figure 47: View from Hains Lane towards the end of Old Mill Lane and Meadow Cottage



Figure 48 View towards Old Mill Lane, the Church of Our Lady and Duncliffe Hill

12. ISSUES AND OPPORTUNITIES



Figure 49 St Gregory's Church from Burton Street



Figure 50: View of St Gregory's Church from Sackmore Lane by Cumberland House



Figure 51: View from Hains Lane across to the Catholic Church

Negative Factors

- 12.1. It is considered that there are very few negative factors arising from the appraisal as the condition of buildings in the village has not deteriorated noticeably and none are at risk. The responsible attitude of the inhabitants of the village ensures a high standard of domestic and collective maintenance. The pressures and challenges currently being faced stem from the selling of land for housing development to a degree that will change the face and nature of the village.
- 12.2. Much of the parish has evolved from historic landed estates and the attitude of the ownership of these large areas was sufficient to maintain their integrity as part of the village. Although this 'estate culture' is no longer present the historical and cultural associations of many of these houses remain and it is important to retain these along with the setting of the houses. This is one of the main reasons to establish the Nash Court and Walton Elm Conservation Areas so that the continuity of heritage association and narrative may continue.
- 12.3. There are concerns for the Conservation Area that present permitted development rights such as the replacement of wooden windows with uPVC and the installation of solar panels may undermine the historic character of the area.
- 12.4. There does remain an ongoing problem with the speed and traffic on the Sturminster to Gillingham B3092 road but more critically along New Street (with the school) and Burton Street and their joining up with the very busy Church Hill. This also leads to a concern about spoiling the Conservation Areas with unsightly bollards and inappropriate signage.
- 12.5. On street parking can be an issue in parts of the Conservation Area particularly sections of New Street at school picking up/ setting down times and in Burton Street by Robin Hill Stores. Many of the connecting roads are only lanes with few passing places. This is an emotive issue in the village and no solution has yet been identified. Meanwhile the situation does mean that the traffic in general has to slow down out of necessity.

Enhancement opportunities - Thematic Enhancement

- 12.6. The Parish Council is keen to develop a greater awareness of the village's cultural heritage by introducing a series of themed walks with information boards and sites of interest which will bring the cultural heritage to everyone's attention. These might include:
 - Places of worship, churchyards and churchyard monuments.
 - War memorial and war graves.
 - Building materials and techniques, including thatch, cob, brickworks and quarries
 - Roads and trackways, and monuments such as bridges, milestones and fingerposts
 - County, parish and field boundaries, including hedgerows and drystone walls.
 - Woodland archaeology, including ancient woodland, veteran trees.
 - Further local interpretation of the Thomas Hardy connections.

Buildings At Risk

12.7. There are no known buildings at risk within the Conservation Areas. There is widespread concern about the impact of various proposed developments around the New Street CA at St Gregory's Church and Conyers Place which are currently under examination. Large scale development could easily lead to the loss of the rural setting of this part of the CA and could obscure some of the notable views of and from the Church in all directions. Views of St Gregory's Church from a distance are vital to its heritage and ongoing significance.

Aspiration – Ongoing History Projects

12.8. The village has a number of Aspiration projects to enhance the village culture and history:

12.9. **Heritage Assets** – Local historians are preparing a list of local heritage assets of importance to the growth of Marnhull, its local character and identity. The Parish Council is keen to work with Dorset Council to add these to the Register of Buildings and Historic Features of Local Value, describing each building and its significance. This will raise awareness of the importance of these buildings and aid the Council when discussing and determining planning applications.



Figure 52 Morris Dancing in Marnhull

12.10. **Heritage Trails** – Although there is an already established Hardy Trail promulgated by the Hardy Society local historians will investigate the potential for introducing a more specific heritage trail around Marnhull based upon the present information boards. This would include additional information boards on the culture and history of relevant local buildings, sites and monuments.

- 12.11. **Locally Protected Lanes and Tracks** – The Parish Council is keen to assess the appropriateness of designating any local lanes. Such an assessment would follow the method established in the Dorset Council Protected Lanes Study prepared by DC and would be subject to engagement with partner organisations. Should the Lanes be assessed as meeting the criteria for designation they may form the basis of a policy to be included in a future review of the Marnhull Neighbourhood Plan. This is to be investigated further.
- 12.12. **Commemorative Plaques** – Local historians are now studying the possibility of identifying if any commemorative plaques or similar mementos currently exist with a view to creating a Commemorative Trail.
- 12.13. **Local Hardy Trail** – Although in its early stages the village is trying to create a worthwhile and culturally interesting Hardy Trail within the village to link all the Hardy events and places in a meaningful and helpful way for visitors and tourists so they can obtain a proper view and appreciation of the history and significance of Marlott.
- 12.14. **The Abbots Trail** – An attempt to create a better record of the history of the Abbot of Glastonbury and his close and extended involvement in Marnhull.
- 12.15. **Current Heritage Trails** – Marnhull is already a part of recreational trails that pass through North Dorset; the North Dorset Cycleway, The Stour Valley Way, The Hardy Way and the White Hart Link. There are intentions to try and improve the interest and content by highlighting the role of the village in the trails.

Marnhull Neighbourhood Plan Steering Group

February 2025

APPENDIX A – Notes of 1969 assessment and 1971 Second stage survey

MR Kanyan
DORSET COUNTY COUNCIL

MEMORANDUM

From -- North Area Planning Officer COUNTY HALL, DORCHESTER	22 AUG 1969 To County Planning Officer	County Planning Officer COUNTY HALL, DORCHESTER
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MY REF. RWP/VM	YOUR REF. AHK/TH/255 G/CAA	DATE 20th August, 1969.
SUBJECT		

Conservation Areas - Marnhull.

I append two maps, the first giving basic information, and the second suggestions for your consideration together with a list of trees and an explanation covering the suggestions. The size and loose formation of Marnhull in itself poses several problems, the principle one being how much to include.

This I have tried to meet by dividing the village into two old ribbon developments and excluded the growing areas of new development, firmly keeping an open area in the middle without which the village character of the separate sections would disappear.

R. Wapnam
Area Planning Officer.

Civic Amenities Act, 1967 - Conservation Area, Marnhull.1. Introduction

The village of Marnhull lies on an undulating plateau on the east side of the Stour valley and is very scattered. The principal centres of development are in the form of two ribbons centred on the Church of St. George and St. Gregory at the southern end and upon Burton Street at the northern end of the village. In recent years modern estate development has linked the two ribbons at their eastern end forming a third centre.

There are also isolated groups of buildings, some quite attractive separated from the main groups by as much as half a mile in distance. The attraction of Marnhull lies partly in its position and surroundings: Splendid views, mellow local stone and a tree lined parkland setting which carries an air of spaciousness.

2. The Conservation Areas

There are many individually attractive buildings scattered over the parish but only two groups which can conveniently be accepted as conservation areas, those around the Church and a portion of Burton Street. The former is all that remains of the original village and until late Victorian times stood in splendid isolation, the Church Tower being a landmark from much of the Blackmore Vale. Adjoining the Church is the stone roofed mediaeval Seniors Farm, and opposite, the still handsome early 19th Century old Rectory. On the eastern side of the crossroads are the thatched stone built Crown Hotel dating from the 17th Century and Church Farm, a solid well balanced Georgian structure surrounded by later buildings in local stone. Both the Churchyard and the grounds of the old Rectory have trees worthy of preservation.

The second group of buildings is both mixed in age and architectural treatment but by reason of the use of local stone retains an attractive if irregular character. Dating from the early 18th Century to the 20th Century and improved by the introduction of a raised footpath this little section of the village street requires careful handling if its character is not to be further eroded by modern introductions.

3. Action in the Conservation Area

Pending the preparation of detailed proposals for the Conservation Area, the attached Interim Development Control Policy will be applied. (This was approved by this Committee on 3rd October 1969).

County Planning Department
County Hall
Dorchester

APPENDIX B – DETAILED FINDINGS of CONSERVATION AREA APPRAISAL

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
	BURTON STREET					
1	Boundary	773194			Conservation Area Burton Street is deemed to start at the road junction of Burton Street with Ham Lane and opposite the Blackmore Vale public house. This is the point where the old footpath and footbridge across the River Stour met up with the cart and cattle traffic from the bridge crossing at Factory Farm coming up the hill to Mill Lane and Burton Street and onwards to the Sturminster Newton./Gillingham Road. The area, originally identified in 1969, covers most of the length of Burton Street towards Pilwell and includes a pleasing mix of vernacular buildings, mostly 17th and 18th century mellow stone cottages, and and Larger villa style Victorian houses.	
2	Blackmore Vale Inn (Fig 5)	773194			Recent licensees have refurbished and improved the front of this public house. One of two remaining pubs in Marnhull (there were eleven in the 1950s), the Blackmore Vale Inn was built towards the end of the 1500s to cater for travellers having climbed the hill from the river. Its more 19th Century appearance belies its age and, although not Listed, the pub is a local landmark of character known for its claim to have been the model for Thomas Hardy's 'Rollivers Inn' (<i>Tess of the D'Urbervilles</i>). The building's prominent location and characteristic use of Marnhull stone make a significant contribution make it a distinctive gateway to this part of the conservation area. The western end of the building includes the former Oddfellows Hall.	Blackmore Vale Inn to be included in HER as a building of importance.

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
3	Burton Street (Fig 4)	773194			The present northern boundary of CA Burton Street follows the line of the rear gardens behind the Blackmore Vale Inn until it rejoins Burton Street by Robin Hill Stores (Fig 37) . It then weaves its way through various residences until it reaches Love Lane. The southern boundary of CA Burton Street continues on the northern edge of the road past the Blackmore Vale pub and its two neighbouring cottages, Dale and Forge Cottages and follows the north side of Burton Street as far as Moonfleet and stretching behind the gardens down to the Clock House Paddock.	
4	View along Burton Street towards Robin Hill Stores	773194 773193	1110400 nil	7640	The view from the pub down Burton Street between the high walls surrounding Clock House and Lovells Court is very distinctive. Confronting visitors progressing down the treelined roadway is the long and narrow terrace of buildings in Marnhull stone beginning with Robin Hill Stores. This series of small shops, some of which were individual cottages, is fronted by an elevated pavement suggestive of an era before the motor car. Around the bend the terrace was rebuilt following fire in 1909 and a third storey added creating an imposing if slightly uncharacteristic structure.	

APPENDIX B – DETAILED FINDINGS of CONSERVATION AREA APPRAISAL

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
5	Lovells Court (Fig 7)	773193	Nil	27638 44080	Lovells Court is at the end of a short drive off Burton Street and in its present form was built in 1902 on the site of a farm renowned for its dairy and the famous Dorset Blue Vinny cheese, as well as pork butchers. Located at the end of a tree-lined drive, the main house has a certain French influence with turreted wing, distinctive roof detail, and an imposing double height entrance porch with parapet roof. It contains a 16th Century Stained Glass window transferred from Agecroft Hall, Lancashire now in a modern setting with seven transomed lights, in each of which are two medallions. The house has very fine views of the Blackmore Vale and the south-west. During World War 1 a small plane crashed near the house and in World War 2 the house was used by the Allied forces working up to D Day.	To be included within the southern boundary
6	Lovells Court Complex (six residences)	773193		27638 44081	In the 1960s planning permission was given for four dwellings in addition to the existing outhouses, two in the former kitchen garden and one on the remains of the old hard tennis court. The fourth, Highfield, was built in the rear of the main house at the end of the drive. Though not listed, Lovell's Court, its associated buildings (once part of the original farm, now independent residences), and its imposing entrance retain a coherent pattern telling the story of the historic settlement of this part of the village. This deserves to be protected while it is still legible.	

APPENDIX B – DETAILED FINDINGS of CONSERVATION AREA APPRAISAL

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
7	Stablehurst	773193			During consultation with those living in the Lovell's Court complex the owners of Stablehurst (part of the original stables associated with Lovell's Court) objected very strongly to being included in the revised conservation area. Consequently we have, at their request, omitted the property from the conservation area plan. However, it is the view of the appraisal team that inclusion is justified on the grounds that the buildings immediately surrounding Lovell's Court, and associated with it historically, form a coherent whole relating to the heritage of this part of the village.	To be excluded from the proposed Conservation Area
8	Clock House Clock Cottage (Fig 6)	773194 774193	1110400 1324541	27640 27636	Clock House is on the opposite side of Burton Street to Lovells Court and is one of the substantial country houses in the village. It has recently been completely refurbished along with the paddock and grounds all of which very much enhance this area. It is already included within CA Burton Street.	
9	The residences in rear of Clock House through which the present CA Burton Street boundary was drawn.	774195			Present boundary does not appear to follow property boundaries	Realign the boundary from end of Blackmore Vale Inn property in straight line to the rear of Trooper Farm in Love Lane.

APPENDIX B – DETAILED FINDINGS of CONSERVATION AREA APPRAISAL

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
10	Foxley House, Bees Cottage, The Old Bank, Ann's Cottage, Lovells Cottages	775195			<p>The present Conservation Area boundary includes the much-refurbished Clock House and Clock Cottage and then rejoins Burton Street. The approach and the area between Clock House, Clock Cottage, The Stables, Foxley House, and Bees Cottage form a natural and attractive courtyard of local Marnhull stone buildings with considerable history. The similarity of build and materials between the Clock House and The Stables within the CA and with Foxley House, Bees Cottage, The Old Bank and Ann's Cottage outside the present CA is an anomaly and it is proposed they should now be included within the CA boundary. The Old Bank was built around 1736 together with its out-buildings and was the village's main abattoir and butchery until the 1930s while Ann's Cottage is a vernacular cottage of similar age.</p> <p>Several of these houses including The Old Bank, The Stables and Beech Farmhouse are historically significant for their role with the military during both World Wars, used in training and preparation for the Trenches and D Day. The extent of the village's commitment to the First World War is shown in the full Roll of Honour held in the British Legion Club which lists the names of all those who served and not just those who lost their lives. This is in addition to the formal Roll of those who perished held in St Gregory's Church and which is read out aloud at the Annual Remembrance Service. These characteristic and well presented properties should be included within the CA.</p>	To be included within northern boundary
11	Robin Hill Stores	774194		27645	The stores are the result of three cottages brought together and they have a smart front and is now the Post Office and complete with sign and a new EIRR post box outside. The elevated footway fronting the stores is one of few reminders of days before the motor car.	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
12	Parade of shops, Street Farm, Iris Cottage, Moonfleet, Dial House Cote House.	774194 775193 775193 774193 775193	1324542 1305358 1110401 1171904	27645 27637 27649 27646 27648	The CA boundary includes Robin Hill Stores and its recently refurbished raised walkway and posts and follows Burton Street down to Moonfleet and then onward but for some reason, the northern boundary is shown as going through the middle of Street Farm and then on down to Love Lane by Iris Cottage (previously called Ireson Cottage). The boundary should be changed to include the whole of Street Farm. Within the boundary is Moonfleet which was a milliner and still has the door knocker in the form of a top hat and the very impressive Street Farm (previously known as Lovell's Farm), with its low wall abutting the road and with three 'workers' cottages within its grounds. Burton Street then continues with on the north side a series of cottages; Primrose Cottage, Cats Cradle, Dial House and Cote House, all built 1630 as bailiffs and workers accommodation. Robin Hill Stores is shown in the List of Buildings of Interest as Five Tenements in Burton Street.	The boundary should be changed to include Street Farm.
13	Moonfleet in Burton Street looking towards shops (Fig 4)	774193	1110401	27646	Moonfleet is renowned for once being a pub called the Queens Head but later became a milliner and its door knocker in the shape of a top hat remains in place.	
14	Street Farm (previously called Lovells Farm)	775193	1324542	27637	Street Farm is an attractive residence built around 1738 and is now Listed and considered to be a small manor house with its workers cottages located further down Burton Street. The main house, stables, dairy and groom's quarters were all encompassed into a large 'L' shape house around 1750. The internal stonework is of an unusually high standard	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
15	Attractive white fencing in front of Street Farm	775193	1324542	27637	There is believed to have been fence along side pavement identified and included in the original Conservation Area but has been replaced with a much more attractive medium level brick wall in keeping with this Listed Grade II farmhouse.	
16	Lovells Cottages	775193		27647	The three cottages behind Moonfleet were built as farmworkers cottages at the end of the 19th Century.	
17	Burton Street Old Beech House, Millers Cottage, Track	774193	nil	4344	On the southern boundary on south side of the road and set back is Old Beech House, now one but previously two cottages. There is an agricultural track between Old Beech House and the new Millers Cottage and Cross Tree House complex providing access to a newly built Cross Tree Farm and Pear Tree Cottage. All aspects of the former garage have been removed including the petrol pumps etc and a new private dwelling (Millers Cottage) sympathetically built in Marnhull stone is on the site. The southern boundary now links up with Lovells Court and includes Old Beech House but at Cross Tree Farm at the junction with Sackmore Lane the boundary follows Sackmore Lane.	
18	Millers Cottage	778192			A thoughtfully designed modern house built in Marnhull stone on the site of a disused garage.	
19	Primrose Cottage Bramble Cottage Dial Cottage Cote House	775193	1171904	27648	Dial House used to be the village post office of many years; it is now a private residence but GR Post box remains in wall. This is a terrace of four houses from Primrose Cottage to Cote House all built at the same time around 1630 as workers cottages. There are attractive clipped Cotonaster shrubs on top of the garden wall along side New Street.	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
20	Farm entrance (Cross Tree Farm)	775193	1110402	27634	The name of Cross Tree Farm has been transferred to a new building behind the present house and the present house has been renamed Cross Tree House. This farm entrance is deemed to be the existing track between Old Beech House and new Millars Cottage and following the wall of the rear of the newly built property called Cross Tree Farm and onwards.	
21	Junction of Sackmore Lane with Burton Street	776194			Important junction with local cottages of Fernlea and Homelea (now called Sackmore Cottage) as well as Dial House (former Post Office) and Cote House.	
22	Burton Street from Street Farm to junction with Sackmore Lane	776194			The view down Burton Street to the junction with Sackmore Lane is a good example of the blending together of old and new residences in the village.	
23	Continuation of boundary				The southern boundary of CA Burton Street flows in a loop down the western side of Sackmore Lane to include several dwellings including Cumberland Lodge, Knights Cottage and Sackmore Cottage built from Marnhull stone, some with great character. At its southern most point it turns into Sackmore Green and includes this meritorious small 1950s estate. There are valuable and very attractive views across to St Gregory's Church and as far as Duncliffe Hill and Shaftesbury. The proposed new boundary runs alongside the new telephone exchange and then rejoins the original CA southern boundary to the rear of The Grange.	
	SACKMORE LANE					

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
24	Congregational Chapel now private residence	775192	1324528	27679	This private residence is Listed was a Congregational; Chapel. Behind the residence and close another property Grangefield is one of the three trees subject to TPO621-2019.	
25	Period cottages in Sackmore Lane (Fig 8)	776189			Period Cottages in Sackmore Lane by the junction with Sackmore Green.	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
26	Sackmore Green (Fig 9)	777191			<p>The land on the eastern side of Sackmore Lane leading up to the old Congregational Church was developed in the early 1950s by the Rural District Council as a new housing site called Sackmore Green. It comprises an assortment of 20 dwellings, bungalows and semi-detached houses in reddish-brown brick under clay tile roofs. The quality of these houses – built by a local builder, Mr Wilkins – speaks for itself; several of the workmen involved in the building were among the residents, particularly Mr Fred Hatcher, who was first to take possession in the Green and, furthermore, nearly seventy years later still lives here with other first occupiers. Over time some of the owners have stamped their individuality on these homes with decorative flourishes or brick driveways but the houses are well maintained with colourful gardens. Importantly, however, Sackmore Green remains uniform and well laid out and the roofs and brickwork are unchanged; its modest scale and communal feel remain evident. A previous Council Officer, Mr Packenham, in formulating the original conservation area described the view from Sackmore Green across the fields to St Gregory's Church as "Excellent view across open country to the church" and as "Possibly one of the best in rural Hardy country". Sadly the immediate view from Sackmore Green has been impeded by the building of a new telephone exchange but the view remains from the entrance to Sackmore Green by the field gate. Sackmore Green is an example of well considered mid 20th century social housing and contributes to the character and history of the village.</p>	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
27	Outstanding View from Sackmore Green across the village green space to St Gregory's Church (Fig 41 & 43)	776191			Viewpoint from road at entrance to Sackmore Green entrance now partly obscured by the new telephone exchange but excellent and important viewpoint observable across gate 50 metres further down in Sackmore Lane.	
28	CA Burton Street Boundary				The CA Burton Street southern boundary returns from the western side of Sackmore Lane to include Sackmore Green and then follows the rear of the houses on the southern side of Burton Street, behind the old Telephone Exchange, the boundary of the Grange and then follows the boundary hedges down past Bower Cottage until it reaches Tapshays House.	No change to boundary
	BURTON STREET					
29	CA Burton Street Boundary				The CA Burton Street's northern boundary joins Love Lane near Trooper Farm, follows Love Lane for a short distance before before skirting the rear boundaries of the properties Tennys Court, Bay Tree Cottage and Orchard House down to Burton Street and its junction with Tapshays.	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
30	Tennys Court and old village shop (Figs 11 & 12)	776193	1305362	27652	What was the village shop and post office is now a now private dwelling. The CA encapsulates a large area north of Burton Street which includes several impressive properties. The pink rendered Tennys Court by the entrance to Love Lane is notable for its history as much as for its striking architectural interest, location and thatched roof. Ownership and occupation of this house is well documented back to 1750 and from the 1790s until 1943 it was a general store and the village Post Office. Next to Tennys Court is the Old Meeting House dating back to 1762. This was the focus for many of the large contingent of Quakers or Friends who lived in the village. The present building stems from 1885 when the existing building was demolished, and a Lecture Hall created in its place, owned by the Society of Friends. It was built by a local builder using what was then new rock face style and a commemorative plaque remains on the wall to this day.	
31	The Old Telephone Exchange	776193			The old Telephone Exchange is now a private residence.	
32	Raised paving on verge in front of Old Meeting House	776193	Nil	4304	Present in front of The Old Meeting House but now grassed over. The Old Meeting House is now a private residence with some signs of the Quaker cemetery in the rear garden.	
33	Ryalls Cottage, Ridgeway, Rock Villa	776193			A collection of four large Victorian stone built houses set back from the road which fit in well to the immediate surroundings.	
34	Burton Street	776193			The view down Burton Street from Weavers House past the Victorian houses to St Edmonds is very attractive.	

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Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
35	Small grass bank and six large beech trees	776193			There are three ancient and magnificent beech trees on the southern side of Burton Street which protect the well established houses in the Burton Street from the new build in Chestnut Close. The two largest trees are subject to Tree Preservation Orders (TPO522-2014).	
36	One of the important views of Marnhull. (Fig 38)	776193			The very large Horse Chestnut tree on the green triangle between St Edmunds and the Lodge renowned throughout the village by the children for its conkers.	
37	St Edmunds	777192	1110403	27635	Sitting some distance from the road is a private dwelling in Marnhull stone called St Edmunds and next to a very large impressive house called the Lodge. This scene is enhanced by the nearby 18th century thatched cottage, Bay Tree Cottage, and The Grange, enlarged and altered in modern times.	
38	The Lodge (Fig 13)	777192			An impressive very large house which was said to have been built as a lodge to Nash Court and dating from 1894 when it replaced a thatched cottage called Sedgy Trees. It was the home of the village doctor for some years and has recently been tastefully refurbished and now takes its fitting place as one of the principal houses in the village.	
39	Bay Tree Cottage	777192	1171929	27653	The impressive thatched Bay Tree Cottage has subsumed a notable building storage area into its rear garden.	
40	Burton Street by the entrance to The Lodge	777192				

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
41	The Grange a prominent house within the village	777192			Also known as Cutlers and Laurel Tree House is a substantial property recorded as being part of a marriage settlement in 1817.	
42	Ten Foot high stone wall	778191		27669	The wall fronting residential property now called The Hollies, previously Christmas Cottage, on Burton Street.	
43	Bower Cottage	778191			The neighbouring dwelling previously known as Christmas Cottage has now been incorporated into Bower Cottage	
44	Boundary				The CA follows Burton Street and includes several impressive trees down to Tapshays, a prominent and distinguished late 18 th Century residence which was originally where Burton Street ended before it was extended through and into Pilwell.	
45	Bower Cottage and Fieldside	778191	Nil	27669	The CA includes Bower Cottage and the property called Fieldside built on the site of the old builder's yard and black Anderson shelter. Large flagstones have been used to form the boundary of Bower Cottage which has created a distinctive feature at a point frequently commented on as being one of the best rural views in Marnhull, across the fields to St Gregory's Church (Fig 10). A red telephone kiosk was installed at this point to maintain the communication facility when the old Telephone Exchange was closed. The kiosk is no longer in use for a telephone but is frequently decorated as a village feature. It is the view from the rear of Bower Cottage across to St Gregory's Church which is the heart of the village and it's this green open space criss-crossed with footpaths and used by dog walkers that exemplifies the distinctive pattern of the settlement.	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
46	Large boundary wall flagstones and old builders yard. (Fig 35)	778191	Nil	27669	The flagstones used as a boundary wall for Bower Cottage have been replaced with dry stone walling. The flagstone slabs have been used as a footpath for the neighbouring residence, Hollies, and some are still in place forming the rear garden wall to Fieldside.	
47	Fieldside was once a Builders Yard	778191			This area has been redeveloped and is no longer a builders site. Bower Cottage and what was Christmas Cottage have been tastefully merged into one residence and a new property, Fieldside, has been built behind Bower Cottage on what was the builders yard. Large slabs of stone previously used for the old Bower Cottage front wall have been used to create a new boundary wall alongside the ex-builders yard area and a new front wall using Marnhull stone has been created running along Burton Street.	
48	Field entrance which was an area storing road chip-pings	778191			This is now the main entrance into the fields with a modern double five barred gate.	
49	View to Church across fields to-wards St Gregory's Church (Fig 42)	778191			This view remains of considerable significance to the character and her-itage of the village. The prominent tower of St Gregory's Church is viewed across this central open land, providing attractive and key views of this landmark building. This open space reflects the characteristic settlement pattern of Marnhull village separating and providing a setting for the two conservation areas of New Street and Burton Street.	

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CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 3)						APPENDIX B1
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
50	Telephone Kiosk by Bower Cottage (Fig 39)	778191			This telephone kiosk was installed beside Bower Cottage following sell-off of the old telephone exchange building. It no longer houses a telephone but is a community facility and used as local flower adornment according to the seasons and adds character to Burton Street.	
51	Orchard House	778191	1324543	27654	Orchard House is a substantial house built from Marnhull stone and with a walled rear courtyard and an attractive walled garden with dry stone wall and hedges.	
52	Grass verge and clipped hedges grown over dry stone wall	778191	1324543	27654	Neat well developed hedgerow running from the telephone kiosk down to Tapshays House. Beneath the hedge runs a dry stone wall used as the garden wall.	
53	Road to Tapshays	778191			The road is bordered by a grass verge and clipped hedges. There is a high stone wall with coping leading to Tapshays House which has attractive evergreen trees in the garden.	
54	CA Burton Street Boundary	778191			The CA Burton Street northern boundary includes the impressive farmhouse built of Marnhull stone called Orchard House. These houses together make a fine viewpoint in the village.	
55	CA Burton Street Boundary	778191			The CA Burton Street southern boundary ends on the eastern side of Tapshays walled garden and rejoins the northern boundary at Tapshays Barn in rear of Tapshays House. The northern and southern halves of the Burton Street Conservation Area meet at this point.	Boundary change to follow wall and drive rather than through middle of house.

-2-

List of Trees Suitable for Preservation (contd.)

25. 3 Horse Chestnuts.
26. Copper Beech
27. Deodar.
28. One small group + 13 other prominent Elms.
29. Elm trees and large Cedar type trees in the hedgerows around O.S. 29. 139.
30. One row + 7 separate Elms.
31. Elm trees surrounding O.S. 85.

EXPLANATORY MEMORANDUMBoundary of the Conservation Area

1. On the principle that "the jewel without the setting lacks interest", I have included the land on either side of the approach from the South, the large open area of pasture in between New Street and Burton Street and an area South of Love Lane which being rising ground acts as a back-cloth to the scene.

The land rises in a North and South direction from the valley which runs from Sackmore Lane to Pillwell so that Burton Street and New Street are both equally elevated and get good views over the open middle land. From Sackmore Lane and the higher end of Church Lane, the open area South of Love Lane is prominent. Marnhull is really three villages with outpost groups.

Article IV Directions

2. The areas enclosed in blue lines are of vital importance in retaining the village character of the several separate parts of the village and should not be allowed to be developed for housing or industry. An Article IV direction should be placed thereon in respect of agricultural buildings which represent a possible threat. This area could be reduced by the exclusion of the fields South West of Cross Tree Farm but I should be sorry to see large modern asbestos buildings on the site. I am not sure whether O.S. 77, 78 and 79 should be included. These at present form paddocks to Clock House and Street Farm, which is not operative as a farm any more. At some future date the land might become incorporated in farm holdings and large white buildings would detract

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EXPLANATORY MEMORANDUM (cont)

from the scene if erected here behind the older stone of Burton Street.

3. Public Open Space

In the interests of economic administration, I think any extension of playing fields should adjoin the existing one owned by Sturminster R.D.C. It may be adequate now but extensive development will provide more children in the next twenty five years.

4. Buildings of Architectural Merit

There are quite a number of dwellings, some formerly Grade III that are in need of some kind of protection. These I have shown in dark blue. Those in Burton Street are particularly important from the "group value" point of view.

The village apart from the Church and its surrounding group is very short of good buildings of the eighteenth century and earlier. There are, however, quite a few Victorian stone built villas, The Lodge, Tapshays and Nash Court in particular, which have a pleasant character and are good examples of local stone. These take a prominent place in the street scene. There is a problem relating to the extensive grounds attached to several of these houses. The time may come when the occupation of large dwellings is economically difficult and the paddocks and kitchen gardens have to be sold off. This will result in little pockets of bungalows or houses springing up all over the place. In some cases this may well be appropriate but it could lead to bad backland development. I am not quite sure what the correct method of control is here.

5. Trees

The best trees in North Dorset are Oak and Elm, the latter are very prominent in hedgerows. In Marnhull there are also ornamental trees, some of doubtful value. I have shown on the map and listed the principle trees of importance in the selected area and a few outside. It was difficult to know where to stop particularly with regard to magnificent Elms in the hedges of fields to the North of Love Lane. Being fairly high they form a skyline feature in the distance, but only in the distance. Overgrown varieties of Cyprus and Fir have been omitted as have also Scots Pine off New Street because they appear to be poor specimens.

The trees around Nash Court may not figure very prominently but there appear to be some uncommon species.

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MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
1	NEW STREET					
2	New Street Conservation Area Southern and Northern Boundaries				Generally, the southern boundary of New Street Conservation Area runs from west to east astride New Street, starting at the junction of Sackmore Lane and New Street known locally as Finger Corner, and stretches down as far as St Gregory's Church with its surrounding buildings near the road junction with the B3092. The northern boundary follows the rear of the properties on the northern side of New Street from Finger Corner to St Gregory's Church.	
3	Finger Corner (Fig 14)	777185			The western extent of the Conservation Area Southern boundary is the road junction of New Street with Sackmore Lane and Chippel Lane called Finger Corner. It is marked by a characteristic Dorset fingerpost with directions and miles. The house on the corner is the 19 th Century stone-built house called Peter's Finger. Village lore has it that a very old house stood at the junction and contained a wall shrine housing the preserved finger-bone of St Peter. There is little evidence to support this and, more realistically, it stems from the tithes for houses in this area. These were to be paid not by cash but by labour and the maintenance of lanes which had to be completed annually mid-way between Whitsun and Michaelmas which was 29 th July and also the feast of <i>Petrus Ad Vincula</i> . In the vernacular as distinct from dialect, Peter could be managed but Vincula was difficult; the 'v' became 'f' which developed into <i>Finger</i> so the house became known as Peter's Finger and the road junction became Finger Corner. Finger Corner is important as one of only two straight crossroads in the village.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
4	Northern boundary	776185	1110376	27606	From Finger Corner the northern boundary of the New Street Conservation Area progresses northwards up Sackmore Lane as far as the rear of Oaken Cross and Oaklea and then follows the line of rear boundaries of the properties and the school, Seniors farm and St Gregory's Church and churchyard as far as Church Hill. On the eastern side of Church Hill / northern side of Crown Road (B3092) it takes in The Crown Inn.	
5	Oaken Cross where the Conservation Area northern boundary follows the rear garden of this property in Sackmore Lane	776185	1110376	27606	Oaken Cross was a 17th Century post-house and The Homestead used to be part of the same property and is believed to have housed the staff of Oaken Cross. The post-house provided accommodation and horses for single riders en route to Shaftesbury and onward. It is believed that Oaken Cross got its name from a large oak tree which stood on the corner and was used by several passing preachers to deliver their religious messages.	
6	Providence Place (Fig 16)	771185	Nil	27609	On the northern side of New Street are a series of notable buildings. Providence Place was built around 1904 for use both as a Wesleyan and Methodist Chapel but in later years became a community facility. In 1983 it was converted to living accommodation for individuals with special needs and is now a private residence.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
7	Ranelagh Cottage, Little Talland	777185 777184	1110413 1110414	27607 27605	A series of small cottages built in late 1750s are on the northern side of New Street and are now private dwellings; Ranelagh Cottage and Little Talland are both listed. Next to the cottages is The Retreat (Fig 17) built as a public house around 1830 in local stone and only became a private residence in 1990. This building and surrounding cottages were used as priest's lodgings and accommodation for the Abbot's retinue (the Abbot of Glastonbury was then in possession of Seniors Farm). These properties have been well maintained.	
8	Butts Close	771185			Butts Close is a modern cul de sac of ten bungalows off New Street. The approach road to Butts Close provides good views south and east across the Vale and even more impressive is the reverse view from Walton Elm back towards the church. The houses were built on what was a large medieval garden catering for the Abbot's staff but after the Dissolution it became the area for the archery butts and later a rifle range.	
9	New Street The Retreat Little Thatch (Fig 17)	776185 776185	Nil Nil	27608 27604	Located between what are once two chapels, the Retreat was one of the many Marnhull pubs and among the last to close down	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
10	Arlington House Bay House Notley House	779187	Nil		Wisteria House, originally dating from 1716, appears to have been remodelled as a Victorian villa. It served as the Rectory for St Gregory's Church between 1951 and 1983 when a new purpose-built Rectory was built almost opposite the church in New Street. Arlington House is a substantial Victorian villa, a good example of rock face style introduced into Marnhull by a Yorkshire-influenced builder, Mr Walter Wilkins. Bay House is another villa-style property with distinctive detailing dating from the same period and, behind it, Notley House includes several trees subject to Tree Preservation Orders.	
11	The Schoolhouse now an integral part of St Gregory's primary school	779186			Schoolhouse is now an integral part of the St Gregory school complex but was originally built as the accommodation for the head teacher.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
12	New Street Conservation Area - southern boundary				The southern boundary of the Conservation Area follows a line down the middle of New Street as far as St Gregory's primary school. Here it turns due south into a single development of a courtyard of four houses, between Newton House (outside boundary) and Blenheim and Braeburn Houses (inside boundary). These properties were built in the early 1990s, well after the setting of the Conservation Area and they largely conform to the historic character making use of Marnhull stone and sensitive detailing. It is proposed that the boundary should be adjusted to run on the western side of Meadow View as far as the rear boundary where it should continue following the rear of these properties on the south side of New Street. The boundary then takes in the important buildings of Conyers Place and its Stable, closely associated with St Gregory's Church. The boundary subdivides the rear garden of Conyers Place, the southern half enclosed by vegetation falling outside of it. It then crosses the main Sturminster-Gillingham road (B3092) to include Church Cottages on Schoolhouse Lane, and Church Farm and its outbuildings. Finally, it returns to the main road to connect with the northern boundary at The Crown public house.	Boundary Change
13	Entrance to new houses opposite the school	780186			Present Conservation Area boundary runs through middle of these houses as it was set before they were built. This has been adjusted to follow the boundary between the drive and next house.	Boundary change

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
14	Conyers Place Stable Granary (Fig 19)	780186	1110415 1324546 1110416 1172518	27597 4305 4309 4310	Conyers Place is a dominant building and has within its walls stables and a granary, all Listed Buildings Grade 2. The house was called the village Rectory until 1954. This a very large country house stemming from 1695 as evidenced from the early sash windows, glazing and window bars. Its history goes back further as there was almost certainly a presbytery on the site in the 14 th Century. In the Middle Ages it was called Chapel Place and owned by the Abbot of Glastonbury. Ownership reverted to the Crown following the Dissolution of the Monasteries and it is understood Henry VIII gave the house to his sixth wife along with Nash Court in Nash Lane. In 1736 the new vicar The Rev Conyers Place bought the house and used it as his rectory and the building itself then became known as The Rectory. It remained in the Place family for three generations as the sons in turn became the rector. After 1843 a series of different vicars used the house until 1951 when it was sold into private ownership.	
15	Conyers Place	781186	1110415	27597	It is in the field behind Conyers Place where Thomas Hardy imagined and described Tess and her friends in their white dresses taking part in the May Day dancing in his novel ' <i>Tess of the D'Urbervilles</i> '.	
16	The Granary	780186	1172518	4310	A square thatched stone built granary sits within the walls of Conyers Place visible from New Street	
17	Entrance to Conyers Place and stables from New Street	780186	1324546 1110416	4305 4309	Likewise the stables	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
18	High stone wall with coping (9') (Fig 18)	781186	1172058	27617	A high stone wall surrounds Conyers Place on all sides, is regularly maintained and is an impressive feature of the streetscape marking the prominent junction of New Street and Schoolhouse Lane.	
19	Seniors Farm (Fig 20)	781187	1172057	27598	On the opposite side of New Street and alongside the Church, is Seniors Farm, a Grade II* Listed building. One of the most important historic buildings in Marnhull, its imposing scale and form ensure that it vies with the Church and Conyers Place for prominence in the streetscape and it maintains a commanding presence across the rural hinterland to the north. The building is professionally regarded as one of the best-preserved examples of medieval domestic architecture to be found in Dorset. A farmhouse has been on the site since the 11 th Century and owned by the Abbot of Glastonbury who used it as his Grange and used the surrounding buildings for his staff during the representative visits and as the rural and summer palace of the Abbots of Glastonbury. There have been changes over the years including Elizabethan ornamental plasterwork ceiling, 16th Century arched windows with hoods as well as 17th Century plain mullion windows in contrast. The property came into the hands of the Senior Family at the end of the 19th Century and has retained its name ever since.	
CHURCH HILL ROAD JUNCTION						

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
20	St Gregory's Church Retaining wall Table Tombs (Fig 21)	781187	1172545 1324507 1110417 1172058	4271 27594 27595 27617	St Gregory's Church is not only the most prominent landmark in Marnhull and the oldest and largest building, it is also a unique record of the history of the village. The original builders of the church chose the site carefully because once the tower was built, St Gregory's could be seen from miles around. It may not be architecturally distinguished or even classically beautiful, but it has the enduring attraction of a much-loved and well-worn friend. The Church was built soon after Marnhull became a separate parish in 1150 and was continuously altered and expanded throughout the medieval period. It has many interesting and fascinating architectural details as well as for example, the Carent Tomb – a raised tomb including three figures (a knight and his two wives) of about 1470 carved out of alabaster. The church tower is Marnhull's most distinctive and distinguished feature and views of St Gregory's from across the countryside define the village in the minds of many residents.	
21	Road junction New Street with main road B3092 (Fig 22)	781187			The walls of Conyers Place and of St Gregory's Church abut the road at this key junction and are frequently damaged by passing vehicles.	
22	View of St Gregory's Church from the Crown car park	787188			This view remains and includes Old Rectory (Conyers Place). It is one of the most well-known views of Marnhull and its church.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
23	The Crown (Fig 23)	782187	1171968	4276	The Crown buildings are a more intact survival of successive periods than most other buildings in Marnhull. It is one of the most renowned well recognised buildings in Marnhull in local Marnhull stone. The earliest part of the Crown stems from around 17th Century and is its low thatched wing which has gradually been extend alongside the main road to include amongst other things its own brewery. The fame of The Crown stems from its use by the celebrated 19th Century Dorset author Thomas Hardy, as the model for ‘The Pure Drop Inn’ featured in <i>Tess of the D’Urbervilles</i> , It remains a major attraction in the village as well as being a popular ‘watering hole’ and to quote from Tess’ father, John Durbeyfield, “There a very pretty brew in the tap at the Pure Drop Inn”. The visual impact of The Crown is particularly good and is often shown as an image representing the village.	
24	Church Farm Church Cottages Attractive Farm buildings	782187			Church farm is a substantial three storey farmhouse dating from the 18th century and largely rebuilt in the 19th. It has “a neat symmetrical classical front with a pedimented doorway” according to the Marn’II Book. Stable Cottage and St Gregory’s Court are sympathetically restored and converted private dwellings.	
25		782186 781186	1110406 nil	27600 27611	On the western side of Schoolhouse Lane opposite Conyers Place is Church Cottages a row of vernacular rural cottages in Marnhull stone.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
26	Verge by Conyers Place garden wall containing hydrant signs and site of wall mounted post box.	782186			A GVIR post box built into the exterior surrounding wall of Conyers Place was regrettably removed during the rebuild of the wall following damage arising from a road traffic accident.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – WALTON ELM (Map 5)						APPENDIX B3
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
	WALTON ELM					
1	New CA Boundary to enclose Walton Elm and Carraway Lane				Walton Elm Conservation Area is a new proposed Conservation Area which encompasses the land and properties in the small hamlet lying at the entrance to Marnhull from Sturminster Newton. It includes the large country house dominating the junction – Walton Elm House – as well as two very important properties associated with Thomas Hardy – Tess Cottage and Old Lamb House ('Rollivers'). It comprises the properties around the junction of the main road B3092 with Mowes Lane and the small lane down to Walton Elm Cottages as well as the buildings in Carraway Lane associated with the old Marnhull Brewery. The significance of this small Conservation Area is its direct association with the works of Thomas Hardy and the overt reference to the history of brewing, both key features of Marnhull's heritage.	New CA
2	Walton Elm House (Fig 24)	780177			Walton Elm House is a large and imposing house of banded stone under a slate roof, and a sturdy porch with a parapet roof in the angle of the two wings. The building acts as a gateway to the village at this crucial road junction. The precise date of the main house is unknown but it incorporates parts of earlier buildings, certainly in place by 1838. Its more recent history is that of a school for maladjusted children between 1949 and 1967 during which time it received state recognition as well as being one of the village's main employers.	To be added to List of Buildings of Local Heritage Interest as being a significant building within the village

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – WALTON ELM (Map 5)						APPENDIX B3
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
3	Junction of Mowes Lane and main road B3092 at Walton Elm	780177			The road junction at Walton Elm is essentially the entrance to Marnhull village. The characteristic green triangle features a white Dorset fingerpost on a large stone plinth, evidence a more substantial marker at this important gateway.	
4	Old Lamb House (Fig 25)	780177			Old Lamb House (formerly the Lamb Inn) built around 1770 was once a post-house for single riders on the Poole - Bath coach route. Until the late 1880s it acted as the village post office for the collection and delivery of letters from the mail coach. It is built from Marnhull stone like many other houses in the village and became famous as its ale bar is considered to be the model for 'Rollivers' Ale House in Thomas Hardy's <i>Tess of the D'Urbervilles</i> (although this is also claimed by the Blackmore Vale Inn in Burton Street).	To be added to List of Buildings of Non-Heritage Interest
5	Barton Lane	780179			Below Walton Elm House and off the main road is Barton Lane. The three cottages in the lane used to be associated with Walton Elm House but are now private residences. Tess Cottage is at the end of this small lane.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – WALTON ELM (Map 5)						APPENDIX B3
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
6	Tess Cottage in Barton Lane (Fig 26 & 27)	780179	1110377	27619	At the end of the small Barton Lane lies one of the most famous houses in Marnhull, Tess' Cottage (formerly Barton Cottage), which was built around 1500 as a single-storied three-roomed 'long house'. The upper floor and chimney stacks were added at a later date. For a time it was used as accommodation for those working in the brewery in Carraway Lane. However, the house's main claim to fame comes from the reported visit by Thomas Hardy in the mid-1920s who told the then owner that it had been the inspiration for the home of the tragic heroine of his story <i>Tess of the D'Urbervilles</i> published in 1891. The cottage name was immediately changed to Tess Cottage. Its association with Hardy inspires many visits to the village, including those arranged by Sturminster Literary Festival and the Hardy Society.	
	CARRAWAY LANE					Within CA Walton Elm Boundary
7	The Old Malthouse Carraway Barn Blakes Cottage	779181		4307	Carraway Lane is one of the oldest lanes in the village and contains many old residential properties including The Old Malthouse, the Old Brewery and a number of associated vernacular buildings.	
8	Marnhull Brewery (Fig 29)	781182 779181		39732 39733	The Marnhull Brewery appears to stem from 1821 but over its life-time it became a part of a series of brewery chains in North Dorset whilst closely associated with public houses in the village such as The Crown. It remained a brewery with some history until the early 1970s when it ceased to operate and the buildings all became private residences. It is presently a 'brewery of interest' to the Brewery History Society.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – WALTON ELM (Map 5)						APPENDIX B3
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
9	Southwell Carmans Cottage Oakdene Middle Cottage Carraway Cottage Primrose Cottage (Fig 30)	779181	1110404 Nil 1171949	27623 27624 27625 nil 27629 27628	Towards the end of Carraway Lane are several other old properties such as Blakes Cottage, Southwell and Middle Cottage, most of which were built in the mid 17th Century of local stone and connected to the strikingly tall Marnhull Brewery, now a private residence. Most of them are registered in the list of Dorset Historic Environment Assets	
10	Road Junction of the main Sturminster and Gillingham road with Chippel Lane	780186			Passing Carraway Lane the the eastern boundary of the conservation area arrives at a star bend in the B3092 at Chippel Lane, This junction marks the lower end of the Walton Elm Conservation Area boundary. More importantly it is in the area of this junction that the well known view of Marnhull to the church was painted by British artist Gordon Beningfield (1936 - 1998). This was one amongst many of his paintings of Hardy Country and was used as the cover illustration for the book ' <i>The Darkling Thrush and other poems by Thomas Hardy</i> '. (Fig 28)	
11	Boundary				The western boundary of the Walton Elm Conservation Area runs from Chippel Lane to the western end of Carraway Lane southwards including Carraway House and then follows the hedge line to the road alongside Old Lamb House in Mowes Lane where it rejoins the eastern boundary at Walton Elm House.	New Boundary

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NASH COURT (Map 6)						APPENDIX B4
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
1	Proposed Nash Court Conservation Area Boundaries				The proposed Nash Court CA includes the northern part of Nash Lane with Nash Court, the properties in Old Mill Lane including the Old School, the Roman Catholic Church and The Priory. The boundary then follows the track to the river and then follows the river bank until the major bend at Grid Ref 780204 before turning south and south west following the hedgerow back to Hains Lane in rear of Stour Mead. It then follows Hains Lane and the rear boundary of Little Hains Cottage and Hains and then along the hedgerow to Love Lane. It then follows the wall surrounding Nash Court as far as the bend at Grid Ref 780196 and finally returns following the hedgerows to Nash Court. Old Mill Lane is not only one of the oldest lanes in the village but it is a crucial part of the village heritage encompassing the RC church, The Priory and both the former and present RC Primary School.	New CA within the proposed boundaries
	NASH LANE					
2	Nash Court Manor House (Fig 31)	781197	1396575	43307	Nash Court is one of the most celebrated houses in Marnhull. There are records of Anglo-Saxon occupation but the present house was built between 1831 and 1834 on the site of the medieval manor house of Burton, itself built about 1400. It became the property of the Abbot of Glastonbury but it came to prominence after the Dissolution of the Monasteries in 1544 when Henry VIII gave the Manor to Catherine Parr, his sixth and surviving wife, along with several other manors in Dorset. It eventually came into the hands of the Hussey Family in 1651 and they retained possession and lived in Nash Court until 1884. It then was bought by the village rector Rev Kennard who carried out many alterations and improvements including new servants quarters which are now called Nash Lodge. The Husseys were catholic converts and gave over their house to Benedictine nuns exiled from Paris between 1795 and 1807.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NASH COURT (Map 6)						APPENDIX B4
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
3	Nash Lodge	782197	1396575	43307	Previously the servants quarters for Nash Court manor house.	
4	The surrounding wall to Nash Court at the junction of Nash Lane with Love Lane	782198	1396575	43307	Nash Court has impressive stone walls on both Nash Lane and Love Lane	
5	Nash Court Farmhouse	781198	1305328	27632	Nash Court Farmhouse is described as a 17th Century cottage divided into and with many out buildings including a large stone built barn.	
6	Nash Court Cottage	781198	1110409	27633	This was originally a pair of 18th Century cottages built for the groom and gardener of Nash Court. They were combined into one residence in 1969. Inside they include a number of exposed beams which were obviously ship's timbers going by the decoration on the beam ends.	
7	Nash Lane	784198			The boundary follows Nash Lane from Nash Court down to the road junction with Old Mill Lane. There is an exemplary view of the famous Nash Court from this part of Nash Lane.	
8	Nash Lane Old School House Grove House Priory House	785198			The road junction of Nash Lane with Old Mill Lane where the buildings used to house the school. Priory House is a particularly distinctive stone building being of square plan with a notable Gothic arch.	
9	Old School House	785198			The Old School House together with Grove Cottage formed the school prior to building the new school further along Old Mill Lane. It was founded in 1846 on land belonging to the Hussey family.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NASH COURT (Map 6)						APPENDIX B4
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
10	Withy Woods, the play area for the Old School	785198			A small plot of land known as Withy Woods lies opposite the Old School House. It has a small natural water source and is said to be where pilgrims would camp, wash and eat prior to the final part of their pilgrimage to St Mary's Church. Latterly it became the playground of the school opposite and was known as the Head Mistress's garden. Although it appears wild and overgrown it remains the property of St Mary's Primary School and is used for their nature studies including the planting of silver horn trees.	
OLD MILL LANE						
11	The old boundary wall	785200			This well established old boundary wall stretches from the rear of The Presbytery as far as Meadow Cottage and signifies the extent of the grounds of The Priory.	
12	Roman Catholic Church of Our Lady (Fig 32)	783200	1324508	4275	Although the Roman Catholic Church of Our Lady has only been well established since 1832 Marnhull has strong catholic associations and this church draws its congregational from a wide surrounding area. Its churchyard contains the site of a Commonwealth War Grave.	
13	Hay Field joining the Nash Court hamlets and the main footpath to the church	783200			Hay Meadow, still largely conserved as species rich grassland, is very important to this part of Marnhull as it contains the footpath to the Roman Catholic Church and St Mary's School which permits foot access to the western side of the village. (Fig 45)	
14	The Priory				The Priory of St Joseph dates from 1886 and 1906 to 1920 was home to an enclosed order of Cistercian nuns who had fled persecution in France. During the second world war the Priory housed landworkers and subsequently became a youth hostel until sold into private ownership in 1970.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NASH COURT (Map 6)						APPENDIX B4
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
15	Old Mill Lane Farmhouse Meadow Cottage (Fig 46 & 47)	782201		27660	Old Mill Lane Farmhouse was once two early 18th Century dwellings called Withy and Spring Cottages. They are built of Marnhull stone with originally a thatched roof but this was replaced with Gillingham red tiles. Many of the original old roof trusses and pegs are still in place. Meadow Cottage was also originally two dwellings and in the early 1900s they were converted to make a laundry for the nuns in The Priory. The property still has rights to draw water from the Stour. Both dwellings are now private residences.	
16	End of Old Mill Lane	779201			Old Mill Lane runs down to the old footbridge across the River Stour and includes Meadow Cottage and Old Mill Lane Farmhouse	
17	Footpath to the River Stour and then follows the river bank	782203			The footpath down to the river at the end of Old Mill Lane, once an important route leading to Fifehead Magdalen and Stour Provost continues to be a popular walking route. The attraction is not just the river bank and its natural activity but the views of North Dorset towards Fifehead and beyond. Equally scenic are views back towards Nash Court.	
	HAINS LANE					
18	The view from Hains Lane to the River Stour	780200			Hains Lane affords good views across farmland and meadow to the The Priory, church and river Stour which forms the parish boundary. (Fig 44)	
19	Stour Mead				Dating from 1870 the house has been carefully restored and adapted and received an Amenity Award from NDDC in 1999. The property includes a well maintained copse.	
20	Lower Hains Cottage	779198			The age of this original Marnhull stone house, its old beams and remnants of a bread oven suggest an older date than the early 19th Century when it was part of a small farm.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – NASH COURT (Map 6)						APPENDIX B4
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
21	Hains (Fig 33)	779198	1324545	27639	This another very old farm house stemming from late 16th Century and believed to have been built for one of the retainers at Nash Court Manor and although alterations have taken place it retains a number of notable features including its stone mullions and a substantial stone porch.	
22	Boundary in rear Nash Court Farmhouse	780198			The western boundary of the Nash Court CA follows the rear boundaries of Little Haines and Hains and then the hedgerow across to the rear of Nash Court Farmhouse and Nash Court Manor itself and returns to Nash Lane.	
23	Nash Court Wall	782197	1396575	43307	The high wall is the Nash Court boundary in Love Lane and the boundary follows the western edge of Nash Court where it joins Nash Lash Lane again.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – PILWELL (Map 7)						APPENDIX B5
Ser	Detail	Grid Ref	Listed Build- ing No	HER Serial	Reappraisal	Proposed Change
	PILWELL					
1	New CA Boundary to enclose Methodist Church and houses in Pilwell as far as Grafthayes.				<p>Pilwell Conservation Area is a proposed new CA which encompasses the land, properties and cross roads at the meeting point of key access routes to Marnhull, Sodom Lane/Pilwell, Church Hill and Burton Street. The general area of the road junction at the bottom of Church Hill joining the lower end of Burton Street, the Methodist Church, Cook's Garage and up Church Hill as far as Walnut Tree Cottage is called Pilwell and was one of the original hamlets that formed the village. There are dominant views across the open fields beyond the Surgery but it is faced with modern buildings on the southern side of the roads and the edges of the Crown Estate from the 1970s. It is a busy area, with a mix of housing, some of which has been built or preserved with sensitivity but the volume of traffic passing through, visiting the garage, methodist church or Surgery puts particular pressure on the area. Pilwell had been a small hamlet for many centuries but the general road improvements brought this hamlet effectively into the main part of the village. The road to the main Gillingham/Sturminster Newton road is only called Pilwell in its early stages as it then becomes Sodom Lane. Many variations in its spelling have occurred over the centuries from Pilewella to Pilton but the name almost certainly comes from the Saxon words 'spillan' and 'wella' meaning a well fed from above its surface rather than from below. Such a spring-fed pool once existed at the lower end of Burton Hayes and its site is still recognisable near the entrance to the Recreation Ground, where a village pond now exists.</p>	New Conservation Area and boundaries

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – PILWELL (Map 7)						APPENDIX B5
Ser	Detail	Grid Ref	Listed Build- ing No	HER Serial	Reappraisal	Proposed Change
2	Methodist Church	781191		39727	The Methodist Church in Marnhull started off as a house group but soon demanded its own church and one was established at what is now Chapel House in 1864. By the turn of the century the building was too small for its growing congregation and so land was purchased and a new church built. The church as it is today was opened in 1899 and the previous small church became a private residence known as Chapel House.	
3	The Cottage	781191		27667	The Cottage next to the Methodist Church was built as a barn towards the end of the 18th Century on land that was part of the Methodist Church site and remained unoccupied until it was refurbished and extended in 1975. The neighbouring buildings in Pilwell were built in their present form in the early 1800s. The land was envisaged to become part of the new Church built in 1864 but once construction of the Church was finished it was decided that the land and the barn were no longer needed and it was sold off by the Trustees in 1900 but remained under their Trusteeship until 1975 when it was completely sold off to private ownership.	
4	Chapel House Pillmead House Herbert House	783191		43443	Two independent residences were originally built as one dwelling on the back of Chapel House by a previous owner, William Plowman, as the home for his family. On the ground floor of one house was a general store and a gloving shop in the other until 1975. William Plowman's father and grandfather ran a farm on the fields behind the houses in what is now called Plowman Close.	
5	Plowman Cottage (No 24 Pilwell)	783191		27666	Although set apart from the other buildings in Pilwell, the cottage at No 24 Pilwell was built around the same time, believed to be around 1810. It is a private residence in Marnhull stone and retains its vernacular character	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – PILWELL (Map 7)						APPENDIX B5
Ser	Detail	Grid Ref	Listed Building No	HER Serial	Reappraisal	Proposed Change
6	Grafthayes	783192			An impressive private residence overlooking the junction of Pilwell and Nash Lane and which is famed for its magnificent wisteria. It was originally a malthouse but subsequently became a bakehouse. It was rebuilt in 1901 at the same time as the other rebuilding in the area and the completion of the Methodist Church. Its character derives from the height of its twin gables, its elegant stone mullions and prominent position.	
7	Walnut Tree Cottage	781319 1			The road leading from the Methodist Church up to St Gregory's Church is called Church Hill. This is a comparatively new name and until the 1970s was known as Church Lane. The land on the eastern side of Church Hill from the road junction of Church Hill and Pilwell is now the site of modern developments but previously included a large orchard thought to have been planted in the 1850s and containing four walnut trees. Walnut Tree Cottage, previously Flanders House was originally two cottages, probably built about 1816, as suggested by an engraved stone of that date above the front door containing the initials 'ET H 1816'. The orchard remained until the 1960s when the land was sold for development and several houses have been built on the site. Formerly this orchard, planted by George Wilkins in the 1850s, included four walnut trees and although none of the original four are left (three died from honey fungus and one was struck by lightning) the owners of the Cottage have continued the spirit of the house by transplanting a seedling walnut from the original walnut trees elsewhere on the Flanders property. The bungalow at the back of Walnut Tree Cottage, Woodlands, was created by utilising the stables and the old garage. These buildings on the northern side of the Pilwell junction are an important reminder of the rural farming community from which Marnhull arose.	

Appendix C DORSET HISTORIC ENVIRONMENT RECORD (HER)

BACKGROUND

The North Dorset Council Strategic Landscape and Heritage Study for North Dorset Area dated 15 October 2019 remarked that for Marnhull a local list of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact on these assets.

This reappraisal has met this challenge and not only compiled the list of non-designated heritage assets but has collated these together with those Listed buildings, Monuments and Find Spots into one document to create a much more comprehensive and informed view of heritage assets in the village. An up-to-date copy of the Dorset Historical Environment Record (HER) document was obtained in 2024 and this was collated with additional details such as grid references to create a comprehensive HER list of all the Marnhull assets (see below)

SUMMARY

It shows that Marnhull has 162 entries, formally broken down into 58 Listed Buildings, 44 Non-Listed Buildings of Historic Importance, 52 Monuments and 8 Find Spots.

These may be further broken down to give greater detail as follows:

- 82 Residences
- 15 Other buildings, barns, stables, school, granary
- 10 Breweries and ale houses
- 15 Churches, Chapels, Cemeteries, Tombs, inhumation.
- 14 Limekilns.
- 8 Groundworks, quarries, moats.
- 15 Architectural sites, Find Spots, settlements, enclosures
- 3 Drovers, Bridges

TOTAL 162

LEGEND

HER Serial No	Taken from the up-to-date DCC HER list dated October 2023.
Name	Name shown on present HER List
Location	Address of HER site
Grid Ref ST	Grid reference taken from Dorset Historical Environment Record (HER) and refer to OS Map Area ST.
Type of Monument	Listed, Monument, Building of interest.
Listed Building Number -	Taken from various sources.
Full HER Serial	Full serial number prefixed by MDO.
Listed or Non-Des	Grade of listing or non-designated.
Seq	Simple category to allow filtering of types of listing
Description	Simple abbreviated description of building or monument to enable ready identification.

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
1	Parish Church of St Gregory	Church of St Gregory New Street	781187	Listed Bldg	1172545	4271	1	1	Parish Church
2	Catholic Church of our Lady	Catholic Church of Our Lady, Marnhull	783200	Listed Bldg	1324508	4275	2	1	RC Church
3	Crown Inn, Crown Road	Crown Inn, Crown Road, Marnhull	782187	Listed Bldg	1171968	4276	2	1	Public House
4	New Inn and Trooper, Crown Road	New Inn and Trooper, Crown Road, Marnhull	787188	Building		4277	ND	2	Public House
5	King's Mill Bridge, Cox Hill	King's Mill Bridge, Marnhull	766171	Listed Bldg	1171987	4279	2	1	Bridge
6	Nash Court Manor House & Nash Lodge	Nash Court, Marnhull	782198	Listed Bldg	1396575	4282	2	1	Country House
7	Great Down Barn	Great Down Barn, Great Down Lane, Marnhull	786198	Listed Bldg	1171978	4284	2	1	Barn
8	Thornton Farmhouse	Thornton Farm, Marnhull	804180	Listed Bldg	1324540	4285	2	1	Farmhouse
9	Medieval Settlement of Thornton	Former village of Thornton, Marnhull	807179	Monument		4286	ND	3	Deserted Settlement
10	Ridge and furrow south west of Yardgrove Farm	South West of Yardgrove Farm, Marnhull	772174	Monument		4287	ND	3	Ridge & Furrow
11	Ridge and furrow south of Firtree Cottage	Ridge and furrow south of Firtree Cottage	775187	Monument		4288	ND	3	Ridge & Furrow
12	Romano British occupation debris & inhumations	Great Down Quarry, Marnhull	793203	Monument		4289	ND	3	Cemetery Settlement
13	Iron Age & Romano British settlement site/burials	Allards Quarry, Marnhull	795199	Find Spot		4291	ND	4	Settlement

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
14	Romano-British Stone Coffin near Great Down Quarry	Great Down Quarry, Marnhull	7861988	Find Spot		4295	ND	4	Find Spot
15	Flint Flake, Pond Farm	Flint Flake, Pond Farm, Marnhull	773197	Find Spot		4296	ND	4	Find Spot
16	Mesolithic tools,	Mesolithic tools, Marnhull	777205	Find Spot		4297	ND	4	Find Spot
17	Mesolithic tools,	Mesolithic tools, Marnhull	776206	Find Spot		4298	ND	4	Find Spot
18	Burials, Whiteway,	Burials, Whiteway, Marnhull	793177	Monument		4299	ND	3	Inhumation
19	Burials at Thornton Down,	Thornton Down, Marnhull	787187	Monument		4300	ND	3	Inhumation
20	Green Lane,	Old Drove at end of Ham Lane to river	768197	Monument		4301	ND	3	Drove Road
21	Green Lane,	Old Drove from Common Lane towards river	768178	Monument		4302	ND	3	Drove Road
22	Bronze Age axes from New Inn Farm	New Inn Farm, Marnhull	788189	Find Spot		4303	ND	4	Find Spot
23	Quaker burial ground, next Friends Meeting House	Quaker burial ground, Burton Street	776193	Monument		4304	ND	3	Burial Ground
24	Stable buildings, 20m WSW of the Old Rectory	Conyers Place, New Street	780186	Listed Bldg	1324546	4305	2	1	Stable
25	Stable 10m SW Chantry Farm	Chantry Farm (Pope's Farmhouse), New Street	771181	Listed Bldg	1172053	4306	2*	1	Stable
26	Old Malt House, Walton Elm	Old Malt House, Walton Elm, Marnhull	779181	Listed Bldg	1324544	4307	2	3	Malthouse

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
27	Barn 40m NE of Pope's (Chantry) Farmhouse	40m NE of Pope's Farmhouse, Pleck	771182	Listed Bldg	1110411	4308	2	1	Barn
28	Two stable buildings with inter-connecting wall	20m W of Old Rectory (Conyers Place) New Street	780186	Listed Bldg	1110416	4309	2	1	Stable
29	Granary near the Old Rectory, New Street	Granary near Conyers Place (Old Rectory), New Street	780186	Listed Bldg	1172518	4310	2	1	Granary
30	Lime kiln at Gannetts Quarry	Lime kiln at Gannetts Quarry, Marnhull	794196	Monument		4311	ND	3	Lime Kiln
31	Lime kiln at Gannetts Quarry	Lime kiln at Gannetts Quarry, Marnhull	794196	Monument		4312	ND	3	Lime Kiln
32	Lime kiln near Great Down Quarry,	Lime kiln near Great Down Quarry, Marnhull	793203	Monument		4313	ND	3	Lime Kiln
33	Limekiln, Marnhull	Within newly built Crown Estate	785189	Monument		4314	ND	3	Lime Kiln
34	Lime Kiln at Whiteway Hill A,	Lime Kiln at Whiteway Hill A, Marnhull	793178	Monument		4315	ND	3	Lime Kiln
35	Lime Kiln at Whiteway Hill B,	Lime Kiln at Whiteway Hill B, Marnhull	793178	Monument		4316	ND	3	Lime Kiln
36	Lime kiln near Gannetts (1)	Lime kiln near Gannetts (1) Marnhull	794196	Monument		21741	ND	3	Lime Kiln
37	Lime kiln near Gannetts (2),	Lime kiln near Gannetts (2), Marnhull	794196	Monument		21742	ND	3	Lime Kiln
38	Lime kiln at Great Down Quarry,	Great Down Quarry, Marnhull	793203	Monument		21743	ND	3	Lime Kiln
39	Lime kiln near Marnhull	Within newly built Crown Estate	785189	Monument		21744	ND	3	Lime Kiln

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
40	Lime kiln near Whiteway Hill (1),	Lime kiln near Whiteway Hill (1), Marnhull	793178	Monument		21745	ND	3	Lime Kiln
41	Lime kiln near Whiteway Hill (2),	Lime kiln near Whiteway Hill (2), Marnhull	793178	Monument		21746	ND	3	Lime Kiln
42	Lime kiln near Whiteway	Lime kiln near Whiteway, Marnhull	793179	Monument		21747	ND	3	Lime Kiln
43	Table tomb 1m north of chancel of St Gregory's	St Gregory's Church, Marnhull	781187	Listed Bldg	1324507	27594	2	1	Table Tomb
44	Table tomb 1m W of S porch of St Gregory's Church	south porch of St Gregory's Church	781187	Listed Bldg	1110417	27595	2	1	Table Tomb
45	War Memorial in St Gregory's Churchyard	Marnhull Churchyard, St Gregory's Church,	781187	Listed Bldg	1172555	27596	2	1	War Memorial
46	The Old Rectory, New Street	Conyers Place (The Old Rectory) New Street	781186	Listed Bldg	1110415	27597	2	1	Vicarage
47	Senior's Farmhouse and attached barn	New Street, Marnhull	781187	Listed Bldg	1172057	27598	2*	1	House/Barn
48	Pope's Farmhouse, (Chantry Farm) New Street,	Chantry/Popes Farmhouse, New Street, Marnhull	771181	Listed Bldg	1110410	27599	2*	1	Farmhouse
49	Church Farmhouse, Crown Road	Church Farmhouse, Crown Road, Marnhull	782186	Listed Bldg	1110406	27600	2	1	Farmhouse
50	Yew Tree Farmhouse, New Street	Yew Tree Farmhouse, New Street	773184	Listed Bldg	1110412	27601	2	1	House
51	Shaston View, Crown Road	Shaston View, Crown Road, Marnhull	786188	Listed Bldg	1305342	27602	2	1	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
52	Pope's Cottage, New Street	Pope's Cottage, New Street, Marnhull	771181	Listed Bldg	1172055	27603	2	1	House
53	Little Thatch, New Street	Little Thatch, New Street, Marnhull	772184	Building		27604	ND	2	House
54	Cottage, New Street	Cottage, New Street, Marnhull	776185	Building		27605	ND	2	House
55	Oaken Cross, Sackmore Lane	Oaken Cross, Sackmore Lane, Marnhull	776185	Listed Bldg	1110376	27606	2	1	House
56	Ranelagh Cottage & attached cottage	Ranelagh Cottage, New Street	777185	Listed Bldg	1110413	27607	2	1	House
57	The Retreat, New Street	The Retreat, New Street, Marnhull	777185	Listed Bldg	1110414	27608	2	1	House
58	Methodist Chapel, New Street	Providence Place, Methodist Chapel, New St	777185	Building		27609	ND	2	Chapel
59	Kentsford House, New Street	Kentsford House, New Street, Marnhull	775184	Listed Bldg	1305307	27610	2	1	House
60	Church Cottages, Schoolhouse Lane	Church Cottages, Schoolhouse Lane, Marnhull	781186	Building		27611	ND	2	House
61	New Street Dairy, New Street	New Street Dairy, New Street, Marnhull	775184	Building		27612	ND	2	House
62	Kentsford Cottage, New Street	Kentsford Cottage, New Street, Marnhull	775184	Building		27613	ND	2	House
63	Colyford Cottage, Crown Road	Colyford Cottage, Crown Road, Marnhull	787188	Building		27614	ND	2	House
64	Lambert & Lambert's Cottage,	Crown Road, Marnhull	787188	Building		27615	ND	2	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
65	Rosedale Cottage, Crown Road	Rosedale Cottage, Crown Road, Marnhull	785188	Listed Bldg	1110405	27616	2	1	House
66	Boundary wall of the Old Rectory, New Street	Boundary wall of the Old Rectory, New Street	781186	Listed Bldg	1172058	27617	2	1	Wall
67	The Rectory (now part of the school), New Street	Wisteria House, New Street	780186	Building		27618	ND	2	House
68	Tess' Cottage, Walton Elm	Tess' Cottage, Walton Elm, Marnhull	780179	Listed Bldg	1110377	27619	2	1	House
69	Crosses Farm, Pleck	Crosses Farm, Pleck, Marnhull	773178	Listed Bldg	1110374	27620	2	1	House
70	Pleck End House and Badgers Cottage	Pleck End House and Badgers Cottage	772177	Listed Bldg	1110375	27621	2	1	House
71	Antell's Farmhouse	Antell's Farmhouse, Marnhull	777176	Listed Bldg	1324538	27622	2	1	House
72	Southwell, Carraway Lane	Southwell, Carraway Lane, Marnhull	779181	Listed Bldg	1110404	27623	2	1	House
73	Carmans Cottage, Carraway Lane,	Carmans Cottage, Carraway Lane, Marnhull	778181	Building		27624	ND	2	House
74	Oakdene, Carraway Lane	Oakdene, Carraway Lane, Marnhull	779181	Listed Bldg	1171949	27625	2	1	House
75	Barn, Yardgrove Farm	Barn, Yardgrove farm, Marnhull	774174	Building		27626	ND	2	Barn
76	Kings Mill, Kings Mill Lane	Kings Mill, Kings Mill Lane, Marnhull	766171	Listed Bldg	1110407	27627	2*	1	Millhouse
77	Primrose Cottage, Carraway Lane	Primrose Cottage, Carraway Lane, Marnhull	779181	Building		27628	ND	2	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
78	Caraway Cottage & Caundle Cottage	Caraway Lane, Walton Elm	779181	Building		27629	ND	2	House
79	Angle Cottage, Walton Elm	Angle Cottage, Walton Elm, Marnhull	777176	Building		27630	ND	2	House
80	Group of cottages, Bat Alley	Group of cottages, Bat Alley, Marnhull	774180	Building		27631	ND	2	House
81	Nash Court Farmhouse, Nash Court	Nash Court Farmhouse, Nash Court	781197	Listed Bldg	1305328	27632	2	1	House
82	Nash Court Cottage, Nash Court	Nash Court Cottage, Nash Court, Marnhull	781197	Listed Bldg	1110409	27633	2	1	House
83	Cross Tree Farmhouse, Burton Street	Cross Tree Farmhouse, Burton Street	775193	Listed Bldg	1110402	27634	2	1	House
84	St Edmunds, Burton Street	St Edmunds, Burton Street, Marnhull	777192	Listed Bldg	1110403	27635	2	1	House
85	Clock Cottage, Burton Street	Clock Cottage, Burton Street, Marnhull	774194	Listed Bldg	1324541	27636	2	1	House
86	Street Farmhouse (formerly Lovell's Farm)	Street Farmhouse (Lovell's Farm), Burton St	775193	Listed Bldg	1324542	27637	2	1	House
87	Stained Glass Window, Lovell's Court	Lovell's Court , Burton Street, Marnhull	773193	Monument		27638	ND	3	Architectural fragment
88	Hains, Hains Lane	Hains Lane, Marnhull	779198	Listed Bldg	1324545	27639	2	1	House
89	Clock House, Burton Street	Clock House, Burton Street, Marnhull	773194	Listed Bldg	1110400	27640	2	1	House
90	Pond Farmhouse, Musberry Lane	Pond Farmhouse, Musberry Lane, Marnhull	772196	Listed Bldg	1110408	27641	2	1	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
91	Hartland, Ham Lane,	Hartland, Ham Lane, Marnhull	770195	Building		27642	ND	2	House
92	Nutwood Cottage, Musbury Lane,	Nutwood Cottage, Musbury Lane, Marnhull	773198	Building		27643	ND	2	House
93	Bees Cottage, Burton Street	Bees Cottage, Burton Road, Marnhull	774194	Building		27644	ND	2	House
94	Tenements (5), Burton Street	Robin Hill Stores Complex (Tenements) Burton Road	774193	Building		27645	ND	2	House
95	Moonfleet, Burton Road	Moonfleet, Burton Road, Marnhull	774193	Listed Bldg	1110401	27646	2	1	House
96	Lovells Cottages, Burton Street,	Lovells Cottages, Burton Road, Marnhull	774194	Building		27647	ND	2	House
97	Dial House and Cote House (Old PO) Burton St	Dial House and Cote House, Burton ST	775193	Listed Bldg	1171904	27648	2	1	House
98	Ireson Cottage, Love Lane	Iris Cottage, Love Lane, Marnhull	775193	Listed Bldg	1305358	27649	2	1	House
99	Fernlea & Homelea, Burton Street	Fernlea & Homelea, Burton Road, Marnhull	775193	Building		27650	ND	2	House
100	Sackmore Cottage, Sackmore Lane	Sackmore Cottage, Sackmore Lane, Marnhull	775190	Building		27651	ND	2	House
101	Tennys Court, Burton Road	Tennys Court, Burton Road, Marnhull	776193	Listed Bldg	1305362	27652	2	1	House
102	Bay Tree Cottage, Burton Road	Bay Tree Cottage, Burton Road, Marnhull	777192	Listed Bldg	1171929	27653	2	1	House
103	Orchard House, Burton Road	Orchard House, Burton Road, Marnhull	778191	Listed Bldg	1324543	27654	2	1	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
104	Church Cottage, Church Hill	Church Cottage, Church Hill, Marnhull	781189	Building		27656	ND	2	House
105	Laburnum Cottage, Sodom Lane	Laburnum Cottage, Sodom Lane, Marnhull	786191	Listed Bldg	1324529	27657	2	1	House
106	1 & 2 Salisbury Street,	1 & 2 Salisbury Street, Marnhull	789191	Building		27658	ND	2	House
107	Gannets Farm,	Gannets Farm, Marnhull	794195	Building		27659	ND	2	Farmhouse
108	Old Mill Cottages,	Old Mill Cottages, Marnhull	782201	Building		27660	ND	2	House
109	Knotts Cottage, Musbury Lane,	Knotts Cottage, Musbury Lane, Marnhull	772197	Building		27661	ND	2	House
110	Cranleigh, Musbury Lane,	Cranleigh, Musbury Lane, Marnhull	772195	Building		27662	ND	2	House
111	Dragon's and Lesley Cottages, Musbury Lane	Dragon's and Lesley Cottages, Musbury Lane	772195	Building		27663	ND	2	House
112	Minton Cottage, Musbury Lane,	Minton Cottage, Musbury Lane, Marnhull	772195	Building		27664	ND	2	House
113	Parana Cottage, Musbury Lane	Parana Cottage, Musbury Lane, Marnhull	772197	Building		27665	ND	2	House
114	24 Pilwell,	24 Pilwell, Marnhull	782190	Building		27666	ND	2	House
115	The Cottage, Pilwell,	The Cottage, Pilwell, Marnhull	781190	Building		27667	ND	2	House
116	Tapshays Corner, Burton Street	Tapshays Corner, Burton Street, Marnhull	780191	Building		27668	ND	2	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
117	Christmas & Bower Cottages, Burton Street	Burton Street, Marnhull	778191	Building		27669	ND	2	House
118	Knights Cottage & The Cottage, Sackmore Lane	Sackmore Lane	775191	Building		27670	ND	2	House
119	Cumberland Lodge, Sackmore Lane,	Cumberland Lodge, Sackmore Lane, Marnhull	775191	Building		27671	ND	2	House
120	Trooper Farm, Love Lane,	Trooper Farm, Love Lane, Marnhull	775193	Building		27672	ND	2	House
121	Moat, Thornton Farm	Moat, Thornton Farm, Marnhull	804180	Monument		27673	ND	3	Moat
122	Lush's Farm,	Lush's Farm, Marnhull	810179	Building		27674	ND	2	Farmhouse
123	Breach Farm	Breach Farm, Marnhull	815175	Listed Bldg	1261629	27675	2	1	Farmhouse
124	Frekes, Moorside	Frekes, Moorside, Marnhull	801186	Listed Bldg	1324539	27676	2	1	House
125	Cottage near Frekes, Wellpark, Moorside	Cottage 700,m N of Frekes (Wellpark) Moorside	800194	Listed Bldg	1110397	27677	2	1	House
126	Congregational Chapel, Sackmore Lane	Congregational Chapel, Sackmore Lane	775192	Listed Bldg	1324528	27679	2	1	Chapel
127	Hayter's Farmhouse	Hayter's Farmhouse, Moorside, Marnhull	801185	Listed Bldg	1110398	27680	2	1	House
128	Lymburgh's Farmhouse	Lymburgh's Farmhouse, Marnhull	811192	Listed Bldg	1110399	27681	2	1	Farmhouse
129	Romano-British enclosure, Sackmore Lane	Sackmore Lane, Marnhull	776191	Monument		39194	ND	3	Enclosure

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
130	Prehistoric enclosures,	Prehistoric enclosures, Marnhull	790200	Monument		39396	ND	3	Enclosure
131	Cottages (2), Crown Road,	Crown Road, Marnhull	787187	Building		39698	ND	2	House
132	Sand pit,	Sand pit, near Strangways, Marnhull	778199	Monument		39724	ND	3	Sand pit
133	Gannetts Quarry,	Gannetts Quarry, Marnhull	794196	Monument		39725	ND	3	Quarry
134	Malthouse, Pillwell	Malthouse, Pillwell, Marnhull	782190	Monument		39726	ND	3	Malthouse
135	Primitive Methodist Chapel, Pillwell	Primitive Methodist Chapel, Pillwell	781190	Monument		39727	ND	3	Chapel
136	Lime kiln,	Lime kiln, Marnhull	793180	Monument		39729	ND	3	Lime Kiln
137	Quarry,	Quarry, Whiteway Lane, Marnhull	793180	Monument		39730	ND	3	Quarry
138	Malthouse, Schoolhouse Lane,	Malthouse, Schoolhouse Lane, Marnhull	781184	Monument		39731	ND	3	Malthouse
139	Brewery, Walton Elm,	Brewery, Walton Elm, Marnhull	781182	Monument		39732	ND	3	Brewery
140	Marnull Brewery, Walton Elm,	Marnhull Brewery, Walton Elm, Marnhull	779181	Monument		39733	ND	3	Brewery
141	Police Station,	ex-Police Station, Sackmore Lane, Marnhull	781186	Monument		39734	ND	3	Police Station
142	Quarries,	Quarries, Marnhull	786188	Monument		39735	ND	3	Quarry
143	School,	School, Marnhull	784198	Monument		39736	ND	3	School

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
144	Roman Burials, Gannets Quarry	Gannets Quarry	795196	Monument		43309	ND	3	Burial Ground
145	The Rectory	The Rectory Marnhull	778186	Building		43442	ND	2	House
146	Chapel House	Pilwell, Marnhull	781191	Building		43443	ND	2	House
147	Old Beech House	Old Beech House, Burton Street, Marnhull	774193	Building		43444	ND	2	House
148	Sandstone macehead,	Marnhull	784185	Find Spot		43445	ND	4	Arcitectural frag- ment
149	Roman coin	Marnhull	785185	Find Spot		43447	ND	4	Arcitectural frag- ment
150	Limestone Quarry	Marnhull	788190	Monument		43449	ND	3	Quarry
151	Malthouse, The Crown	Marnhull	783186	Monument		44069	ND	3	Malthouse
152	Malthouse, Sodom,Lane,	Pilwell, Marnhull	782191	Monument		44070	ND	3	Malthouse
153	Malthouse, Schoolhouse Lane	Schoolhouse Lane, Marnhull	781183	Monument		44072	ND	3	Malthouse
154	Iron Foundary, The Nook, Walton Elm	Walton Elm	778177	Monument		44073	ND	3	Foundary
155	Brick & Tile Works, Strangways	Strangways, Marnhull	774201	Monument		44074	ND	3	Brickworks
156	Butter & Cheese Factory, Kentisworth	Kentisworth, Marnhull	774183	Monument		44075	ND	3	Factory
157	Candlemaking workshop at Pope's Farm	Popes Farm	771181	Monument		44076	ND	3	Workshop

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
158	Candlemaking workshop at Clock House,	Clock House, Burton Street, Marnhull	773194	Monument		44077	ND	3	Workshop
159	Pound (Village Pound)	near Hindgaston, Marnhull	781183	Monument		44078	ND	3	Pound
160	World War 1 Plane crash site	Clock House/ Lovells Court, Marnhull	773192	Monument		44079	ND	3	Site
161	World War 2 Plane crash site	Field in centre of Marnhull	780189	Monument		44080	ND	3	Site
162	Roman Burial in Lead Coffin, Great Down Quarry	Great Down Quarry, Marnhull	794203	Monument		44596	ND	3	Burial Ground
SUMMARY									
SUMMARY BY MAJOR BREAKDOWN									
Listed Buildings		58							
Non-Listed Buildings of Historic Importance		44							
Scheduled Ancient Monuments		52							
Find Spots		8							
Total on HER		162							
SUMMARY BY ROLE									
Listed Residences, Houses		82							

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HE R Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Se q	Description
	Other Buildings, Barns, Stables, School, Granary	15							
	Breweries & Ale Houses	10							
	Churches, Chapels, Cemeteries, Tombs, Inhumation	15							
	Lime Kilns	14							
	Groundworks, Quarries, Moat	8							
	Architectural sites, Find Spots, Settlements, Enclosures	15							
	Droves, Bridges	3							
	Total on HER	162							

APPENDIX D RELIGIOUS BUILDINGS IN MARNHULL

Religion has always been an important part of Marnhull life and has encompassed many different denominations. Responses to consultation undertaken on a previous village survey showed that religious buildings were considered “very important” (69%) to “quite important” (22%) to the Parishioners.

A list of those religious buildings in the village is attached and includes those which fall in proposed and extended Conservation Areas.

SER	DESCRIPTION	LOCATION	GRID REF	HER No	WITHIN NEW CA	EXPLANATORY NOTES
1.	Parish Church of St Gregory and Church-yard	New Street	781187	4271	YES	This Grade 1 Listed building is very much the centre of life in Marnhull as its tall tower can be seen from around the village. It is still very much in service as the parish church. Built around 1150 on a Saxon church site and has been extensively altered and expanded over the years. It has great historical relations with the village as many Marnhull dignitaries rest in the church yard. There are a number of other important and associated monuments in the church including the renowned Carent tomb of the knight and his two wives. For a long period the vicar lived opposite in Conyers Place.
2.	Roman Catholic Church of Our Lady	Old Mill Lane	783200	4275	YES	Grade II Listed building still very much used as an RC church drawing its congregation from miles around. Built in 1832 with a major refurbishment in 1982. It has a strong following in the village.
3.	The Presbytery	Old Mill Lane	783199	Nil	YES	A comparatively modern building used by the resident priest in the Church of Our Lady. And closely related to the church.

4.	The Rectory	New Street	781186	27597	YES	A modern house built as the Vicarage for the vicar of St Gregory's Church.
5.	Methodist Church	Pilwell	781191	39727	YES	This modern popular church was built in 1899. It replaced the original Methodist Church in Pilwell (now a private residence) and has a strong following as well as being the centre for many village activities.
6.	Providence Place	New Street	777185	27609	YES	The first Wesleyan Methodist Chapel was built in 1829 but was rebuilt in 1904. Its congregation joined with the newly built one in Pilwell in 1904. It is no longer a religious establishment but now a private residence.
7.	Congregational Independent Chapel	Sackmore Lane	775192	27679	YES	Now a private residence
8.	Chapel House	Pilwell	782191	43448	YES	This was the first Methodist Church to be built in Marnhull but was replaced by a new larger church nearby in 1904 to cater for a growing congregation. It is now a private residence.
9.	The Rectory	New Street	778186	43442	YES	Now a private residence called Wisteria House and used as The Rectory before Conyers Place.
10.	The Meeting House	Burton Street	776193	4304	YES	Was previously the site of the Quaker or Friends Meeting Place with its own cemetery behind it. It stems from 1762 and the present Meeting Room replaced the old one in 1885. It has been a private residence since 1985.
11.	Banbury House	Burton Street	776193	Nil	YES	Was previously used as a Wesleyan Chapel

12.	Thornton Church	Thornton Farm, Rams Hill, Mooreside	804180	Nil	NO	Used to have a church and a number of small chapels when Thornton was a separate manor.
13.	Moorside Methodist Chapel	Moorside	799195	Nil	NO	Built in 1837 for the Society of Primitive Methodists it was still in use until 1973 but now is a private residence called Chapel Cottage
14.	Hayters Farm Baptist Chapel	Hayters Farm Moorside	802186	Nil	NO	A church of England chapel built in 1918 but closed down in 1943. Nothing remains as most of the material used in its construction was taken for the war effort in 1943.
15.	Inhumation Sites	Various	Various	Various	NO	The Dorset HER records a number of inhumation sites within the village which are of interest.

APPENDIX E – CONSOLIDATED LIST AND MAP OF IMPORTANT VISUAL SITES

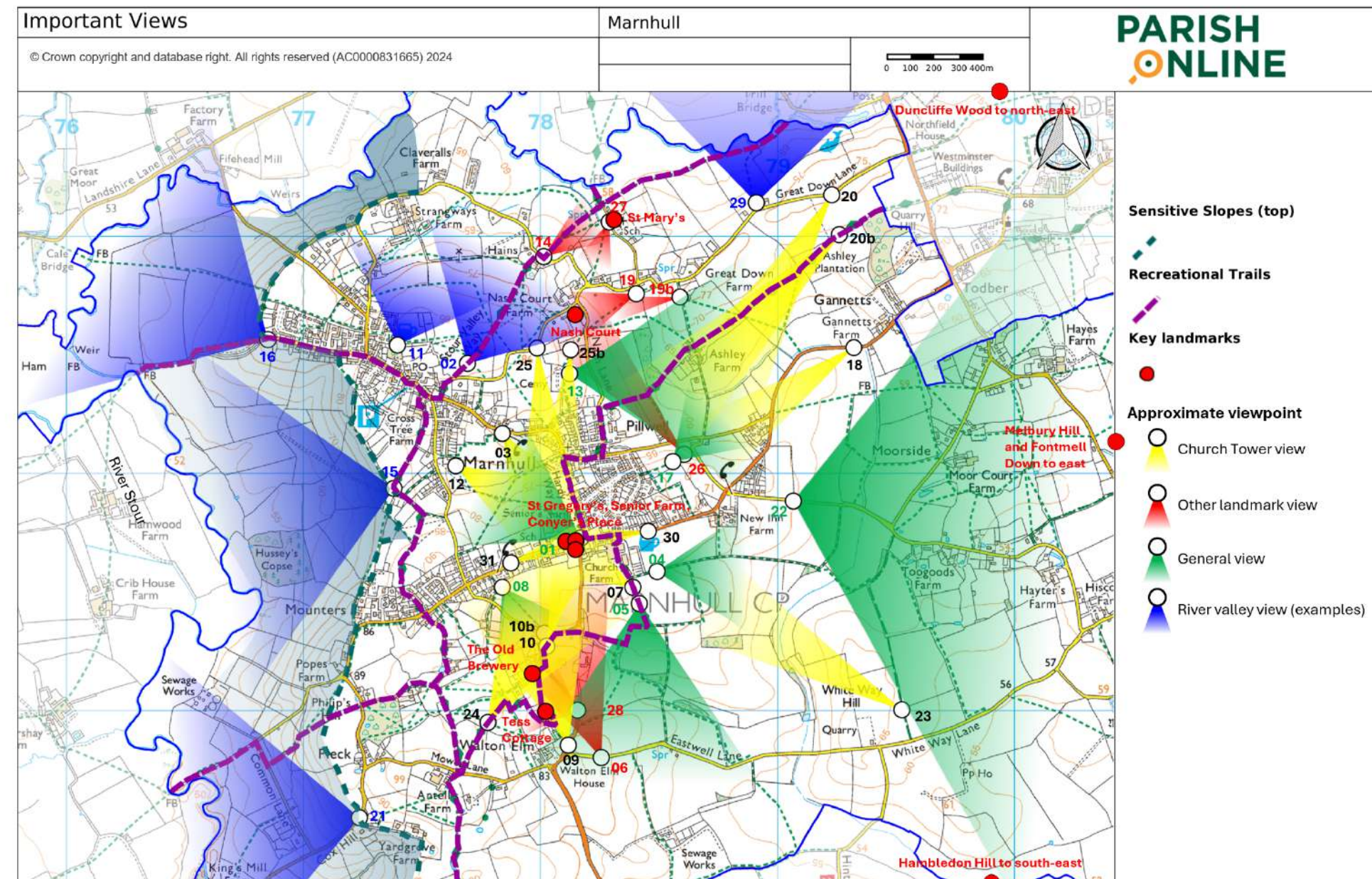
At the Marnhull Flower Show 2023 and Flower Show and Marnhull Fest in 2024, villagers' opinions were sought of their most important views from around the village. The following sites were deemed by residents to be of visual importance and, following further scrutiny, were accepted by Marnhull Neighbourhood Plan Steering Group. They are also shown on the attached map.

Present Description	Map Serial Number
Within Conservation Areas	
There are important views in all directions from St Gregory's Church; south towards Walton Elm, east towards Shaftesbury and north across the central field behind the Surgery across to Burton Street. The Church is surrounded by green spaces which are all important as the pastoral setting for the Grade 1 Listed St Gregory's Church. The view from the churchyard across the central field towards Burton street and part of the Conservation area.	001
Views northwards from the Burton Street Conservation Area boundary on the footpath on the high ground in Love Lane by Trooper Farm. There are important views in all directions but mainly to the north to the River Stour and Fifehead Magdalen and eastwards towards Nash Court and beyond to Duncliffe Wood, and south to St Gregory's Church.	002
An especially valued view is from Burton Street beside the red phone box and the gate into the field across the green space towards St Gregory's Church.	003
From the footpaths on the high ground immediately behind Church Farm looking south across the fields are impressive views of Melbury Down, Cranborne Chase and Hambledon Hill.	004
Views from footpaths behind Church Farm both towards Eastwell Lane.	005

Views from Eastwell Lane across the fields towards the Old Brewery	006
Views from footpaths behind Church Farm towards St Gregory's Church along Hardy's Way The whole of the church and tower is visible and also the back of Conyer's Place. (The old Rectory).	007
From the Chippel Lane and New Street junction across Butts Close and the fields beyond to Melbury. Whilst development is planned in this field it should be possible to retain such a view subject to consideration of layout landscaping etc.	008
Approaching the village along the main road from the south, at the junction with Eastwell Lane up to the junction leading to Tess ' Cottage provides an early sighting of St Gregory's tower (one of the best views of Tess' Cottage and the Old Brewery. NB the tower of St Gregory's also just visible on the skyline from Viewpoint 6.	009
Second very striking view of St Gregory's tower on the approach to the village, widely seen by motorists travelling along the main road. The field entrance, providing access to footpath N47/28 which is on the Hardy Way.	010
Long View from the footpath behind Clock House over the valley of the River Stour towards the village of Fifehead Magdalen in the distance. A similar view close to the river can also be glimpsed from gaps along Hains Lane.	011
Regarded as one of the best views of St Gregory's, and described as "one of the best in rural Hardy country", the whole of the church and tower is visible and also Grade 2 listed Senior's Farmhouse. The footpath into the central field here is very well used.	012
A Wide angle view from the back of the popular Recreation Ground/ playing field, over the woodland plantation to Melbury Down.	013
From Hains Lane along this-well use footpath is a delightful view of St Mary's Church, Meadow Cottage and the Old Mill Cottages, and across the village of the River Stour to Fifehead Magdalen.	014
Outside Conservation Areas	
The Ridge and its footpaths running from Mounters in New Street as far as Ham Lane, provide wonderful and important views over the old Marnhull Common, the River Stour, Stalbridge and the rest of the Blackmore Vale beyond. It is this long expanse with the capability to walk all along the footpath and to enjoy the clear views it provides is so important.	015
From the end of Ham Lane, the ground falls away down to the river creating good views looking westwards towards Stalbridge and Henstridge.	016

A beautiful view from the footpath across the top of the Grade 2 listed Laburnam Cottage and out to the countryside with Dunccliffe Wood visible in the distance - whilst development is planned it should be possible to retain such a view subject to consideration of layout and landscaping etc....	017
An early view of St Gregour's Church on the approach to the village from the east, as seen from along the main road just past the small hamlet of Gannets.	018
View to Nash Court from footpath in field opposite Nash Court and Rec	019
Long view to St Gregory's Church and village from gateway on Great Down Lane near Great Down Farm.	020
An impressive long view from the top of Cox His across the valley of the River Stour and on to Stalbridge, which can be seen both from the road as you exit the village, with similar view also possible from Common Lane and nearby footpaths.	021
Remarkable panoramic view through field gates on the lane leading away from the village past Stoneylawn, with Dunccliffe Wood, Melbury Hill, Fontmell down and Hambledon Hill all visible in the distance.	022
Long view from the second gateway of the bridleway off Whiteway Lane across fields to St Gregory's Church.	023
From the footpath at the end of Carraway Lane over the beautiful pasture with mature trees and hedgerow, to St Gregory's Church. The Old Brewery is not currently visible because of intervening trees. This view can be seen from the many footpaths which converge here, and include the Hardy Way, Stour Valley Way and White Hart Link.	024
View from the field at the end of the Nash Court walled garden and corner of Love Lane, with the tower of St Gregory's visible through trees. A similar view is also visible from the well-used footpath to the east, which leads to the Cemetery and Recreation Ground.	025
view from the well-used footpath across Sodom Lane to Nash Court - Whilst development is planned in this field it should be possible to retain such a view subject to consideration of layout, landscaping etc...	026
View to Nash Court from the ancient hay meadow on the footpath associated with the history of St Mary's Roman Catholic Church and Nash Court.	027
View from round the bend on the B3902 South of Carraway Lane to Tess' Cottage, The Old Brewery and (also visible from the field in between crossed by the Hardy Way). These historic properties view can be clearly seen through a gap in the hedge with only a metal railing fence. This is the best view of these historic listed buildings and a classic Hardy, Tess of the D'Urvilles scene.	028

View from the gateway and public footpath off Great Down Lane, across the valley of the River Stour and further on towards Fifehead Magdalen.	29
View of the St Gregory's Church from along the main approach road from the East, aligning in the centre of the view about 300m out as the road straightener. The view is then framed by the buildings either side of the road, first set back and then forming a more notable 'tunnel' outside the Crown Inn.	30
View of the St Gregory's Church from along New Street from the west, aligning in the centre of the view about 270m out as the road straightens. The view is framed in part by hedgerows, shrubs and trees within the front boundaries of plots, with Senior Farm becoming visible as the foreground after you pass the school building	31



APPENDIX F LIST OF IMPORTANT TREES AND GREEN SPACES

TREES

1. Marnhull has currently 26 Tree Preservation Orders (TPO) of which only three are within the existing Conservation Area. There is no consolidated list of trees in the Parish.
2. There are three trees with Protection Orders within the existing Conservation Area:
 - a. Sackmore Green in rear of Grangefield TPO 621-2019
 - b. Burton Street opposite Weavers House TPO 522-2016
 - c. New Street in grounds of Notley House TPO 483 – 2011
3. It is not known if there are TPOs in the new proposed new Conservation Areas as a comprehensive list of TPOs is not available from Dorset Council other than a draft map which has not yet been ratified. The total of 26 TPOs can be seen on the attached draft map. There are no immediate proposals to change them.

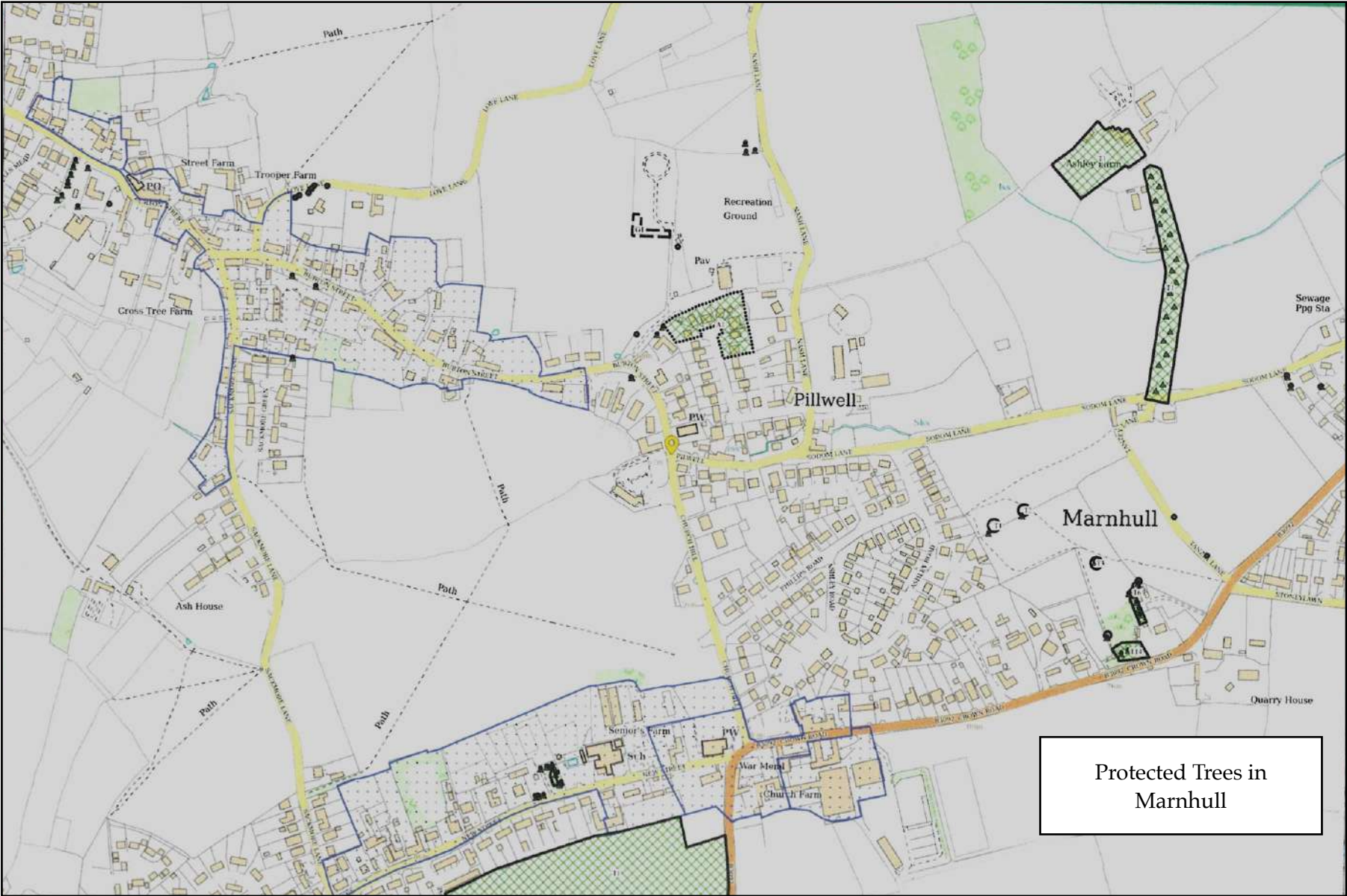
GREEN SPACES/AREAS

The following Green Spaces have been identified as important spaces within the proposed ConservationAreas or as part of their setting:

Grid Reference	Site name	Relationship to Conservation Areas	Description / importance
ST 780194	The Rec (Marnhull Recreation Ground), Cemetery and adjoining field abutting Love Lane	Between Burton and proposed Nash Court CAs	Main village public recreation area including playing fields and sport facilities. Mature trees and hedgerows along perimeter. Leads on to the non denominational cemetery alongside the Recreation Ground, beautifully planted with trees, very tranquil space, with undisturbed areas providing opportunities for wildlife, which leads onto a field crossed by much used footpaths providing direct access to the countryside north of the village and views back to the Church.
ST 783201	St Mary's Cemetery	Within proposed Nash Court CA	Small RC cemetery with Commonwealth war graves surrounded by old wall.
ST 780185	Field between Butt's Close and Schoolhouse Lane	Between New Street and proposed Walton Elm CAs	This field is considered to be where Hardy imagined and described Tess and her friends in their white dresses taking part in the May Day dancing in his novel Tess of the D'Urbervilles. It also provides the rural agrarian setting for the church and Conyers Place as viewed when approached from the south.

ST 781188	St Gregory's Churchyard	Within New Street CA	Old cemetery of St Gregory's Church – a tranquil space with many mature trees, looking out from the back onto the central field and connecting with the footpaths.
ST 783197	Field opposite Nash Court and Rec	Adjoining proposed Nash Court CAs	Sloping field critical to setting and views of Nash Court, set above the valley and north-west of the woodland belt.
ST 777180	Area behind Goddard's Farm	Adjoining proposed Walton Elm CA	Haven for local wildlife - prime example of traditional hay meadow crossed by many local footpaths, beautiful, secluded and tranquil. This space also allows very good view of St Gregory's tower.
ST 780180	Area between Tess' Cottage and Carraway Lane	Within proposed Walton Elm CA	Field critical to setting and views of Tess' Cottage and the Old Brewery. Crossed by public footpath. Mature trees enhance the view.
ST 774191	Sackmore Lane paddocks	Adjoining Burton CA	Wildflower meadow with tall hedges and known habitat for bats and owls. The footpath joins with others to the Ridge.
ST 783200	St Mary's playing field	Within proposed Nash Court CA	School playing field and grounds surrounded by old wall, part of which is well planted with trees.



ST 784198	Withy Wood	Within proposed Nash Court CA	Small parcel of RC church land which used to be the St Mary's RC School playing field. The space has a wildlife pond which has been used by the school children, and is near the public footpath. It is a historic site associated with a medieval pilgrim route. It has a good view to Nash Court.
ST 778189	Dunfords (Central Field)	Between Burton and New Street CAs	The central green open farmland described by Dorset Council as “an open area in the middle without which the village character of separate sections would disappear” and the “green lung of Marnhull”. Critical to the setting of the church and the historic form of the settlement, and cross by several historic paths.





APPENDIX G Telephone Box, Post Boxes and Dorset Finger Posts



Ref	TYPE	PHOTOGRAPH
T1	TELEPHONE BOX Telephone Box in New Street by layby / Butts Close road junction. ST778185 No longer in active use, repurposes as community lending library	
T2	TELEPHONE BOX Telephone Box opposite Orchard House, Burton Street ST778192 No longer in use but well maintained and used as local flower adornment	

Ref	TYPE	PHOTOGRAPH
P1	PO LETTER BOX In wall outside Dale Cottage, near Spar Shop in New Street ST775185	 A photograph showing a red letterbox mounted on a brick wall. The wall is part of a property with a white house in the background. A road with a car is visible to the left.
P2	PO LETTER BOX Walton Elm lay by on B3092 close to junction to Tess' Cottage E(II)R ST781179	 A photograph of a red letterbox on a black post, situated on a grassy bank next to a road. The background shows trees and a clear sky.
P3	PO LETTER BOX Junction of Hains Lane and Nash Lane by entrance to footpath N47/105 ST781198	 A photograph of a red letterbox on a black post, located on a grassy bank next to a road. The background shows trees and a clear sky.

Ref	TYPE	PHOTOGRAPH
P4	PO LETTER BOX Entrance to Pilwell from Church Hill, outside The Cottage E(II)R ST781191	
P5	PO LETTER BOX Outside Robin Hill Stores and Post Office, Burton Street E(II)R ST775194	

Ref	TYPE	PHOTOGRAPH
P6	PO LETTER BOX Entrance to Burges Close off Burton Street E(II)R ST773191	
P7	PO LETTER BOX Stoneylawn off Salisbury Street E(II)R ST789189	

Ref	TYPE	PHOTOGRAPH
P8	<p>PO LETTER BOX Set in wall of Hatchers Cottage in Moorside – this is outside the Marnhull Post Office area but within the parish. The post box is no longer in active use, but is believed to be the oldest in the parish, dating back to Queen Victoria (VR) and is of a type believed to date from the 1880/90s ST799196</p>	
P9	<p>PO LETTER BOX Set on the front boundary of Pleck End House GR ST772177</p>	

Ref	TYPE	PHOTOGRAPH
P9	<p>PO LETTER BOX</p> <p>Set on the front wall of one of the farm buildings at Gannetts Farm. The post box is no longer in active use, but has an unusual semi-circular top design, dating back to King George V (1910 – 1936)</p> <p>GR</p> <p>ST794196</p>	
F1	<p>FINGER POST</p> <p>Finger Post (GP) Chippel Lane</p> <p>ST777185</p> <p>Reads: Dorset – Marnhull</p> <p>Finger Corner</p> <p>777185</p> <p>Fifehead Magdalen 2¾</p> <p>Todber 2 / East Stour</p> <p>3¾ / Gillingham 2¾ /</p> <p>Shaftesbury 2¾</p> <p>Chippel Lane</p> <p>Stalbridge 3¾ /</p> <p>Dorchester 22¼</p>	

Ref	TYPE	PHOTOGRAPH
F2/ G	<p>FINGER POST on GREEN TRIANGLE</p> <p>Finger Post (GP) on circular stone raised platform Green Triangle at Walton Elm junction with Mowes Lane ST780178 Reads: Dorset – Walton Elm 780178 Marnhull / Gillingham 7 Stalbridge 3 / Templecombe 7 / Dorchester 21 Hinton Mary 1¼ / Stur Newton 2½</p>	
F3	<p>FINGER POST</p> <p>Finger Post (GP) Stonelawn at junction with main road ST788189 Reads: Dorset – Marnhull Stoney Lawn 788189 Moorside ¾ / Margaret Marsh / Manston 4 Marnhull ½ / Sturminster Newton 3½ Tanzey Lane Todber 1¼ / Gillingham 6 / Shaftesbury 6</p>	

Ref	TYPE	PHOTOGRAPH
F4/ G	FINGER POST on GREEN TRIANGLE Finger Post (GP) on green triangle at junction of Moorside (Stoneylawn) and White Way Lane, opposite Thornton Cottage ST803183 Reads: Dorset Moorside 806185. Marnhull Manston / Margaret Marsh Hinton St Mary	
F5/ G	FINGER POST on GREEN TRIANGLE Finger Post (GP) at road junction in Pleck ST771184 <i>The top circle has been broken off for more than 15 years.</i> Reads: Stalbridge 3 / Dorchester 21½ Gillingham / Shaftesbury Hinton St Mary 1¾ / Stur Newton 3	 <p><i>(mileage taken from historic photos, no longer showing on replaced fingers)</i></p>

Ref	TYPE	PHOTOGRAPH
F6/ G	FINGER POST on GREEN TRIANGLE Finger Post (GP) at junction of Hains and Nash Lanes 790192 ST782198 Reads: Dorset C. C. Marnhull Church / Sturminster Newton Hains Lane / Stalbridge Todber / Gillingham	
F7	FINGER POST Finger Post (GP) at junction of Pilwell / Church Hill ST780190 <i>Half of the top circle has been broken off.</i> Reads: Todber 1 / East Stour 3 / Gillingham 6 Fifehead Magdalen 2 / Stalbridge 3 Hinton St Mary / Sturminster Newton	 <p><i>(earlier image shows 2½ miles for Hinton St Mary / Sturminster Newton)</i></p>

Ref	TYPE	PHOTOGRAPH
F8	<p>FINGER POST</p> <p>Finger Post (GP) at crossroads junction of Ram's Hill and White Way Lane ST806185 <i>Top circle has been broken off.</i> Reads: Manston 1 / The Orchards 2 / Sturminster Newton 3 Hinton St Mary Marnhull 1½ / East Stour 2½ / Gillingham 5½ Margaret Marsh</p>	

REFERENCES AND ACKNOWLEDGEMENTS

- Historic England Advice Note – *Conservation, Appraisal, Designation and Management (2nd Edition)*. Paragraph 104.
- *Strategic Landscape and Heritage Study for North Dorset Area* October 2019

For the purposes of the Historic Environment assessment the following sources were consulted:

- Historic England (HE) designated asset datasets: -
 - Listed Buildings, National Heritage List.
 - Scheduled Monuments;
 - Registered Parks and Gardens.
- Dorset Council Up to Date HER from Claire Pinder, Senior Archaeologist Customer and Cultural Services, Dorset Council, Reference HERE 546420878_MonFullRpt.rtf
- Historic Environment Record (HER) data for Dorset, as well as Somerset and Wiltshire; •
- Historic Landscape Characterisation (HLC) data for Dorset
- Relevant local authority data for conservation areas and locally listed buildings, where available.
- The Dorset Historic Towns Surveys.
- Digital historical mapping.
- Historic England Comments on Tess Square and Butts Close Development. (Reference P01568379 dated 22 Nov 23).
- Copy of Notes on Marnhull Conservation Area – Second Stage Survey 10 March 1971 by Dorset County Area Planning Officer Mr R Packenham).
- AECOM Design Guidance and Codes for Marnhull dated 7 Feb 2024.

Other sources:

- *The Marn’Il Book* of the Blackmore Vale (Blackmore Press 1952)
- *Marnhull – a Dorset Village at the Millennium* Adrian Bailey ed 2001
- *Hardy’s Landscape Revisited* by Tony Fincham.

- *The Hardy Way* by Margaret Marande.
- *Hardy's Wessex Locations* by FP Pitfield.
- The Thomas Hardy Society
- Wessex Archaeology Development Sites in Marnhull.
- taking-stock.org.uk : Catholic Churches of England and Wales
- [Online Parish Clerk](#) Dorset
- Milborne St Andrew Conservation Area Appraisal May 2021.