Dorset Council

Milborne St Andrew Parish Council

Milborne St Andrew Conservation Area Appraisal

Edition for public consultation XXXX 2020

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1. What is a conservation area?

1.1 Conservation areas are defined within the Planning (Listed Building and Conservation Areas) Act 1990 as:

"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

1.2 Conservation areas are designated to cover the streets and places in towns and villages which hold enough architectural and historic interest to warrant special consideration as part of the planning process. Whilst this brings some added controls over 'permitted development' rights the purpose of designation is not to prevent change but rather to enable effective management of its quality.

1.3 The Milborne St. Andrew Conservation Area was designated in 1995 and includes the historic core of the village together with the former Milborne House (now Manor Farm House) and its open parkland to the south.

1.4 Conservation areas are designated by local authorities as a duty under section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Section 72 of the same Act makes it a duty for local authorities to consider the desirability of preserving or enhancing the character or appearance of conservation areas in exercising planning controls. The National Planning Policy Framework (NPPF) provides policy guidance on the latter. Dorset Council is working towards a Local Plan for the unitary authority for 2023, in the meantime, policies from the former District Council adopted Local Plans should be referred to, supported by relevant District Design Guide Supplementary Planning Documents.

1.5 Restrictions apply to the types of work you can carry out to properties within conservation areas, principal amongst which is the legal requirement to gain planning permission for carrying out 'relevant' demolition of unlisted buildings and structures. To find out more about restrictions see guidance on the Council's website: www.dorsetcouncil.gov.uk. Where you are considering undertaking works within a conservation area that requires planning permission, the Council will be happy to provide you with pre-application advice. A charge is made for this service. See the Council's website for details.

1.6 New development should conserve or enhance the character or appearance of conservation areas. You should use this character appraisal to assist you in formulating appropriate designs for new development, and in making sensitive alterations to existing properties.

2. About this appraisal and how to use it

2.1 This appraisal has been prepared for Milborne St Andrew Conservation Area which was designated on 6th January 1995. It was researched and written by James Webb of Forum

Heritage Services with the assistance of Milborne Parish Council during June 2020. This document is a draft appraisal for public consultation.

2.2 In line with the Council's Statement of Community Involvement a six week period of consultation is to be arranged. A formal public consultation on the draft boundary proposals and appraisal will run between **XXXXXX** and **XXXXXX**. Consultation materials will be made available online and at **XXXXXX**. A leaflet will be posted to every property affected. The consultation will be advertised through local media and in Council newsletters. Consultation responses will be taken into account in preparation of the final version of this document.

2.3 The purpose of this appraisal is to provide an in depth analysis of the architectural and historic interest, character and appearance of the conservation area in order to assist the planning process, and to promote careful management and enhancement.

2.4 When you are reading or using this document it is important to note that its contents are not comprehensive. For instance, some aspects of the survey information are limited to areas which can be reasonably recorded from the public highway and other accessible land. You should not take failure to mention a particular element or detail to mean that it is of no importance, and thus of no relevance in the Council's assessment of planning applications.

Summary of special interest

The purpose of the following paragraphs is to provide a brief (non-exhaustive) summary of the special interest and significance of the conservation area, which forms the basis for its designation. A more detailed analysis of its historic and architectural character and appearance will follow in subsequent sections.

Special historic interest

- Landscape setting provides much evidence of historic occupation to include Bronze Age barrows and ring ditches
- Wetherby Castle, an Iron Age hillfort just over 1km to the south-east of the village, provides the most visible evidence of Iron Age occupation and is a notable landmark viewed from higher ground and south of the village
- The earliest documentary reference to Milborne comes from the late 9th century
- The Domesday Book recorded two estates of the name Meleburne. One is associated with Milborne St Andrew and consisted of 10 households and had a value of £5 in 1086. Milborne St Andrew itself is first mentioned by name in 1294. The second Domesday estate is taken to refer to Milborne Stileham; it had 8 households in 1086 when it was worth £1 10s.
- Milborne Stileham was a separate parish until 1933, the Milborne Brook marking the boundary between it and Milborne St Andrew to the west of the stream.

- Milborne St Andrew appears to form part of conjoined settlements, with evidence for earthworks indicating former settlement to the south, south-east and to the north. In addition to the medieval village of Milborne St Andrew and Milborne Stileham, the names Milborne Deverel (now represented by Deverel Farm to the north) and Milborne Churchston, presumably related to the area of the church, were also recorded in the medieval period.
- With the evidently complex pattern of settlement, desertion and, possibly settlement shift; the RCHME suggests that the medieval settlement to the south may have moved northwards to coalesce along the Blandford Road, it is difficult to securely interpret the plan form of the medieval village from later maps.
- The 1st edition Ordnance Survey map shows a nucleation of settlement stretching both along the Blandford Road and also extending south along Chapel Street and, to a lesser degree, northwards along Milton Road.
- The historic plot pattern comprised a series of long plots to the west of Chapel Street, the plots having roughly parallel boundaries which were terminated by a path or track running south from the Blandford Road to the north-west corner of the churchyard
- The development of St Andrews View and Orchard Rise has almost totally obliterated the historic pattern of property plots to the west side of Chapel Street.
- On the east side of Chapel Street there was a series of shorter plots having the Milborne Brook running along their rear boundary.
- Little England comprises a small cluster of settlement, including two farms and number of cottages, possibly the remnant of a once larger settlement.

Special architectural interest

- The village comprises a mix of buildings from the 17th century onwards and which comprise both buildings reflecting the vernacular traditions of the county as well as more polite, high status buildings, the latter including the parish church and remnants of Milborne House (now Manor Farm) to the south with their associated structures and settings
- local vernacular character despite aspirations for polite compositions with sash windows and some symmetry employed in the formation of principal facades
- the use of segmental arches for window heads and the presence of plats bands or dentil eaves details to brick and brick and flint elevations
- Higher status houses generally use painted timber vertical sliding sashes and the more modest cottage scale houses are generally flush casement windows, painted timber
- Houses and cottages generally present along the street frontage with ridges running parallel to the street with gabled roofs

- Some hipped roof examples but most are simple gables, sometimes with a plain narrow barge board and occasionally decorative bargeboards
- Small dormer windows are found in traditional roofs, set within the roof rather than to the eaves or forming part of the eaves line
- The most prevalent walling type to houses, agricultural buildings, but predominantly to boundary walls is the use of (knapped) coursed flint and brick banding
- Higher status buildings have stone (ashlar) and flint (again in banding) and/or just red brick in Flemish bond or English bond (the latter is relatively rare)
- When brick is used it is often accentuated in its Flemish bond by the use of grey (sometimes also referred to flared, vitrified, or burnt) headers
- Red brick is often seen to window and door surrounds, in segmental arches and flat gauged arches.
- There is a particularly rich survival of traditional brick and flint boundary walls, some of which are separately Grade II listed.
- There is a variety of roof finishes with slight emphasis on natural slate, generally due to the date of buildings and its general use on outbuilding and farm buildings.
- There was (from historic evidence) a strong thatch tradition to both principal and service buildings. Surviving traditional roofs are combed wheat reed (in multiple layers) with either flush or plain cut ridges and cross spar detailing
- Red brick chimneys are seen throughout the conservation area and greatly enhance the character and appearance of buildings and add interest and variation to the roofscape, particularly in views down into the village.

3. Context and setting of the conservation area

3.1 Milborne St Andrew Conservation Area (see **Map 1**) is set within a complex and layered Dorset landscape setting which percolates into the heart of the village. The topography of approach from east or west leaves the visitor in no doubt of its valley location, defined by the Bere Stream. Its approach by road particularly from the east is happened upon with only small groupings of cottage scale houses providing any sense of arrival until the dramatic kink to the road provides a real sense of arrival and place.

3.2 The farming heritage from which Milborne St Andrew has developed is evident in literary references by Thomas Hardy in his fictional depiction of the village in his novel *Far from the Madding Crowd* in which the village goes by the pseudonym Millpond St Jude's and includes descriptions of notable buildings and monuments. Its farming links are evident in the surrounding fields with their cycle of changing crops and livestock, and tractors forming part of village life.

3.3 The village sits within the open chalk downland associated with the South Blandford Downs Landscape Character Area, with the Lower Milborne chalk valley cutting through the area from north to south. Key characteristics of this landscape which are noted in the North Dorset landscape character appraisal include an undulating open chalk downland landscape with medium to large scale fields bounded by low, straight and clipped hedgerows. Narrow, widely spaced out straight lanes are bounded by continuous clipped hedgerows with the occasional hedgerow trees. There is a distinctive network of straight bridleways and paths often of some historic significance.

3.4 The flat valley floor with a narrow stream corridor often lined with willows and alders and farmed up to its edges contains important groups of trees on the side valley slopes and important woodland copses and regular-shaped small plantation woodlands dotting the landscape, some of which are remnant survivals from earlier planned landscapes relating to the lost Milborne House.

3.5 Weatherby Castle, though outside the conservation area and some distance to the south of the village core is nonetheless a key feature in the wider landscape setting, surrounded by a more intimate valley landscape as it becomes tighter and constricted by topography and corresponding reduction in field size. There are several tumuli, barrows and abandoned settlements across the area providing evidence of the former highly significant status of the area to historic settlers.

3.6 Road and lane networks and settlement pattern follow the valley floor. Where the urban settlement edges have developed up the side slopes of the downland, in places this has detracted from the quality of the landscape setting.

3.7 In building terms, views into the conservation area generally focus on the church of St Andrew (principally its tower) or Manor Farm House (and its barn). These are evident from the east and south. Views out of the conservation area tend to be to the south where the rolling edges of the valley floor up to and past Weatherby Castle form a very important part of the wider landscape setting to this part of the conservation area.

3.8 To the east Homefield forms a similar role of enclosing the settlement with open green space to the valley sides but is more utilitarian and functional in its agricultural character.

4. Historic background and influence

4.1 The landscape surrounding Milborne St Andrew provides plentiful evidence of prehistoric occupation within the area with numerous Bronze Age barrows and ring ditches, including an important group on Deverel Down. There are, however, no definitive settlement sites of Bronze Age date currently known in the immediate area of the village. Wetherby Castle, an Iron Age hillfort just over 1km to the south-east of the village, provides the most visible evidence of Iron Age occupation within the parish but on the higher ground, rising out of the river valley to the east of thee village, on the site of Bladon Dairy, excavation in the early 20th century discovered a settlement site of Iron Age and Romano-British date, with pottery suggesting that the site was occupied from the 1st century BC to the 4th century AD. More

recent excavations have added to the known extent of the site. A number of inhumation burials were found in association with this settlement when first discovered.

4.2 The earliest documentary reference to Milborne comes from the late 9th century will of Alfred the Great who bequeathed land in *Mylenburn* to his younger son. The find of a 7th century coin in the village may indicate earlier origins. The Domesday Book recorded two estates of the name *Meleburne*. One is associated with Milborne St Andrew and consisted of 10 households and had a value of £5 in 1086. Milborne St Andrew itself is first mentioned by name in 1294. The second Domesday estate is taken to refer to Milborne Stileham; it had 8 households in 1086 when it was worth £1 10s. Milborne Stileham was a separate parish until 1933, the Milborne Brook marking the boundary between it and Milborne St Andrew to the west of the stream.

Archaeological Potential

4.3 Whilst the village appears as a single nucleated settlement, fieldwork undertaken by the Royal Commission on the Historical Monuments for England has shown that along many of the chalk stream valleys in central Dorset the present-day villages were sometimes conjoined with other, now largely deserted settlements evidenced by earthworks. This appears to be the case at Milborne St Andrew where there are earthworks of areas of former settlement to the south, south-east and to the north. In addition to the medieval village of Milborne St Andrew and Milborne Stileham, the names Milborne Deverel (now represented by Deverel Farm to the north) and Milborne Churchston, presumably related to the area of the church, were also recorded in the medieval period.

4.4 With the evidently complex pattern of settlement, desertion and, possibly settlement shift; the RCHME suggests that the medieval settlement to the south may have moved northwards to coalesce along the Blandford Road, it is difficult to securely interpret the plan form of the medieval village from later maps. The 1st edition Ordnance Survey map shows a nucleation of settlement stretching both along the Blandford Road and also extending south along Chapel Street and, to a lesser degree, northwards along Milton Road. This map shows a series of long plots to the west of Chapel Street, the plots having roughly parallel boundaries which were terminated by a path or track running south from the Blandford Road to the north-west corner of the churchyard which occupied the south-west corner of this block which was bounded by Church Hill to the south. This pattern of plot layout is reflective of medieval planned settlement in villages. The development of St Andrews View and Orchard Rise has almost totally obliterated the historic pattern of property plots to the west side of Chapel Street. On the east side of Chapel Street there was a series of shorter plots having the Milborne Brook running along their rear boundary.

4.5 The Manor House is located away from the main area of nucleation to the north at this date although the line of Chapel Street continues south as a footpath past the Manor House and earthworks suggest that it was, once, less isolated from other settlement.

4.6 On the east side of the stream, within the former Milborne Stileham parish there was, in the late 19th century two largely unoccupied fields bounded by the Blandford Road to the north, The Causeway to the west and bounded by a footpath running along the east boundary creating a block of similar depth to the plots on the west side of Chapel Street. The presence of a 'back lane' along the rear boundary of blocks of planned plots within settlements such as Milborne St Andrew (and seen to the rear of the plots west of Chapel Street) is a characteristic feature of planned areas of settlement and thus raises the question whether these fields represented areas of abandoned settlement. Further south, at Little England, there was a small cluster of settlement, including two farms and number of cottages, possibly the remnant of a once larger settlement.

5. Spatial character and built form

5.1 Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in both development control and general management terms.

5.2 When using this document it is important to note that in all cases the transitional areas between defined character areas are also important and are exactly this – areas which do not easily fit into the defined character areas but can often be important to both though not necessarily sharing the same characteristics as one or the other. It should be noted that whilst four sub-areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of Milborne St Andrew Conservation Area.

5.3 For identification of character areas see the Character Areas Map (**Map. 2**).

The Square and approaches

5.4 This character area sits to the northern extent of the conservation area and comprises sections of Blandford Hill and Dorchester Hill with The Square at the centre. This is the centre of the village and has the most mix of uses of any of the character areas of the conservation area. It has the highest concentration of designated and non-designated heritage assets. It is closely related to The Causeway and Chapel Street and St Andrew's View Characters Areas both to its south.

5.5 This part of the conservation area has groups of relatively high-density development but with space between. Buildings are generally set to the back of pavement and face onto the

street. They are set in groups of two or more houses often linked (such as The Square grouping) **(Figure 1 HSE43)** but with some semi-detached pairs (Nos. 6 and 7 Dorchester Hill) and individual houses (such as the Grade II Listed Heathcote and its separately listed front boundary wall) **(Figure 2 HSE3)**. Almost all development is a traditional two storey with only two notable exceptions; Crown House and the recent addition of Nos.1 to 3 Crown Court. Buildings are of a narrow traditional depth with outshuts (pent roofed ground floor extensions) or other extensions to the rear or side which are modest in scale and utilitarian in character. The Royal Oak Public House **(Figure 3 HSE4)** is notable for its local landmark qualities as a former coaching inn which has the survival of a projecting bay at ground floor for travellers from which to view the approaching coaches. There is also the characteristic fireplace by the entrance for the convenience of the coachmen. Of further note is the presence of a painted plaster stag (**Figure 4 HSE16**) signalling the former White Hart Inn to the south side of the street.

Figure 1: 'The Square' group of buildings

Figure 2: Grade II Listed boundary wall to Heathcote, Dorchester Hill

Figure 3: The Royal Oak Public House on approach to The Square from the west

5.6 There are some very strongly defined groups of buildings to this part of the conservation area emphasised by the strong building line and linking of varied buildings forming rows (rather than uniform terraces). The well-defined group to The Square (as named in examples of historic postcards from the late 19th/early 20th century) (**Figure 5** – historic postcard) is a good example of this varied character but consistent form, scale and orientation **(Figure 6 HSE22)**. There is a further, more loosely defined group but nonetheless of high architectural and historic significance to Blandford Hill where traditional form and the back of pavement building line are very apparent. Where buildings are set slightly back from the roadside or offset from the road, boundary walls often continue the strongly defined building line.

Figure 4: The painted plaster stag to the former post office is a notable local landmark

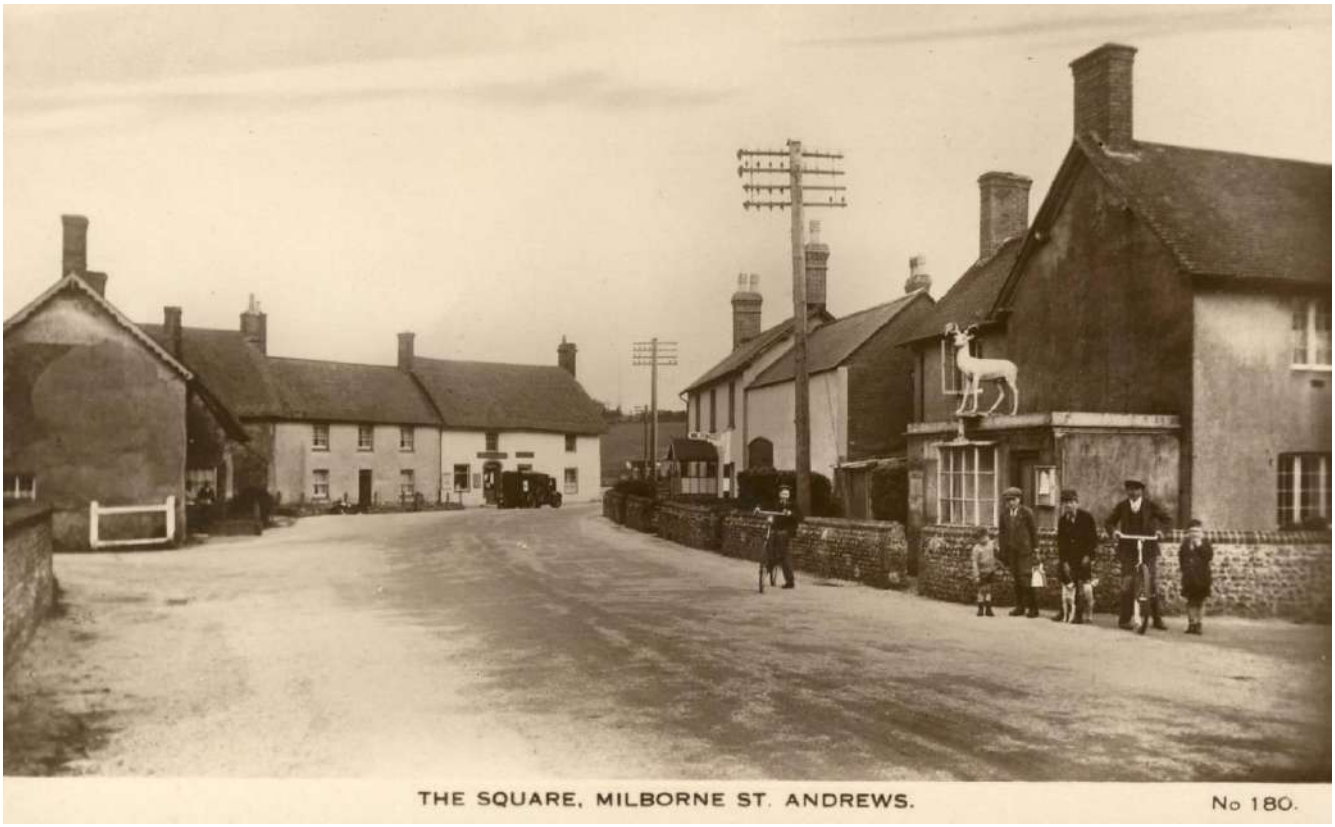

Figure 5: 'The Square' Milborne St Andrew c1920 (http://www.milbornestandrew.org.uk/Gallery/Pictures/postcards0002.jpg)

Figure 6: The well-defined group to The Square (as named in examples of historic postcards from the late 19th/early 20th century – see Figure 5)

5.7 For walls, there is a mix of exposed brick which is generally of a deep red/orange colour and in Flemish bond (sometimes with flared or vitrified headers) and painted render. This is sometimes over brick and sometimes over cob. Roofs are a mix of thatch (generally wheat straw – combed wheat reed) and natural slate, with some clay tile though this is not predominant in this part of the conservation area. Thatch roofs have a mix of raised and flush block cut ridges but they are generally plain with cross liggers (an appropriate traditional finish). Boundary walls are brick and flint; generally flint with brick dressings with the notable use brick and flint banding to the Grade II listed boundary wall to Heathcote **(see figure 2)**.

5.8 This is perhaps the most urban of the character areas with strong edges and enclosure and generally development beyond the building line behind (to The Causeway, Chapel Street and Orchard Rise to the south and Milton Road Close and Stileham Bank to the north. The south side of part of Blandford Hill is steeply banked and has trees and mature hedgerows lining the crest of the bank. This, combined with the built form provides comfortable but well-defined enclosure to the roadside (**Figure 7 HSE33**). Development sits to the edge of open fields although the closing of the view with houses to the junction of Dorchester Hill and the road to Dewlish give the impression of the village continuing beyond the boundary of the conservation area.

Figure 7: Blandford Hill - Well-defined enclosure to the roadside from built form and natural vegetation

Causeway and Chapel Street

5.9 The Causeway and Chapel Street are residential streets which run north-south either side of Bere Stream from Blandford Hill and Dorchester Hill respectively. The eastern boundary of the conservation area lies to the east of The Causeway on rising ground to the rear of part-development to the roadside and part village playing fields which continue the historic pattern of open fields to the edge of the village to its east side. This can be seen from historic postcards of the late 19th/early 20th century (see **Figure 8** -historic postcard). To the west is the 20th century developments of Orchard Rise and St Andrew's View. The two lanes make up an historic suburb of the village, with Chapel Street having a high number of designated and non-designated heritage assets and The Causeway mostly later mid to late 20th century infill.

Figure 8: Postcard of view from Homefield towards The Causeway c1900

Figure 9: Chapel Street – well-defined, almost continuous enclosure to the street

5.10 Relative to the conservation area, the density of development is medium with groupings of buildings particularly to the northern end of Chapel Street and The Causeway as it meets with The Square and approaches area, elsewhere buildings sit within larger garden spaces. There is mix of built form hard to the street edge and some set back behind boundary walls and/or hedges which means that both streets are well-defined **(Figure 9 CC9)**. Buildings vary from single storey through to two storey with accommodation in roof spaces lit by dormers. Buildings are generally traditional in scale whether they be historic or modern infill.

5.11 Buildings generally face the street with their principal elevation with pitched roofs parallel to the street frontage. A notable exception to this is the Old Methodist chapel which, as a result is a prominent building in the street scene. There are two good groups of historic buildings; to the north end of Chapel Street from the former Methodist chapel running north and including the Old Reading Room fronting Dorchester Hill and Home Farm House (Grade II listed), The Retreat (Grade II listed), Bramble and Garden Cottage, Old School House and Nos. 20 and 22. Strongly defined enclosure to the street and high quality vernacular materials particularly distinguish the latter group. The Old Rectory is an exception, set high and back from the roadside in open grounds allowing a striking view from Chapel Street west up to the east elevation of the Grade II* listed St Andrew's Church **(Figure 10 CC4)**.

Figure 10: The Old Rectory - view from Chapel Street west up to St Andrew's Church

5.12 There is some variation to materials with the unifying material being flint. Flint is seen with brick and (unusually for this conservation area) stone ashlar (Home Farm House) **(Figure 11 CC17)**. The latter is alleged to have been built using demolished material from the former Milton House (RCHME). Brick is often seen for window and door dressings and is seen decoratively to the polychromatic brickwork of the windows to the former non-conformist (Weslyan) chapel. Elsewhere, there is rendered cob. Roofs are generally more varied to this part of the conservation area with some use of the clay tile (but generally to 20th century buildings), some combed wheat reed thatch and natural slate. There is also the limited but attractive use of Bridgewater pantiles **(Figure 12 CC48)**.

Figure 11: Flint with stone ashlar and brick dressings (Home Farm House)

Figure 12: Bridgewater pantile, outbuildings to Chapel Street

5.13 This part of the conservation area comprises predominantly attractive well-enclosed spaces often with natural tree and hedge lined boundaries continuing the lines of built form and boundary walls to enclose the lanes. In contrast to this enclosure are the open spaces provided by the village playing fields and the village war memorial (**Figure 13 CC43**), two important open spaces highly valued by local residents.

5.14 The attractive presence of moving water (Bere Stream) to the west side of The Causeway is an important part of the natural edges found throughout this part of the conservation area. These natural edges and boundaries are particularly apparent to the southern sections of both The Causeway and Chapel Street where they often screens later modern development set within larger garden spaces (**Figure 14 CC52**).

Figure 13: The village war memorial

Figure 14*:* Natural edges and boundaries to southern sections of both The Causeway and Chapel Street screen modern development

St Andrew's View

5.15 This character area comprises development within the conservation area entirely from the mid to late 20th century. The character area forms part of the western boundary of the conservation area with The Grove and church to the south, Chapel Street to the east and The Square and approaches to the north. It is entirely residential.

5.16 Both Orchard Rise and St Andrew's View are cul de sac development of a medium (Orchard Rise) and high (St Andrew's View) density in terms of the conservation area. Houses are two storey with some limited use of roof spaces with dormers for accommodation. To St Andrew's View there has been some attempt at the creation of streetscape or villagescape with houses set to the back of pavement and grouped to give some sense of place. To Orchard Rise, this is less successful, and development is typical of urban extension of the 1970s and 1980s with detached houses set back in their own gardens to a standard road layout with little regard to the local vernacular.

5.17 To St Andrew's View the houses have taken on a 'traditional' character and have been set almost to back of pavement which has created some interesting townscape and juxtaposition of built form and has introduced, enclosed and defined a new view to the church tower to the south. There are no distinctive groups but there has been some attempt at the grouping of houses to accentuate corners and views to the church **(Figure 15 SAV4)**.

Figure 15: View to St Andrew's church (St Andrew's View)

5.18 Red brick dominates Orchard Rise, whereas there is a much more diverse palette of materials to St Andrew's view where the dominant walling materials are brick and stone paired with flint in bands with some rendered brick or blockwork. Roofs are a mix of clay tile (with lower courses of stone in places) and thatch (water reed with plain flush or block cut ridges). Orchard Rise has concrete interlocking tiles.

5.19 There is relatively good enclosure to St Andrew's View which is reflective of some of the older sections of the conservation area. Orchards Rise is weak in townscape terms but has maintained some enclosure through the use of low brick boundary walls. A dense belt of mature trees sit to the west side of the character area to the rear of the houses and form a natural backdrop to the houses which can be seen for some distance particularly from Blandford Hill and from the footpaths to the east of the village.

The Grove and Church Environs

5.20 This character area comprises almost entirely part of the important landscape setting of the village and Manor Farm House to its east to which it is integral and strongly related. This area known as The Grove as well as forming part of the setting to the village forms part of the setting to two important buildings in the conservation area; the 18th century Manor Farm House (Grade II) which sits separate and to the south of the village on the valley bottom and the part 15th century (but with 12th century origins) Grade II* listed Parish church of St Andrew which sits on edge of the settlement on rising land to the south-west of the village. The area forms the south-west corner of the conservation area and is bounded by Manor Farm House and farm to the east and St Andrew's View and Chapel Street to the north.

5.21 Apart from the church there are only two further buildings to this part of the conservation area. These are both attractive, modest-scaled 19th century cottages; The Grove which sits to the south of the church almost to the prow of the hillside **(Figure 16 VI44)** and Church Hill Cottage which fronts onto a public footpath to the west of the church (**Figure 17 SAV1**).

5.22 In this character area the structure and layout is formed by tracks, river courses, hedge boundaries and tree belts and groups. This is formalised to the church yard with rows of mature trees defining the extension to the churchyard to the south of Church Hill and to the immediate setting of the church which is almost entirely enclosed by mature trees.

5.23 Built form comprises the church itself, of rubble stone and flint with Ham stone windows and dressings and plain clay tile roof, sitting set back and up from the lane side with banded brick and flint retaining walls with a dentil course of brick to the coping to both sides of the lane. These walls to church and churchyard to the south form an important enclosure to the lane-side and attractive setting to the church and churchyard **(Figure 18**

GCE41). The Grove cottage can be glimpsed from the lane and comprises render walls (or cob or brick) and a low pitched hipped natural slate roof.

Figure 16: The Grove which sits to the south of the church almost to the prow of the hillside

Figure 17: Church Hill Cottage which fronts onto a public footpath to the west of the church

Figure 18: Walls to church and churchyard to the south form an important enclosure to the lane-side

Figure 19: The Grade II listed gate piers, The Grove

5.24 An unusual feature, but notable local landmark, within the character area are 17th century (Grade II listed) stone gate piers (rusticated stone with moulded caps but missing their finials and armorial trophies[1]) to the former Milborne House (demolished and replaced by Milborne Manor Farm House). The gate piers sit somewhat isolated from other built or landscape features but are nonetheless a poignant and important reminder of the former grandeur of the Morton-Pleydell estate **(Figure 19 GCE4)**.

5.25 To the lower section of Church Hill, where there are no brick and flint boundary walls, the lane is enclosed with mature hedges, trees and a traditional red brick outbuilding set hard to the roadside (former stable to The Old Rectory). This forms attractive and almost continuous enclosure but with views to the Church and Rectory and out along the river to the Manor House. Edges and enclosure to the south and south-west are open and there are very attractive, and landscape dominated views out to the open countryside towards tree-lined Weatherby Castle.

[1] p404 Hill M, Newman J and Pevsner N. *The Buildings of England Dorset*; Pevsner claims the datable armorial trophies are now at Winterborne Clenston Manor

Manor House and Farm

5.26 This character area is located to the south-east corner of the conservation area and sits away from the core of the village but is adjacent to an area known as Little England to its immediate north. It is predominantly residential but has the remnants of a former working farm, some of which is still in agricultural use. There are two important groups of buildings to this part of the conservation area; Manor Farm House and Manor Farm. Between these two groups is the remnants of a kitchen garden wall which is in a poor condition. Manor Farm House sits on the site of, and probably incorporates, part of Milborne House, seat of the Morton and Morton-Pleydell families. The former house is known to have been remodelled in 1729 but substantially demolished in 1802 (RCHME). Manor Farm House appears to be mainly 18th century in date but may have an earlier core. The barn to its immediate south-east is believed to be 17th century and separately Grade II listed.

5.27 Manor Farm House is on the grander scale of a higher status farm house and appears to, at least in part have accommodation in the attic storey **(Figure 20 GCE17)**. Large, substantial brick chimneys accentuate the height and scale of this building especially in extended and multiple views from the west. The farm house appears to be orientated to the south with its most formal and composed elevation facing out south to the open countryside. The farm buildings are set out in a large courtyard group and are essentially inward-looking. They are 1.5 to 2 storeys in height and have the traditional 19th century massing produced by a broader plan and relatively low pitched natural slate roofs but are nonetheless in scale with the spaces which they are enclosing.

5.28 There are two key groups of buildings which are however integral to each other; the Manor Farm House group which includes Grove and White Cottage and the farm group. The Manor Farm House group are the domestic side of the wider functional estate and are separated from the farm group by the Bere Stream and the remnants of a kitchen garden to the east side of the stream. The garden spaces and the presence of some specimen trees and the strong line of trees and hedges to the river side further divide this group from the function farm enclosure to the east. The farm group (thought to date in places from some physical evidence to the early 18th century) comprises, barns, stables, cart sheds, former pens, dairy, workshops and stores **(Figure 21 MHF11)**. The buildings are simple and functional and face into the farm yard. There are later modern sheds within the farmyard.

Figure 20: Manor Farm House

5.29 To this part of the conservation area, brick is seen in Flemish bond with headers brought out in grey **(Figure 22 MHF1)**. It is also seen with flint in bands to some of the farm buildings. Some of the brick to Manor Farm House has been rendered. There is some cob to buildings to the farm group. The farm group is exclusively natural slate roofs. The Manor Farm House has a prominent clay tile roof with Purbeck stone slips to the eaves. Similarly, its barn to the south has a clay tile roof with stone slates to the eaves. The use of red brick in traditional bonds (English and Flemish) is a unifying characteristic of the character area, seen as it is to the surviving sections of kitchen garden wall **(Figure 23 MHF37)** between farm house and farm group.

Figure 21: Manor Farm group

Figure 22: Manor Farm - Flemish bond with headers brought out in grey

Figure 23: Surviving sections of kitchen garden wall

5.30 Both the Manor Farm House group and the farm group sit to the edge of the settlement, their boundaries to the south and west are largely open with the western elevations of Manor Farm House in particular of high significance as key components in the extended views looking north from the edge of and beyond the boundary of the conservation area looking north and north-east into the conservation area and the settlement. There is strong enclosure to the farm group with all of the buildings in this multi-use yard, with the exception of the stable to the west, looking inwards to the farm yard. The boundaries that are found (or are intact) within this part of the conservation area are predominantly natural hedge and tree lined edges to lanes and tracks and the riverside.

Little England

5.31 This character area forms part of the eastern boundary of the conservation area and is an almost separate but distinctive suburb of the main village core. It is bounded to the north by The Causeway, to the west by The Grove and to the south by Manor Farm House and farm. The area is now entirely residential although historically included a working farm, the final remnants of the barns to the east of Fix View having been cleared as recently as May 2020. The areas is now in the process of re-development with a residential site to the south of Gould's farm partially completed (June 2020). The area forms part of the rising sides of the valley which lends itself to views down into the valley and across to the church and Old Rectory.

5.32 Buildings are at a relatively low density in relation to the conservation area with most buildings semi-detached or detached and set on their own plot. Buildings generally face the street although perhaps more than anywhere else in the conservation area some residential buildings are side on or even back on to the roadside. Buildings are generally 1.5 to 2 storey with the exception being the grandly scaled Gould's farm with its steeply pitched clay tile roof with dormer windows. Gould's Farm house and its barn form a particularly attractive historic group in the street scene **(Figure 24 LE25)**.

5.33 Little England has perhaps the most mixed quality of built form with historic cob and thatch cottages **(Figure 25 LE14)** interspersed with mid to late 20th century bungalows and chalet bungalows with a varied building line throughout with most houses set back on gardens but some hard to the roadside or back of pavement. The combination of this variation and the relatively sharp change in levels as one travels in and out of the village valley makes for interesting and diverse streetscape with only its relatively modest scale being a consistent factor throughout.

Figure 24: Gould's Farm house and its barn

Figure 25: Little England looking east out of the conservation area

5.34 Gould's Farm, its outbuildings and its brick and flint boundary wall make a group of considerable architectural and historic quality. The new development to the south has attempted to pick some key features from the farm buildings to its north and the residential buildings to its south and could be good additions to the conservation area (once work is completed). There is a loose grouping of Little England Cottage (Grade II), No.31, Byways and Barton Hill Cottage and Saddlers Thatch (Grade II) perhaps best appreciated on approach from the east where these buildings are seen to define this historic grouping and put them in the context of the core of the village beyond by way of views towards the church and the old Rectory.

5.35 The predominant material to Little England is render and painted cob to walls with wheat straw thatch roofs with flush wrapover ridges and some natural slate. Gould's Farm house and its barn are brick and tile and the boundary wall is brick and flint bands with a half-round coping. The use of good quality traditional brick to this farm group is particularly striking due to the scale of the buildings and the tight group of house, barn and outbuildings.

5.36 There is comfortable and well-defined enclosure to the eastern sections of Little England. This is a combination of built form and hedge-lined boundaries and they help to define key views into the conservation area. The southern edge of the character area is strongly defined by the farm buildings of Manor Farm. The edges of the character area open to views across The Grove to the west. The east is defined by continuing modern 20th century residential ribbon development to Homefield of a similar form and scale to the conservation area but of no special architectural or historic interest and to the north the houses back onto the open fields (known locally as Homefield) which form part of the rising ground from the valley floor.

6. Building style, materials and details

Architectural style

6.1 The architectural style for Milborne St Andrew is generally of a local vernacular character despite aspirations for polite compositions with sash windows and some symmetry employed in the formation of principal facades (for example Manor Farm House and Gould's Farm). The aspirational features of the higher status houses might include the presence of stone **(Figure 26 CC46)** and the use of segmental arches or flat gauged arches **(Figure 27 HSE30)** for window heads. The larger, higher status houses generally use painted timber vertical sliding sashes (see **Figure 27**) and the more modest cottage scale houses are generally casement windows of painted timber (**Figure 28 HSE23**).

6.2 There are few pretentions to an architectural style with the (former) Rectory of a loose Tudor-Gothic style (but with much changes) **(Figure 29 LE23 -cropped)** being perhaps the most distinctive architectural statement, with the obvious exception of the Church of St Andrew.

6.3 Residential houses generally present along the street frontage with ridges running parallel to the street and generally gabled roofs. There are some hipped roof examples but most are simple gables, sometimes with a plain narrow barge board (although there are some notable examples of decorative bargeboards – for example The Corner House, The Square) **(Figure 30 HSE17)** or occasionally exposed purlin ends.

6.4 Where dormer windows are found in traditional roofs they are generally small in comparison to the scale of the roof and set within the roof rather than to the eaves or forming part of the eaves line.

Figure 26: The use of stone ashlar to Home Farm House

Figure 27: The use of segmental arches or flat gauged arches

Figure 28: Casement windows of painted timber generally seen to more vernacular buildings

Figure 29: The (former) Rectory of a loose Tudor-Gothic style

Figure 30: Decorative bargeboards to The Corner House, The Square

Walls

6.5 The most prevalent walling type to houses, agricultural buildings, but predominantly to boundary walls is the use of flint and brick banding **(Figure 31 CC10)**. This tends to be approximately three or four courses of a deep red/orange brick to the equivalent in knapped flints. The flint work is generally coursed rather than laid randomly with the flint being the dominant material rather than the mortar joints.

Figure 31: The use of flint and brick banding to walls

6.6 To higher status buildings (such as the Manor Farm House, Gould's Farm and Home Farm House) stone (ashlar) and flint (again in banding) and/or just red brick in Flemish bond or English bond (the latter is relatively rare) is seen. When brick is used it is often accentuated in its Flemish bond by the use of grey (sometimes also referred to flared, vitrified or burnt) headers in the bond making for an very attractive bonding pattern and commonly used through the 18th and into the early 19th century. Good examples of this are seen to the farm buildings of Manor Farm **(Figure 32 MHF36).**

Figure 32: Flared headers used in Flemish bond to Manor Farm group

6.7 Red brick is often used for window and door surrounds, in segmental arches and flat gauged arches. It is also seen forming dentil cornices most notably to walls (for example the walls to the churchyard).

6.8 There is a particularly rich survival of traditional brick and flint boundary walls, some of which are separately Grade II listed. These often have decorative moulded brick copings or half round copings **(Figure 33 CC14)**. They are rarely plain brick copings.

Figure 33: Moulded brick copings to boundary wall, Chapel Street

6.9 To lower status houses, at the cottage-scale, as well as the flint and brick, rendered cob survives in places, painted white. Unfortunately, a traditional lime render and/or limewash is rare and most are later cementitious renders, and have been replicated in later buildings and former brick buildings which have been rendered and painted.

Roofs

6.10 There is a variety of roof finishes throughout the conservation area with perhaps a slight emphasis on natural slate, generally due to the date of buildings and its general use on outbuilding and farm buildings. From historic images of the village (postcards) there was a dominance of thatch as a roofing material to both principal and service buildings. The slate seen presently is generally to simple gabled roofs with little adornment. Ridges are generally a grey clay tile although orange/red ridge tiles are also seen. The next common

roof material is clay tiles. These are occasionally hand made but mostly machine made red/orange in colour with some use of decorative tiles (for example Nos. 6 and 7 Dorchester Hill) and some examples of traditional (Somerset) pantiles (such as the outbuilding to No. 2 Chapel Street. These are again, similar to the natural slate, found mostly to gabled roofs but with some notable examples to prominent hips such as those to Manor Farm House, Gould's Farm and The Old Rectory.

6.11 There is a good and valuable survival of a thatch tradition to the conservation area with a relatively high number of thatch roofs within the village. These are generally, combed wheat reed (in multiple layers) with either flush or plain cut ridges and cross spar detailing **(Figure 34 HSE46)**. Whilst the original finishes may have been more of a long straw character, these roofs have maintained their traditional wheat straw finish and form appropriate to the character of the building and in particular the attic-storey openings which have maintained their Dorset 'eyebrow' character.

6.12 Red brick chimneys are seen throughout the conservation area and greatly enhance the character and appearance of buildings and add interest and variation to the roofscape, particularly in views down into the village. They are rarely rendered or painted, are tall and corbelled to the top with red and gault clay pots. Chimney stacks are important part of the archaeology of individual buildings and form an integral part of the wider street scene.

Figure 34: Survival of a once prevalent thatching tradition (The Square)

Windows and doors

6.13 There is a distinction between the style of window generally seen within the Milborne St Andrew Conservation Area. The vertical sliding sash window; painted timber, single glazed, usually set back in reveals (with some notable exceptions such as The Royal Oak – which may denote an earlier date or phase or building) and sometimes with single glazing bars to the centre and sometimes multiple glazing bars, is seen to higher status houses and buildings such as for example Manor Farm House, Gould's Farm House or Woodville, Blandford Hill **(Figure 35 HSE38)**.

6.14 What would be considered more vernacular houses and cottage-scale houses generally have side hung timber casements; painted (usually white) and also set back with rebates into the wall face providing some animation and articulation to the façade **(Figure 36 HSE26)**. There is some cross-over between the two groups but generally this is typical throughout the conservation area.

Figure 35: Vertical sliding sash windows to Woodville

Figure 36: Widespread use of painted timber casements (south side of The Square)

6.15 Windows are almost always complimented by some form of window dressing, usually in brick and the lintels are generally segmental arches although there is some variation. The exceptions to this are the cob cottages which generally do not tend to emphasise the openings with dressings.

6.16 There is a variety of door types. Traditionally they are timber and vary from six and four panel doors (generally in higher status houses but not always) to simple plain boarded doors. Doors are sometimes enclosed with porches. These are generally open and of simple design but are more elaborate to higher status houses.

7. Public realm

Surfaces

7.1 Road surfaces and finishes throughout the conservation area are generally functional and utilitarian in character. There are some traditional stone kerbs (for example, to parts of The Square) and lining the roadsides in places. There is a notable lack of pavements to the

smaller lanes of the conservation area which adds to their intimacy and rural character and does encourage cars to slow down on this shared space. Otherwise roads and pavements are tarmac and kerbs are precast concrete.

7.2 There is a utilitarian character to the post and rail railing to the Bere Stream **(Figure 37 CC32)** as it runs along the top end of The Causeway and also where it crosses under Church Hill. The retaining wall of the stream is cement render to brick or blockwork. Whilst the enclosure is not particularly attractive, it does provide good views of the stream which provides animation and interest in the street. The sides of the stream enclosure area also defined by concrete filled sandbags. The enclosure to the stream could benefit from improvement but is not some obtrusive as to be negative.

7.3 The flood prevention central drain to the road **(Figure 38 CC41)**, whilst fairly industrial in character does hint at the historic use of setts to define a central drain to the road and does break up the tarmac giving some relief to the surface finish.

7.4 Elsewhere, some footpaths to the centre of the village are tarmac and would benefit from a softening of this material. Further from the centre of the village, to the south, roads become gravelled tracks and gravelled footpaths which provide a far softer interface with the dominating rural landscape character.

Figure 37: There is a utilitarian character to the post and rail railing to the Bere Stream

Figure 38: The flood prevention central drain to the road

Street Furniture

7.5 There is very little by way of street furniture throughout the conservation area. Road and traffic signage is kept to a minimum but is of standard design and tends to be mounted on separate posts rather than wall mounted or integrated. Directional signage is of a standard design and in some places is intrusive and could be better designed or bespoke **(Figure 39 HSE44)**.

Figure 39: Standard design directional signage

Lighting and wiring

7.6 There is no street lighting to the village (with the exception of parts of Orchard Rise) which greatly contributes to the sense of traditional rural character. Wirescape is an issue and clearly impacts upon views particularly along Chapel Street where it is prevalent in relation to designated and non-designated heritage assets.

Public space

7.7 There are a number of small areas, and a single large area within the conservation area which have public access rather than being dedicated public spaces. In terms of urban spaces, The Square is considered to be a focal point for the village and has the Post Office to the south-east corner of a piece of the highway which is set slightly back from the main road as the building line cranks back from the line of the A354. Whilst not an obvious 'meeting or stopping place' (largely due to 20th century engineering of the road to smooth out the changes in direction) it is one of the limited spaces along the main road where one can stop and come away from the traffic of the road.

7.8 To the south of the Londis convenience store on the west side of Milton Road, the car park and forecourt of the shop is another well-used space and meeting point for residents.

7.9 To the south of the village hall there is a small recreation ground and multi-use games area with a natural play area (with zip-wire) on the slopes above to the east side of The Causeway. This is a well-used public space especially for families and is well-overlooked. It is a welcome greenspace near the centre of the village.

7.10 The War Memorial to the corner of The Causeway and Church Hill is an important public space for the village denoted by a plaque mounted on a stone in front of a mature Willow tree and enclosed by a low chain fence. Similarly, the churchyard and detached cemetery to the church are important spaces open to the public and have significance associative value for local villagers and their families. Among the graves there are three Commonwealth War Graves Commission and a monument to a Victoria Cross recipient.

7.11 To the south of the village, The Grove is an important publicly accessible space (possible through a series of public footpaths which provide a popular walking loop) which forms part of the wider landscape setting of the village from the south. The open character of this space provides the opportunity for a number of highly significant views, glimpsed views and vistas into through and out of the conservation area (see also **section 9.0**) and with particular reference to the Grade II listed Manor Farm House and its barn.

8. Trees, green spaces and ecology (please also refer to **Map 4**)

8.1 Trees form a very important part of the character and appearance of the whole of the conservation area. This is from individual trees, such as the weeping willow forming part of the War Memorial to the corner of Church Hill and The Causeway, the yews to the churchyard and cemetery which form such an important part of the setting of the Grade II* listed St Andrew's church, small groups of planned tree planting to The Grove which probably formed part of a wider landscape plan for the setting of the former house and now form an important setting for the present house and its associated building and landscape features through to the belts of trees to the western edge of the conservation area which form such an important backdrop to the village in views particularly from the east and south-east **(Figure 40 VI54)**.

8.2 Trees, in general, form an important part of the setting of the Grade II* listed church of St Andrew **(Figure 41 VI43)**. In all views to the church, mature trees either frame or form the backdrop to the church or often perform both roles successfully.

Figure 40: View across to the western edge of the conservation area from Homefield

Figure 41: Treed setting of the Grade II* listed church of St Andrew and Manor Farm House

8.3 In addition, there are mature trees to private gardens which often frame and provide a backdrop for key designated and non-designated heritage assets. This is particularly the case for Chapel Street.

8.4 There is some overlap between important green spaces and public spaces (para 7.7 to 7.11) and there are some green spaces adjacent to the conservation area which are important to its setting. The Grove is perhaps the most significant green open space and links with fields to the south, west and east to form part of the all important verdant rural setting of the conservation area and important listed buildings therein such as the Church of St Andrew, the Manor Farm House and its barn, the former gate piers to Milborne House (now demolished) and also the setting to Goulds Farm house and its outbuildings. The open character of this green space and its wildlife value are its most significant features and whilst the space is interspersed with large mature individual trees and tree groups the overall sense of openness and depth of views into, through and out of the conservation area is significant and forms part of the vital connection Milborne St Andrew has with its rural, agricultural and planned landscape setting.

8.5 The network of footpaths which run through and encircle the village (some in and some to the edge of the conservation area) are important wildlife corridors. Of particular importance and well-used by local residents are the footpath to the western edge of the conservation area which links Dorchester Hill with Church Hill known locally as The Coffin Path, the path linking the Causeway to Chapel Street and the various footpaths connecting into Homefield from the Causeway.

8.6 The historic watercourse which runs through the centre of the village has considerable ecological value as well as providing interest and animation in the streetscene. On leaving the village to the south, its hedge and tree-lined path continues to form an integral part of the landscape framework of The Grove and the setting of the Manor Farm House group.

8.7 Throughout the conservation area, small sections of grass verge and green boundaries to private gardens form an important part of the structural and architectural enclosure of streets, lanes and footpaths. This is particularly apparent to Church Hill and the lower sections of The Causeway and Chapel Street and adjacent to Gould's Farm and Fox View.

9. **Views and visual quality of the settlement** (please also refer to **Map 4**)

9.1 There are three types of view to be found within through and out of the conservation area; the terminated view, a view terminated by an object of object, usually a building, a view to a particular building or landmark, in the case of Milborne St Andrew, this is principally the church of St Andrew and the Manor Farm House and finally the open vista. This takes in a series of elements within the view which make up the overall composition. The latter are not focused on a particular building or landmark but are very much made up of a number of components (of varying significance).

9.2 In addition to this differentiation of view types there are also two areas where the character of these views varies significantly. There are views to the northern part of the conservation area which are very much defined by built form primarily with other factors forming secondary elements and there are views to the southern part of the conservation area which are primarily landscape led with built form set within these landscape settings.

9.3 To the northern part of the conservation area there are primarily terminated views mainly due to the relatively built-up character of this part of the conservation area. The view down Dorchester Hill into the conservation area and along this street is defined by a variety of built form, the Royal Oak is a well-defined local landmark and strongly encloses this view along with the boundary wall to Heathcotes. This enclosure leads the eye right into the heart of the conservation area and the cluster of buildings which make up The Square **(Figure 42 HSE10)**. A further notable element of this view is the white stag to the roof of the single storey extension to No.1 Chapel Street. In addition, the view north, out of the conservation area is terminated by the cottages; Nos 1 and 2 Dorchester Hill, outside the conservation area but very much containing the view out of the village to the west.

9.4 Elsewhere to the north section of the conservation area, the locally important Little Thatch to the west side of Chapel Street closes views north along the street, accentuated by Little Thatch being at the point in the street where it turns to the north **(Figure 43 CC18)**. This house along with houses opposite and their boundary walls, the former Methodist chapel and the Home Farm House all provide strong enclosure to the street providing very attractive historic townscape to this part of the conservation area.

Figure 42: View down into centre of village along Dorchester Hill

Figure 43: Little Thatch closes the view along Chapel Street

9.5 There is a further terminated and partially enclosed view north along The Causeway although this is less, well-defined but nonetheless provides the traveller/visitor with a strong sense of the grouping of houses which form The Square to the centre of the historic core of the conservation area.

9.6 The remaining views to the built-up part of the conservation area focus on views to the Grade II* listed church of St Andrew. In the case of the view from St Andrew's view, this is a relatively recent construct but the view to the tower of the church greatly enhances the quality and interest of the townscape to this relatively late addition to the core of the conservation area. There are further views from the east looking up towards the church from Chapel Street, across the garden of The Old Rectory and from Church Hill. The latter is a foreshortened view which is gained from exit from the footpath to the south of Gould's Farm **(Figure 44 LE22)**. In all these views of the church both the tower and the east front comprising the varied stone gables of chancel and vestry can be seen to make a very attractive architectural composition. An additional element of these views is the constant presence of enclosing trees both framing and forming a backdrop to the church.

Figure 44: View to church from footpath to south of Gould's Farm

9.7 To the southern part of the conservation area there are some partially enclosed views such as that along Little England towards the church funnelled by the vernacular buildings to either side of the road **(Figure 45 LE3)**. This is a very attractive view on entering the conservation area from the east and provides an instant sense of the scale of the village and how it sits within the valley enclosed to the west by trees. The remaining views to the south are far more open in their character and are generally vistas taking in the valley floor, its watercourse and the Manor Farm House group and open countryside beyond. These views are also often framed or have a backdrop of mature trees.

Figure 45: Little England – view to church

9.8 Finally, there are views from the south and east into the conservation area. From the south these focus on the Manor Farm House which is seen in its open setting adjacent to the Bere Stream and the church (of which only the tower can be seen) which is always seen within the greenery of mature tree belts to the foreground as well as to its west **(Figure 46 VI37)**. Of note is the prominence of the white rendered The Grove to the south-west of the cemetery which sits at almost the prow of the hill. Also of note is the views from the south are the only views where Manor Farm House and the church are seen in the same context and as part of the setting of one and both Given this significance of both of these buildings to the character and appearance of the conservation area this gives these views added significance. From the east there is a view from Homefield which picks out the church and some of the houses (to St Andrew's View) to its north **(Figure 47 VI14)**. This view can be appreciated for much of the footpath which runs across Homefield east-west and for part of the footpath climbing from Blandford Hill across Homefield. This view gives a real sense of the settlement in the valley floor enclosed to the west by thick tree belts and the degree of greenery throughout the built-up sections of the conservation area. There is also a view from this footpath looking south across the eastern edge of the conservation area towards the wooded slopes of Weatherby Castle. This view provides a link between settlements of

the past and the present historic settlement to the west.

Figure 46: View into the conservation area from the south

Figure 47: View from Homefield into conservation area

10. Important unlisted buildings and features of interest

10.1 Unlisted buildings and structures which make a 'positive' contribution to the historic or architectural character or appearance of the conservation area by virtue of their historic and or architectural qualities are highlighted on **Map 3**. Alongside statutory (Graded) listed buildings positive buildings should form a focus for conservation, and where applicable, may provide inspiration for new development. These buildings (where highlighted – see **Map 3**) should be considered for inclusion on a list of locally important buildings.

10.2 There should be a presumption in favour of retention of buildings which are identified as making a positive contribution towards the character and appearance of the conservation area and special regard should be had to their alteration, extension and to development within their setting. Their character, style, materials, scale, layout and quality should form the basis for any proposals for change which would affect them or their setting.

10.3 A list of statutory listed buildings (Graded) forming part of the National Heritage List for England (NHLE), buildings identified as part of the adoption of the Neighbourhood Plan as being Buildings of Potential Local Historic Interest and buildings identified by this

conservation area appraisal as making a positive contribution towards the character and appearance of the Milborne St Andrew Conservation Area can be found in **Appendix B**.

11. Issues and opportunities

Negative factors

11.1 The speed and volume of traffic using the A354 is a significant negative factor for the north part of the conservation area. The potential for providing appropriate, well-designed, sensitive traffic calming measures (in-keeping with the village and conservation area status of Milborne St Andrew) combined with the aspiration to make The Square more of a defined space would help reduce the impact of traffic using this busy road.

11.2 On street parking can be an issue in parts of the conservation area particularly sections of Chapel Street and St Andrew's View which is at a higher density to the rest of the conservation area and was originally designed for single car ownership per dwelling.

Evaluation of condition

11.3 The general condition of the conservation area is very good with very little evidence of neglect throughout. There are individual buildings and groups of buildings (see Buildings at risk) which could benefit from repair and re-use. There are very few sites or opportunities for development. The redevelopment of the garage to the west of the Royal Oak could provide opportunities for enhancement to the conservation area but would need to be conscious of its employment use which is important to the village and does form part of the character of this part of the conservation area.

11.4 The reduction and replacement of tarmac and removal or replacement with more sympathetic kerbstones or edge finish particularly to lanes and footpaths within the built-up sections of the conservation area could provide enhancement to the conservation area.

Buildings at risk

11.5 There is one statutory listed (curtilage) building at risk, one building of Potential Local Historic Interest and one group of buildings of Potential Local Historic Interest that are presently vulnerable or at risk.

Listed Buildings

Kitchen Garden wall, Manor Farm House

The wall to the former kitchen garden of the Manor Farm House group is curtilage listed by virtue of its historic relationship with the Grade II listed Manor Farm House. The wall is in a very poor state of repair and is partially collapsed in places. A section to the north-east corner is particularly prominent and potentially salvageable. The wall forms part of the wider group of Manor Farm House, to its west and its farm to its east.

Buildings of Potential Local Historic Interest

The Corner House

This building sits on a prominent corner in the conservation area and forms part of the group of houses which define The Square. It is in a poor condition and appears vacant. A section of hard cement render has come away from the west elevation exposing the cob beneath. The windows are in a poor condition with cracked and peeling paintwork throughout.

Manor Farm group

The Manor farm group comprises a series of traditional farm building set around a large yard. Whilst the buildings appear watertight, they are under-used and showing signs of wear with excessive and aggressive external vegetation to the walls and some cracked and slipped tiles. Some of the buildings are in poor condition with some of the cob structures requiring repair if they are to resist ingress from vegetation.

Threats, pressures, challenges

11.6 There is the immediate threat of housing development to the edges of the settlement which would have an impact on the setting of the conservation area. This is particularly the case for development to the immediate east to Homefield and to the north and south of the A354 to the west of the village. Development in these areas could have a detrimental impact on the character and appearance of the Milborne Conservation Area.

11.7 Increased or uncensored traffic use of the A354 could have a very detrimental effect on the amenity of the residents of Milborne St Andrew as well as ultimately the physical fabric of the buildings which line the A354. This is both in terms of the general erosion associated with buildings adjacent to busy traffic and the decreased interest in living on a busy road thus putting into question the long-term future of houses fronting the A354.

11.8 The long-term use of Manor Farm (although it is understood to be used seasonally for lambing for example) requires a proactive response before important local historic buildings are lost through lack of maintenance and no end users.

Enhancement opportunities

11.9 The following areas or themes have arisen from the appraisal of the conservation area. This is not an exhaustive list but reflects some of the more pressing issues which the conservation area faces at the present time.

Improvements to The Square

11.10 The Milborne St Andrew Neighbourhood plan suggest series of improvements to provide a better space for pedestrians and the controlling of the speed of vehicles approaching the village from the east and west. This could include a number of combined measures which need to be sensitively designed so as to preserve the important character and appearance of this particularly sensitive part of the conservation area.

11.11 Proposals could include the provision of parking to the north side of the Square and definition of parking on a distinctive material such as resin-bonded gravel (or similar) to parking spaces possibly defined by stone setts (as opposed to white painted lines).

11.12 The provision of rumble strips in stone setts travelling towards the Square could in combination with the narrowing of carriageways (and provision of wider or new pavements) slow the through traffic to the village centre and provide better provision for the pedestrian on navigating this part of the village.

11.13 The surface treatment could include the provision of an informal crossing point. This would not be lighted or controlled but would comprise of widened footpaths and a change is surface material at a suitably located crossing point (to be agreed with the Highways Authority).

Planning brief for Manor Farm

11.14 The Manor Farm farm buildings group requires a long-term use or combination of uses in order to ensure the prevention of the loss of important historic farm buildings which both individually and collectively make a positive contribution towards the character and appearance of the Milborne St Andrew Conservation Area.

11.15 Discussion between the owners of the buildings, the Parish Council and Dorset Council could provide the basis for a planning brief to be produced which could give some clarity as to what uses and/or combination of uses might be acceptable from a planning perspective. This could provide opportunities for local businesses as well as employment opportunities.

11.16 The proposed uses need to be compatible with the conservation of the farm group as group of buildings of considerable local value forming part of the wider setting of listed buildings and groups of buildings but should be flexible enough to enable some change to be undertaken.

11.17 A planning brief for the site and buildings could give security to both owners and the local authority to commit time and money to enabling change to take place within the scope of an agreed brief. In terms of uses, once a broad span of uses was agreed, this could enable the owners to attract potential investment for these uses. These will, of course, need to be compatible with the wider amenities or neighbouring properties and conform the present planning policies of the Council. However, some flexibility should be sought, and possible enabling arguments could be made to make exceptions of policy if it was considered appropriate in order to save the buildings from further decay and dereliction.

Replacement of tarmac to footpaths in village

11.18 The footpath between Chapel Street and the Causeway (**Figure 48 CC60**) is a well-used pedestrian link between a series of historic buildings to the core of the conservation area and adjacent to the Bere Stream. The footpath would greatly benefit from a softening of its surface materials from tarmac to a resin-bonded gravel with crossover sections of stone setts to the entrances at each end. This would greatly enhance the visual appearance of the footpath and distinguish from the roads and lanes which are distinctly municipal in character particularly to Chapel Street.

Figure 48: The footpath between Chapel Street and the Causeway

Replacement of Bere Stream riverbanks with more appropriate materials and replacement of railings with timber posts and rails

11.19 The present river enclosures to the northern section of the Causeway (**Figure 49 CC27**) are function and utilitarian in their design and material finish. Their replacement with stone, flint and brick retaining elements would greatly improve the external appearance of these features and the Causeway. In combination with this, consideration should be given to the replacement of pre-cast concrete posts with oak timber posts.

Figure 49: The present river enclosures to the northern section of the Causeway

Reinstatement of Kitchen Garden Wall to Manor Farm House

11.20 The Manor Farm (house) and the Manor Farm (farm group) and their setting make up a significant portion of the southern section of the Milborne St Andrew Conservation Area. Between the two lies the former kitchen garden wall, an extensive brick enclosure which encompasses the stream and is the boundary to footpaths and bridleways leading south out of the village.

11.21 The kitchen garden wall only survives in remnant sections or low sections of brickwork. Perhaps the best surviving sections are to the northern edge (**Figure 50 MHF22**) where it is most readily seen as forming the setting for the farm group and to outbuildings to the north of the Manor Farm (house). This section is perhaps the most vulnerable and susceptible to erosion and loss.

Figure 50: The kitchen garden wall - northern edge

11.22 Selective restoration of some sections of the former kitchen garden wall would at least give some sense of the scale (and significance) of the (former and) present Manor Farm house and would enhance the character and appearance of this part of the conservation area especially in combination with the successful re-use of the Manor Farm farm group to its east.

Boundary redefinition/rationale (if relevant):

11.23 The boundary of the conservation area has been reviewed as part of the appraisal process (in accordance with Historic England guidance). The boundary is considered sound to the south and western edges. Whilst St Andrew's View and Orchard Rise are relatively late additions to the conservation area, St Andrew's View in particular has paid careful attention to the local vernacular materials palette and building scale, type and form and there is some successful streetscape and enclosure with new views created towards the tower of the Grade II* listed church. Orchard Rise is less successful but is integrally set between the 'High Street' to the north and St Andrew's View to the south. We do not consider it warrants removal despite its very limited architectural or historic significance. There is also an important tree lined footpath to the west of Orchard Rise (The Coffin Path) which is an important part of the village character and therefore should remain within the conservation area boundary.

11.24 To the north there is a far more fragmented and harder to justify boundary which includes a number of buildings and spaces which no longer warrant inclusion within the conservation area or are protected by alternative statutory regulation (such as listing). A suggested revised boundary which better reflects the historic core of the village can be found at **Map 5**.

11.25 The east boundary is better resolved but a suggestion is to include the fields to the immediate east of the Causeway where there is a clear boundary on the rising open ground from the valley floor. These boundaries appear to be the same as those shown to the tithe map of 1840 and so are of some antiquity. This would appear to be a better resolved boundary particularly to the north and south of the eastern edge where the present boundary appears somewhat arbitrary.

11.26 The southern boundary appears to be a sensible reflection of elements which form the immediate landscape setting of Manor Farm House, such as the kitchen garden wall to the east, the stream and the former entrance gates to the main carriage entrance to the former house to the north-west of the house. This part of the former parkland to the lost Milborne House also forms an important part of the setting of the church (and its cemetery) to the north.

Appendices

Appendix A – Further information and advice

Legislation, guidance and policy

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, 2019.
- Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1 Swindon. Historic England.

Relevant Local Plans from legacy local authorities until the new Dorset Local Plan is published (due 2023).

Design Guide Supplementary Planning Document. Legacy Dorset Councils, refer to local area.

Historical development, archaeology and architecture

- County of Dorset, Volume Two, South East, Part 1; RCHM, 1970.
- Dorset (Pevsner Buildings of England). Newman and Pevsner, 1972.
- *National Heritage List for England (NHLE)* www.historic-england.org.uk.

General

- A Stitch in Time: Maintaining your Property Makes Good Sense. SPAB and IHBC.

Further enquiries

Enquiries regarding this appraisal should be addressed to:

Design and Conservation Officer

Dorset Council,

South Walks House, Dorchester

Tel:

conservation@dorsetcouncil.gov.uk

Appendix B – Designated and Non-designated Heritage Assets

Listed Buildings within the conservation area are shown in the table below. For further information on these buildings see the National Heritage List (searchable online at www.historic-england.org.uk.).

Please note: The table does not include ancillary structures or those within the curtilage of named buildings which are also likely to be covered by the listing where pre-dating 1948. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

Location/Address	Grade	Historic England reference number
36 Blandford Hill	II	
37 Blandford Hill	II	
Woodville, Blandford Hill	II	
Church of St Andrew, Church Hill	II*	
Home Farm House, Chapel Street	II	
The Retreat Chapel Street	II	
Front boundary wall to Heathcote, Dorchester Hill	II	
Heathcote, Dorchester Hill	II	
The Royal Oak, Dorchester Hill	II	
Little England, Little England	II	
Manor Farm House, Little England	II	
Barn immediately south of Manor Farm House	II	
The Cottage, Little England	II	
Gate piers to former Milborne House 45m north-north-east of Manor Farm House	II	

Location/Address	Grade	Historic England reference number
Non-designated heritage assets		
To be completed (see Map 3)		

Location/Address	Grade	Historic England reference number

Location/Address	Grade	Historic England reference number