

Character Review Analysis Milborne St Andrew

Compilation of evidence on character, used in the preparation
of the Milborne St Andrew Neighbourhood Plan

Prepared by the Milborne St Andrew Neighbourhood Plan Group
October 2018

Contents

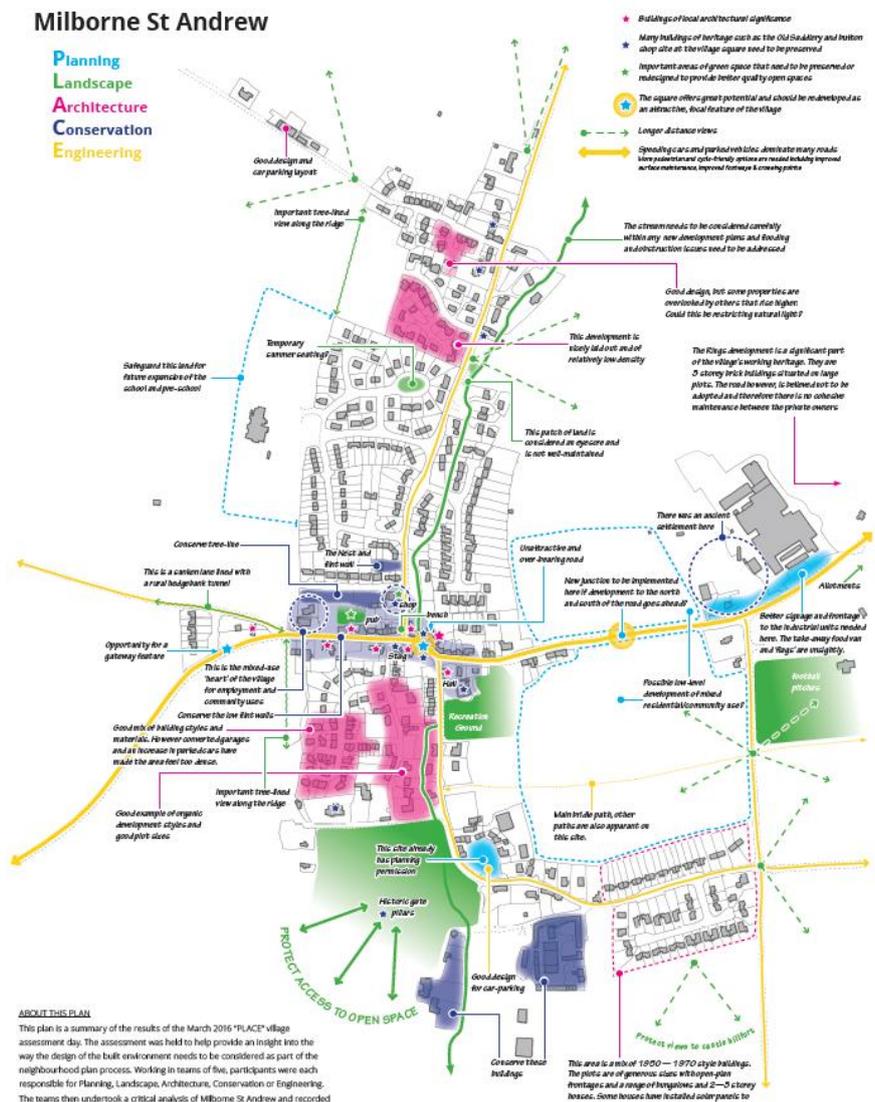
1. PLACE Assessment (April 2016)	1
2. Conservation Area	2
3. Extract from An Inventory of the Historical Monuments in Dorset, Volume 3	3
5. Density Calculations	7
6. Heritage Impact Assessment (April 2018)	8

1. PLACE Assessment (April 2016)

The following is a summary of the main points raised through the PLACE assessment in early 2016, that have a bearing on character:

- > The centre of the village is rich with positive architectural features and buildings that need to be protected. The working and community part of the village is in the central area, surrounding the village square.
- > There are other pieces of heritage, including an ancient settlement on the current industrial site and old gate posts to a previous manor house to the south of the village.
- > The Huntley Down properties to the north of the village are considered by some to be good examples of modern low-density development. The development to the south of the village along Orchard Rise contains a good mix of building styles and materials. However, garage conversions and increased numbers of cars has made the area feel too dense. A jumble of buildings can have a sense of “ordered chaos” and is very characteristic of a typical English village.
- > Flat-fronted facades and small front courtyards are a typical architectural feature in the village and collectively provide a strong street-scene to the village. A number of properties use different coloured brick, laid in a distinctive pattern. White, rendered and thatched cottages are softened with green landscaping. Attention to detail creates a sense of individuality and quality.
- > Many of the long-distance views are focused to the east of the village, with some longer views to the south too, towards the hills. A few of these views are enhanced by tree-lined edges and buildings in the foreground. The topography and the orientation of the pitched roofs makes roof-mounted solar panels in the village highly visible.

- > The south east of the village provides much of the green, open space and this needs to be preserved and enhanced. Trees are a key feature in Milborne St Andrew and should be conserved as much as possible. The flint walls that run throughout the village and line many of the roads should be preserved and maintained.
- > The stream could be celebrated further, all the while keeping in mind the need to protect against flood risk.
- > Speeding cars and parked vehicles can dominate the streets in some areas. When front gardens are lost to car parking the area can quickly begin to feel much more dense and crowded.



2. Conservation Area

The Conservation Area was designated in 1995. There is no current conservation area appraisal or management plan, however in assessing the impact of a major wind turbine scheme in March 2013 the following observations were made by the Conservation Officer:

The Milborne St. Andrew Conservation Area was designated in 1995 and includes the historic core of the village together with its open parkland and former Milborne House to the south the latter of which not only reflects its former status but also its role in providing a setting for particular buildings and the village when viewed from the south, south east and south west

The history of the settlement is complex and to a degree obscure. The former St. Andrew's parish comprised two distinct areas north and south of the Blandford to Dorchester Road and comprising Deverel and St. Andrew. The village as we know it now comprises a mix of buildings from at least 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

...its character and appearance [is that of] a typical rural village with its range of vernacular, polite secular and ecclesiastical buildings

3. Extract from *An Inventory of the Historical Monuments in Dorset, Volume 3*

Originally published by Her Majesty's Stationery Office, London, 1970.

Milborne St. Andrew

Pages 175-182

An Inventory of the Historical Monuments in Dorset, Volume 3, Central. Originally published by Her Majesty's Stationery Office, London, 1970.

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'Milborne St. Andrew', in *An Inventory of the Historical Monuments in Dorset, Volume 3, Central* (London, 1970), pp. 175-182. *British History Online* <http://www.british-history.ac.uk/rchme/dorset/vol3/pp175-182> [accessed 28 February 2018].

In this section

- **33 MILBORNE ST. ANDREW (8097)**
 - Ecclesiastical
 - Secular
 - Mediaeval and Later Earthworks
 - Roman and prehistoric
 - Undated

4. 33 MILBORNE ST. ANDREW (8097)

(O.S. 6 ins. SY 79 NE, SY 89 NW)

Milborne St. Andrew, covering 2,600 acres, lies entirely on Chalk and is drained by the Milborne Brook, which flows from N. to S. through the middle of the parish. The S.E. part, called Milborne Stileham, was formerly part of Bere Regis; ecclesiastically it was united with St. Andrew at the end of the 19th century, but the two districts remained separate civil parishes until 1933.

The history of settlement is complex and obscure. The former St. Andrew's parish probably comprises two distinct original settlements, Deverel and St. Andrew, located respectively N. and S. of the road from Blandford to Dorchester, the former on both sides of the brook, the latter on the W. side only; Stileham may also have originated as two separate settlements. Traces of the former settlements are found to the N.W., N.E. and S. of the present village; their outlying closes were abandoned as habitation tended to coalesce into a single village at the point where the road crosses the brook.

The most important monument in the parish is Weatherby Castle, an Iron Age Hill-fort with multiple defences; Deverel Barrow is notable for the important discoveries made there in the 19th century although little of it survives today. The parish church has a notable 12th-century doorway.

Ecclesiastical

(1) **The Parish Church of St. Andrew (Grade II* Listed)** stands in the S. of the village. The walls are of flint and stone with ashlar dressings; the roofs are tiled. The *Nave* dates from about the middle of the 12th century; it has a fine S. doorway of that date, and a contemporary chancel arch, now reset in the N. Vestry. The E. window of the chancel is of the early 13th century, but it has been restored and reset, the *Chancel* having been to a very large extent rebuilt in 1876 (faculty petition, Salisbury Diocesan Archives). The *South Porch* and the *West Tower* are of the late 15th century. The *North Transept* was built in 1855 (faculty, *loc. cit.*) and the *North Aisle* and *North Vestry* were added in 1876.

The church is noteworthy for the S. doorway, the font and the former chancel arch, all of which date from the 12th century; there is also a small 15th-century canopied table-tomb.

Secular

(2) **Obelisk** (80709629), (**scheduled**) on Weatherby Castle mound, $\frac{3}{4}$ m. S.E. of the church, is of brick with ashlar dressings (Plate 67). At the base is a rectangular brick plinth with ashlar quoins and a moulded ashlar capping. The tapering shaft is wholly of brick. At the summit are three courses of ashlar, profiled to form a pedestal for a ball finial of copper. A stone in the plinth is inscribed 'EMP 1761', presumably for Edmund Morton Pleydell.

(3) **Manor Farm** (80249714), (**Grade II Listed**) house, 300 yds. S.E. of the church, is of two storeys with attics and has walls partly of brick and partly rendered, and roofs which are tiled in the upper part and stone-slatted below. The plan is a half-H with the recess turned westwards. Hutchins (II, 598), referring to Milborne House, the seat of the Morton and Morton Pleydell family from the 15th to the 19th century, describes and illustrates a three-storied stone-fronted mansion, probably of the first half of the 17th century, with its main front turned S., as is shown by the stretch of water in front, the

bed of which still remains. This house was improved and repaired in 1729 and was dismantled in 1802. The present farmhouse stands on the site of Milborne House and probably incorporates part of it.

The present S. front is rendered and of three bays, with a central doorway, sashed windows on either side and three corresponding openings on the first floor; it appears to be of the early 19th century. A plat-band occurs between the storeys. On the W. front the recessed three-bay central part has a central doorway with a moulded stone architrave of the early 18th century, masked by a later ground-floor addition; on the first floor are modern casement windows. The projecting wings to N. and S. have single W. windows on the ground floor only. On the E. front the first-floor windows have early 18th-century two-light casements with wooden frames and mullions. In the middle of the E. front, a projecting external chimney-breast supports a square brick chimney-stack with panelled sides; a similar stack rises from the ridge of the N. wing; these stacks are probably of the 18th century. The interior of the house appears to be entirely of the early 19th century and later, except for some 18th-century chamfered ceiling beams, possibly reused.

Ashlar *Gate Piers* (80189727), (Grade II Listed) 100 yds. N.W. of the house, are probably of the late 17th century and have rusticated shafts with moulded plinths and cornices. To N. and E. of the house are extensive 18th-century *Walled Gardens* and to the S.E. is a 17th-century *Barn* with brick walls and a tiled roof.

(4) **Little England Cottage** (80339729), (Grade II Listed) 250 yds. E. of the church, has cob walls and a thatched roof; it is of one storey with an attic and is probably of the late 16th or early 17th century. The ground floor has two rooms with a later extension to the E. The W. room is heated by a very large fireplace in the W. gable wall. A chamfered ceiling beam in the E. room extends over the E. extension.

(5) **Cottage** (80179764), 260 yds. N. of the church, is two-storied and has cob walls above a brick and flint plinth, and a thatched roof. It is probably of the late 16th or early 17th century. The original plan was a row of three rooms facing E., the middle room being heated by a large fireplace on the S. Against the S. side of the chimney-stack is another fireplace, smaller than the first, perhaps secondary, and with an 18th-century marble surround; to the W. of the chimney-breast is a winding stair. The unheated N. room is separated from the middle room by a plank-and-muntin partition, perhaps reset. A fourth room at the N. end of the range is certainly later and was probably added when the original cottage became two tenements. (*Demolished*.)

(6) **Staddlestones Coles Farm** (80329812), (Grade II Listed) house, ½ m. N. of the church, is two-storied with cob walls above a flint plinth, and thatched roofs; it is probably of the middle of the 17th century. The plan of the original range is similar to that of (5) and has the same orientation; a large chimney-stack serves the S. and middle rooms of a three-room range while the N. room remains unheated. At an early date and perhaps still in the 17th century a ground-floor room was added to the E. of the middle room. Rooms added to the N. end of the range and to the W. side of the S. room are probably of the early 19th century. The original S. end wall together with the side of the last named addition now composes a 19th-century S. façade. A *Barn* 30 yds. N. of the farmhouse, of banded flint and rubble and with a tiled roof, is perhaps of the late 17th or early 18th century.

(7) **The Post Office** (80279762), house, 300 yds. N.E. of the church, is two-storied with brick walls and a thatched roof; it was built early in the 18th century. The S.W. front includes two small shop windows with reeded wooden architraves and angle roundels of the early 19th century.

(8) **Gould's Farm** (80299738), house, 200 yds. E. of the church, is of two storeys with attics and has brick walls and tiled roofs; it dates from early in the 18th century. The E. front is symmetrical and of three bays with a central doorway and modern sashed windows. The N. elevation retains two original two-light casement windows with wooden surrounds.

(9) **Deverel Mill** (80669868), (Grade II Listed) ⅞ m. N.E. of the church, includes an original two-storied range with cob walls and thatched roofs; it was built in 1781 (*Salisbury Journal*, 7 June, 1790). A cottage adjoining the N. end of the mill, and an extension at the S. end, are probably of the mid 19th century.

(10) **Frogmore House** (80349818), (Grade II Listed) 50 yds. N. of (6), is of three storeys, with brick walls and slated roofs; it was built about the end of the 18th century. The E. front is symmetrical and of three bays, with a round-headed central doorway with a fanlight, and sashed windows. To the N. is a two-storied service wing.

(11) **Houses**, three adjoining, immediately E. of (7) on the N. side of the Blandford road, facing S., are of brick with slated roofs and appear to be of the late 18th century. The house at the W. end of the row has a symmetrical two-storied threebay S. front; to the E. is a pair of three-storied houses. (*west end: Woodville Grade II Listed*)

(12) **Home Farm House** (80189752), (Grade II Listed) 150 yds. N.E. of the church, of two storeys with an attic, has an E. front of banded flint and ashlar and other walls of rendered cob; the roof is thatched. The front is symmetrical and of three bays, with a central doorway and casement windows with segmental brick heads. A stone over the doorway is inscribed T.B. 1804. The type of masonry used in the E. front would suggest that the house was of the 17th century, but the use of cob in the other walls, and the symmetrical ground plan, confirm that the house is of 1804. The materials for the banded flint and ashlar front probably came from Milborne House (see (3)) which was pulled down in 1802.

Other 19th-century monuments include the following: *Longthornes* (82599915), a two-storied house with rendered walls and slated roofs at the N.E. extremity of the parish; *Rough Close Barn*, a farmhouse of cob and thatch at 81259847; *Cottages* with rendered rubble and cob walls and thatched roofs at 80419760 (*Blandford Hill*) and 80359762 (*36-37 Blandford Hill – Grade II Listed*); *Houses* of cob and thatch at 80189773 (*The Nest – Grade II Listed*) and 80239773 (*demolished?*); a *House* at 80219750, of two storeys with rendered walls and a symmetrical three-bay front with rusticated quoins (*The Retreat – Grade II Listed*); and the *Royal Oak Inn* (80149764), (Grade II Listed) of two storeys with rendered walls and thatched roofs.

Mediaeval and Later Earthworks

(13) **Enclosure and Settlement Remains** (802963) lie on the W. side of the Milborne Brook, on gently sloping ground, $\frac{3}{4}$ m. S. of the village. The settlement is at least in part mediaeval, but its name and the date of desertion are completely unknown. It may have been part of Milborne St. Andrew or of Churchton (Hutchins II, 591–2) and its desertion was possibly due to movement of the village from along the brook to the Dorchester-Blandford road (cf. Winterborne Whitechurch (15)).

The main feature of the site is a rectangular enclosure of 2 acres, bounded by banks and scarps up to area 3 ft. high, with internal sub-divisions resulting in at least six small, almost square paddocks (Plate 183). The three N. paddocks have scarped and banked plots within them, perhaps building platforms. In the N.E. paddock is a rectangular bounded by low banks and scarps with an entrance on the N., and a similar feature is cut into the W. side of the S.W. paddock; these are the remains of buildings. On the E. side of the N.E. paddock is an oval embanked depression $1\frac{1}{2}$ ft. deep, with an entrance on the S.E. Similar enclosures occur at Charminster (25) and Dewlish (7).

Milborne Brook

To the N. of the enclosure, along the Milborne Brook, are a series of small closes bounded by scarps and banks. The remains are much disturbed, especially at the E. ends, by canalization of the brook which now runs from 30 yds. to 70 yds. W. of its former bed. One certain house site occurs near the N.E. corner of the enclosure; other house sites may have been destroyed by the canalization. The closes at the N. end of the site are cut by a ditch, probably a mill leet, which appears to be a late feature of the site. Air photographs (R.A.F. CPE/UK 1934: 4115–6) show slight traces of further closes extending northwards for at least 350 yds. to the edge of the present village, but they are too much disturbed for interpretation. Sherds of mediaeval scratch-marked ware have been found on the site.

(14) **Settlement Remains** (803975 and 803970), formerly part of Milborne Stileham village, lie on the E. side of the Milborne Brook and S. of, and within the E. part of the present village. The remains probably represent one of the two separate Milbornes listed in Domesday Book (Vol. I, f. 83a and 84b), which have gradually become one settlement. Only very disturbed and fragmentary closes bounded by low banks remain.

(15) **Settlement Remains** (955984), of the former hamlet of Milborne Deverel, lie on both sides of the Milborne Brook immediately S. of Deverel Farm. The settlement was probably listed in Domesday Book with Milborne St. Andrew; there is no record of its population in any document. Desertion is probably the result of a movement of population from along the Milborne Brook to the modern village astride the Dorchester-Blandford road.

The remains, which are very fragmentary, consist of ten rectangular closes on the E. of the brook and at least twelve on the W.; they are 30 yds. to 100 yds. long and 25 yds. to 40 yds. wide, and are bounded by banks 1 ft. to 3 ft. high. Disturbed areas at the lower ends indicate the sites of former buildings. Other very low banks to the N. of Deverel Farm, on the E. side of the brook, may be part of the same settlement.

(16) **Cultivation Remains.** The dates of enclosure of the open field systems in the parish are unknown; remains are noted in three places.

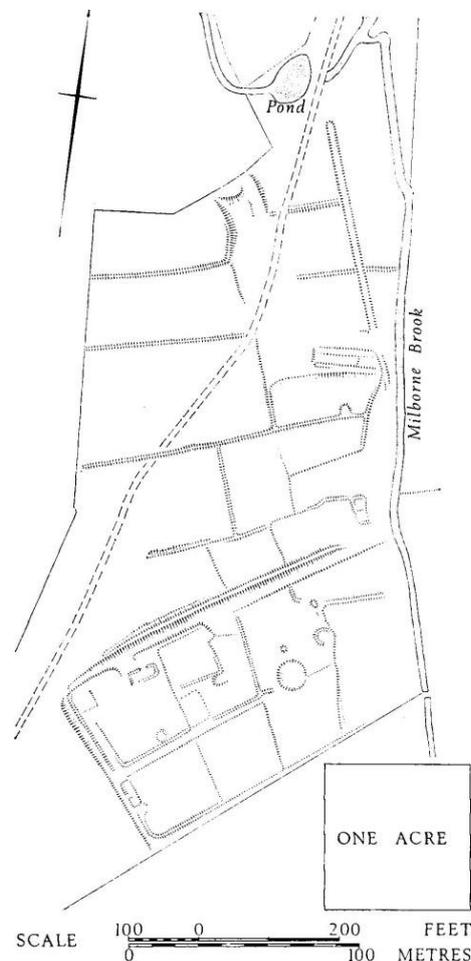
About $\frac{1}{2}$ m. N.E. of Weatherby Castle (around 813968) are slight traces of contour strip lynchets, now almost ploughed out; they were probably part of the open fields of Milborne Stileham.

About $\frac{1}{2}$ m. W. of Weatherby Castle (around 798962) and immediately W. of (13) were formerly some 30 acres of very slight contour strip lynchets, with low risers, arranged in butting and interlocked furlong blocks; they now are all destroyed. The remains were probably part of the open fields of Milborne St. Andrew (R.A.F. CPE/UK 1934: 4114–5).

In the S.W. of the parish, immediately S. of Brewers Pond (794968), were formerly some 50 acres of slight contour and cross-contour strip lynchets with very low risers and a reversed-S plan. From their position and appearance these fields were probably cultivated from Milborne St. Andrew, but they lay beyond the permanent open fields of that settlement. They are now entirely destroyed (R.A.F. CPE/UK 1934: 4113–4).

Roman and prehistoric

(17) **Occupation Debris and Inhumation Burials**, Iron Age and Romano-British, were found E. of the village in 1929, during the building of Bladen Dairy (807978). The site is on a S.W.-facing slope of the Chalk at about 310 ft. above O.D. Some 90 pits, 4 ft. to 9 ft. deep, and ditches 14 ft. wide and 8 ft. deep were noted, as well as some flint masonry. The pottery suggested continuous occupation from the late 1st century B.C. to the 4th century A.D. and included samian and New Forest ware. Animal bones and several inhumation burials were also found. (*Dorset Procs.* LI (1929), 45–6; LII (1930), 10–18).



Weatherby Castle, Milborne St. Andrew

(18) **Weatherby Castle** (807963), ¼ m. S. of the village, is an Iron Age contour hill-fort occupying the S. and higher end of a Chalk spur, rising to 334 ft. above O.D., from which the ground falls steadily away to the W., S. and E. (Plate 182). The multiple defences, possibly of two phases, enclose an irregular area of 17½ acres and comprise two roughly concentric enclosures with an intervening space from 50 ft. to 90 ft. in width. The inner enclosure covers 5½ acres and is defined by a rampart standing up to 3 ft. above the interior and 23 ft. above the surrounding ditch. The ditch averages 40 ft. across and beyond it is a low, spread and discontinuous counterscarp bank. The outer enclosure is defined by a rampart 5 ft. high on the inside and up to 32 ft. high on the outside, though for much of its length it is little more than an outward-facing scarp, having been reduced on the inside by cultivation. The external ditch and counterscarp bank were seen by Hutchins (I, 142) but they are now little more than a shelf. The original entrance, facing W., has been much mutilated by ploughing. A steep scarp, formerly a bank, 400 ft. long with approach ramps at either end, covers the broad gap in the outer rampart; the N. approach ramp is original, but that to the S. appears to be merely the consequence of ploughing. Entry through the inner defences is by means of a curving ramp flanked on either side by the out-turned ends of the inner bank; a broad gap 200 ft. to the N. is certainly not original. There are no traces of occupation within the domed interior, but the summit is covered by a dense fir plantation and the remainder is masked by thick scrub, as also are the inner and much of the outer defences. Warne states that he collected fragments of Roman ware from the site (*Ancient Dorset* (1872), 159–61).

'Celtic' Fields, see p. 343, Group (64).

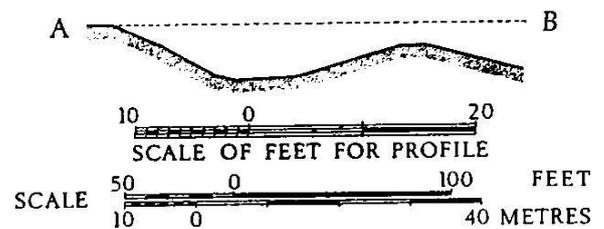
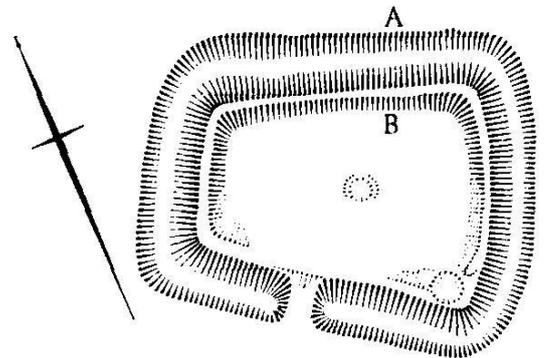
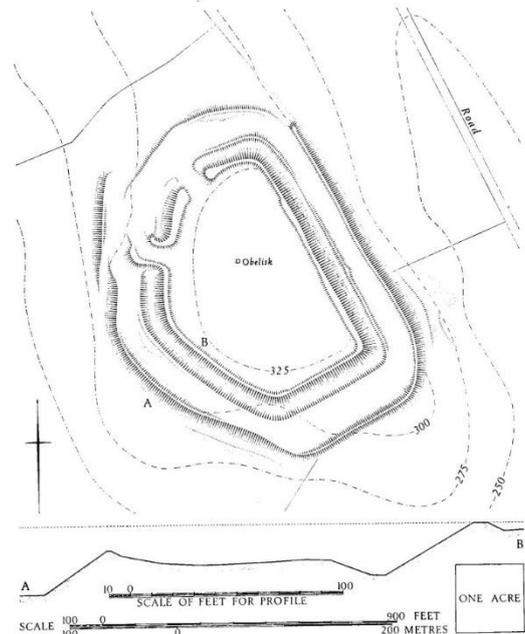
Monuments (19–37), Round Barrows

Of these nineteen round barrows, eight (30) to (37) together with Winterborne Whitechurch (21) and (22) form a group on Deverel Down; the other barrows are mostly scattered in the S. of the parish, some on Tertiary sands and gravels.

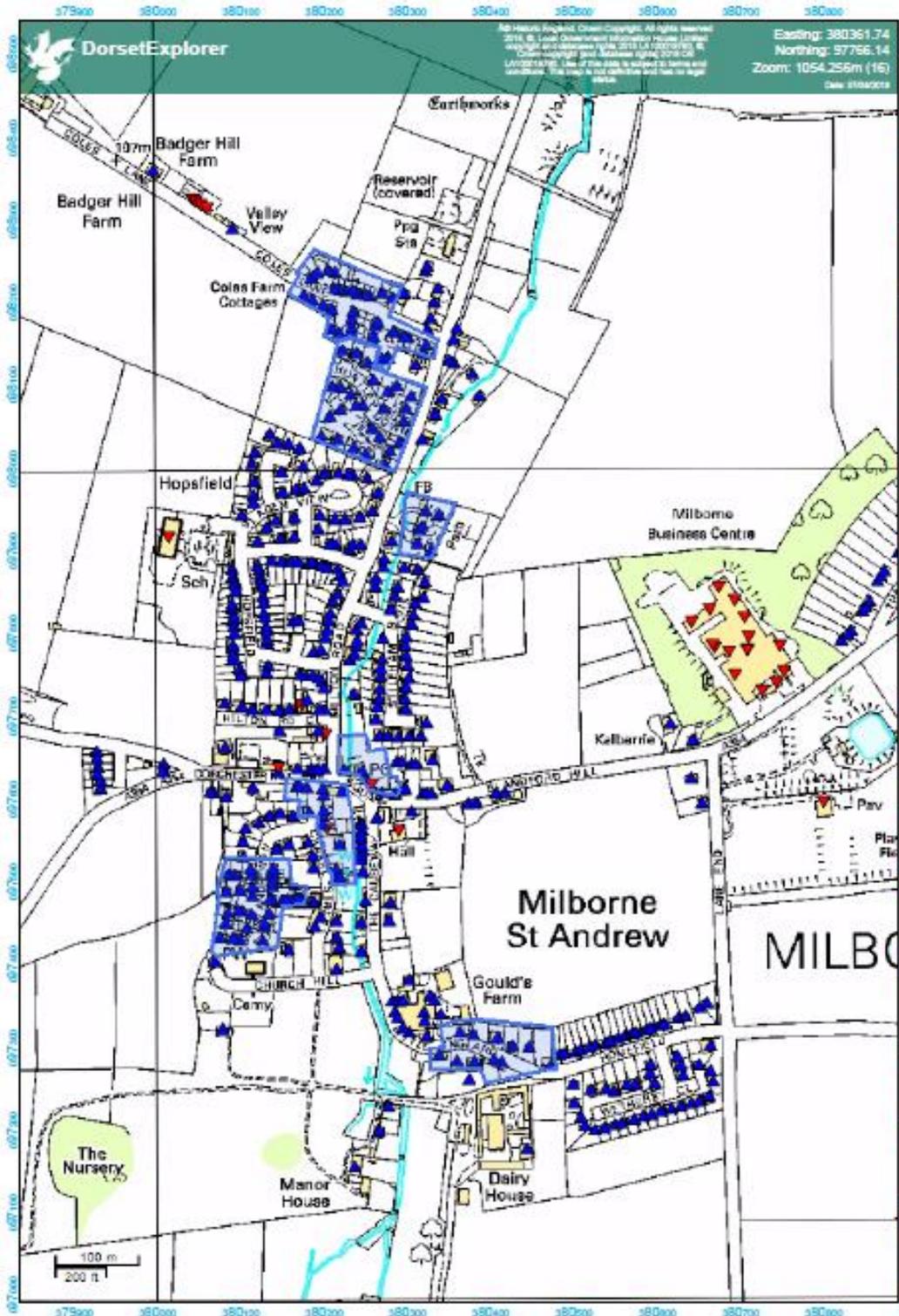
Undated

(38) **Enclosure** (81709695), on the S. slope of a broad ridge, 200 yds. S.E. of Foxpound Plantation, consists of a rhomboidal area of ⅓ acre, bounded by a bank 2 ft. high with an external ditch 2½ ft. deep. An entrance in the centre of the S.W. side is apparently original. The interior is featureless except for a slightly embanked circular depression, 1 ft. deep in the centre. A hollow in the S.E. corner is probably the result of recent disturbance. Warne (*Ancient Dorset* (1872), 335, No. 5) lists a similar enclosure nearby which was then 'obliterated'; no trace of it remains.

WEATHERBY CASTLE
MILBORNE ST. ANDREW



5. Density Calculations



DPH	Area (ha)	Dwellings		Sample type
12.8	0.86	11	Sample 1 - Little England	Conservation
23.7	0.59	14	Sample 2 - Chapel Street north end	Conservation
18.2	0.33	6	Sample 3 - The Square	Conservation
19.6	1.32	26	Sample 4 - Huntley Down	Modern
30.9	1.13	35	Sample 5 - Coles Lane	Modern
16.8	0.36	6	Sample 6 - Brooklands	Modern
34.9	0.94	33	Sample 7 - St Andrews	Modern

6. Heritage Impact Assessment (April 2018)

Feedback from Kevin Morris Heritage Planning Ltd on emerging design guidance:

The Neighbourhood Plan provides clear guidance on new development and the need to reinforce local character and identity. In particular it states that the centre of the village contains a particularly rich collection of important architectural features and buildings several of which are statutory listed and all falling within the designated conservation area. The Plan seeks to ensure that care is taken to safeguard those features which make a positive contribution to the character and appearance of the area and that any new development should safeguard the setting of important features or buildings and retain those that are particularly noteworthy to the character of the village.

A table is provided which summarises the key guidelines for designs to have regard to the local vernacular. New development should take the opportunity to reinforce the underlying character and appearance of the village by following these guidelines unless other material planning considerations prove otherwise. As part of this the plan makes clear therefore that new development should take the opportunity to reinforce the underlying character and appearance of the village by using materials and forms found elsewhere within the settlement where it is evident that the materials and buildings make a positive contribution towards its significance and interest.

Typical materials include:

- > Walling – brick, flint, natural stone (e.g. green sandstone) and rendered cob.
- > Roofs - Natural slate, clay tiles or thatch (wheat straw).
- > Fenestration – side hung timber casements or timber vertical sliding sashes

Examples of building forms and features are provided within the following images:



Above: Typical use of stock bricks both red and vitrified blue headers which create a distinctive pattern. This image also illustrates the valued and typical vertical sliding sash and casement, both set within a reveal.

Below. A combination of flint walling with natural stone banding. Stock brick lintels have been used above the windows to create visual interest. Again, the side hung casements are set within a reveal which creates shadowing, texture and interest.



Above: Little England a vernacular cottage illustrating the use of cob walling and thatch.

Below: Good examples of a vernacular thatched building and a more gentrified or polite building to the right. 23



Above: A 19th Century polite villa with low pitched slate roof, symmetrically positioned windows, door and chimney stack representing the move away from the vernacular tradition

Below: A 19th Century house with painted rendered walls with plain tiled roofs.



In addition to form and materials, it is also important to note the degree of enclosure surrounding buildings, particularly the enclosure of front gardens which create a distinctive village character. A variety of walls enclosing gardens is a strong and often repeated feature of the village which not only produces an attractive townscape but also defensible space. Walls within the village use in the main brick and flint as illustrated below:

