

## **Policy Group – 22 November 2017**

### **East Creech Conservation Area review**

#### **1. Purpose of report**

The purpose of this report is to seek recommendation that the draft appraisal and boundary proposals prepared for East Creech Conservation Area be approved for formal adoption.

#### **2. Key issues**

- 2.1 The periodic review of Conservation Areas is a statutory duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Purbeck District has twenty five Conservation Areas, twenty-two of which have been appraised and reviewed since their designation, twenty-one of these since 2008.
- 2.2 Paragraph 127 of the National Planning Policy Framework (NPPF) highlights the importance of ensuring that conservation area designations are justified. This is the key objective of the boundary review, and ensures fairness in the application of controls, and soundness in case of appeal against planning decisions.
- 2.3 The Council has a statutory duty to consider the impact of planning proposals upon conservation areas. This is reflected in paragraph 129 of the NPPF, which requires local planning authorities to assess the significance of heritage assets as part of the development management process. Assessment of significance is a key objective of conservation area character appraisals, and therefore provides the Council with an important part of the required evidence base in decision making.
- 2.4 A six week period of formal public consultation on the draft boundary proposals and appraisal ran between 7th November and 16th December 2016. Details were sent to the Parish Councils six weeks in advance, and the consultation was subsequently extended until 21st February 2017 to allow further time for comments. Consultation materials were made available online and at Westport House. A leaflet was posted to every property affected and officers attended a Parish meeting to explain the draft proposals and take comments. The consultation was advertised through local media and Council newsletters. Following the recommendation of the July Council meeting, a further event was held at Westport House for residents and parish representatives from East Creech and Morden on 6th September 2017. Comments and responses are summarised in **Appendix 1**.
- 2.5 Copies of the draft conservation area appraisal and the boundary proposals are contained in **Appendices 2-3**. Councillors may also view colour copies of the documents in the Members' Room at Westport House.

#### **3. Recommendation**

A report be submitted to Council recommending that the appraisal and boundary proposals prepared for the East Creech Conservation Area be adopted.

## 4. Policy issues

### 4.1 How will this affect the environment, social issues and the local economy?

4.1.1 The historic environment plays an important role in providing local identity, character and interest to the District, and enhancing the experience and quality of life of people who live, work in or visit it.

4.1.2 The conservation area appraisals will be used to provide guidance on the design of new development, and works requiring planning permissions and consents. It will also be useful where such permissions and consents are not required. This will help to ensure that the character and appearance of the conservation area is preserved and enhanced in line with the objectives of the NPPF, and policies in the Purbeck Local Plan Part 1, and that it continues to make a positive contribution to the character and quality of the District in general.

4.1.3 The conservation area appraisals will be a useful resource for bodies or individuals wishing to undertake improvement or enhancement works, or whose activities could be designed in such a way to achieve this.

### 4.2 Implications

#### 4.2.1 Resources

Costs will be involved in placing advertisements detailing the variation of boundaries as required by statute. These costs can be met from within existing budgets.

#### 4.2.2 Equalities

There are no equalities implications.

## 5. Main report

5.1 Plan based boundary proposals arising from the review of East Creech Conservation Area is attached as Appendix 2. Written details are provided below together with statements of justification for the proposed changes.

5.2 As originally designated in 1990, the conservation area included large tracts of open land, and some scrub covered wasteland in the surrounding landscape. The boundary itself now appears arbitrary in places and apparently unrelated to physical features on the ground. As far as reasonably possible it is necessary and appropriate to draw a distinction between a settlement and its landscape setting in designating a conservation area. This is because conservation area controls are not applicable to agricultural and forestry operations. As both East Creech and the whole of the surrounding landscape fall within the AONB – a planning designation specifically designed to conserve landscape character and quality – the setting is itself amply protected. There is also a need to reflect the fact that land within the conservation area has undergone some significant change around East Creech Farm with development and expansion of the caravan park.

5.3 Changes are proposed to the conservation area boundary in order to ensure that the designation is focused, in line with its statutory definition, and paragraph 127 of the NPPF. The proposal also accommodates the wishes of local residents and the parish council as far as can be justified. Elements proposed for removal are:

- Part of a fields, scrub/wasteland to the north and northeast of East Creech Farm, and some modern farm structures;
- part of East Creech Farm caravan site;
- open downland to the south Creech Wood, Chaldecot's Wood and Furlong's Coppice; and,
- part of Cotness Wood.

#### 5.4 Elements proposed for addition are:

- two fields and woodland on the west side of Creech Barrow Hill, bounded to their west by the road to between Creech and East Creech.

5.5 At the special meeting on 6th September concern was expressed that the Roman villa site would be excluded under the proposed boundary changes, however it can be confirmed that the villa site lies to the north west of the hamlet outside the conservation area. Concern was expressed that the caravan site might be turned into an estate of chalet bungalows if removed from the conservation area, however only part of the site is currently included and other planning policies would restrict such development. Subsequently the proposal has been amended to include the area of open space facing onto the road. The wish was otherwise repeated that the ridge and land west of East Creech Farm should be retained within the conservation area – ideally that there should be no change to the boundary. Retention of the part of Creech barrow Hill currently included was welcomed, as too expansion of the boundary to the west. Subsequently the proposal has been further amended to include further space to the west so that the boundary follows the road, and a minor correction has been made to the boundary to the north so that it follows the tree line rather than meandering through the wood. These issues are addressed in Appendix 1 and covered above.

#### **Appendices:**

**1 - Consultation feedback**

**2 - Proposals maps**

**3 - Draft East Creech Conservation Area Appraisal**

Background papers:

There are none.

For further information contact:

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## East Creech Conservation Area Review

### Public consultation: summary of comments and responses

Response number and point	Comments submitted – public consultation	Response/Action
1	<p>The proposed northern boundary of the conservation area should be moved further north to follow the edge of the scrub woodland (and then eastwards to the existing barns behind East Creech Farm). It is located in the heart of the settlement and a prime candidate for development. It is visible in the distance in Fig 2, Fig 6 and Fig 8 in the consultation document.</p>	<p>Provided development is 'appropriate' or if not, is otherwise very strongly justified by 'public benefit', the conservation area designation will not prevent it.</p> <p>This proposal would entail drawing a boundary without reference to features on the ground. This is a weakness of the current boundary whose north east line is arbitrary, the space in question merging with open land to the north and poorly differentiated from the caravan site. Though part of the space abuts the main street and forms a gap in the frontage, rising ground levels and the hedge line here provide adequate distinction. The land is otherwise agricultural and can be comfortably viewed as 'setting'.</p>
2	<p>The statement on page 20, para 59 of the Appraisal that "In terms of area covered for all building types however, sheet roofing materials dominate". Is misleading as on its own this statement indicates the Hamlet is dominated by sheet roofing and diminishes the historic and aesthetic "domestic" properties – of which none is adorned with sheet roofing.</p>	<p>The section in question makes reference to 'area', and this has now been clarified in the Appraisal. Sheet roofing is particularly noticeable in views from Creech Barrow Hill.</p>

<p><b>2.1</b></p>	<p>Page 10, Para 27 states, “Many buildings underwent alteration and or extension of a considerable and sometimes unsympathetic nature during the second half of the 20th Century”. Rather than being perceived as a negative point, this should be a salutary lesson that diminishing the Conservation Area can only have a negative impact on the hamlet in its current context and location.</p>	<p>No dwellings are proposed for removal from the conservation area therefore controls currently applicable to domestic extensions will not be affected.</p>
<p><b>2.2</b></p>	<p>Page 19, Para 55 – relates to the sources of brickwork within the Hamlet. Although this is of historical and aesthetic interest, I fail to see the value this adds to the discussion for the reduction of a Conservation Area that does not include buildings. Indeed, as there are no longer brickworks, or indeed a need within the Hamlet for such products, this paragraph is irrelevant to the argument being made.</p>	<p>The section referenced forms part of the discussion of materials which characterise development in the hamlet – an essential part of the Appraisal. This is not part of the justification for boundary change.</p>
<p><b>2.3</b></p>	<p>PDC would be remiss to ignore the commercial, social and environmental benefits of retaining the current Conservation Area as it places East Creech in the context of its ancient surroundings, including Creech Barrow, other tumuli and the buried remains of a Roman Villa.</p>	<p>The proposal has been amended since this comment was made and now incorporates Creech Barrow. The Roman villa site falls outside the existing conservation area boundary – other features also fall within the landscape setting. Commercial, social and environmental benefits of retaining the boundary changes are unclear.</p>
<p><b>3</b></p>	<p>What make East Creech so special is the beauty of the buildings as they sit in the surrounding countryside. So why end the conservation area at the bottom of the gardens of the cottages on the north of the hamlet and not at the bottom of the</p>	<p>The relationship between the settlement and its landscape setting is very important in East Creech. In this regard the open space in question (i.e. to north of Rockley) makes a far less significant contribution than either the hill or down. As discussed in point 1 this space is poorly defined, and is otherwise closely</p>

	gardens of the cottages on the south of the hamlet. The contribution of the trees and green spaces to both the north and south of the hamlet makes East Creech special.	related to modern agricultural development and the caravan site at East Farm, and former quarry workings. Space to the south is less easy to separate from the settlement, is of more historic character, and is bounded by ancient woodland. The revised Appraisal stresses the importance of the landscape setting.
<b>3.1</b>	Creech Barrow sits above and is an integral part of the settlement. It in effect defines our settlement and is a reason why we have so many visitors to our hamlet. Creech Barrow is the site of King John's hunting lodge.	The revised proposal incorporates a larger amount of Creech Barrow Hill than at present, including the barrow and lodge site. Extension to the west and minor correction to the north provides a more logical boundary.
<b>3.2</b>	The current southern boundary defines the natural and historic border and boundary to our settlement.	The southern boundary of the existing designation is not 'natural' given that part follows a fence line, part the margin of a quarry. The designation is itself not historic.
<b>3.3</b>	PDC Appraisal does not consider common 'core elements' listed in WDDC appraisals in full – especially historic development and archaeology and land scape setting.	The same elements listed by WDDC are considered in PDC's appraisals, though some of their titles may differ given the use of a different appraisal format. Nb. there is no standard template.
<b>3.4</b>	WDDC appraisals state that boundaries have not been changed unless there are obvious abnormalities or other compelling reasons. Why not the same for PDC?	PDC similarly amends or extends boundaries where there is a case for doing so, and has been consistent in this through previous reviews.
<b>3.5</b>	Has PDC consulted the same range of organisations listed in WDDC appraisals – particularly the Environment Agency and English Nature?	Many of the organisations WDDC list are not relevant to the locality in question. The Environment Agency and Natural England are also not directly relevant. There is perhaps understandable confusion here between 'conservation' of the built environment and nature conservation.

<p><b>3.6</b></p>	<p>It is unclear whether the importance of the diversity of plants and fauna in East Creech have been considered fully if at all.</p>	<p>A section of the appraisal considers ecology.</p>
<p><b>4</b></p>	<p>The new boundary removes the two tumuli on Creech Barrow and Stonehill Down. These are of historic interest. The Appraisal overlooks them.</p>	<p>The Appraisal notes the barrow and the revised boundary proposal includes that on Creech Barrow Hill.</p>
<p><b>4.1</b></p>	<p>Could a café or viewing platform would be built on Creech Barrow if removed from the conservation area?</p>	<p>Development at the top of Creech Barrow Hill is extremely improbable regardless of the conservation area designation. It is important to note that the whole area remains in the AONB – a specific landscape designation.</p>
<p><b>5</b></p>	<p>The historic interest and character of the hamlet is directly connected to the presence of Creech Barrow and the adjacent “common” land including the site of the historic brick works. As these topographical features are so dominant, such a landmark and have such a visual impact on the hamlet they should be retained within the boundary of the conservation area. The hamlet of East Creech is intrinsically linked to this feature both historically and socially from medieval times, indeed it actually gets its name from this prominence.</p>	<p>The revised proposal retains the former common, a larger amount of Creech Barrow Hill, and all of the barrow itself whilst making a minor correction in the boundary on the north side of the hill so that it follows the tree line. The revised proposal provides a more meaningful boundary.</p>
<p><b>5.1</b></p>	<p>Well-defined open spaces must include the landmark Creech Barrow, its historical “common” and surrounds which define the locality of East Creech as a hamlet distinct from other areas within the parish of Church Knowle. Taking this holistic view of architecture, archaeology and</p>	<p>See response point 5 above.</p>

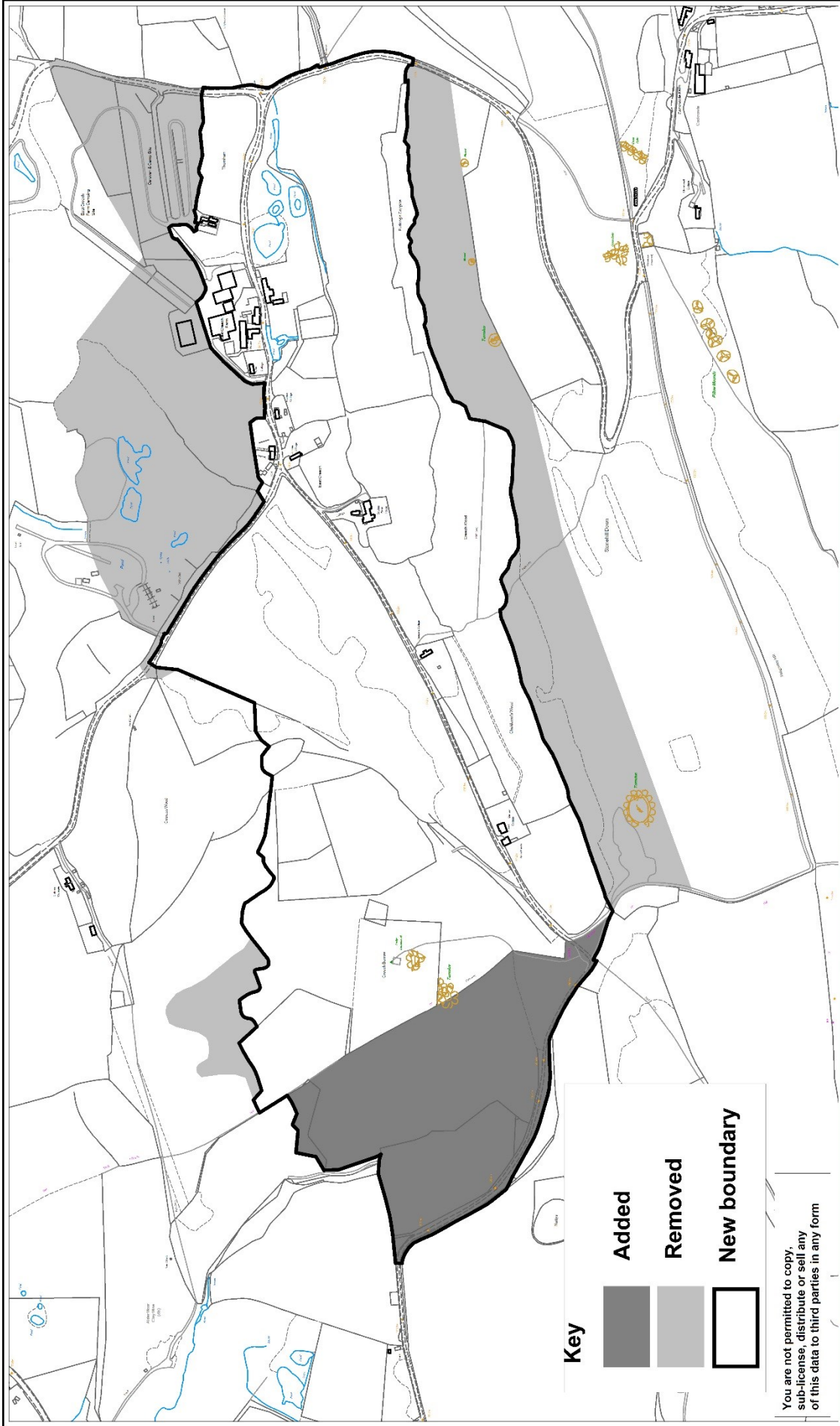
	topography rather than differentiating between the different Acts is sufficient justification.		
<b>5.2</b>	Retaining the existing boundary for the conservation area enables local authorities to exercise planning controls over a greater area than revised boundary. In particular this applies to the adjacent open spaces which if removed from the Conservation Area could be seen to have potential building opportunities and thereby actually destroy the notion of East Creech being a distinct hamlet.	The boundary proposal has been amended since this comment was made. Conservation area designation does not prevent appropriate development. Other planning policies cover the location of new development. The whole area falls within the AONB which is a specific landscape designation.	
<b>5.3</b>	To invite comments from local residents on their views on proposed boundary changes and at the same time show the boundary changes have already been implemented with the removal of key areas (shown on map) is undemocratic and contrary to both the spirit and the intent of the Localism Act of 2011.	This reflects an error in labelling the map – no changes had been made. The consultation was on proposed changes. A revised proposal has since been produced.	
<b>6</b>	No purpose to change the boundaries other than to allow development.	The review is not connected to finding new sites for development. In this regard the designation does not prevent appropriate development from occurring.	
<b>6.1</b>	The boundary defines the hamlet.	The function of the conservation area boundary is to define an area within which a case can be made for certain controls over permitted development to be applied, and where statutory considerations in regard to development requiring planning permissions should apply. It is not the role of the conservation area boundary to define the settlement.	






7	Ambience of the hamlet lies in the natural green environment.	As also noted in comments above, the landscape setting is important and has been given greater emphasis in the revised Appraisal.
7.1	Likelihood of more development if the boundary changes, especially at East Creech Farm.	A great deal of development has occurred at East Creech Farm since 1990, and continues, as is illustrated by recent receipt of a planning application for large new agricultural buildings to which the PC did not object, and is underlined by the fact that the current conservation area boundary bears no relation to the current layout of the site.
<b>Response number and point</b>	<b>Comments submitted – Council meeting</b>	<b>Response/Action</b>
8	What is the reason for change and why reduce the conservation area	The need for the change is set out in the Appraisal and Council report. This is to ensure that the conservation area designation is properly focused and planning controls appropriately and meaningfully applied, and statutory considerations applied in regard to decision making are therefore legitimate.
8.1	NPPF paragraphs 115 and 132 are not considered, and archaeological value and communal value (aspects of 'significance') have not been fully considered in the review.	Para 115 related to AONB designations, so is not relevant. Para 132 relates to decision making as opposed to designation of conservation areas. It is important to note that the term 'significance', whilst contained in the NPPF, is not a statutory term. Significance has a more broad ranging definition than that of a conservation area. The latter is specifically framed in terms of special historic or architectural interest. Para 11 of Historic England's guide on designation provides further clarification. It is The Appraisal does now cover archaeology in more detail.

8.2	Response 3.5 above is flawed in that it states EA and NE are not relevant. AONB and SSSI don't provide sufficient protection. Need to take a holistic approach.	These agencies deal with the natural environment, and the designations in question with ecology and landscape. Both the latter are acknowledged in the Appraisal.
8.3	The whole of Creech barrow hill should be included – the boundary should be extended. This is supported by the neighbouring parish.	The revised proposal incorporates a larger amount of Creech Barrow Hill, and all of the barrow itself whilst making a minor correction in the boundary on its north side so that it follows the tree line.
8.4	Various named academics support the retention of the viewpoint, tumuli, SSSI, landscape and geological features within the conservation area.	The revised boundary retains Creech Barrow Hill and SSSI is also retained. It should be noted that protection of geology falls outside the scope of conservation area, archaeology receives specific protection by scheduling or through other policy considerations, and SSSI is itself a protective designation the purpose of which again falls outside the scope of a conservation area.
9	No adequate justification for changing the boundary.	The need for the change is set out in the Appraisal and Council report. This is to ensure that the conservation area designation is properly focused and planning controls appropriately and meaningfully applied, and statutory considerations applied in regard to decision making are therefore legitimate.
9.1	The boundary of the conservation area on the north side of the settlement should be expanded so that a clear boundary can be drawn.	Expanding the conservation area on the north side of the settlement to provide a clear boundary was considered and dismissed given the extensive amount of open agricultural land that this would add. This did not appear to be a sound strategy given that most of this land clearly formed part of a continuous open setting, not an integral part of the settlement.
9.2	The review is a precursor to housing, other development or mining.	The review has no relationship to future development.

9.3	Repetition of point 2.3.	See response above.
9.4	How does this proposal ultimately assist in the preservation and enhancement of the existing conservation area?	The proposal has now changed, however in the context of any boundary change the proposal aims to ensure that the designation is properly focused and justified. In that way it carries greater weight in decision making, and decision making is fair and sound. This is the reason the NPPF reminds Councils that designations need to be appropriate. The planning process remains the principal means by which Councils reactively manage conservation areas.



**Key**

	<b>Added</b>
	<b>Removed</b>
	<b>New boundary</b>

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**Purbeck District Council**

**Thriving communities in balance  
with the natural environment**

**East Creech CA Boundary Proposal**

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# East Creech Conservation Area Appraisal

Edition for adoption November 2017

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## What is a conservation area?

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”.
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.
3. East Creech Conservation Area was first designated by Purbeck District Council on 10th July 1990. The boundary was modified in 2017 – see Map 1 and Appendix D.
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. At District level, policies within the Purbeck Local Plan are also relevant, and are supported by the District Design Guide Supplementary Planning Document.
5. Restrictions apply to the types of work you can carry out to properties within conservation areas without planning permission. Principal amongst these 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.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk). If you are considering undertaking work within a conservation area that requires planning permission the Council can provide you with pre-application advice. A charge is made for this service. See the Council’s website for details.
6. New development should preserve 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.



## About this appraisal and how to use it

7. This appraisal has been prepared for East Creech Conservation Area. It was researched and written by Benjamin Webb MRTI IHBC during 2014-2015. It was revised prior to and following public consultation during 2017 – see below.
8. This document was formally adopted by Purbeck District Council on \*\*\*\*\*
9. In line with the Council's Statement of Community Involvement a six week period of consultation was arranged. A formal public consultation on the draft boundary proposals and appraisal ran between 7th November and 16th December 2016. Details were sent to the Parish Council six weeks in advance, and the consultation was subsequently extended at the Parish Council's request until 21st February 2017 to allow further time for comments. Consultation materials were made available online and at Westport House. A leaflet was posted to every property affected and officers attended a Parish meeting. The consultation was advertised through local media and in Council newsletters. Consultation responses were taken into account in preparation of the final version of this document.
10. 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.
11. When you are reading or using this document it is important to note that its contents are not comprehensive, and that ample scope exists for new sources of information to enrich our understanding of the significance of the conservation area and its component parts. Whilst some aspects of the appraisal may be limited to areas that are visible from publically accessible land, visibility may itself vary seasonally, and the character of an area is not wholly dependent on public visibility. You must not therefore take failure to mention a particular element or detail within this document 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

88. The conservation area boundary is designated to include all listed and historic buildings within the hamlet, whilst excluding the large modern caravan park associated with East Creech Farm. Agricultural land is included insofar as this forms a closely integrated component of the settlement layout, often where it is hard to draw a clear and meaningful boundary due to openness. Whilst this is true of the southern part of the former common, northern parts of this historic feature are also included to provide integrity. The strong physical and visual relationship between the settlement and Creech Barrow Hill, and the history of past use provides a basis for its inclusion.
12. 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

13. In terms of residential buildings at least, the hamlet of East Creech is notable for not having grown substantially since the eighteenth century. Though many buildings and their settings have undergone substantial modification, the density and distribution of development therefore retains a strong historic character lost from many other settlements.

### Special architectural interest

14. The conservation area contains a number of listed buildings and structures, including, most notably, the distinctive and unusual house now known as East Creech Farm.

## Context and setting of the conservation area

15. The landscape setting of the conservation area is extremely important. The attractive surrounding landscape is perceived at all points moving through the hamlet given changing ground levels both within and beyond. The hamlet itself occupies a pocket of open grassland on falling ground just to the north of the Purbeck chalk ridge. Travelling east-west the setting of the hamlet is physically and visually dominated by both the ridge and the towering presence of Creech Barrow Hill (see FIG. 15), each of which are crowned by barrows (burial mounds). Descending the hill expansive views north across heathland and marsh extend across a broad flat plain towards Poole Harbour (see FIG. 1 below). To the east and north east scrubby woodland covers former mine workings, whilst to the south woodland provides a strong edge to the conservation area.



**FIG. 1:** *View to the east. As the land rises, Poole Harbour, Brownsea Island and the settlements beyond dominate the view. The foreground is compromised by modern structures at East Creech Farm and Creech Barrow Cottage where sheet roofing materials are conspicuous. It is surprising that no past attempt has been made at camouflage.*

16. Agriculture remains important, though the large camping and caravan site attached to East Creech Farm has an increasingly dominant seasonal presence. Clay extraction and brick making were important historically, and though mineral extraction continues in the broader area, this is now at a greater distance from the hamlet than historically.

## Historic background and influence

### Ancient-Medieval

17. The name 'Creech' is of Celtic origin, meaning 'hill', and clearly references the adjacent hill which is a prominent feature in views for many miles. This demonstrates a long history of settlement in the vicinity, and the importance of the hill as a landmark. The latter is emphasised by the positioning of barrows on top, which may have acted as both a territorial marker and symbol of status.
18. The site of a Roman villa has been identified just to the north east of the hamlet, providing further evidence of a long history of settlement and agricultural activity in the immediate vicinity.
19. During the early thirteenth century a hunting lodge was constructed at the top of Creech Barrow Hill. This allowed surveillance over the Royal hunting reserve of Purbeck Forest, about which little information survives.

### Seventeenth century

20. Rockley Cottage (FIG. 2 below) and the western range of East Creech Farmhouse (see cover) have been dated to the seventeenth century. A further cottage of seventeenth century origin (described by the 1970 RCHM survey) stood to the front of Wren Cottage as late as the 1960s, though had been demolished by the 1980s.



**FIG. 2:** *Rockley Cottage. One of the oldest cottages in the hamlet. Dramatic changes in the appearance of the roof have arisen from replacement of the historic covering as seen by comparing a modern view with one included in the RCHM survey of 1970. The block ridge is a modern feature not typical of the local tradition.*

### Eighteenth century

21. The manor was briefly owned by the Thistlewaite family during the mid-eighteenth century. The survey of the property they commissioned in 1768 provides a useful



source of information. It shows that most of the houses currently present were in existence in some form at this date, though almost all were subsequently enlarged and/or remodelled.

22. The most interesting feature of the 1768 plan is the depiction of East Creech Farm, which at that time could have been considered the ‘manor house’. It is indeed labelled ‘manshun’ (sic) on the plan. This is shown as a large building arranged around a central courtyard, enclosed within a large walled garden/orchard, with a further walled orchard opposite. Fragments of the orchard wall survive on the road frontage opposite the house (see FIG. 17). The boundary of that which enclosed the house still appears distinct on post-war maps, though they appear to have been subsequently erased by modern agricultural buildings and access tracks. The house underwent significant remodelling at some point during the eighteenth century, as is clearly seen comparing the east and west ranges (see cover and FIG. 7), however it is unclear whether this was before or after 1768. Either way, reference to the 1768 map indicates that the current property occupies a different footprint and that three of the four ranges of buildings enclosing the central courtyard shown at that time were subsequently demolished.



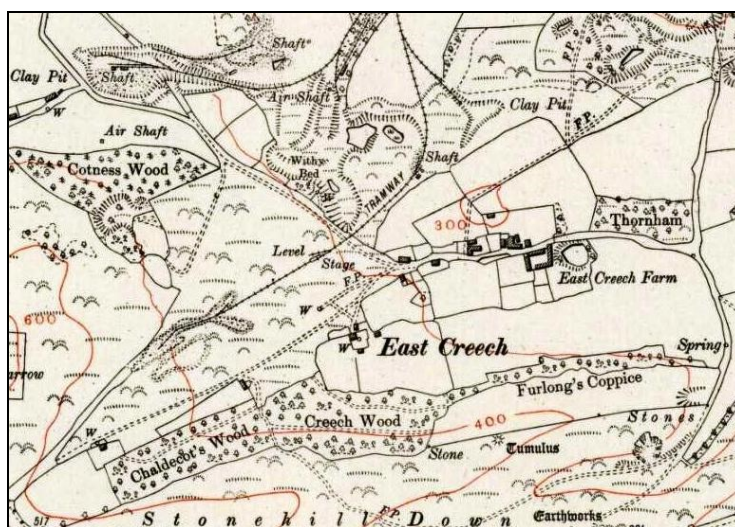
**FIG. 3:** Excerpt from John Sparrow's 1768 Map. Note the plan form and enclosed gardens of East Creech Farm. Other buildings shown include Rockley and Keeper's Cottage. The 'brick kiln' is labelled in the top left hand corner on the edge of Creech Common. Courtesy of Dorset History Centre (Photocopy 16).

23. The 1768 map (see FIG. 3 above) provides evidence of early industrialisation with a brick kiln shown to the north of Keepers Cottage at the edge of what was then common land. FIG. 9 shows the brickworks as it existed in 1888.

24. The route across the common between Rockley and Keeper's Cottage is shown as no more than a track on old maps, and only appears to have been formalised during the early twentieth century. This helps to explain its lack of enclosure with hedging and the 'open' character of the setting (see FIG. 13). A second, now apparently disused route ran across the common via the brickworks. An enclosed remnant of this route survives opposite Creech Barrow Cottage. This may have fallen out of use with closure of the brickworks, though the 1926 Ordnance Survey map (see FIG. 4 below) seems to suggest it was also partially blocked by tipped mine waste. The route along the east side of the common running to Cotness continues in use.
25. At least two properties shown on the 1768 map had disappeared by 1888. These were a house to the west of Rockley, and another at Thornham (on the north side of the road east of East Creech Farm).
26. The manor was bought by the Bond family of Grange in 1773, and became absorbed into the larger estate. This would have entailed a reduction in status for the 'manor house', to that of a principal farm, and might explain its subsequent reduction in size and loss of the enclosed gardens.

### Nineteenth – early twentieth centuries

27. The immediate setting of the hamlet saw major change during the nineteenth and early twentieth centuries. Whilst the brickworks remained in operation until the early 1900s, clay mining radically altered and industrialised the landscape. 'Clay pits' were recorded at Thornhams in 1843, and by 1926 pits had also been opened immediately to the north and north-west of the hamlet. An associated tramway was laid across the common (see FIG. 4 below), this forming part of an extensive network of narrow gauge railway lines serving the mines. The spur here appears to have been used for tipping waste, and was apparently short lived given its absence from the 1936 Ordnance Survey map. The former pits, the tramway route and associated piles of tipped waste have since been colonised by scrubby woodland.



**FIG. 4:** 1926 Ordnance Survey map. Note the clay pits and tramway running across the common. The brickworks had ceased operation some time after 1900. Contrast with FIG. 9 showing the scene in 1888. Reproduced with the permission of the National Library of Scotland.

28. The nineteenth century appears to have seen remodelling of a number of the buildings in the hamlet. This typically entailed raising the roof to add a further floor to single and one and a half storey cottages (see FIG. 5), and or encasing earlier cob construction in brick. Construction by this time indeed appears to have favoured brick, employing materials produced by the adjacent brickworks.

### **Late twentieth – twenty-first centuries**

29. As resources were exhausted, clay extraction in the immediate vicinity began to cease, leaving large tracts of wasteland. As noted above, much of this wasteland has been colonised by scrubby woodland which now forms part of both the immediate and broader landscape setting of the conservation area.
30. Many buildings underwent alteration and or extension of a considerable and sometimes unsympathetic nature during the second half of the twentieth century. The identities of Squires Farmhouse and Creech Barrow Cottage in particular are greatly obscured by modern alterations. The principal focus of change up to the present has however been at East Creech Farm. Whilst traditional agricultural buildings have become redundant and some have undergone conversion, large modern structures have been constructed to the rear and an extensive caravan site laid out. These now have a dominating presence within the hamlet particularly evident in views from Creech Barrow Hill.

### **Archaeological Potential**

31. There is clear archaeological potential on Creech Barrow Hill given that it is the location of both prehistoric burial mounds and a medieval hunting lodge. For this reason it is protected by scheduling. The long history of settlement in the vicinity, and immediate presence of an archaeological site from the Roman period, would suggest potential for finds exists generally. Buildings themselves also provide archaeological potential given the possibility that some incorporate masonry reused from earlier structures (discussed further below).

## Spatial character and built form

### Layout

32. The principal historic route through the hamlet is that running from Cotness east, and along which the core of the hamlet is arranged. This route forms a junction with another running up towards Creech Barrow Hill, along which a few further dwellings are loosely placed. Most are orientated to face front, though exceptions seen at Keepers Cottage and Small Cottage might represent a response to prevailing weather conditions, or fact that these buildings were constructed prior to formalisation of the current road.

### Density

33. The hamlet contains few dwellings scattered over a relatively wide area. This sparse distribution is an important aspect of historic character, and is accentuated by large gaps along the road frontage at the centre of the hamlet where land remains in agricultural use. The greatest concentration of buildings occurs at East Creech Farm, where some former agricultural structures have been remodelled to serve residential use, and several very large new agricultural structures have been added.
34. Dwellings are generally set within an enclosed garden plot, though their position relative to the road, and therefore the depth of frontage varies. The minimal set back of East Creech Farmhouse combined with its exceptional height lends the building visual prominence.

### Height and massing

35. Cottages of one and a half or two storeys make up the majority of dwellings in the conservation area. These generally appear 'modest' in terms of mass.
36. The eastern range of East Creech Farmhouse consists of two full storeys with attic rooms, and is, relative to other domestic buildings in the conservation area, exceptional in terms of its height (see FIG. 7). This chiefly reflects the historic status of the building, which though slightly archaic in style, has the considerable floor to ceiling heights typical of higher class houses of the eighteenth century. Bulky modern agricultural buildings to the rear of the farm house reach the greatest size given the large area they cover, and these are clearly visible and somewhat obtrusive components of the view over a long distance (see FIG. 1).



37. Several buildings show external evidence for historic increases in height. In residential buildings this is typically associated with historic addition or enlargement of upper storeys (see FIG. 5). This is suggested by changes in construction visible on the west gable of East Creech Farmhouse, front elevations of Keeper's Cottage and Jubilee Cottage and in the western half of Fuchsia Cottage. Buildings which appear to remain at their original height include the diminutive Little Cottage, whose low one and a half storey form remains discernible despite being encircled by modern extensions, and the core of Wren Cottage (see FIGs. 10 and 16).



**FIG. 5:** *Increases in height. Both Keeper's Cottage (left) and the west side of East Creech Farm (right) show signs of a historic increase in height. At Keeper's Cottage the band of brickwork at first floor level is a different colour to that below, whilst brick has similarly been added above stone at the farmhouse. Each carries a slate roof though given the age of the buildings the original coverings would have been different. Keeper's Cottage may have originally been a single storey thatched dwelling.*

## Building form and orientation

38. Traditional domestic buildings within the conservation area generally have a broad frontage and relatively narrow depth, typically being one room deep. Combined with evidence for changes in the height of buildings – see above – this would suggest that most cottages in the conservation area were originally very small, though perhaps not quite as small as Little Cottage.
39. With only a few exceptions, domestic buildings address the street. The exceptions occur descending Creech Barrow Hill, where little Cottage, Keeper's Cottage (see FIG. 5 above) and Jubilee cottage adopt an east facing orientation. The reason is unclear, though this may reflect greater ease in construction given the slope.

## Edges and enclosure

40. The pattern and nature of historic enclosure within the conservation area varies. The boundaries of individual dwellings are commonly enclosed by hedges, low walls or fencing. Hedging extends along some adjacent field boundaries, but post and wire fencing is the most frequent means by which agricultural land is enclosed. To the south of East Creech Farm use of post and wire fencing reflects removal of hedgerows – see 1768 map (FIG. 2) – though more broadly use reflects the lack of formal historic enclosure (see FIG. 13 for example).
41. The presence of roadside ‘verges’/open green areas in front of properties is a feature characteristic of many rural settlements around the District. This reflects the lack of formal road demarcation in the past, and typically provides an attractive green edge to the street, and a spacious and informal character to the street scene. Though roadside spaces of varying width occur in East Creech, many are used as rough pulling off spaces or have been enclosed by low walls and fencing.
42. Split post and rail fencing frequent, though its current use in the west half of the settlement often appears ornamental. Where this has been introduced forward of, or on top of a pre-existing boundary treatment this introduces an element of clutter to the view.



**FIG. 6:** Means of enclosure. Split post and rail fencing is a feature of the west half of the hamlet. Where used in conjunction with other boundary treatments it can sometimes create clutter. The view above shows the stone retaining wall and verge at the front of Fuchsia Cottage along which reflective bollards are also positioned.

## Building style, materials and details

### Architectural style

43. The conservation area contains a number of cottages which demonstrate traditional, pre-industrial local vernacular style (see FIG. 2, 13 and 16). These vary in the extent to which they have been altered or embellished, but are typically characterised by use of cob and thatch and lack any standardisation in the composition of details. Later cottages and contemporary remodelling of earlier buildings show greater formality in composition though again lack consistent or discernible style. A lack of formal style is again evident at East Creech Farm which is surprising for a building of its status and age. The eccentric arrangement of the eighteenth century wing in particular recalls seventeenth century and earlier designs found elsewhere in the District (see FIG. 7 below, and cover photo).



**FIG. 7:** *East Creech Farmhouse. The west half of the building (also see cover photo) dates to the seventeenth century and has been increased in height, whilst the east range appears to have been more substantially remodelled during the eighteenth century. The two storey porch is an interesting feature.*

### Walls

#### Stone

44. Mixed heathstone and limestone rubble prominently occurs in a number of historic buildings and boundary walls where it forms a component of construction alongside other materials. This often apparently relates to earlier phases of construction suggesting a finite past supply which might hypothetically reflect reuse of material from other buildings. The use of limestone rubble at Creech Barrow Cottage is however atypical of development generally.





**FIG. 8: Stonework.** *The barn opposite East Creech Farm features a mixture of limestone and heathstone rubble. The walls have been raised or modified in brick. The building was heavily altered during the twentieth century and is compromised by the sheet roof and poorly formed entrance which was previously arched.*

### Cob and Brick

45. Some of the cottages within the conservation area were originally constructed using cob. Use shows a clear differentiation in the status of construction relative to the contemporary western range of East Creech Farm, which was constructed in stone (see cover photo). The clay content of the surrounding soils combined with the ready availability of chalk is particularly favourable for cob construction. Rendered cob remains visible at Wren Cottage (see FIG. 10), where use apparently post-dates the brickworks, though at Rockley (see FIG. 2) the walls have been faced in brick.
46. A range of different clays suitable for brick making (and indeed historically used for this purpose in the broader region) are available within the immediate vicinity of the hamlet. Creech Brickworks (see FIG. 9 below) operated adjacent to the common from at least the mid-eighteenth century into the early twentieth, using clay dug on-site. This was from a localised source known as the Creech Brick Clay Member, a deposit which occurs within the Branksome Sand Formation. It is reasonable to assume that at least some of the brick within the hamlet dated to the period was produced at the works, though the variation seen would suggest that at least some came from outside. The colour of brick around the hamlet ranges between buff and pale red, with some darker reds and decorative use of 'flared' (burned) or glazed brick seen. Far greater and not always complimentary variation is shown in the colour of modern brickwork.



**FIG. 9:** Creech Brickworks. As shown on the 1888 Ordnance Survey map. Reproduced with the permission of the National Library of Scotland. Note old footpaths which appear to have been distinguished when a tramway was later built across the common, and the informal character of the roads.

47. English bond is used decoratively at Wild Rose Cottage, with courses of red stretchers alternating with courses of flared headers. Flared headers are also used decoratively in the Flemish garden wall bond of historic buff/pale red brickwork at Fuschia Cottage. In both cases brickwork in modern extensions has failed to match the colour and pattern of the old. A further decorative scheme in Flemish bond is seen at Keeper's Cottage (FIG. 5), where flared headers produce a chequered pattern within red brickwork.

## Render

48. Render represents the traditional finish for cob and continues to serve this function at Wren Cottage. Prior to the nineteenth century it was also common for buildings constructed in stone to be rendered, as this lent protection to the walls. It seems likely that the western range of East Creech Farmhouse was originally fully rendered (this currently covers the first storey, partly concealing later brickwork), and remains a conspicuous and attractive finish on the eighteenth century wing.

## Roofs

49. The majority of historic buildings carry pitched roofs, though these roof forms do not necessarily reflect those originally present (i.e. given many buildings were increased in height and finished in slate during the nineteenth century). The thatched roofs of Wren Cottage and Rockley each feature hips (see Fig. 2 and 10). Considerable spans are covered by the roofs of modern agricultural buildings to the rear of East Creech Farm, and these are visible across some distance.

50. Residential buildings within the conservation area feature a mixture of roofing materials, with no one material in a clear majority. Large areas of sheet roofing covering agricultural buildings are however conspicuous in views from the north.

## Roofing

51. Use of thatch is characteristic of vernacular construction, and survives on a number of cottages. It is likely that the frequency of thatched buildings was greater historically, but that this was replaced as buildings were enlarged during the nineteenth century, typically by slate. Rockley and Wren Cottage carry ornamental block ridges on their roofs (see Fig. 2 and 10 below). Raised ridges are not typical of traditional thatching style in Dorset, and undermine local distinctiveness. Fortunately they can simply be eliminated during the regular cycle of maintenance. Little Cottage retains a traditional flush ridge (see FIG. 16).



**FIG. 10:** *Wren Cottage. The original part of the structure stands at the centre. The elaborate block ridge is not a traditional feature.*

52. East Creech Farm sees combination of plain clay tiles with an easing course of stone tiles at the eaves (see FIG. 7 and cover). This style of roofing appears to have been a popular around the District during the late eighteenth century, most typically for larger houses. The use of stone tiles at the eaves helped to shed rainwater clear of the eaves in the absence of gutters. Prior to its unsympathetic conversion, a more unusual combination of Welsh slate with stone tiles was a feature of the small agricultural building east of the barn (see FIG. 11 below). As this building is shown in the map of 1768 it seems probable that slate itself was not the original covering.
53. Welsh slate appears to have become the locally preferred roofing type during the nineteenth century, and use reflected growth of distribution by rail. Heather blue Penrhyn slate on the roof of Wild Rose Cottage (and also shown in FIG. 11) is particularly attractive. The foreign replacement roofing slate now used on the café conversion opposite East Creech Farm is conspicuous in its appearance given the colour and texture differs significantly from Welsh slate.





**FIG. 11:** *Welsh slate and stone eaves course. This photo captures roofing materials and details recently lost in the poorly handled conversion of the small agricultural building opposite East Creech Farm. The detail can still be viewed in combination with clay tiles on the farmhouse itself. Note the wall shown here has also been insensitively rebuilt.*

54. Importation of double Roman tiles from Bridgwater also commenced during the nineteenth century and the tiles generally found sparse local use for outbuildings. These feature on a couple of buildings adjacent to East Creech Farm, though some of the material appears to be new or reclaimed.
55. The corrugated asbestos cement roof of the large barn opposite East Creech Farm (see FIG. 8) is a modern replacement, installed when the building was altered post-war. Other functional sheet roof coverings are a feature of modern agricultural buildings constructed to the rear of East Creech Farm, and various outbuildings elsewhere in the conservation area.

### Chimneys

56. Chimney stacks are an important traditional feature of dwellings within the conservation area. Where original, these are typically constructed from brick, though Wren Cottage has a historic chimney in ashlar (fine cut stone).

### Windows and doors

57. Timber windows and doors are typical features of historic buildings within the hamlet and make an important contribution to the traditional character and appearance of the conservation area. Plastic and metal framed windows have however been introduced in places with consequent loss of character. These are most conspicuous in the recently converted former agricultural structure opposite East Creech Farm.
58. The windows of cottages within the conservation area are typically side hung casements. The large sash windows of the eighteenth century wing of East Creech Farm reflect the style and status of the building, whilst the remnants of stone mullioned windows of the older western wing are an earlier statement of the same.

## Public realm

### Surfaces

59. Consistent with the rural character of the hamlet it contains no formal pavements, the tarmac road serving both pedestrians and traffic.

### Street Furniture

60. The conservation area contains a red K6 telephone kiosk adjacent to which is positioned a square topped Royal Mail post box (FIG. 12 below). The telephone kiosk is a 'jubilee' model (date range 1935-52), identified by use of the Tudor crown. It appears little used, the interior filled with cobwebs. Externally the paintwork is in poor condition. The post box is post-1952 date.
61. A traditional finger post stands at the Furzebrook Road junction at the east end of the hamlet (FIG. 12 below). This retains its distinctive roundel. The finger post has clearly been refurbished, and whilst in good condition, has lost its original cast lettering.



**FIG. 12:** Street furniture. Left: red telephone kiosk adjacent to Rockley. Right: finger post at the east end of the hamlet.

### Lighting and wiring

62. The conservation area contains no formal street lighting. This contributes to the rural character of the settlement. The antique street lantern positioned on the verge to the front of Fuchsia Cottage appears incongruous in this context.



63. Overhead cabling is strung along the main road, crossing it at various intervals. This is very noticeable moving through the hamlet, and generally detracts from views.

## **Public space**

64. The conservation area contains no public open space aside from the highway. Public use of private open space is however a defining characteristic of the caravan park located at East Creech Farm. Free public access is allowed to some of the open spaces and woodland in the immediate landscape setting of the conservation area.

## Trees, green spaces and ecology

65. The 1768 map of the manor (see FIG. 3) shows a large orchard opposite East Creech Farmhouse and further orchards in the walled gardens enclosing it. These orchards do not appear to have survived the nineteenth century, though the semi-domestic character of the open space opposite the farmhouse seems to reflect its former presence. More recently a small orchard has been established adjacent to Rockley.
66. Agricultural land around the hamlet provides a largely open setting for the buildings within it. Openness is accentuated in places by transparent boundary treatments (e.g. post and wire or post and rail fencing). This is most noticeable travelling towards the hamlet from Creech Barrow Hill across the old common (see FIG. 13 below), and is also a feature south of the duck pond (see FIG. 14 below).



**FIG. 13:** *The old common. A sense of openness remains despite the fencing. The road here was only formalised during the twentieth century, and was previously a track which meandered across the common. Woodland helps to define and shape the space.*

67. Creech Barrow Hill is itself clearly an important open space, albeit some trees have become established in places.
68. Woodland plays an important role in providing a southern backdrop to the settlement and southern edge to the conservation area. Chaldecot's Wood, Creech Wood and Furlong's Coppice are each classified as 'ancient' given that they have been continuously wooded since at least 1600. The 1768 estate map (see FIG. 2) shows the boundaries of these woods have remained reasonably consistent up to the present day. Names reflect past management. Most of this woodland is now a nature reserve, reflecting the rich ecological value of ancient woodland.

69. In contrast to the ancient woodland to the south of the hamlet, much of the scrubby woodland to the north and east represents natural regeneration over former industrial sites that historically had little tree cover. Whilst much of this woodland sits within the broader landscape setting of the hamlet, that covering the former track bed of the tramway over Creech Common plays an important role in shaping the space through which the road across the common now runs (see below). Whilst areas of regenerated woodland for the time being provide less ecological value than ancient woodland, they remain a valuable ecological resource.
70. Whilst environmental conservation is not the purpose of a conservation area designation, the contribution made by wildlife and plants to the character and appearance of a conservation area should not be overlooked. Buildings, garden spaces and verges all provide nesting, roosting and feeding opportunities for birds, bats and small mammals.
71. The watercourse and ponds within the hamlet add to this diversity as well as contributing to the attractiveness and interest of the street scene (FIG. 14 below).
72. The conservation area contains a number of agricultural buildings commonly used by birds and bats. Future conversion works should aim to fully retain and enhance the value of these habitats.



**FIG. 14:** *Duck Pond and stream. The pond (left) forms an attractive roadside feature passing through the hamlet, though its position makes it vulnerable to pollution from vehicles. The watercourse (right) is visible adjacent to Jubilee Cottage.*

## Visual qualities

73. The landscape setting of the conservation area is strongly perceived, making an important contribution to visual quality by lending great depth and character to many views. Creech Barrow Hill dominates the view travelling through the hamlet from the east, with gentle bends in the road gradually expose buildings in the foreground to view. Descending Creech Barrow Hill to enter the hamlet from the west meanwhile provides expansive views towards Poole Harbour and beyond which are both remarkable and attractive, and particularly good on a clear day (see FIGs. 1 and 15).
74. Views into the conservation area from higher ground to the north west, west and south west are not however wholly positive (see FIG. 1). These are dominated by the bulky modern agricultural buildings to the rear of East Creech Farm and flat roofed ancillary structures at Creech Barrow Cottage. These compromise rather than lend interest to the broad landscape panorama.
75. The composition of Rockley and with the adjacent telephone kiosk provides a ‘classic’ scene and, according to local residents, is an important point of visual reference and wayfinding for visitors to the hamlet.
76. The duck pond (see FIG. 14 above) has a picturesque quality, though views around it are currently compromised by derelict structures, signage and poor quality surfaces. All provide opportunities for both improvement and enhancement.



**FIG. 15:** *Creech Barrow Hill. The hill is a prominent feature travelling east through the hamlet, and takes centre view at a number of points.*



## Important unlisted buildings and features of interest

77. Unlisted buildings, structures and spaces 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 interest are detailed on Map 2. Given their significance (further understanding of which may be enriched by future work) these buildings can be considered to be 'non-designated heritage assets' as defined within the NPPF. Alongside listed buildings, positive buildings should form a focus for conservation. Key examples (the list is not exhaustive) are provided below:

- *K6 telephone kiosk* (FIG. 12): a 'jubilee' model K6 telephone kiosk c.1935-1952.
- *Site of King John's hunting lodge*: located on Creech Barrow Hill.
- *East Creech finger post*: a distinctive piece of street furniture, particularly given retention of its unique roundel. The original cast lettering has been lost in refurbishment, though potential exists for reinstatement.
- *Little Cottage* (FIG. 16): despite being almost encircled by extensions, the external form and character of this tiny historic vernacular cottage remains appreciable. The historic position on the edge of the former common may suggest that it originated as an informal encroachment.
- *Agricultural buildings opposite East Creech Farm* (FIG. 8): these historic buildings are not specifically listed, though have a major presence within the conservation area. Sadly the smallest of the group has already been subject to an insensitive conversion that has caused loss of the historic fabric and details shown in FIG. 8. Scope remains for sensitive works to the barn that could include the reinstatement of lost features, particularly to the main entrance and roof, enhancing the contribution the building makes to the conservation area.



**FIG. 16:** *Little Cottage. The cottage is viewed with Squire's farmhouse in the background. The form remains distinct though much extended. Squire's farmhouse has clearly undergone extensive modification.*

## Issues and opportunities

### Negative factors

78. Alterations undertaken to traditional buildings within the conservation area has caused harm to their character. In such a small conservation area the impact this has is proportionately increased.

### Evaluation of condition

79. From external view the majority of dwellings within the conservation area appear to be generally well maintained. The barn opposite East Creech Farmhouse is however in poor repair, and a number of attached structures are derelict.

### Buildings at risk

80. Listed buildings and structures are termed ‘at risk’ where aspects of their condition, use or context threaten those features which provide special historic or architectural interest. The only listed structure of current concern is the garden wall and gate piers opposite East Creech Farmhouse (FIG. 17 below).



**FIG. 17:** *Garden wall opposite East Creech Farm. The brickwork is in poor condition, being damaged by ivy and leaning in places.*

### Threats, pressures, challenges

81. The telephone kiosk remains under threat of removal. This was last proposed by BT towards the end of 2016, at which time the Parish Council objected. A scheme exists for Parish Councils to purchase the shells (minus the equipment).

## **Enhancement opportunities**

82. The character and appearance of the conservation area can be preserved and enhanced by the efforts of all who have an interest in the land and property within it. Maintaining those buildings, structures and aspects of which make a 'positive' contribution to the special architectural or historic character or appearance of the conservation area (see Map 2) should be a key priority. On the other hand, buildings, structures and aspects which have marked 'negative' impact upon the character or appearance of the conservation area provide a focus for positive change. This may include but is not limited to, sensitive redevelopment. Buildings marked 'neutral' on Map 2 are a diverse and harmless group which lack importance. Whilst improvements or change here may deliver benefits, these are unlikely to be as significant as for those marked negative. Use of this appraisal to inform the design and assessment of planning proposals helps to ensure that conservation objectives are achieved through the planning process.
83. The list below provides a summary of potential areas for action, implementation of which will depend upon opportunity, priorities and funding, and may involve or be achieved by a range of different stakeholders.

### **Undergrounding of overhead wires**

84. Visual clutter caused by wiring could be removed by placing telephone and other cables underground.

### **Phasing out of block ridges**

85. The elimination of ornamental block ridges can be achieved through the regular cycle of ridge maintenance. Reinstatement of flush ridges would help to reinforce local distinctiveness and character.

### **Maintenance of the telephone kiosk**

86. The telephone kiosk would benefit from repainting, and better maintenance (including of the network connection) would no doubt lead to its greater use.

### **Improvements around the duck pond**

87. Sensitive repair of the listed garden wall, improvement of surfaces and reduction of clutter would all help to enhance the contribution this visually attractive part of the hamlet makes to the conservation area.

### **Public awareness**

88. It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the crucial role property owners play in conserving and enhancing its character and appearance. Here Parish Plans, other locally produced documents and Parish websites can play an important role. Parish Plans in particular

play an important role in identifying actions that can be taken locally to better preserve and enhance conservation areas.



## Appendix

### 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.* DCLG, 2012.
- *Purbeck Local Plan Part 1.* Purbeck District Council, 2012.
- *Conservation area designation appraisal and management.* Historic England, 2016.

#### Design

- *District Design Guide Supplementary Planning Document.* Purbeck District Council, 2013.

#### 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.* [www.historic-england.org.uk](http://www.historic-england.org.uk).

#### General

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

#### Further enquires

Enquiries regarding this appraisal should be addressed to:

Design and Conservation Officer  
Purbeck District Council, Worgret Road  
Wareham BH20 4PP  
Tel: 01923 557388  
[conservation@purbeck-dc.gov.uk](mailto:conservation@purbeck-dc.gov.uk)

Enquiries regarding archaeology and the County Historic Environment Record should be addressed to:

Environmental Services Directorate  
Dorset County Council, Colliton Park  
Dorchester DT1 1XJ  
Tel: 01305 224921

## Appendix B – Listed buildings

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](http://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.

Address	Grade	Historic England reference number
Wren Cottage	II	1120318
East Creech Farm House	II	1120319
Garden wall and gate piers to East Creech Farm, opposite the house	II	1323411
Rockley	II	1323410

## Appendix C – Scheduled ancient monuments

A Scheduled Ancient Monument is defined in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983 as a protected archaeological site or historic building of national importance. The scheduling of a monument means that permission is required for works affecting that monument. The Secretary of State, in consultation with Historic England, assesses each case individually to ensure that damage to protected sites is kept to a minimum.

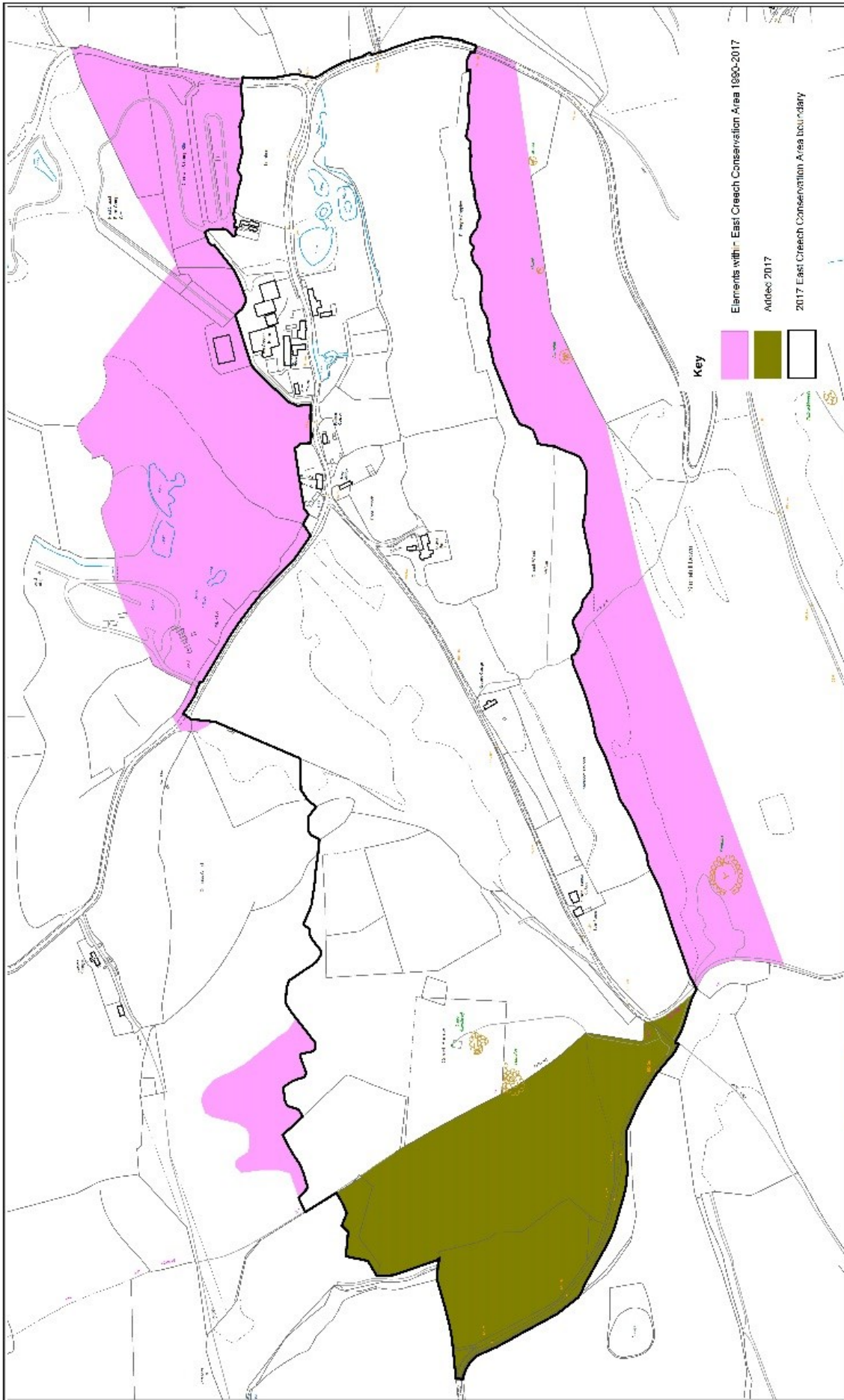
Description	Historic England reference number
Bowl barrow on Creech Barrow Hill	1014830

## **Appendix D – Boundary change 2017**

The boundary of the conservation area was modified in 2017. This entailed removal of:

- part of East Creech Farm Caravan Park (excluding the open space on the street frontage) – a site which has seen significant expansion since the conservation area was designated and which holds no interest;
- open downland lying south of the strong boundary features of Creech Wood, Chaldecot's Wood and Furlong's Coppice, and which is more appropriately considered to form part of the landscape setting of the conservation area;
- scrub woodland overlying former quarry workings to the north-west of Rockley, again better considered to form part of the broader landscape setting; and,
- part of field lying north of Rockley across which the original conservation area boundary drew an arbitrary line, including modern agricultural buildings to the rear of East Creech Farm.
- part of Cotness Wood through which the boundary meandered, bringing the boundary back to follow the tree line.

Modification also included addition of two fields and woodland on the west side of Creech Barrow Hill in Steeple parish, bounded on the west side by the road between Creech and East Creech, and the remainder of Creech Barrow itself which was bisected by the previous designation. This was in order to provide a more rational boundary which properly included the whole of the hilltop and features of interest.



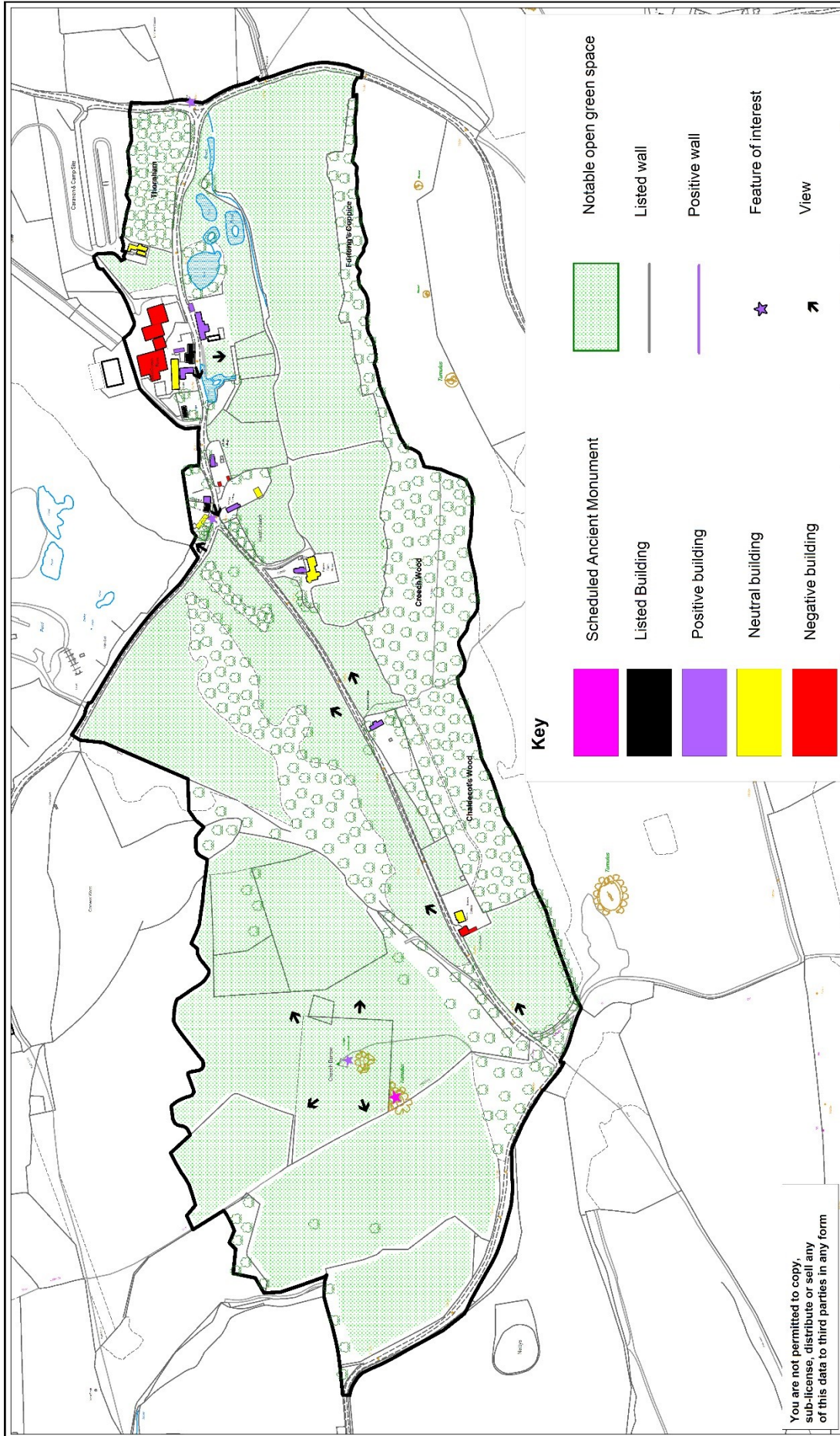
**Map 1: Boundaries**  
 For Identification Purposes Only

Purbeck District Council  
 Thriving communities in balance  
 with the natural environment



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Purbeck District Council

**Thriving communities in balance  
 with the natural environment**

**Map 2: Conservation Area Quality**

For Identification Purposes Only