

Sutton Poyntz Neighbourhood Plan Heritage Assessment



View towards Sutton Poyntz from Bincombe Bumps

on behalf of Sutton Poyntz Neighbourhood Plan Steering Group

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Introduction

This heritage assessment was commissioned by the Sutton Poyntz Neighbourhood Plan Steering Group to support the Sutton Poyntz Neighbourhood Plan. It has been prepared by Kim Sankey BA(Hons), DipArch, AADipCons, RIBA, based on the pre-submission draft of the Regulation 14 Plan (September 2018).

Neighbourhood Planning

The National Planning Policy Framework states that neighbourhood planning gives communities the power to develop a shared vision for their area. Once a neighbourhood plan is brought into force the policies it contains will take precedence over existing non-strategic policies in a local plan for that neighbourhood, unless they are superseded by strategic or local policies.

Heritage Assets and their Protection

A heritage asset is defined in the Glossary of the NPPF as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

Paragraph 197 states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

Listed Buildings and Conservation Areas are given specific protection under The Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to have special regard to the desirability of preserving a Listed building or its setting or any features of special architectural or historic interest which it possesses, and to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The Ancient Monuments and Archaeological Areas Act 1979 gives provision for a schedule of monuments which are protected.

Chapter 2 Environment and Climate Change of West Dorset, Weymouth & Portland Local Plan follows the higher level guidance. Strategic key initiatives include:

- Continuing to prepare and update lists of locally important heritage assets through conservation areas appraisals;
- Engaging communities in the use of neighbourhood plans as a tool for addressing conservation issues, and supporting them in the identification of locally important heritage assets.

Policy ENV4

"Any harm to the significance of a designated or non-designated heritage asset must be justified. Applications will be weighed against the public benefits of the proposal; if it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and; if the works proposed are the optimum required to secure the sustainable use of the asset."

The following is a definition of Important Local Buildings by Historic England:

'There may be many buildings and sites in a local planning authority's area that make a positive contribution to its local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection by the local planning authority identifying them on a formally adopted list of local heritage assets.'

Assessment methodology

The assessment satisfies the requirements of the NPPF, which since 24 July 2018, has incorporated the Government's heritage policy in Paragraph 184:

'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

An initial list of non-designated heritage assets was compiled based on prior knowledge of Sutton Poyntz gained from a study of 12 villages for the Dorset AONB's South Dorset Ridgeway Landscape Partnership in May 2018. A number of additional important local buildings were added to the list and some discarded in consultation with members of the village Heritage Subgroup because accumulated changes had left insufficient visible historic structure. The assessment criteria are set out in Historic England's Advice Note 7, which actually proved to be discriminators; and this assessment describes the buildings recommended for inclusion, judging them against those criteria.

A walk around the village was conducted on the 23 August 2018, with representatives of the village, in order to assess all the eligible properties. Apart from one building (where permission was obtained to photograph the building from the driveway), the buildings were viewed, and photographs obtained, from the public domain. The contribution made by individually attractive and interesting unlisted buildings is important, most of which contribute to the value of larger groups. A mix of quality houses have been selected, dating from late Georgian to the 1930's which all have unaltered roof and walling materials and other locally distinctive details.

This selection broadly followed the steps set out below:

- > Step 1: Identify the non-designated heritage assets.
- > Step 2: Examine the evidence base, maps, photographs and local knowledge.
- > Step 3: Assess the significance of each building.
- > Step 4: Agree the final list with the Heritage Subgroup.
- > Step 5: Clearly record the assessment and resulting decisions.

There are 12 existing designated heritage assets (Grade II listed buildings) in Sutton Poyntz and 24 non-designated heritage assets in the Neighbourhood Plan area. The reason for the inclusion of these particular buildings is summarised on the following table and detailed below:

Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

Property Name & No	Criterion						
	Age pre-1945	Rarity	Aesthetic Interest	Group Value	Historical Association	Social & Communal Value	Locally Distinctive Materials
1.Millpond Bridge	Y	N		Sutton Mill	Mill 1812	Y	Y Stone
2.Millstream	Y	N		L.B's in Sutton Road			Y Slate/ render
3.113 Sutton Road Quackers	Y	N		L.B's in Sutton Road			Y Stone/ brick
4.Inspector's House	Y	N	Y	Turbine Hall Waterworks Cottages	George Crickmay	Wessex Water legacy	Y Stone/ Brick
5.Waterworks Cottages	Y	N	Y	Inspector's House, Turbine Hall	George Crickmay	Wessex Water legacy	Y Brick/ clay tile
6.Cob Cottage	Y	N	Y	N	E Wamsley Lewis		Y Thatch/ stone
7.Church Cottage	Y	N		Mission Hall		Y	Y Stone/ brick
8.Mission Hall	Y	N		Church Cottage		Community asset	Y Brick/ clay tile
9.Clyffe Cottage	Y	N		N			Y Thatch/ render
10.Littlecot	Y	N	Y	N	Mr Bonnell & Wamsley Lewis		Y Clay tile/ painted brick
11.Valley Cottage	Y	N	Y	N	E Wamsley Lewis		Y Thatch/ stone
12. Spinneys	Y	N		N	E Wamsley Lewis		Y Thatch/ stone
13.Wyndings	Y	N	Y	N	Mr Bonnell		Y Thatch/ painted brick
14.Staddles	Y	N	Y	N	E Wamsley Lewis		Y Thatch/ stone
15.Prospect House & Cottage	Y	N		N			Y Stone/ render/ slate
16.Bellamy Cottage & the Old Forge	Y	N		N			Y Thatch/ stone
17.Telephone Kiosk	Y	N		N		Community asset	
18.The Cart Shed	Y	N		N		Y	Y Stone/ cement tiles
19.1-4 Puddledock Cottages	Y	N		The Old Dairy House			Y Stone/ slate
20.The Old Dairy House	Y	N		Puddledock Cottages			Y Stone/ slate
21.Chpps Cottage	Y	N		N			Y Stone/ slate
22.Silver Street	Y	Y		L.B's in Silver Street			Y Slate/ clay tile/ render
23.The Springhead & Pavilion behind	Y	Y Pavilion		The Coach House	George Crickmay	Community Asset	Y Stone/ clay tile
24.The Coach House	Y	N		The Springhead	George Crickmay		Y Stone/ clay tile

Table of buildings considered worthy of important local building status with justification determined by a site inspection on 23 August 2018 by the Heritage Sub Group.

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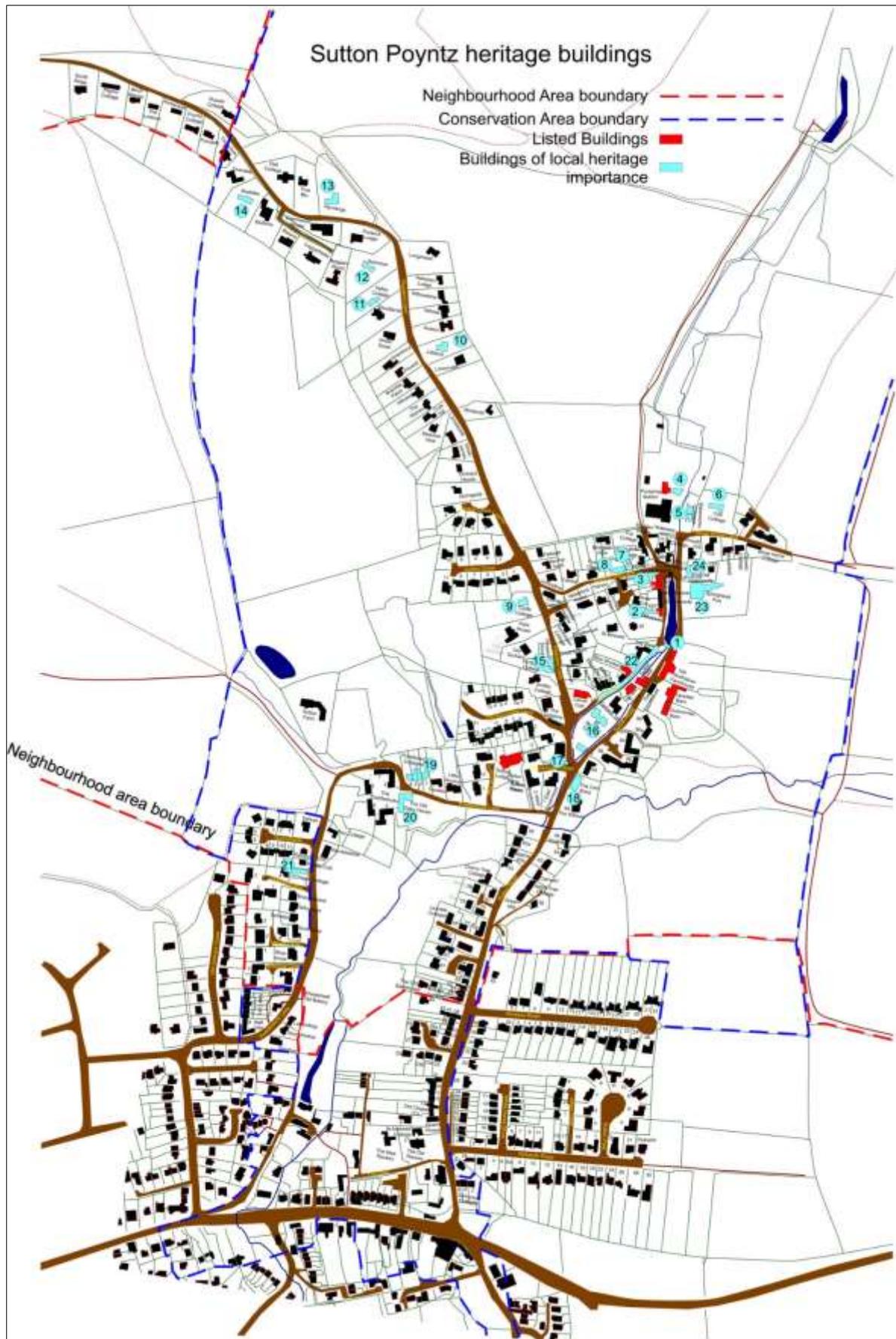


Table of heritage buildings produced by the Neighbourhood Plan Heritage Subgroup

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1. Millpond Bridge (opposite Northdown Farmhouse) was previously in the ownership of Wessex Water but is now owned by Weymouth & Portland Borough Council. This bridge over the River Jordan, and sluice, were created at the same time as the mill pond when an older mill (with an undershot wheel) was replaced in 1812 by the present Sutton Mill, equipped with an overshot wheel necessitating a header pond. Constructed of local Ridgeway stone, ashlar and rubble, set in lime mortar. Included for its relationship to Sutton Mill and pond which are a source of local identity, contributing to the coherence of the village connecting Sutton Road to Silver Street.



2. Millstream, formerly two of three tenements on the Tithe Map, now one property. Locally distinctive use of materials and features with lifting arm on rear barn under projecting dormer of hay loft, clad in Welsh slate and rendered masonry walls. Chimneys of Broadmayne brick. Timber sashes and casements, boundary walls of local stone with cock and hen detailing. Included for its origins in the late C18/ early C19 and distinctive local characteristics.



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3. 113 Sutton Road appears as two cottages and a garden on the Tithe Map. Part of a group attached to the terrace of listed buildings in Sutton Road, this property shares the same materials, stone with brick quoins and flat arches to later windows. Historically 113 was a shop with evidence of blocking up on the east gable end. Included for group value having a clear visual relationship with adjacent listed buildings 109 & 111 Sutton Road and social and communal value as a former shop.



4. The Inspector's House is a reworking of the Upper Mill House partially demolished in 1855, rebuilt by George Crickmay Architect. On the Tithe Map the earlier property is described as house, mill (early C18), garden and orchard. By 1888 Thomas Hawksley has built the Water Turbine Hall for Weymouth Waterworks. The house is physically attached to the Grade II listed building which would, by association of use and date, extend protection by virtue of its curtilage. Included for social and communal value and group value.



5. Waterworks Cottages by Crickmay Architects circa 1900 in Arts & Crafts style.

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Semi-detached pair of contrasting brick cottages under clay tiles roofs with lean-to porches and single storey wings. Projecting bay windows at first floor under pebbledash gables. One cottage retains its original timber multi-paned windows. Both have stone boundary walls with cock and hen detailing. Included for their association with a local Dorchester architect, of intrinsic aesthetic interest and group interest.



6. Cob Cottage (formerly Watermeadow of 1939) by Ernest Wamsley Lewis. This was the only house agreed by Weymouth Civic Society to be worth if listing in 1972. A two-storey thatched property in White Horse Lane with a detached garage, also thatched. The house follows the style of those on Plaisters Lane and was the last of the five Wamsley Lewis houses to be built in Sutton Poyntz. All share the same characteristics, stone walls with timber windows although Cob Cottage has differently proportioned (2 light) casements to the others which have 3 or 4 light casements. Included for aesthetic interest, its intrinsic design value relating to a nationally renowned architect.



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7. Church Cottage appears as a garden on the Tithe Map. Church Cottage was built by Salisbury Diocese sometime post 1880, it was occupied by a Church Army evangelist in 1901 and the Church Army was founded in 1882. Set back from Mission Hall Lane behind a brick boundary wall. Random rubble forest marble with shallow Broadmayne brick arches to multi paned windows and narrow panelled door with glazed top lights. Cast iron rainwater goods. Included for distinctive local details and materials.



8. Mission Hall is built on a plot of land identified as Higher New Close on the Tithe Map and first appears on the 1901 OS Map. It is owned by Salisbury Diocese but leased to the village who manage the building. The hall is constructed of Chickerell orange/red bricks under a clay tile roof. It has been sensitively extended with a service wing to the north of a subservient appearance using matching materials. Included for social and communal value.



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9. Clyffe Cottage was built in 1927 above the road level on Cox's Orchard behind a new boundary wall of local stone (of a high standard of workmanship) with traditional cock and hen detailing. It is constructed of rendered masonry under a thatched roof with brick chimneys and timber casements. Not as picturesque as the Wamsley Lewis group but nevertheless a pleasing composition using locally distinctive materials. Included for its vernacular appearance, boundary treatment and use of locally distinctive materials.



10. Littlecot is presumably designed by the same person as Wyndings and was constructed in 1932. Wamsley Lewis designed a minor extension in 1938. Littlecot is a two-storey brick building under a tiled, hipped roof with brick chimneys and was constructed after Wyndings which dates from 1930. The windows have been replaced and the plot subdivided but the scale and form of the house survives much as originally designed. Included for aesthetic interest.



11. Valley Cottage (1937) is one of four pre-war houses on Plaisters Lane by Ernest Wamsley Lewis of Trent & Lewis, co-founder of the Weymouth Civic Society. Built of Purbeck rubble stone and thatch both of which are local materials, noteworthy for the time. These houses all post-date the British Arts & Crafts movement of 1880-1920 but the use of the Dorset vernacular features contribute very strongly to a harmonious design in a village of stone and thatch with timber windows and tall chimneys. Later windows to projecting single storey wing. Included for aesthetic interest.



12. Spinneys by Ernest Wamsley Lewis (1936) built for a Scotsman, with due regard to economy, has much the same style as Valley Cottage but with the appearance of the first floor in the roof rather than a full first floor. Thatched stone porch detail and robust stone chimneys to principal rooms. The original fenestration pattern is very obviously pre-war date with 3 light casements. Included for aesthetic interest.



13. Wyndings was the first house constructed on Plaisters Lane for R H Woollatt in 1930 and is said to have inspired many of the other 1930's houses, particularly Littlecot which appears to have been designed by the same person Mr Bonnell whose name does not appear in the RIBA archives. Wyndings is also recognised as a site of archaeological interest, digs, human inhumations are all recorded in DCM proceedings and other publications. This house retains most of its original features. Two storeys under a thatched roof with painted brick walls with a decorative band course. Leaded lights in timber window frames, brick cills and chimney stacks, timber boarded garage doors. Included for aesthetic interest.



14. Staddles by Ernest Wamsley Lewis 1933-4. The brief to Wamsley-Lewis was for a house to be built of stone dug out of the site and thatch grown for the roof! The stone on site was Greensand so Portland stone was used instead. The thatcher won was not convinced that straw could be grown on site. The doors, and internal joinery and exposed beams were all of oak and the dining room panelled full height. The large thatched roof enabled the architect to reduce the area of walling. Wamsley-Lewis had no intention of reproducing a cottage of a past era but there was a dearth of contractors willing to build of stone rubble. He persuaded a local stonemason to work with a wheelwright, blacksmith and others built the house by direct labour for £7 within the limit of the clients budget including a stone paved terrace and a car park for visitors levelled out of the hill side. The economic costs persuaded another five clients to employ Wamsley-Lewis and the same team was employed on other own large plots in Sutton Poyntz. Included for aesthetic interest.



10. Prospect House and Cottage appear as a house and garden on the Tithe Map. Prospect House was divided and enlarged to provide a separate dwelling with the house occupying the southern plot, having a legible street frontage with integral boundary wall and obvious blocking of the earlier entrance off the street. Included for age and historical connection to the Harrison family, village wheelwright, carpenters and builders in Sutton Poyntz since 1880. The carpenters shop was a separate building to the rear, now converted to a new use. Included for its origins as a substantial house in the streetscene and its use of locally distinctive materials and boundary treatment.



11. Bellamy Cottage and The Old Forge (now a garage to Bellamy Cottage).

Bellamy Cottage, formerly Elm Cottage, may perhaps have been two cottages as illustrated by Eric Ricketts in his book *The Buildings of Old Weymouth Part Three*; it was at one time the home of the village blacksmith whose smithy has now become the cottage's garage, with some old walling still retained. The east end of the cottage was added in the 1930's and the west end in 2002. The cottage is built of Portland stone under a thatched roof. The house is accessed both from Plaisters Lane and via a bridge on Sutton Road. Included for its early origins and the use of distinctive materials.



12. The K6 Telephone box is in the process of being transferred from British Telecom to the village for £1. There are many uses to which redundant boxes can be put to including a defibrillator point, a library and a seed bank. Although superficially in reasonable condition, routine maintenance will be required regardless of its future use. Included as a community asset.



13. The Cart Shed was formerly a cottage, garden and smithy prior to its later incarnation as a carriage works. The sign outside reads '*Sutton Poyntz Carriage Company mechanical engineers care servicing general repairs automatic gearboxes phone 0305 835143.*' The Cart Shed incorporates the Victorian letter box. Included for the interesting method of construction utilising saracen stones in horizontal masonry bays, it is possible the eaves have been raised when it ceased to be a dwelling (to house vehicles?) Included for social and communal value.



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14. Puddledock Cottages, a terrace of four, with date stone above No 1 'RJW 1890'. Built close to the site of two earlier cottages and gardens. 1-4 Puddledock Puddledock Cottages are a group of late Victorian estate cottages for the agricultural workers on Sutton Farm. Included for age and their distinctive style as typical estate workers cottages of local rubble stone and Broadmayne brick dressings under a Welsh slate roof.



15. The Old Dairy House, Puddledock Lane. The Old Dairy House comprised two tenements, with barton and buildings, possibly one occupied by the chief dairy man of Sutton Farm as identified on the 1838 Tithe Map. The house is of rubble stone under a Welsh slate roof with brick chimneys and flat brick arches over ground floor windows and to the new porch. Boundary wall with cock and hen detailing. New windows and doors but included for age and use of locally distinctive materials.



21. Chipps Cottage has remained a cottage and orchard in the southern part of Puddledock Lane since 1838. Constructed of rubble stone under a slate roof with dressed Purbeck ashlar lintels and arch over the central fanlight, the windows are later replacements but the whole composition remains virtually intact with brick chimneys and terracotta pots. The later wing has brick dressings to the window and door openings. Included for age and use of locally distinctive materials and details.



22. Silver Street is a near unique arrangement, consisting of a single narrow footpath hemmed in by the stream and its vegetation on the one side, and a loose arrangement of workers' cottages on the other side, a number of which only have pedestrian access. The cottages have roots that are 18thC or older but with most visible material dating from the late 19thC or later; this collection of houses comprise one coherent group of buildings of merit. Paving slabs along the path were apprentice pieces with letters carved by students of Eric Morris, a well-known local sculptor who lived at Blue Shutters. The lane is framed by and gives context to listed buildings; Laurel Cottage, Blue Shutters, Sutton Mill and Mill House. Included for rarity and group value.



23. The Springhead Pub & Restaurant (and pavilion behind) replaced the inn which previously occupied Nos 109 & 111 Sutton Road. The Spring Head Hotel which appears in Kelly's directory of 1898, together with the Coach House and Waterworks Cottages, represents one of Crickmay designs, remarkably intact. Built in the 1898 as a hotel with a pavilion in the gardens. The pavilion of 1899, now enclosed by later structures has an unusual curved roof and metal framework (seen in early photographs). This dates from the late C19 when 'kit' buildings were sent out to the colonies for ease of construction. This is a very typical design seen in South Africa and New Zealand. Included for social, communal and rarity value since the Pavilion represents a building type that is now rare in Dorset.



24. The Coach House was built as a service wing to the Springhead, of the same materials and style albeit more diminutive, originally providing ancillary accommodation for carts, horses and grooms accommodation in the hay loft above. The cart shed retains the original double doors and fan lights over, and latterly housed vehicles. It has a charming appearance with the timber boarded gables as opposed to half-timbered gables of the pub but is more domestic in character retaining the essence of its former use. Included for social and communal value and aesthetic interest by a local architect George Crickmay.

