

## APPENDIX 3 CONSERVATION AREA APPRAISALS

### WEYMOUTH

#### The Wey Valley Conservation Areas - Upwey, Broadwey, Nottingham and Radipole

The four Conservation Areas in the Wey Valley are geographically linked and are of similar architectural character. The rural character of Upwey, Nottingham and Radipole has been protected by planning policies over many years and each Conservation Area is characterised by buildings in the landscape, and as a result the boundaries of these Conservation Areas have been widely drawn. Broadwey whilst retaining elements of this rural character straddles the Dorchester Road and as a consequence has at least in part developed as more of an urban village.

#### Upwey Conservation Area

Upwey is located at the head of the River Wey, which runs southwards from the foot of the Ridgeway escarpment. It is a linear settlement, extending for approximately one mile along the floor of the narrow, well-wooded valley. Farmland and tree belts on the upper slopes of the eastern side of the valley create a distinct visual and physical separation between the village and the ribbon of suburban development along the Dorchester Road. The heavily wooded western slopes of the upper Wey Valley also emphasise the rural character of the Conservation Area.

The settlement can be divided into three distinct areas: firstly the area around the C15<sup>th</sup> Church of St Lawrence and the Victorian School (now a community hall); secondly Elwell street (mainly C19<sup>th</sup> buildings) and the Roman Road; and thirdly the area around the C17<sup>th</sup> Upwey Manor extending into Stottingway Street. Although each is distinct they are strongly linked and characterised by the sense of enclosure created by the valley slopes, the river, tree belts high stone walls, and common use of the local stone building materials.

In between these "core" areas can be found small groups of individual buildings separated by countryside, which extends down to Church Street. These "gaps" are an important and integral part of the Upwey Conservation Area and establish its essentially rural character. Many of the buildings within the Conservation Area are included in the statutory list of buildings of architectural or historic importance. Common use of the local Ridgeway Limestone in the construction of buildings and walls, and slate or thatch for roofing materials creates a sense of harmony so that, with few exceptions, even those buildings that are not listed make a significant contribution to the architectural character of the area. The wooded valley slopes and numerous mature trees within the village create an impressive setting for the buildings, and it is important, therefore, that they be retained. Similarly, the open area of fields between Upwey and the Dorchester Road and the open nature of the high scarp face to the north are essential to preserving the individual, rural charm of the valley settlement.

#### *The Ridgeway Extension*

Between the Dorchester Road and the railway embankment are the open fields and meadowland at the foot of the Ridgeway. These fields, trees, hedges and rubble stone walls all contribute to the character of this part of the Conservation Area and provide a semi-rural gateway into the Borough. The 20<sup>th</sup> Century housing opposite, between Prospect Place and Elwell Street, does not contribute to this character, but has been included to avoid illogical boundaries to the area. To the south is the small settlement around Laurel Lane and small-

scale vernacular stone cottages with later 19<sup>th</sup> Century additions such as the rendered Royal Standard public house.

#### Broadway Conservation Area

The core of the Broadway Conservation Area is the cluster of buildings in Mill Street, which include the remodelled medieval Church of St Nicholas and the group of C18<sup>th</sup> and C19<sup>th</sup> Mill buildings. The narrowness of the street is a feature of this part of the Conservation Area further enhanced by the stone walls and the tall mill buildings. Broadway is where the River Wey is at its closest to the Dorchester Road and as a consequence it has more of an "urban" feel than the other Wey Valley Conservation Areas. Nevertheless the Conservation Area does include the open countryside where it crosses the Dorchester Road in the vicinity of Lorton Farm and the Georgian Old Rectory. This feature of countryside "breaking" into an urban setting is perhaps the singly most important feature which determines the character of this Conservation Area.

The majority of the pre C20<sup>th</sup> buildings are built with Upwey or Portland stone with Welsh slate roofs. The Dorchester Road elements are typically small cottages mixed with larger farm buildings.

#### Nottingham Conservation Area

The hamlet of Nottingham lies in the valley of the River Wey and forms a group with the settlements of Upwey, along the valley to the north, and Radipole to the south. It occupies a secluded situation in undulating countryside, which contrasts with the open development of modern Weymouth close by. The older buildings in the hamlet are predominantly rural in character and have associations with a mill, a malthouse, a farm and a spa at a sulphurous spring. Some newer houses have been erected in close relationship with the older buildings, but the established policy is to maintain the rural character by the strict control of new development.

The Conservation Area embraces all the buildings listed as being of special architectural or historic interest at Nottingham. These buildings are situated on both sides of Nottingham Lane. The area extends to the hillside and woodland around the site of Nottingham House, as these features frame one side of the hamlet, separating it from suburban development along Dorchester Road, the main road to the east. Trees and a hillside also provide the boundary to the area on the western side of the valley.

#### Radipole Conservation Area

Radipole was an important bridging point of what was once a tidal estuary, prior to the building of the dam and bridge between Westham and Melcombe Regis. This extended settlement lies in a valley on both sides of the River Wey. Most of the village lies to the south and west of the river, strung out along the road, a few cottages, St. Ann's Church and the Manor House to the north.

St Anns, Radipole Manor House (rebuilt in the C16<sup>th</sup>) and the Georgian Rectory could be said to be the "heart" of the village. The deserted Medieval Village to be found beneath the fields between the church and the rectory would seem to confirm that historically this was so.

The character of Radipole is essentially a rural one of "buildings in the landscape". It is dominated by the steeply rising fields to the south and the numerous treed hedges and banks dividing fields and enclosing the narrow winding roads which are an intrinsic part of the charm and character of the area. The River Wey provides both a physical and visual link between each group of buildings along its banks.

## Sutton Poyntz Conservation Area

The compact settlement of Sutton Poyntz lies in the Jordan Valley at the foot of the chalk hills northeast of Weymouth. A village survey was carried out in 1999 by the Sutton Poyntz Society which identifies the features of interest. An attractive natural setting is provided by the stream and its pond, which is the central feature of the settlement and by Ridgeway in the background. The buildings, which include a mill, old millhouse, farmhouses and outbuildings and stone-rubble cottages with thatch or slate roofs, are predominantly rural in character.

The Sutton Poyntz Conservation Area was extended in 1979 to include the historic core of Preston around St Andrew's Church, linking the linear north to south settlement of Sutton Poyntz with the west to east settlement of Preston. Both areas are characterised by the use of local rubble stone with slate, thatch and clay tile roofs, with small two storey C19<sup>th</sup> cottages predominating. The narrow roads, in some cases unpaved and all without footpaths are a special feature of Sutton Poyntz. In places the open countryside extends as far as the roadside providing exceptional views of the hills which helps retain the rural character and setting of this area. Immediately behind the southern part of Sutton Poyntz Road the remnants of Puddledock Farm provide an important visual break between Sutton Poyntz and the C20<sup>th</sup> development of Preston. This gap is an important visual element in establishing the setting and character of Sutton Poyntz, particularly when viewed from Puddledock Lane.

One of the main characteristics of Sutton Poyntz is its 'back lanes' - Puddledock, White Horse, Mission Hall, Plaisters and Silver Street. The semi-rural nature of some of these has suffered from unsympathetic development in the past. The effects of modern development on the lanes is principally as a consequence of the requirements of vehicular access and the need for sightlines, rather than just the design of buildings. The adoption of enhancement schemes with the support and active involvement of the community may help to resolve these problems.

### *Plaisters' Lane Extension*

The fields around Sutton Poyntz, which sits in a bowl below the Ridgeway and the Chalbury Hill Fort, are of archaeological importance, particularly to the north, and provide a setting for the Conservation Area. The surrounding footpaths also provide important views into and across the area. Views out of the settlement are also important, including looking eastwards towards George III and the White Horse.

The boundaries follow hedgerows and topographical features, but as a consequence a significant number of post 1950 dwellings and estates have been included in the area. Most of these buildings do not make a positive contribution to the character or appearance of the Conservation Area. The architectural quality, design and age of buildings in Plaisters Lane is variable, but it is the character and appearance of the lane that also needs protecting from further erosion of its rural qualities by the introduction of vehicular accesses and sightlines or the removal of trees and hedgerows.

There are, however, several houses designed in the vernacular cottage style by Mr Wamsley-Lewis (co-founder of the Weymouth Civic Society) in Plaisters Lane that date from the 1920s and 1930s. These cottages provide a strong architectural link with the centre of Sutton Poyntz where several other of his buildings are to be found. The majority survives virtually unchanged and contains many individual features purpose designed by the architect. These buildings make a significant contribution to the appearance and character of the area.

### Wyke Regis Conservation Area

Wyke Regis can be considered the birthplace of Weymouth. There is evidence of Iron Age hearth construction, Roman occupation and it is the probable site of a traditional Saxon Village. The village, which is on rising ground and lies hidden away from the major roads, has at its core a small "square" surrounded by small Georgian and Victorian houses. The settlement's historic core is based upon the C15<sup>th</sup> All Saints Church, its Rectory and the Manor House. Much of the character of the core is derived from the modest scale of its buildings combined with the narrowness of Chamberlain Road, High Street and Shrubbery Lane punctuated by the opening out of Wyke Square.

The Conservation Area encompasses much of old Wyke Regis, and can be said to retain the character of the old settlement. It extends from Wyke Road in the north to part of High Street in the south, and from Westhill Road to Portland Road. Chamberlaine Road running west to east bisects the area.

### Belle Vue Road Conservation Area

Belle Vue Road is an example of an area of very large houses built at the turn of the century in unusually large plots. Although the Belle Vue Road area contains only one building listed as being of architectural or historical interest, it does hold particular historical connections with Weymouth and the architect Crickmay, who in 1891 designed the layout of the area which was subdivided into large individual plots. The area is characterised by large individually designed Victorian and Edwardian brick built buildings, grass verges and high hedges and the area possesses a distinct character not present elsewhere in Weymouth.

### Lodmoor Hill Conservation Area

The buildings in the area have principally been built from the middle of the 19th Century onwards, and the majority still date from the Victorian and Edwardian eras, despite the introduction of modern houses, flats and large extensions. The original buildings were laid out in plots with large gardens to the rear. As a consequence, there are many trees throughout the area including the remains of avenues that once extended alongside most of the roads in the area. However, perhaps the strongest visual element of the area is the garden walls adjoining the footpaths. Where these have been removed the character of the area has suffered.

### Weymouth Town Centre Conservation Area

The unique character of the Conservation Area derives from the close relationship of five distinct areas - Weymouth Harbour, Melcombe Regis, the Esplanade, Greenhill, Park Street - and the high architectural quality of the buildings and groups of buildings, many of which are included in the statutory list of buildings of architectural and historic importance.

### *Weymouth Harbour*

The outer Harbour and its associated buildings are, visually, immensely important and are a major tourist attraction. The northern side is mainly devoted to commercial activities and provides berths for the larger ships. The tall warehouses and other larger buildings, which provide a fitting backcloth to the harbour operations, are important features of the area. In contrast, the southern side mainly provides facilities for smaller boats. Terraces of small houses form a picturesque harbour frontage dominated, but not overpowered by the old brewery buildings and the prominent feature of the Nothe which, visually, tend to balance the effect of the large buildings and vessels on the northern side.

### *Melcombe Regis*

Originally the town of Weymouth as known today consisted of two ancient boroughs - "Weymouth" on the south side of the harbour and "Melcombe Regis" on the north - which were combined by an Act of Union in 1571. What is now the old town has developed northwards from the planned medieval town of Melcombe Regis, typified by its gridiron street pattern between East and West Streets, to Bond Street and the harbour. With the exception of Market Street, which was built on the site of the former friary during the late 19<sup>th</sup> Century, development followed the old medieval street pattern with its direct links to the harbourside.

Within this area there are numerous buildings of 17<sup>th</sup> Century and earlier origins, though 18<sup>th</sup> and 19<sup>th</sup> Century replacements, conversions and refacing have occurred in many instances. Thus the unique character of this area is formed by the close spatial relationship between tightly packed groups of buildings, individual buildings, and an intricate network of narrow, confined streets which create a variety of interesting street scenes with a distinct sense of enclosure. This part of the Conservation Area contains many fine examples of corner buildings, which are especially prominent because of the narrowness of the streets and the gridiron pattern.

### *The Esplanade*

With the exception of some late nineteenth and twentieth century buildings, the Esplanade is an almost unparalleled example of late 18<sup>th</sup> Century and early 19<sup>th</sup> Century seaside architecture, which follows the sweep of the bay. The most notable Victorian building is the Royal Hotel which can be considered as a 'Seaside Picturesque' building. The Esplanade is however essentially Georgian in character and is of significant historical and architectural importance in a national, regional and local context. The importance of the Esplanade necessitates a vigorous policy directed towards revitalising its architecture and the creation of an open uncluttered feeling along its entire length in order that the grand sweep of the terraces can be fully appreciated.

### *The Greenhill Extension*

The most important natural feature of the Greenhill extension to the Weymouth Town Centre Conservation Area is of course the sea and consequently Greenhill's relationship to the Esplanade - providing views out and distant views in from along the Esplanade to the south and soon to be from the north.

Victorian Greenhill is characterised by large villas on large plots, some designed by the Crickmay Partnership, the buildings are a mix of Portland and Bath stone or buff brickwork with vertical sliding sash windows. The colonnaded beach chalets and the Edwardian buildings (Nos 34-62 Greenhill) when viewed from the Esplanade, can be perceived as early 20<sup>th</sup> century extensions to it and as such complement the Georgian and Victorian buildings and character of Weymouth's seafront. The colonnaded chalets can be said to be typical seaside architecture of the 1920's and as such make a positive contribution to the area and provide a contrasting visual link between the Georgian and Victorian buildings of the existing Weymouth Town Centre Conservation Area and Edwardian Greenhill.

The Edwardian terraces are of considerable architectural merit. These buildings are of a similar style with the majority retaining original vertical sliding sash windows to the front and rear. There has been some intrusion of modern dormers and replacement windows, which are detrimental to the appearance of the terraces, but the overall architectural quality of the terraces and individual building remains.

The Portland stone walls in front of and adjoining the Edwardian terraces and the Victorian lighting columns on the Esplanade also contribute to the character and appearance of this part of Greenhill.

#### *1930's' Greenhill*

One of the main characteristics of this area is its elevated position above the Esplanade and the buildings take advantage of good views over the lower lying tennis courts, bowling green and Weymouth Bay. Taking advantage of the proximity of the sea and sea views is of course a process that began in Weymouth with the construction of the Georgian Esplanade and is repeated here as a continuation of the development of Weymouth's 'seafront' two centuries later. The open spaces also provide a setting for the buildings behind them.

The buildings, to the west of the road, were built from the 1920's onwards, providing examples of the varying architectural styles for housing of the first half of the 20<sup>th</sup> century. The buildings are evenly spaced along Greenhill on large plots and are essentially two storey houses of good size, but appear to be larger because of their raised position above the road and Esplanade. This eclectic mix of architectural styles and materials are complimentary and contribute to the special character of the area, particularly as many of the buildings retain their original architectural features. The buildings are also part of the 'gateway' to the centre of the town and the core of the Weymouth Town Centre Conservation Area.

The exception to this group of buildings is a modern block of flats, which are a poor example of modern design. These flats clearly do not make a positive contribution to the appearance of this part of Greenhill.

#### *Park Street*

This area represents the late Georgian, early Victorian extensions of Melcombe Regis and contains terraces of small two and three storey brick and stucco houses immediately behind the more imposing Esplanade architectural set pieces. The streets are laid out in a grid pattern with Park Street providing the spine - a replication of Melcombe Regis' medieval core - with the majority of the houses immediately adjoining the footpaths.

#### *The Crescent Street Extension*

The 1864 maps of the Crescent Street area show that many of the buildings at that time had access to small courtyards at the rear. It would seem to indicate that these were commercial buildings with some of them providing stabling and mews accommodation immediately behind and associated with the Esplanade terraces. Therefore there are historical associations between these principal listed buildings and the western side of Crescent Street. Essentially the 'back street' character of the Crescent Street/Queen Street area has remained unchanged since the 19<sup>th</sup> Century; providing some housing, public houses/hotels and services associated with the commercial operations and residential occupation of the surrounding area. Some of these services are now of course associated with the motor vehicle rather than the horse and carriage.

The existing architecture of the Crescent Street area is varied and includes several listed buildings and the majority of the rear elevations of the Esplanade terraces include many architectural features that are indicative of their Georgian origins. The Star and Garter is also a fine example of a late Victorian public house, recently converted to a pharmacy. Nos. 1-5 Lennox Street are an excellent example of the continuing tradition of early to mid 19<sup>th</sup> Century architecture in Melcombe Regis with overall proportions and detail little changed, but the characteristic bow becoming a canted bay. Nos. 43-47 Lennox Street opposite Nos. 1-5

Lennox Street also date from the mid 19th Century as does Lennox House - originally known as Victoria Villa it apparently contained hydropathic baths.

The buildings in Melcombe Place and Victoria Street (between the junction of Lennox Street and William Street) are small-scale terraced houses that also provide a physical and architectural link between the Esplanade and the Park District and exhibit many characteristics of this transitional architectural style between the Georgian Esplanade and the mid-Victorian Park District. Some window replacements have occurred which are detrimental to the appearance of the buildings, but many of them are little changed from when they were first built.

#### Landsdowne Square Conservation Area

The Conservation Area is principally based on Landsdowne Square. The character of the area is established and clearly defined by the mature lime trees in the roadside verges and the imposing two and three storey semi-detached Victorian brick and stone residences which remain substantially unaltered. A feature of many of the roofs is the brick and stone chimneys. The fact that nearly all the buildings retain the original Victorian and Georgian style vertical sliding sashes is beneficial to the character of the individual buildings and therefore to the Conservation Area. The walls and piers that define the boundaries of the curtilages of the buildings, make a positive contribution to the appearance of the square, and further define the form of the square. The gardens to the south of the terrace (1-15 Wyke Road) are an essential component of the character of the Conservation Area, providing views of the principal elevation of the terrace - to the Square. The Wyke Road part of the Conservation Area has a different more urban character consisting of two terraces of the late Georgian style buildings fronting onto Wyke Road.

## PORTLAND

#### Underhill Conservation Area

This Conservation Area encompasses the settlements of Chiswell and Fortuneswell.

Chiswell was largely developed through fishing and other activities connected with the sea. This is reflected in the openings or "opes" running at right angles to the general development which give direct access to the beach and facilitate the passage of floodwater. The character of the area is very much derived from this close relationship between the buildings, Chesil Beach and the sea. This is reflected both in the general layout of the buildings (built in close groups to give greater stability and to provide protection against wind and sea) and in the method of construction. This reveals the builders' thorough understanding of the conditions peculiar to the area (thick walls with few openings of small size to give the maximum protection).

Fortuneswell is located on the rising ground to the east of Chiswell. The older core of the settlement is concentrated around High Street and the right-angled linking streets. Many of the streets are steeply inclined with houses stepped to the slope. Important features in this part of the Conservation Area include stone gates and rail posts, boundary walls, steps and paving.

Victoria Square provides a contrast and its buildings typify a more formal Victorian layout which arrived with the railway. Victoria Gardens stand on an elevated position overlooking Chesil Beach with spectacular views out to sea. They were created to celebrate Queen Victoria's Golden Jubilee, but were not opened until 1904. The gardens provide one of the few public open spaces within the Conservation Area.

The principal building material is of course Portland Stone, often with blocks of quite monumental proportions in small cottages, and Welsh slate roofs. The majority of the buildings date from C19<sup>th</sup>, but elements of C17<sup>th</sup> and C18<sup>th</sup> buildings can often be seen incorporated into later buildings.

### *The Castletown Extension*

The oldest building still visible in Castletown is of course the Castle itself. This is a Grade 1 Listed Building, Scheduled Ancient Monument with the Grade II\* Captain's House attached to it. In the surrounding grounds and on the harbour edge, parts of the external ramparts that protected the castle are still visible. Portland Castle is an exceptional, if not unique, example of a Tudor fort designed to accommodate cannons, and with its 'twin' at Sandsfoot, was built to protect ships at anchor in Portland Roads.

The development of Castletown followed the creation of the Portland breakwaters during the mid - 19<sup>th</sup> Century and the development of Portland as a naval harbour. The majority of the terrace of buildings in Castletown facing northwest, towards the harbour, are Victorian buildings.

These three to four storey brick and render buildings in a mix of commercial and residential uses have suffered from some alterations, but architecturally remain significantly intact. They were clearly all built in a short period of time, indicating the economic benefits that the arrival of the Royal Navy on a permanent basis brought at that time. Before the construction of the Boscawen Centre and the accommodation blocks, these buildings were visually as well as physically, isolated from the rest of Underhill, underlining the historic dependence and close association that the community and the use of the buildings had with the Naval Base.

The stone pier and slipways in Castletown emphasise that the character of the area is defined by its relationship with the sea and Portland Harbour as a naval base and port. The view northwards to the listed Mulberry Harbour provides a strong historic reminder of these associations. It is a commercial area that is now developing as a diving centre and it is this maritime character that should be retained and developed, and the repair of historic buildings and any associated environmental improvements should be considered in the context of this character. Conversely, development proposals should take into consideration the appearance of the area and its historic buildings.

This close relationship between the harbour and the original Victorian buildings has been constrained by the construction of several buildings on the north side of Castletown, to the east of the castle. These buildings are in a variety of architectural styles, materials and age, designed for a variety of uses. These range from the well-proportioned brick built Custom House, now converted to a dwelling to the Copine Fish buildings and sheds. The Boscawen sports centre is the most recent of these buildings and its position adjoining Portland Castle, the design of the building and 'battlement' walls to the harbour's edge do reduce the visual impact of the centre on the castle. In this context it is architecturally a 'well-mannered' modern building in a historic setting.

Most of this group of buildings makes a positive contribution to the appearance or character of Castletown in terms of design and/or use. For example the Copine Fish buildings are functional buildings of indeterminate architectural merit, but their commercial use is clearly related to the harbour and the sea beyond and as such they make a significant contribution to the maritime character of the area. A building that is an exception to this is the RN Bakery, which also obstructs views and restricts pedestrian flows through the area, particularly along the harbour edge. The Merchants Incline also terminates in Castletown and reinforces links with the harbour, as the location for the export of much of Tophill's



Portland stone through the Stone Pier to literally the world. The incline is of national archaeological importance.

Portland Hospital is a prominent group of Edwardian naval buildings with Portland stone Victorian buildings in the grounds. These buildings retain an important visual and historic link between Portland and the Royal Navy's presence on the Island during that era. The Edwardian office building adjoining which was part of the HMS Osprey is also part of the history of the Royal Navy's presence on the Island and is architecturally a well-designed building, despite the conning tower modifications. The building forms part of an architectural group of buildings in Castle Road from this era including the houses Hardy, Boscawen & Rodney and Portland Hospital. The former Royal Navy cricket pitch/sports ground is an open area adjacent to Victoria Gardens. It does not include any significant buildings of historic interest and it is bounded by some of the oil tanks and is not included in the Conservation Area but does contribute to its setting.

The 1970s Royal Navy accommodation blocks visually dominate Castletown, not only from a distance, but also when viewed from Castletown, where they loom over and dwarf the large three and four storey Victorian buildings. The blocks are outside the Conservation Area, but improvements to their appearance would enhance the area.

#### Portland (Easton) Conservation Area

This Conservation Area encompasses the older parts of the village of Easton which is located at the geographical centre of the Island. The settlement has a linear structure with ribbons of development spreading outwards from Easton Square northwards along Easton Street, eastwards and then southwards along Straits and Wakeham Street (the width of which is an important characteristic of this area), and westwards along Reforne.

The character of the area is defined by the grouping of the buildings facades, their simple domestic scale and design, spatial relationships, and the use of local materials. Together these features combine to create an intriguing unity.

#### Grove Conservation Area

The Grove Conservation Area is based on the Victorian prison complex which was used to house the convicts who helped to build the Portland Breakwaters. The existing cell blocks of fine, coursed Portland ashlar date from 1898 and not from the mid C19<sup>th</sup> when the work on the breakwaters began.

The Church of St Peter's and the Grove Primary School are both Grade 2\* listed buildings and were completed in 1872. Although built in different architectural styles they, like the prison, are built with Portland stone. To the west of the church Ivybank and the vicarage are also built with Portland stone, but with different finishes; both are listed. The schoolhouse to the east of the church and Alma Terrace to the south of the school completes this important group of listed buildings. The common theme to this part of the Grove Conservation Area is the use of Portland stone, providing good examples of finishes and architectural styles.

This theme is further emphasised by the stone walls that link the buildings and extend throughout the Conservation Area. The walls are of different size, style and period, but most are listed. Visually the most dominant are the walls around the old prison, but of equal importance in the townscape is the high, curved wall that defines the northern boundary of Grove Road. The loss of any of these walls would be detrimental to the character of the Conservation Area.

To the south of the old prison are the formal gardens, which provide a clear contrast to the urban character of the remainder of the Conservation Area. It is essential that this contrast is retained as a visually complimentary element of the area.

The buildings of Grove Road are divided into two long terraces of mainly two-storey houses, which follow the curve of the road. The two terraces are divided by the Clifton PH and the Catholic Church, which mark the western end of the Grove Conservation Area. Most of the houses were built with Portland stone and Welsh slate during the C19<sup>th</sup>, in the simple local architectural style. However, many have now been rendered and colour-washed and the predominance of Portland stone is not so apparent here as in the Grove part of the Conservation Area.

#### Weston Conservation Area

Undoubtedly the most prominent feature of Weston is the large 'village green' at its heart and it also contains a core of Tudor and Jacobean buildings, but many other buildings have been subjected to C20<sup>th</sup> alterations. Originally the buildings were mainly sited on the edge of Weston Road and along Gypsy Lane, immediately to the north of the 'village green' and the former pond near Weston Corner.

The buildings of Weston, like the majority of the structures on the Island, are made of the Portland Stone, but as with many areas of the Island some of the buildings have been covered with render from the middle of the C19<sup>th</sup> onwards. The oldest remaining buildings include Nos 70-72 and 80-82 Weston Road and 1 Weston Street, all C16<sup>th</sup>/C17<sup>th</sup>, with No 72 being the best example of Tudor vernacular architecture on the Island. Another survivor from the C17<sup>th</sup> is the thatched cottage No 51 Gypsy Lane. No. 83 on the East side of Weston was the village farmhouse and may predate 1750. During the C19<sup>th</sup> Weston extended northwards and eastwards along Weston Road and Street. In recent years extensive C20<sup>th</sup> development has taken place, which in part has subsumed the original settlement. In addition several buildings have suffered from unsympathetic modern alterations, most noticeably the installation of modern replacement windows.

The area only includes the very oldest parts of Weston where the buildings have more historic or architectural merit, centred on the village green, but also includes some of the old field systems with which the settlement is historically associated. These fields also provide a clearly defined green edge to the area and make a positive contribution to its character and appearance.

The character of the settlement is defined by the very large central open space, which, despite being split by highways, provides a visually coherent 'green' core to Weston and the buildings bordering it, rather than dominates it. However, the varying heights of the rows of stone and slate dwellings make an interesting skyline, with low two storey houses contrasting with tall and narrow three storey buildings. Many of the buildings have been altered, yet they retain the simplicity of the local vernacular architecture. Gypsy Lane, in contrast, is a short, narrow winding lane providing contrast to the width of Weston Street and the expanse of the green.

The large areas of green open space at the heart of Weston also provide strong visual links from the centre of the settlement to the open fields to the south and west. An important feature of these old field systems is the traditional stone (drystone) walls, which can also be found to the rear of properties in Weston Road. The existing boundary walls facing the highways also contribute to the character of the area. The unmade footpaths in the area, like Barleycrates Lane, also help to define the semi-rural character of Weston.