

Bridport Area Neighbourhood Plan
Locally Valued Non Designated Heritage Assets List
Last revised March 2019

Bridport & West Bay	
<p>Sub-Area 2: East and West Streets</p>	<p>In the Sub-Area, the following unlisted buildings/features are also of local importance:</p> <ul style="list-style-type: none"> a) The intact unlisted Victorian terrace of 1 to 7 Lily Terrace, St Michael's Lane, with its strong character, good materials and contribution to group character b) Melville Square, c) Asker Terrace and d) 91a-91c East Street, which are important 19th century planned housing development in rear plots
<p>Sub-Area 3: South East Quadrant</p>	<p>In the Sub-Area, the following unlisted buildings/features are also of local importance:</p> <ul style="list-style-type: none"> a) W G Ackerman & Sons b) No. 19A Folly Mill Lane, c) Nos. 20 & 22 Chancery Lane are former domestic and industrial premises of local importance, which have a group value with listed No. 18 Chancery Lane; d) Nos. 24 to 30 South Mill Lane are also of local importance and provide group value to the adjoining listed properties and also define the edge of the lane. <p>Certain lengths of wall are listed but much is not, therefore, the following are considered of local importance: -</p> <ul style="list-style-type: none"> a) In South Mill Lane, the west boundary of the New Zealand site; b) In Folly Mill Lane, the northern curved wall of the pinch point; the boundary of the public car park and old school, including the school entrance; the front garden boundaries of Nos 1-16; c) In Back Rivers Lane, the boundaries alongside the right of way and the former leat; d) Intermediate historic walls between property divisions or plots. e) Also of local importance are the unlisted garden railings in King Street, the school safety barrier in Folly Mill Lane and the surviving stonework of the former mill leat

<p>Sub-Area 4: St Andrew's Road</p>	<p>Reasonably intact groupings of unlisted Victorian terraces and detached houses and semis, with strong character and good materials such as: Nos. 18-24, 31-49, 68-74 St Andrew's Road are considered to be of local importance, as is the former school.</p>
<p>Sub-Area 5: Coneygar Hill Area</p>	<p>In the Sub-Area, the following unlisted buildings/features are also of local importance:</p> <ul style="list-style-type: none"> a) Nos. 18 & 20 Rax Lane (No. 18 being of local importance). <i>No. 20 is listed</i> b) Coneygar House is not listed, but it has architectural merit and is a significant landmark; c) The Garden House, North Street, contributes to the adjoining listed wall and is a focal point; d) Mountfield is not listed, but it has architectural merit, an elemental relationship with the surrounding designed landscape and is a significant landmark. The Coach House, Bedford Place, and its yard are historically associated with Mountfield and have architectural merit; e) No. 1, The Lodge in Bedford Place is historically associated with the Downe Hall, has architectural merit and is a focal point; f) The Old Coach House & Hayloft, Rax Lane, including the front boundary wall, entrance piers and urn finials are historically associated with Rax House and provide group value to listed Rax House and its listed wall.
<p>Sub-Area 6: Victoria Grove</p>	<p>The unlisted Victorian terraces and detached houses and semis, with strong character and good materials, such as: St Hilda's (No. 52), 6-22, 27-41, 48-50, 53-127 Victoria Grove, contribute to group character and are considered to be of local importance</p>

**Sub-Area 7: South West
Quadrant**

**A number of unlisted buildings in the Sub-Area are also of local
importance: -**

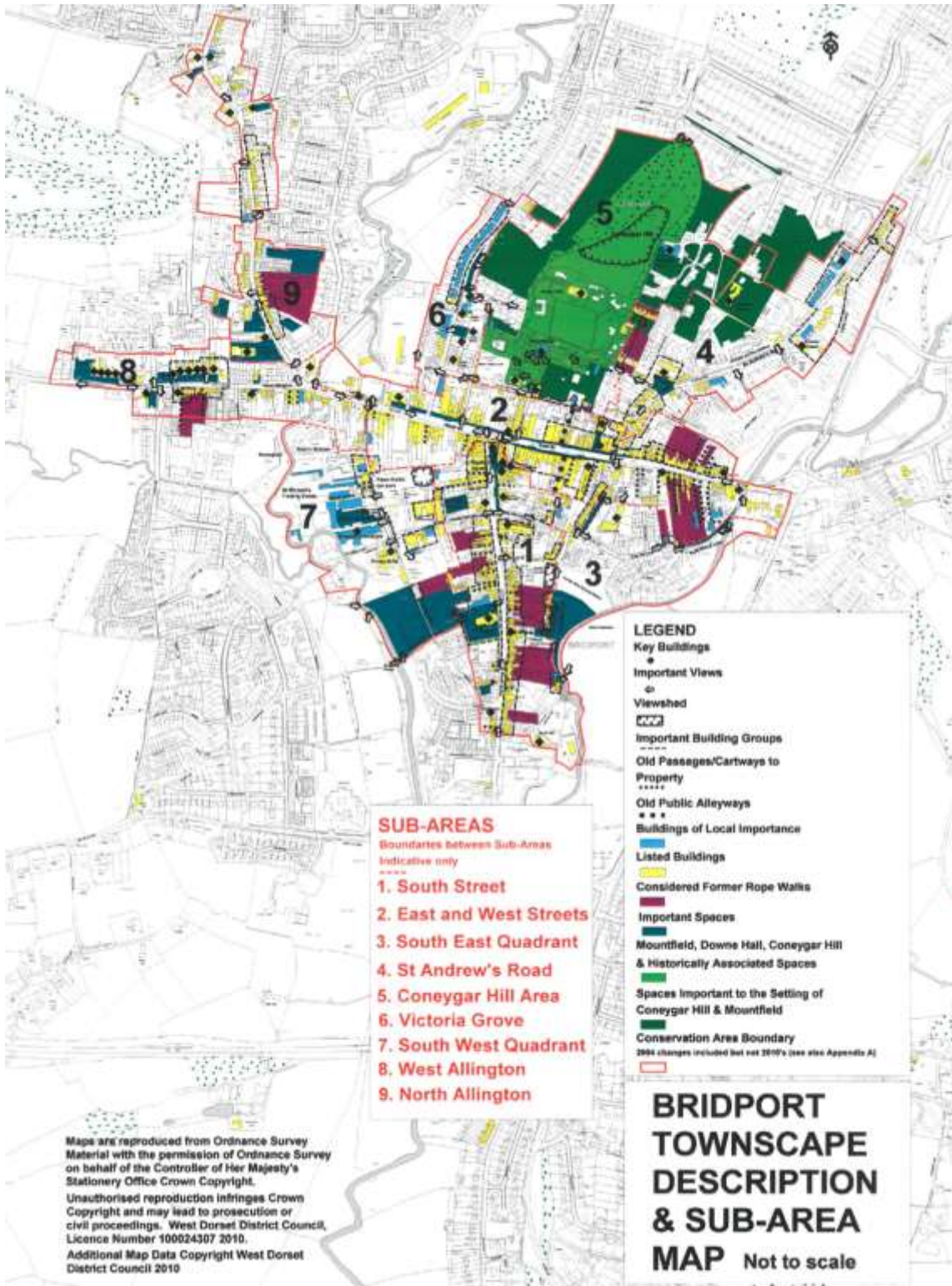
- a) On St Michael's Trading Estate, Unit 104 with attached corrugated iron covered drying area that also has an open rope walk parallel to it on the south side. The unit was formerly one of the area's earliest industrial buildings and still has an external crane. The unit and covered drying area define much of the southern edge of the coach station area and along with the new police station, mark the modern entrance into the trading estate.
- b) The ranges of industrial buildings - ending with Howard Burwood Electrical and Wessex Wines - that are attached to the rear of No. 40 St Michael's Lane represent an important example of the more domestic scale of the net and cordage industry of St Michael's Lane and define a traditional alleyway.
- c) No. 1 Stover Place (at the rear of listed Nos. 42 & 44 St Michael's Lane) is the only remaining habitable example of workers terraced housing that occupied rope walks behind St Michael's Lane. As is customary, the dwelling is accessed by through passage off the lane.
- d) Units 47 & 52 - including the workshop with the roof vents - of the St Michael's Trading Estate that form the western edge of the old cattle market and are of significance being historically associated with the manufacturing processes of the Bridport Industries building.
- e) On the St Michael's Trading Estate, Units 37, 60, 61 and 67 represent, what was the area's largest early 20th century net and cordage expansion in the form of the Stover Works.
- f) Unit 58 of the St Michael's Trading Estate, which is a focal point from Allington Hill.
- g) The Bridport Industries building is the greatest expression of former industrial purpose and importance on the St Michael's Trading Estate. By the Sub-Area's architectural standards, the building is marked out by its size, and the visual balance (aided by a central water tower) and decoration of its northern façade.
- h) Nos. 66 to 68 St Michael's Lane were dwellings, originally with rope walks at the rear, forming the earlier net and cordage business that is now occupied by the Bridport Industries building.
- i) The former Assembly Rooms in Gundry Lane that provides group value to the listed adjacent malthouse/bonded store.

Other buildings, that are in the burgage plots of South Street are of local importance: the attractive Decorating Centre on the east side of Rope

Walks which defines the street and acts as a focal point; and the Church House that is an important focal point.

There are also features of local importance: the boundary wall parallel to the north side of the Bridport Industries building; the wall between Rope Walks car park and the old coal yard, and further west, the wall with the stone military plaque; the hand-painted "Recovery Service" sign of Oxenbury Garage; the stone wheel guards and stone paving in cart entrances and through passages

Sub-Area 8: West Allington	The unlisted fine early 19th century No. 5 West Allington is a focal point and two central building groups on either side of West Allington (Nos. 18-34 & 43-71), together form an important larger group are considered buildings of local importance.
Sub-Area 9: North Allington	Of local importance are the attractive unlisted Nos. 67-69 North Allington which add group value to the neighbouring listed properties, and the unlisted No. 176 and Oddfellows public house that add character to the Conservation Area.



West Bay	
Sub-Area 1: Harbour & Immediate Margins	<p>On the west side of the Sub-Area, there are 3 buildings that add interest, are a significant focal points and are considered 'buildings of local importance':</p> <ul style="list-style-type: none"> a) The Harbourmaster's office, which gives a fort-like character to The Mound and acts as a modest sentinel over the Harbour entrance; b) the Salt House which is a sturdy listed old store, c) and Querida, that adjoins the north-western boundary of the Conservation Area. d) Northwards, the nautical looking Riverside Restaurant acts as a focal point and sits well alongside the river and the neighbouring George Hotel. e) West Bay Hotel with its pleasing appearance then reasserts this definition and terminates the road frontage.
Sub-Area 2: South-East of Harbour & South of St John's Church	<p>South of the Chapel is the old Rocket House and although modest, it is a valid part of early lifesaving facilities and adds to the character of the Conservation Area.</p> <p>Clarence House abuts the south-west corner of the former Bonded Stores and along with the shared garden's walls and Stores forms part of a significant building group</p>
Sub-Area 4: East of West Bay Road	<p>The unlisted former chandler's that is north-west of The Arcade has merit and in 1912 was HM Custom House. Its wrought-iron side gate incorporates the same name. The shop is considered a 'building of local importance'.</p>

Allington	
	<p>Of local importance is St Saviour's Church, Pymore Lane, Dottery, is the only 'Tin Tabernacle' in Dorset in which regular services are still held. Built in 1881-2 to save the local community from having to go to the parish church in Loders!</p>
Bothenhampton &	

Walditch	
Bradpole (inc Pymore)	
	<p>The following unlisted buildings/features are also of local importance:</p> <ul style="list-style-type: none"> a) The Forster Memorial Institute b) Railway Crossing Gates at Caley Way / Trinity Way, c) 1-5 Higher Street, Alexandria, Cairo, Village Hall and Old Vicarage are important as a coherent group, as are the cottages looking down Middle Street from the churchyard. d) The high pavements at Village Road/Middle Street and the high wall to the churchyard with the war memorial are features particular to the character of the village. e) Sheep Wash on Lee Lane Bradpole. f) Burial mound at Barrow Hill. g) The Manager's House at Pymore Mills h) Bridge to the Managers' office at Pymore Mills. i) Raw Materials Store & Ropery Warehouse at Pymore Mills
Symondsburry	