POLICY 13 – DESIGN MANAGEMENT: BRYANSTON

Historical Context

The parish of Bryanston was one of the manors of Blandford listed in the Domesday Book, but there is evidence of older origins from Iron Age field systems, Romano- British burials and, even older settlements, about 2000BC, of Beaker people (early Bronze Age).

A manor house and a church (dedicated to St Martin) existed when Bryanston was acquired by the Rogers family in 1410 and held for 250 years before selling it, together with part of Blandford, to the Portmans in 1662.

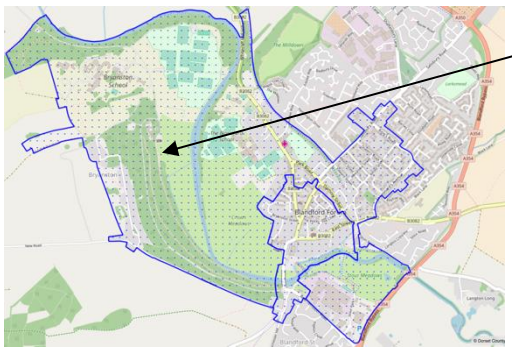
In 1778, after the old Rogers house had been demolished, a new Bryanston House (designed by James Wyatt) was completed with New Road. The houses at Lower Bryanston, destroyed in the 1731 Fire of Blandford, were replaced at the bottom of New Road. Meanwhile the farm buildings and cottages close to the old mansion were demolished and a new settlement built out of sight (now the lower part of Bryanston village). The park was landscaped – the river being moved and widened.

Edward Portman (Baron Portman in 1837 and Viscount in 1877) built (1840s) the model farm in the village, ingeniously digging buildings back into the hill to facilitate the flow of materials downhill. He also built new brick dwellings for his workers, from about 1895, along The Cliff and New Road, the corporate architecture of which is still a characteristic feature the village. His heir, the 2nd Viscount, built a new mansion, now Bryanston School, built to the design of Norman Shaw, which was completed in 1894.

In 1898, the old Bryanston House was demolished, and a new Bryanston Church was built reusing its stones. The new St Martin's Church was sold to Bryanston School in the mid 1970s. The old church, now the known as the Portman Chapel, remains in the ownership of the Portman family Trust. The Servants Hall and Kitchens to the old house were saved and now house the important SSSI site for greater horseshoe bats.

In 1919, the 2nd Lord Portman died, and led to the Mansion being sold in 1927to Bryanston School, together with substantial grounds and a number of cottages, to meet death duties. The rest of the Portman estate passed to the Crown to settle tax demands. This was sold in 2015 to Lord Rothermere.

Despite some infilling and expansion of the Bryanston School campus, Bryanston continues to retain its separate identity which it has had for over a thousand years, and still wishes to retain.



Most of Bryanston lies within the Blandford, Blandford St Mary and Bryanston Conservation Area:

Development proposals are unlikely to be supported.

Proposals including proposed changes of use that are likely to have an adverse impact on the character or appearance of the area will not be supported.

Any renovations, extensions or amendments to existing buildings must have full regard to the design principles of Bryanston village as follows:

i. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area;
ii. the use of building materials and finishes which are sympathetic to the area, in particular the use of red brick or flint in facades and slate for roofs;
iii. the retention and protection of trees, front gardens, boundary hedges and other open areas which contribute to the character or appearance of the area;
iv. the use of permeable surfaces to reduce surface water flooding;
v. where appropriate, the removal of unsightly and inappropriate features or details; and
vi. the retention and, where appropriate the reinstatement of original features such as chimneys, gates, railings and small architectural details which individually or cumulatively contribute to the character or appearance of the area.

3.58 This policy will require planning applications to reflect the character of the buildings and landscape in and around the village in their design proposals. It also requires specific attention is paid to how flood risk is managed to avoid new development increasing existing problems.

3.59 Bryanston Parish covers 1,500 acres on mainly agricultural land to the west of the River Stour, the majority of which (approximately 80%) is in the ownership of the Bryanston RFE Limited and a substantial portion of the remainder by Bryanston School (approximately 15%). A small portion (approximately 5%) is rented by housing associations or in private ownership.

3.60 Bryanston RFE Ltd rents two farms and around 40 residential dwellings. The Parish consists of six distinct areas:

1. The Cliff - former council-built housing at Forum View now administered by a housing association but with a substantial number of properties in private hands. The rest of the Cliff is a mixture of old Portman estate houses and newer houses, most privately owned.
2. Older part of the village clustered close to Home Farm, below the Bryanston Estate Club, consisting of old Portman estate cottages and former working farm buildings and mews which formed a key part of the innovative model farm built by Lord Portman. Some of the buildings are in private hands with most rented out by Bryanston RFE Ltd. Home Farm and buildings to the south are all grade 2 listed. The buildings and open spaces form a defining area of Bryanston, together with Walnut Avenue with its lynchets and walnut trees.
3. Lower Bryanston – historic cottages, Lower Bryanston Farm and Berkeley Lodge house (grade 2 listed), along a short portion of New Road and Old Dorchester Road close to Blandford town. The historic and rural character of this area form a key part of the setting to one of the most important gateways to the town of Blandford.

4. The Kennels area – the Portman Hunt complex and associated cottages (mainly built by the Portman family), farm and some larger privately-owned houses.
5. The Old Warren – new houses built in a traditional Bryanston (Portman) style
6. Bryanston School (grade 1 listed), The Old Kitchens and Servant's Hall (grade 1 listed), The Portman Chapel (grade 1 listed), and St Martin's Church (grade 2 listed), the old stable block (grade 2 listed), Middle Lodge and The Close (grade 2 listed), the entrance lodge and flanking flint and brick walls (grade 2 listed). The School also own the important open wooded area of the Cliff which is a SNCI and part of the beautiful water meadows to the river, the remainder of which belongs to Bryanston RFE Ltd.

Details characteristic of houses in Bryanston:

<u>Hipped roof, tall chimneys, brick walls, red tile or slate roofs</u>







Brick contrasting arches





Small-pane, character and arched windows





Distinctive and pronounced gable-ends



Contrast brick detail



Circular roof vents



Flint and brick walling



New houses built in the last 20 years reflect the character and detail of the Portman houses:



