



# Herston Conservation Area Appraisal Document



Adopted Document

July 2008

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# 1. Introduction

## 1.1 Background

This Appraisal has been prepared for Herston Conservation Area which was designated by Purbeck District Council in 1989.

Section 69.1(a) of the Planning(Listed Buildings and Conservation Areas)Act 1990 defines Conservation Areas as:

*“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.*

Conservation Areas are designated to cover the streets, spaces and places in our towns and villages that are considered to warrant special consideration within the planning process by virtue of their historic and architectural interest. While bringing some added controls the object of designation is not to prohibit change or development but rather to manage its quality and appropriateness.

The purpose of this appraisal is: 1. to provide an in depth analysis of character which will inform both planning and development management at the Local Authority, 2. to assist property owners and their agents in the formulation of sensitive development proposals, 3. to assist property owners and their agents in execution of sensitive alterations allowed under permitted development rights, and 4. to identify potential for enhancement works within the Conservation Area.

## 1.2 Planning Policy Framework

Conservation Areas are designated by local authorities in fulfilment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Guidance 15 *Planning and the Historic Environment* provides the statutory guidance for their administration, while specific Local Authority policies will also apply. Further guidance regarding the legal implications of designation can be found in Appendix B.

## 1.3 Development Within a Conservation Area

If you are considering undertaking works to a property, or developing land that lies within a conservation area you are advised to contact a Conservation Officer and the responsible Development Control Officer at Purbeck District Council for assistance. This appraisal will assist in the formulation of appropriate design strategies for new development, which should be fully articulated within a Design and Access Statement accompanying any planning application. CABA has produced useful guidance (see Appendix A).

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## 1.4 Preparation and Survey Limitations

This Appraisal was researched and written by **Benjamin Webb**, Design and Conservation Officer at Purbeck District Council, during 2006-7, and revised following public consultation during spring 2008. The document and accompanying changes in the Conservation Area boundary were formally adopted by Purbeck District Council on 15<sup>th</sup> July 2008.

When reading or using an Appraisal it is important to note the document can never be fully comprehensive. For instance, some aspects of the survey information are limited to those areas which can be reasonably recorded from the public highway and other accessible land.

Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in the consideration of planning applications.

## 1.5 Community Involvement

In line with the Council's Statement of Community Involvement two six week phases of consultation were arranged. The first (12<sup>th</sup> November – 21<sup>st</sup> December 2007) involved information gathering using a questionnaire made available locally and at Westport House which provided an opportunity for public input to the formulation of proposals and production stage of the document. Information collected during a similar exercise in spring 2006 was also considered. The second (31<sup>st</sup> March – 9<sup>th</sup> May 2008) involved formal consultation on the finalised boundary proposals and appraisal document through a leaflet delivered to all those directly affected and made available locally. All consultation materials were also available online. The consultation was advertised through local media and Council channels. Views were invited from local amenity groups and administrative bodies. Consultation responses have been taken into account in preparation of the final version of this document.

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## 2. Summary of Special Interest

The object of the following paragraphs is to provide a brief (non exhaustive) summary of the reasons for designation of the Conservation Area. A more detailed introduction to and analysis of historic and architectural character and appearance will follow in subsequent sections.

### 2.1 Special Historic Interest

The existence of Herston was recorded in 1086 and through most of its history the settlement retained a distinct identity. The village grew in connection with the mining industry and the often informal and diffused character of layout reflects development alongside quarries. More formal aspects of layout reflect the influence of ancient estate boundaries and later processes of suburbanisation. This means that within a relatively small area the product of a surprisingly broad range of historic processes and activities may be discerned within the townscape.



### 2.2 Special Architectural Interest

The Conservation Area contains an interesting mix of house types of which there is a particularly good selection of terrace (row) forms. This to some extent reflects the influence of an expanding Swanage from the late nineteenth century onwards with more formal suburbanising or urban forms mingled with more rural vernacular housing. The use of local stone in construction across various periods and styles provides a particularly distinctive quality.

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## 3. Conservation Area Site, Situation and Zoning

### 3.1 Location and Setting

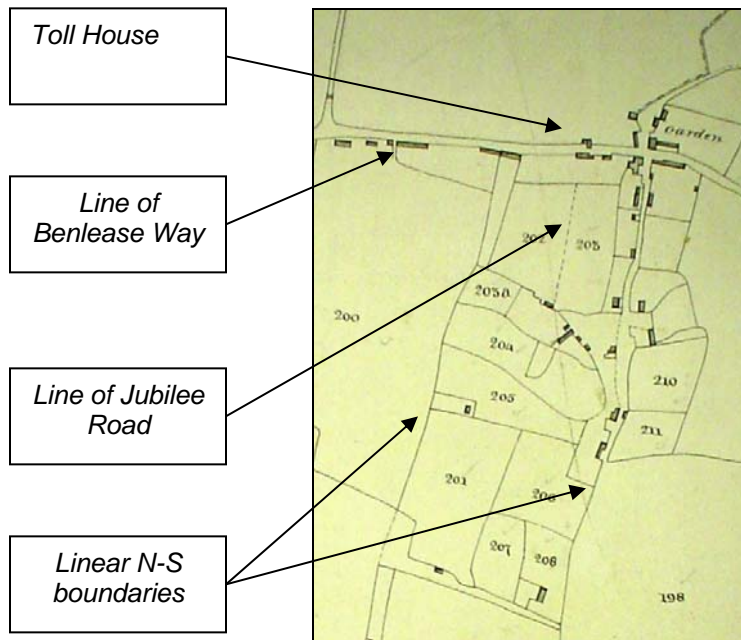
Herston lies in the south-west corner of the Purbeck Peninsula, Dorset. Originally an independent settlement this now forms an outlying portion of 'greater' Swanage. The settlement is located on the southern side of a broad based valley overlooked by ridges of higher ground to north and south, and on ground rising with a moderate to steep slope. Fields to the north of the Conservation Area remain undeveloped allowing attractive panoramic views of the valley below and chalk ridge opposite. Both this and the surrounding region is designated an *Area of Outstanding Natural Beauty*.

### 3.2 Socio-Economic Profile and Uses

The Conservation Area is residential in character containing a few small shops. Historically home to quarrymen and labourers, the Herston area was chosen as a location for development of social housing from the 1920s onwards, though most recent residential developments have provided private detached and semi-detached units. A high proportion of second home ownership and seasonal business use often results in vacancy, and while the economic profile of the area was never historically high, it can today be described as fairly mixed.

### 3.3 Historic Background

Place-names suggest that Herston, as adjacent Langton and Swanage, was initially agricultural foundation. In common with both these neighbouring settlements Herston lies within a system of linear land holding units stretched north-south at regular intervals between the High Street and coast. The period of enclosure is unclear and subject to some speculation. Agriculture continued to be locally relevant until the 1920-30s though the quarries provided principle employment from the eighteenth century until closure. Developing with a diffused form with weak foci at the 'cross', and at the junction of Bell and Jubilee Roads, Herston was exposed to suburbanising influence and 'improving' activity by the late nineteenth century, following which it was gradually absorbed and infilled as a residential district of Swanage.



**FIG. 1:** Extract from the 1840s Tithing Map. Herston is shown as a scattered settlement arranged within a series of plots. Most of these fall within a clearly visible rectangle of land whose form fits within the series of linear land holding strips which run between Swanage and Langton. (Courtesy of Dorset History Centre, Doc ref: T/SW).

### 3.4 Study Zones

While the Conservation Area is united by a closely connected developmental history, for ease of analysis and clarity it will be split between character 'zones'. These accord to variations or transitions in perceived character between different parts of the area, usually corresponding to and informed by the pattern of historic development and growth. These are shown on Map 3 and comprise:

#### **Zone 1:**

Comprises *Bell Street* and *Jubilee Road*.

#### **Zone 2:**

Comprises the *High Street*, the lower part of *Benlease Way* and open ground to the north.



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## 4. Zone 1

### 4.1 Historic Morphology and Archaeology

**Medieval – Eighteenth Century:** The early history and form of Herston is vague with no definitive pattern identifiable on the ground. Lacking a church until the nineteenth century, Herston may have initially comprised an informal grouping of farmstead and cottages the pattern of which is now lost. The picture is further complicated given that documentary sources record significant change during the eighteenth and nineteenth centuries with numerous farmhouses and cottages cleared, and also the ambiguous position of Herston within the historic road network.

At a point land holding between Peveril and Langton was formalised through demarcation of a series of linear landholding strips. That part containing Herston is visible in FIG. 1. Bell Road appears to have developed along the side of a field edge boundary, and while today a footpath following the same alignment merges with it, this may represent a historic continuation of a track which linked the hamlet to Priest's Way. Priest's Way was the ancient route between Worth Matravers and Swanage and provided the main southern route into Swanage prior to construction of the Corfe-Kingston-Langton-Swanage turnpike road during the 1760s. The east-west section of Jubilee Road traces the route of a further track historically recorded as running towards Langton which again reverts to a footpath at its terminus, and in turn merges with a further north-south field boundary footpath.

While the village may have had agrarian origins it grew up around mining. The simple appearance and small size of the oldest cottages reflects their original



**FIG. 2:** *Rustic outbuilding. The heavy roof of rough-cut slabs is similar to the vernacular structures erected around quarry heads in Purbeck. Similar buildings survive in several locations around Herston.*

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occupation by quarry workers. While many have now been gentrified the ruggedly roofed vernacular outbuilding of 25 Bell Street recalls the form of huts which photographs and prints indicate were often erected at quarry heads.

An imposing farmhouse and adjacent pound is described as occupying the site of *Herston Cross Cottages*, while *Herston House* (demolished late 1960s) stood away from the hamlet towards Newton.

**Nineteenth Century:** A fragmentation of landholding into a number of small parcels “*varying in size, and let on lease, or sold to different persons, and utilised for quarry grounds, meadows or building cottages with gardens*” (Hardy, 1908) is evident in mid-nineteenth century maps. This encouraged a fairly diffused and irregular pattern of development with properties linked by an informal network of tracks, and partly explains the broad extent of variation seen in building orientation and road widths. With the suburban growth of Swanage, urban house types were speculatively fitted into the same loose framework (see for example *Victoria Terrace*), though houses along Jubilee Road were positioned in a more conventional manner following construction of the north-south section of the street during the later nineteenth century following the line of a minor field boundary (dashed line dividing fields 202 and 203 in FIG. 1). What is now the tightly defined junction of Jubilee Road with Bell Street was at this time a broad open space (see FIG. 1), incorporating the current garden of No.48.

Nineteenth century commentators appear to have viewed Herston as fairly ‘backward’ during the nineteenth century, and it formed a focus for ‘improvement’ from the 1850s onwards. The primary thrust came from religious groups with provision of a Methodist Reading Room and Chapel, and CofE Church by the 1860s. A school was constructed shortly afterwards. The influence George Burt, principle patron of the Victorian era in Swanage, is indicated by the presence of Regency era London bollards salvaged by his building firm *Mowlem’s* from the City. Burt was also responsible for providing gas and water, resolving noted sanitary problems in the hamlet. 30 Bell Street appears to have been built with a shop on the ground floor.

**Twentieth Century:** The twentieth century saw Herston become gradually absorbed within the suburban sprawl of Swanage through the incremental development of both social and private housing estates. Part of this process involved infill along Bell Street.

**Archaeological Potential:** This may be expected at its greatest along Bell Street and particularly where pre-twentieth century sealed survives intact. Opportunities for investigation here could help shed light on the date at which the linear enclosure of the broader area (Swanage-Langton) took place given that Bell Street follows one such line. Early foundations/boundary lines may be uncovered and should be expected given documentary record of late nineteenth century clearances.

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## 4.2 Townscape Analysis

### 4.21 Urban Structure

The Zone comprises two roughly parallel north-south roads, Jubilee Road and Bell Street informally connected by an east-west section at the head of the former. There is some branching of footways and minor accesses from Bell Street while the road it has also been linked to suburban estates towards the south.

### 4.22 Building Density

Building density varies with the highest achieved at the top of Bell Street where properties are closely packed and street-fronting. Buildings tend to be either more widely spaced or set within large garden plots further up Bell Street. In Jubilee Road terraces and repeated house forms are also well spaced.

### 4.23 Building Height

Two storeys is the norm though absolute building height usually relates to that of ceilings (those in both older and more recent houses tending to be low). Modestly sized three storey buildings punctuate the scene at intervals. The variation in heights seen along the upper west side of Bell Street is a particularly interesting feature.

### 4.24 Plan Form and Massing

- Along Bell Street a simple rectangular plan appears common and the impression is enforced by plain fronted terraces. A squarer plan occurs on some older properties though is most common for modern builds. Massing is generally low except where agglomerations of abutting buildings occur. A few Victorian properties of urban character tend to look slightly incongruous given their heavy bulk.
- The north-south section of Jubilee Road provides some contrast through presence of simple terraced and repeated forms of square plan. The full extent of the school is appreciable from this side though its spreading extensions have limited impact given their low form and functionally distinct character.

### 4.25 Edges and Enclosure

Coursed rubble stone walls play an important role in defining property boundaries and are prominent along road and footpath edges. Given a variation in ground levels wall heights can top six feet though in several places heights have been reduced, especially where rebuilding has taken place. Enclosure has been

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breached where driveways and new roads have been inserted (see FIG. 10). Brick walls are a feature in the north-south section of Jubilee Road.

#### 4.26 Visual Qualities

- Many interesting compositions are created along Bell Street through frequent variation in the orientation and siting of buildings within plots and the relationships between them created by bends in the road line.
- Broad views across the valley to the ridge beyond are allowed from most parts of the Zone.
- Particularly unattractive views of the backs of High Street properties are encountered from the north-south section of Jubilee Road.



**FIG. 3:** *Compositions. Bell Street is filled with varied compositions. Above: three groups of cottages adopt an informal raking formation along the street edge. Below: varied roof shaped and building heights provide interest in this group.*

#### 4.27 Landscape: Trees and Green Spaces

- The beech tree located in the garden of 58 Bell Street is particularly prominent, its branches overhanging the road. This tree plays an important role in closing the long view up the street.
- A healthy young oak stands at the side of the east-west section of Jubilee Road. This should play an increasingly important role in the scene as it develops and has a potentially long future ahead of it.
- Open spaces (including gardens) around the junction of Jubilee Road and Bell Street moving west are particularly important in maintaining the spacious and informal nature of layout so fundamental to the character of the place. This has been harmed in the past by careless infill and encroachment upon the setting of the Area by more formal residential developments.

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- A small, slightly neglected orchard is located to the rear of Victoria terrace. This space forms an important buffer between new development and the Conservation Area though is another location under threat.



**FIG. 4:** *A landmark beech tree. The crooked silhouette of this tree means it provides a year-round contribution to the scene.*

## 4.28 Public Realm

### Groundscape:

- Purbeck stone is used in paving the footpath in the lower reaches of Bell Street. Though now worn and weathered the original droved surface dressing is still visible (intended to prevent slippage).
- Plain tarmac is used widely on both roads and pavements and may reflect the lack of more formal surfaces in many parts of the Zone during the past. This is clearly the case along the east-west section of Jubilee Road whose rough surface, tarmac capping a coarse aggregate, retains for the lane an informal rustic feel.

**Lighting:** Standard suburban lamps in concrete or steel are use to light the streets within the Zone.

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## 4.3 Building Style and Details

### 4.31 Architectural Style

Along Bell Street style is fairly mixed with cottages in the stone built vernacular found alongside standard late nineteenth century pattern book designs. Sometimes the latter can appear incongruous though never so much as the bland modern suburban infill. The north-south section of Jubilee Road is more inter-war in character with some fairly plain and economic designs employed alongside familiar suburban house forms.

### 4.32 Walls

**Stone:** Locally quarried Purbeck stone represents the vernacular and is the prominent material used in pre-twentieth century construction. Traditional schemes employ either fine coursed rubble, or squared, lightly dressed coursed rubble. Pointing is flush with raised pointing in cement normally indicative of poor maintenance. The latter has led to accelerated erosion of stonework on the Reading Room. 60A Bell Street represents a relatively good example of modern work in traditional style though is let down by its windows.

**Brick:** Local dark red brick is sometimes used on stone buildings for window dressings or quoining which sets an attractive contrast. Roles are reversed at 48 Bell Street where stone is used in detailing the brick façade. A more bland machine made red facing brick is employed in terracing and detached housing along the north-south section of Jubilee Road.



**FIG. 5:** *Traditional walling. Fine slabs of rubble neatly coursed. Note the attractive role played by lichen, indicative of good air quality.*

### 4.33 Roofs

#### Roofing:

- Locally quarried Purbeck stone represents the vernacular and has a strong presence. Stone roofs here are commonly ridged with clay tiles. In a

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- departure from historic practice several of the roofs have been 'pointed'. Modern synthetic or reconstituted stone tiles have been used as a cheap alternative to local stone in a number of cases. This helps to undermine the distinctive character and appearance of the local scene, providing poor contrast given the standardised and regular format of these products.
- Slate is characteristic of many of the later nineteenth century properties. Plain or interlocking concrete tiles are a more modern and intrusive feature.
  - A small thatched building survives behind The Globe. This represents a particular oddity as no other building in Herston or Swanage is thatched. Old photographs and documentary accounts do however indicate that other thatched buildings existed in the vicinity. (The most notable of these was located on the north-west side of the 'cross' in Zone 2).
  - Due to the assorted orientation of properties roof profiles are often visible and show some variety. The 'M'-shaped roof of Globe/Coach Cottage (originally a single large house facing into a walled garden) is of interest, as is the common use of catslides, particularly visible on 37-41 Jubilee Road (39 unusual in having one to both front and back).
  - Roof pitch varies though is normally fairly steep on older properties. Some modern infill stands out through use of very low pitches.

### Chimneys:

- On older properties chimney stacks are normally constructed in brick and carry a simple cornice (sometimes in stone). These have been rendered in a few instances to colour match the stone walls. Use of machine cut stone blocks is a feature of more modern properties.
- Chimney pots in pale yellow or orange clay are the norm though many have been removed. These occur in various shapes and sizes though are always of simple design.

## 4.34 Windows and Doors

- Double hung sash or casement windows are the traditional forms found. Sash windows are normally rebated and carry slender glazing bars. Earlier properties have six-over-six or eight-over-eight arrangements without 'horns' (though inaccurate reproductions may carry them), while later properties may carry a single lateral bar.
- A Yorkshire – or horizontally sliding – sash window is an interesting feature of 16 Bell Street. Locally common across the District the window represents a rarity in this context.
- Dormers are typically understated on traditional cottages where they may be accommodated within a catslide or half-hipped roof head.



**FIG. 6:** *Poor window design. The house on the right has had its windows replaced. Manifestly plastic, their flat detailing is obviously superficial and the proportions used irregular and thick. Top opening they lack the profile of a sash window, while their 'Georgian' configuration has been applied to what is probably a Victorian building.*

- Polygonal bays of one or two stories are a repeated feature along the north-south section of Jubilee Road.
- PVCu windows have made a marked incursion into the Zone and occur in a number of historically inaccurate imitation designs.
- An interesting door is set on the Bell Street side of the primary school.



**FIG. 7:** *Door and window details. Left: the imposing gothic doorway into the school. Right: a Yorkshire sash window (horizontally sliding) in a dormer on 14 Bell Street.*

#### 4.35 Important Unlisted Buildings and other Features of Interest

Unlisted buildings which make a 'positive' contribution to the character and appearance of the Conservation Area are detailed on Map 3 together with those deemed to have both a 'neutral' and 'negative' impact. A selection are detailed below together with some features of note:



- Four cast iron Regency bollards salvaged from London by local patron George Burt, and used to decorate both Swanage and Herston, now occur as gateposts along the east-west section of Jubilee Road. Two are embossed *St. James's* and *St. Anne's* (see FIG.8).
- Jubilee Road has two carved street name plaques while Bell Street has a blue and white enamel sign (in poor condition). Both types can otherwise be found in Swanage Conservation Area.
- Two narrow footpaths, one leading from Bell Street into Steer Road, the other from Jubilee Road toward Alderberry Close, are particularly interesting aspects of the urban structure. Outbuildings have been picturesquely constructed into the boundary walls of the former.



**FIG. 8:** *London bollards. 'St. James's' and 'St. Anne's'.*

- *The Reading Room, Bell Street.*
- *St. Mark's CofE School, main range on Bell Street.*
- *50-52 and 54-56 Bell Street, play an important compositional role in the streetscape though No.52 has a poorly conceived lean-to porch.*
- *60A-66 Bell Street, an important terrace which incorporates one modern addition. Typical, simple cottages which are compositionally important. New windows spoil the facades.*



**FIG. 9:** *St. Mark's CofE School, Bell Street. The older part of the school has a bold presence. It is unfortunate that plastic windows have been installed.*

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## 5. Zone 2

### 5.1 Historic Morphology and Archaeology

Most of the development within this Zone took place along the road frontage formed at the head of the two broad linear land holding strips which together contained the historic settlement of Herston (see FIG. 1 and 4.1). Early development here appears to have been limited and probably occurred in relation to agricultural activities within these holdings; a patchy straggle of cottages present along the south side of the High Street by the mid-nineteenth century some distance from the nucleus of the settlement. At this time Benlease Way was present as an open access into a large arable field named *Benledge* (field 200 in FIG. 1). In this context it is thought that Nos. 1-5 here represent an early conversion of an agricultural building. From the mid-nineteenth century onwards infill along the south side of the High Street took place with some urban and suburban forms introduced.

The High Street formed part of the Corfe-Swanage turnpike road opened by the Wareham Trust during the 1760s. Turnpike trusts both built and improved roads through charging tolls, and here a toll house and gate was strategically placed opposite the current entrance of Jubilee Road until the later nineteenth century. While it is possible that the turnpike road followed the line of a pre-existing track the key link into to Swanage prior to this time may have lain south of the settlement (see 4.1).

Maps indicate that the lower part of what is now Victoria Avenue (previously De Moulam Road) existed as a farm access prior to its mid-nineteenth century extension by John Mowlem as part of a scheme of road improvements. This opened access to building land on his De Moulam Estate (north of later railway station) and represented an effective by-pass of Swanage High Street – a role now formalised. A crossroad was originally formed at the junction of the High Street with Bell Street and Victoria Avenue, however road widening and a change in traffic priorities has damaged its form and made obsolete its function. A range of thatched cottages once stood on the north-west side of the junction prior to this time.

**Archaeological Potential:** Potential is likely to be limited given a likely history of sparse low density development at the location, though should be at its greatest around the 'cross'. There is some probability that existing houses with intact earth floors may preserve traces of pre-existing structures within them.

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## 5.2 Townscape Analysis

### 5.21 Urban Structure

Comprises a long and fairly straight section of the High Street with historic crossroad to the east now by-passed through its north-west quadrant. Two side streets cut south while a lane running north forms the western boundary.



**FIG. 10:** *The 'Cross'. Today the former crossroads lacks definition as a result of its bypass and alteration in the pattern of use and traffic movement. As a former focal point within the village this treatment helps to undermine the identity of the 'place'.*

### 5.22 Building Density

Development is fairly continuous, most buildings abutting and facing directly onto the pavement. While some detached and semi-detached houses do occur the impression of large often conjoined blocks of development is enforced by frequent terracing. Building density on *developed* space within the Zone is thus high, but this contrasts sharply with the open and empty aspect to the north.

### 5.23 Building Heights

Height varies between two and three stories with most properties the former. Some larger urban house types obtain a third storey through large dormers in the roof space or straddling the eaves. A marked difference in building height is most often a product of varying ceiling heights by period of build.

## 5.24 Plan-Form and Massing

- Simple terraces with rectangular footprint are a feature here. Many of these properties have been extended to the rear though the impression of their basic form remains strong. Solid rectangular forms are also expressed by semi-detached houses



**FIG. 11:** *Building contrasts. Great variation is shown within the Zone in terms of plan-form, height and massing. The buildings pictured right however appear fairly incongruous.*



- In common with Zone 1 some late nineteenth century terracing of urban type carries a bulk which contrasts sharply with the much lower built cottages of earlier date. This is repeated in several inter-war semi-detached suburban type houses.

## 5.25 Edges and Enclosure

- Properties which have front gardens are enclosed by low rubble stone walls, continuity in the form and appearance of which suggest that they predate the houses behind them. The walls of 'Little Manor' has railings mounted above, though most walls carry a simple coping of stones laid on edge.
- While historically a drystone wall ran along the northern edge of the High Street the current lack of any formal means of enclosure leaves the boundary between town and landscape poorly defined – an impression heightened given that ground falls away here. This Highways style of landscaping greatly undermines 'sense of place' given the awkward juxtaposition between the one side of the street and the other and it creates, while connection to context is poor.

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## 5.26 Visual Qualities

- A continuous view north across the valley to the ridge beyond is allowed along the length of the High Street up to the 'cross'.
- The 'cross' forms a location with landmark potential currently undermined by a lack of enclosure or enclosing feature on its north-west side and the broad clutter of the junction as it is currently configured.

## 5.27 Landscape: Trees and Green Spaces

Limited open green space is provided by gardens and a thin grass verge, though much of the High Street faces directly into farmland containing trees and enclosed by hedgerows.

## 5.28 Public Realm

**Groundscape:** Stone slabs carrying variable wear are used along much of the pavement. Tarmac is laid towards the west of the Zone and in driveways.

**Lighting:** Standard highways lanterns are positioned along the High Street.

**Street Furniture:** Regency bollards salvaged from London by Burt occur in a number of places. Various wooden benches and dustbins are clustered in The Square.

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## 5.3 Building Style and Details

### 5.31 Architectural Style

There is strong contrast here between a well represented stone-built vernacular and various late Victorian, Edwardian and inter-war urban and suburban pattern book forms. While the latter can seem somewhat intrusive several derive interest from the interpretation within them of standard designs in local materials. Herston Cross Cottages (FIG. 14) represents the most interesting example of this.

### 5.32 Walls

- Purbeck stone is the predominant (visible) building material, usually squared and regularly coursed though a finer coursed rubble does occur. One range of cottages appears to have been refaced in something approaching ashlar. New stonework tends to stand out due to the use of recessed pointing or lack of coursing (i.e. random rubble).
- Deep red local brick is substantially used in two houses though is otherwise employed for decorative work on some stone buildings and structures. The latter is most apparent on 355-367 High Street where brick is used for string courses and window dressings on the façade and for the gate piers.



**FIG. 12:** *Brick detailing on stone. The combination of local stone with dark red Swanage brick is particularly characteristic of late nineteenth century development in and around Swanage. Note the range of unattractive alterations to windows, doors and roofs that have taken place.*

- Grey-brown pebbledash occurs on some properties (perhaps hiding structural brick) the colour to some extent toning in to stone with which it is employed on Herston Cross Cottages.

### 5.33 Roofs

**Roofing:** Purbeck stone represents the vernacular and is predominant though slate does occur on several roofs including that of the long terrace 335-367 High

Street. Concrete tiles and synthetic stone tiles are intrusive and stand out due to the poor contrast.

**Chimneys:** While chimney stacks are a regular and important feature of the roofscape they are never particularly prominent or decorative in design. One exception is the long stack built up at the end of 337 High Street, probably on construction of the neighbouring house. Most stacks are simple brick forms, sometimes rendered, on which plain orange or yellow clay pots are mounted where surviving. Various supposedly 'traditional' cappings have otherwise been applied with the effect of producing an untidy appearance.

#### 4.34 Windows and Doors

- A high proportion of the Zone's windows have been changed for replacements of non-traditional design. The historic pattern may have been a mixture of sash and casement windows and these survive on a few properties. The emphasis is mostly vertical though broad casements are a stylistic feature of 1890s-1920s properties.
- Most stone-built houses have lintels and cills formed from simple rectangular slabs of stone though there are examples of crude segmental arches to window heads
- Only a couple of original doors survive in the Zone – most are modern wood and plastic derivatives of a 'traditional' boarded design, or are 'Georgian' pastiches.

#### 5.35 Important Unlisted Buildings and other Features of Interest



**FIG. 13:** Signs and plaques. Left: route sign to Wareham. Right: mosaic name and date plaque with inset monogram on Herston Cross Cottages. Note the satellite dish; positioning of these is controlled within Conservation Areas.

Unlisted buildings which make a 'positive' contribution to the character and appearance of the Conservation Area are detailed on Map 3 together with those deemed to have both a 'neutral' and 'negative' impact. A selection are detailed below together with some features of note:

- A vintage way marker produced by the Stratford *Royal Labels Factory* (otherwise responsible for many of the county's finger posts) is attached to 2, Bell Street. It indicates the A351 to Wareham.
- *Herston Cross Cottages* has an attractive name and date plaque formed from mosaic and mounted on a gablet.
- *Herston Cross Cottages*: a prominent and attractive terrace (if somewhat spoiled by window alterations and loss of original flanking structures). At an important point in the townscape.



**FIG. 14:** *Herston Cross Cottages. An important feature at the top of the High Street. These display the vernacular revival ideal of using local materials in otherwise a fairly standard design.*



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## 6. Ecology and Biodiversity

It is easy to underestimate the contribution made by wildlife to the character of a Conservation Area in terms of both sights and sounds. Buildings, trees and garden spaces provide nesting, roosting and feeding opportunities for birds and bats. These together with other animal species should be accommodated and provided for within new development. Within Herston it is also important to note the contribution made by lichen and mosses in softening the appearance of buildings while adding colour, texture and interest, particularly where stone is used in construction.

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## 7. Issues and Opportunities

### 7.1 Problem Areas

#### 7.11 Unsympathetic Alterations

Replacement windows are a frequent blight particularly where PVCu or aluminium has been used. As in Zone 1 they rarely reproduce the historic pattern well if at all. This is especially noticeable where houses are paired or terraced (i.e. FIG. 18), the disorder visible in 355-367 High Street undermining the unity of design and giving an untidy and unattractive appearance.



**FIG. 15:** *Window contrasts. Sash windows have here been replaced with blank panels which give an uncharacteristically strong vertical emphasis and blandness to the facade.*

#### 7.12 Intrusion of Modern Development

Intrusion upon the sense of place and character of the Area is all too apparent through encirclement on all sides but north by housing estate developments (those to the north absent on designation). These intrude where views are closed or accesses have been cut into the historic street layout. Relatively modern infill housing within Zone 1 adds little to the scene. The dense, orderly, staggered, repeating forms which stand along the lower part of Bell Street are particularly jarring given that they fail to respect the historic pattern of varied orientation and plan-form otherwise seen here. The modern highways practice of cutting broad accesses for side roads and drives spoils the sense of enclosure and historic spatial character.



**FIG. 16:** *Intrusion of modern development. Left: Prior to development of housing and insertion of an access here a high enclosure wall gave strong definition to the street edge. The concrete surface is particularly ugly. Right: The backs of modern houses built at the edge of the Conservation Area crowd and peer down into Jubilee Road spoiling the quality of space, privacy and views.*

### 7.13 Inappropriate Maintenance

There are several instances in which buildings have been repointed using both inappropriate materials and methods causing visual and physical harm to be buildings concerned. Pointing should always utilise mortar which is weaker than the stone from which the building has been constructed; stronger mixes will cause erosion of the surrounding stone, trap moisture and eventually fall off. Appropriate mixes will be based upon use of either lime putty or feebly hydraulic lime (no stronger than nhl 2) *without* cement. Typical specifications may be 1 lime putty : 3 well graded sharp sand : 0.25 stone dust, or 1 nhl2 : 4 well graded sharp sand. Pointing should be finished flush between but not across the faces of adjacent stone and never raised as in FIG 17. This is visually harmful and will accelerate the process of stone decay. Where pointing of a listed building is to be carried out it will be necessary to agree this work with the Conservation Officer.



**FIG. 17:** *Inappropriate repointing. This building has been 'pointed' using a grey cement based mortar carrying a raised 'strap' finish. It is likely that the joints have not been properly raked out and that this has been applied over the top of an existing jointing. Not only is this visually unattractive but the hard and impervious nature of the mortar will cause severe erosion of the building stone along its edges.*

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## 7.14 Junction of High Street with Victoria Avenue

The current organisation of the junction pays little regard to the historic structure of the Area confusing legibility by sidelining the High Street and giving Victoria Avenue a primacy enforced by prominent 'no entry' signs to the front of the former. Dead space and uninspired landscaping further act to diminish the identity of Herston at this pivotal point. The High Street is clearly Traffic flow enforce a broader sense of disconnection within and across the Zone.

## 7.15 Local Identity

The amalgamation of Herston into the outskirts of Swanage has had an erosive effect upon its individual identity. It may be noted that while there is no village name sign a large illuminated sign welcoming people to Swanage is mounted at the end of Herston Cross Cottages.

## 7.2 Evaluation of Condition

Properties within the Area appear generally well maintained with the obvious exceptions of 335 High Street and the garden of 48 Bell Street which contains a dilapidated wooden framed greenhouse.

## 7.3 Buildings at Risk

The Conservation Area contains one listed structure – the outbuilding adjoining the Globe on Bell Street – which may be considered 'at risk' through neglect of basic maintenance.

## 7.4 Threats, Pressures, Challenges

Pressure to develop the Conservation Area's remaining open spaces may be anticipated. The garden of 48 Bell Street is an obvious candidate, while the orchard to the rear of *Victoria terrace* seems likely to be built upon. Further infill within the Conservation Area must be very carefully handled if not resisted given the important role open spaces play in forming its loose and informal character, particularly in the upper parts of Bell Street and in Jubilee Road. In this regard close reflection of existing structures in new design and maximisation of plot infill through high density could only be harmful to the character of the Area.

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## 8. Recommendations

### 8.1 Boundary Changes

There are no additions to the Conservation Area, however the following are removed:

- *Shirley Close*. This group of houses relates poorly to the wider Conservation Area in terms of connection and layout.
- *Infill* (plot in far west of Zone 1, formerly allotment gardens). Previously formed a buffer between new development and the Conservation Area. This quality has now been lost, the houses built here blending into the former.
- *Infill* (backing off Marsh Way) Relationship of the land to the Conservation Area has been broken with the houses here now forming part of the encroaching modern development.
- *Field to north of High Street*: This large piece of open space is more appropriately considered part of the setting of the Conservation Area than an integral aspect of the townscape. The field contains no buildings or structures subject to control and in terms of PPG15:4.6 is an inappropriate subject for designation. The field plays an important role in the setting of Herston – a distinction made clearly within PPG15 and itself a consideration in planning. Retention of this field within the Conservation Area may be seen counter to Government policy. This said the grass verge running alongside the road should be retained within the designation contrary to previous suggestion of removal, as this logically forms part of the road corridor otherwise included.

Whilst there has been a strong response received in opposition to the proposal to remove the field it is clearly apparent that this has been chiefly stimulated by a misunderstanding of 1. the function and role of Conservation Areas, and 2. a misunderstanding of the motive for the review – this in spite of detailed information on both provided during consultation. In terms of point 1 (and as noted in 4.1.2 above), it is not the role of Conservation Areas to prevent development. It was in part due to their past misuse in this context that specific guidance was provided by Central Government on which areas should or should not be designated. In terms of point 2, the idea that de-designation of the field either facilitates or acts as a precursor to its development is therefore not relevant.

The fact that this field lies within the AONB – subject to landscape policies within PPS7 – and also lies within a defined flood zones mean that it is highly improbable that this field will ever be developed. Indeed the field currently lies outside the settlement boundary for Swanage, an indication that the Local Authority views this an inappropriate location for development.

It is worth bearing in mind that the Local Authority has commissioned consultants to provide a whole settlement characterisation study for Swanage and Herston which will be used to inform emerging planning policies within this area as encouraged by PPS1 and 3. This has further identified the field as an important feature within the broader context of Swanage and Herston.

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Given the large number of respondents who noted informal recreational use of the field it is suggested that local residents or their representatives at Swanage Town Hall consider, in consultation with the landowner, lodging an application under Section 15 of the Commons Act 2006 to register the land as a 'Town Green'. This will formalise rights and further safeguard the land from perceived 'potential' development.

## 8.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the list below presents a summary of potential action areas. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

**Encouraging Sympathetic Maintenance:** Encouragement of sensitive home improvement and maintenance could be achieved through production of topical guidance notes. An issue of relevance across all Conservation Areas.

**Roads and Junctions:** There is obvious potential for enhancement at the 'Cross' given its historic spatial role as a focal point in the village, its continuing nodal function and its landmark and place-making potentials.

**Wires and Lighting:** Lighting columns within Zone 1 could be replaced with more traditional forms of lantern, though off-the-peg examples should be avoided. Telegraph poles and cables do interfere with views within the Zone suggesting there may be some potential for under-grounding of cables.

**Public Awareness of the Heritage Resource:** It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the important role they play as property owners in preserving and enhancing its character and appearance. A greater sense of the identity of Herston as an individual settlement could help to engender pride in the locality.

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# Appendix

## Appendix A – Further Information and Advice

### Legislation, Guidance and Policy

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. (see [www.opsi.gov.uk](http://www.opsi.gov.uk)).
- Planning Policy Guidance Note 15: Planning and the Historic Environment. 1994. ([www.communities.gov.uk](http://www.communities.gov.uk)).
- DETR Circular 01/01. 2001. ([www.communities.gov.uk](http://www.communities.gov.uk)).
- Guidance on the Management of Conservation Areas. English Heritage 2005. ([www.english-heritage.org.uk](http://www.english-heritage.org.uk))
- Guidance on Conservation Area Appraisals. English Heritage 2005.

### Design

- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR 2000. (see [www.cabe.org.uk](http://www.cabe.org.uk)).
- Design and Access Statements: How to write, read and use them. CABE 2006. ([www.cabe.org.uk](http://www.cabe.org.uk)).
- Planning Policy Statement 1: Delivering Sustainable Development. ODPM 2005. ([www.communities.gov.uk](http://www.communities.gov.uk)).
- Planning Policy Statement 3: Housing. DCLG 2006. ([www.communities.gov.uk](http://www.communities.gov.uk)).

### Historical Development and Archaeology

- Beaton, 2001: *Dorset Maps*.
- Brannon, 1860: *The Illustrated Historical and Picturesque Guide to Swanage and the Isle of Purbeck*.
- Cooper, 2004: *Purbeck Revealed*.
- Good, 1966: *Old Roads of Dorset*.
- Hardy, 1908: *Old Swanage, Purbeck*.
- Haysom and Bagg, 1991: *Swanage and Purbeck in Old Photographs*.
- Hinton, 2002: A Marginal Economy? The Isle of Purbeck from the Norman Conquest to the Black Death. In, *Purbeck Papers*.
- Hutchins, 1774 (revised 1861 Shipp and Hodson): *History and Antiquities of the County of Dorset Vol 1*.
- Legg, 2001: *The Book of Swanage – Portrait of a Dorset Seaside Town*.
- Lewer and Smale. 2004: *Swanage Past*.
- Pugh, 1968: *Victoria County History of Dorset Vol. III*.
- Robinson, 18???: *Rambles in the Isle of Purbeck*.
- Taylor, 1970: *The Making of the English Landscape: Dorset*.

### Architecture

- Statutory List of Buildings of Special Architectural or Historic Interest.
- Newman and Pevsner, 1972: *Dorset (Pevsner Buildings of England)*.

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## Maintenance

- English Heritage, 1998: *Stone Slate Roofing Technical Advice Note*. (Download from HELM.org.uk).
- SPAB and IHBC: *A Stitch in Time: Maintaining your Property Makes Good Sense*. (Available from PDC).

## Further Enquires

Enquiries regarding this Appraisal and Conservation Areas should be addressed to:

Design and Conservation Officer  
Purbeck District Council  
Worgret Road  
Wareham  
Tel: 01923 557388  
[www.purbeck-dc.gov.uk](http://www.purbeck-dc.gov.uk)

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

Environmental Services Directorate  
Dorset County Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ  
Tel: 01305 224921  
[www.dorsetforyou.com](http://www.dorsetforyou.com)



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## Appendix B – Conservation Areas: General Guidance

### What is a Conservation Area?

A Conservation Area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. - Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are designated to cover the most historically and architecturally important and interesting parts of towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of a Conservation Area Appraisal to assess and evaluate 'character' as a basis for the formulation of management proposals and planning policies, and to assist in the evaluation of planning applications.

### Owning and Developing Land and Property within a Conservation Area\*

PPG15 *Planning and the Historic Environment*, provides a principal point of general guidance on Conservation Areas. In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them:

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent (as defined by case law this currently means the whole of a building or structure, or whole of a building minus the façade). Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- any building with a total cubic content not exceeding 115 cubic metres (as ascertained by external measurement) or any part of such a building - with the exception of a pre-1925 tombstone;
- any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;
- any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry;
- Certain buildings used for industry

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

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Within a Conservation Area permitted development rights are subject to some restriction. Planning Permission will be required for:

- Insertion of a dormer window or other enlargement through alteration or addition to a roof.
- Positioning of a solar panel (photovoltaic or water heater) on a roof slope visible from a highway.
- Positioning of a satellite dish on a chimney stack, on elevations fronting a highway or on a building over 15m tall.
- Application of stone, artificial stone, plastic or timber cladding.
- Erection of an extension exceeding 50 cubic metres volume or 10% of the existing volume of the parent building (whichever is greater).
- Erection of a building exceeding 10 cubic metres volume within the curtilage of a property.

Further restrictions may be applied by the Local Authority or Secretary of State through use of 'Article 4' designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be encouraged and have been given renewed emphasis in new statutory guidance notes PPS1 and PPS3. Early consultation should be sought with local Development Control and Conservation Officers.

Various types of advertisement including those which are illuminated will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

All trees and shrubs with trunks 75mm or more in diameter at 1.2 metres above ground level are protected from felling, lopping and pruning. Six weeks' written notice must be provided to the Council's Tree Officer in each instance during which time a Tree Preservation Order may be served.

## Implications for the Local Authority

The 1990 Act makes it a duty for Local Authorities to:

- In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
- Review designations from time to time.

*\* Information correct at July 2008. The law in regard to Conservation Areas and permitted development is subject to current Government review and likely to change during 2009. It is expected that restrictions will increase. Check with the Local Authority.*

## Appendix C – Listed Buildings

Below is a table of the principal listed Buildings within the Conservation Area. For further information on these buildings see the Statutory List of Buildings of Special Architectural or Historic Interest.

Please note: The table does not include ancillary structures or those within the curtilage of named buildings. These are also covered by the listing. 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	English Heritage Reference No.
1, Bell Street	II	108129
The Globe Inn and former No 3, Bell Street	II	108130
Outbuildings adjoining The Globe Inn to the south, Bell Street	II	108131
Outbuilding at rear of Globe Inn, Bell Street	II	108132
Globe Cottage 5, Bell Street	II	108133
17, Bell Street	II	108134
19-25, Bell Street	II	108135
2, Bell Street	II	108136
4, Bell Street	II	108137
8, Bell Street	II	108138
The Methodist Church, Bell Street	II	108139
12, Bell Street	II	108140
14, Bell Street	II	108141
Stone Court 16, Bell Street	II	108142
18, Bell Street	II	108143
20, Bell Street	II	108144
34, Bell Street	II	108145
Church of St Mark and gate-piers and wall immediately east, Bell Street	II	108146
Little Steppes 42 and 44, Bell Street	II	108147
Virginia Cottage 60, Bell Street	II	108148
1, 3 And 5, Benleaze Way	II	108149
337, High Street	II	108235
339, High Street	II	108236
343 And 345, High Street	II	108237
369, 371 And 373, High Street	II	108238
Retaining wall to raised pavement and railings extending from front of No. 369-387 (Odd), High Street	II	108239
383, High Street	II	108240
The Little Manor 389, High Street	II	108241

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391, High Street	II	108242
Garth Cottage 393, High Street	II	108243
395, 397 and 399, High Street	II	108244
401-407, High Street	II	108245
413 and 415, High Street	II	108246
Royal Oak Public House 417, High Street	II	108247
419, High Street	II	108248
Rose Cottage 37-41, Jubilee Road	II	108249