



Kingston Conservation Area Appraisal Document



Adopted Document

January 2009

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1. Introduction

1.1 Background

This Appraisal has been prepared for Kingston Conservation Area which was first designated on 4th June 1975.

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 contextual 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. CABE has produced useful guidance (see Appendix A).

1.4 Preparation and Survey Limitations

This Appraisal was researched and written by **Benjamin Webb**, Conservation Officer at Purbeck District Council, during summer 2008, and revised following consultation during December 2008. The document was formally adopted by Purbeck District Council on 20th January 2009.

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 (31st March – 9th May 2008) 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. The second (29th September – 7th November) involved formal consultation on the finalised boundary proposals and appraisal document with a leaflet delivered all properties directly affected. All consultation materials were made 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.

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

Kingston is of interest as an example of a small estate village, the extent and layout of which has remained relatively unchanged since the late nineteenth century. The activities here of the philanthropically inclined William Morton Pitt – pioneer, amongst other things, of the Swanage resort – and architectural ambition of the 3rd Earl of Eldon, add local interest.



FIG. 1: *View into Kingston. The landmark quality of St. James' is appreciable, and sweep of houses along South Street visible across the pasture.*

2.2 Special Architectural Interest

The Conservation Area contains a good collection of estate cottages and functional village structures. These come in a range of mostly simple vernacular and neo-gothic styles all employing locally quarried stone. This theme gains outstanding expression in G.E.Street's St. James' Church – the Romanesque 'Cathedral of Purbeck' – the stature and quality of which is unsurpassed within the District. A large proportion of buildings within the village are listed.

3. Conservation Area Site and Situation

3.1 Location and Setting

Kingston is located due south of Corfe Castle, midway to the coast at the top of land rising steeply to form the Purbeck limestone plateau. To the west the settlement is flanked by estate plantation woodland, on all other sides by open agricultural land.

3.2 Socio-Economic Profile

Kingston was historically a home to labourers employed in various enterprises by the Encombe Estate. While some property here remains within the ownership of the estate a number of houses here have been privately purchased as holiday or second homes. The village retains its pub though the post office and school are now closed reducing the apparent vitality of the location.

4. Historic Morphology and Archaeology

Pre-Eighteenth century

Kingston, a name which references royalty, was a possession of the monarch during the late Anglo-Saxon period. Following a period as the property of Shaftesbury Abbey it again returned to that ownership upon dissolution, passing then to the Culliford family. With the exception of architectural fragments incorporated within the 'old' church there appears little identifiable to this long period within the Conservation Area, and little other evidence.

Eighteenth century

The eighteenth century signalled the commencement of development which would more clearly shape the form of the settlement as seen today. In 1761 the Wareham Turnpike Trust gained consent to construct two roads through Kingston – the first between Corfe Castle and Swanage (the current B3069) which followed a new line from Townsend; the second a road between Kingston and Puddle Mill as part of a route linking Swanage to East Lulworth.

The Pitts arrived at Encombe early in the century, rebuilding the house and landscaping the grounds during the 1730-40s. The period of William Morton Pitt's ownership from the 1780s saw further change. Pitt was a politician, reformer and philanthropist, concerned with the occupation and welfare of the poor, in particular discouraging smuggling and idleness. Hutchin's second edition of 1796 notes the reconstruction of the Kingston, where houses were now provided with ample gardens, and establishment of a sailcloth and cordage manufactory in the vicinity. Failure of this contributed towards financial difficulties and led to sale of the estate in 1807. Pitt moved on to attempt the equally unsuccessful launch of Swanage as a seaside resort.

Nineteenth century

Following purchase of the estate by the Scotts, Earls of Eldon, further changes took place. The third edition of Hutchins notes further building which commenced with the 'old' church in 1833. In 1862 the Wareham Trust applied to 'abandon' both the road from Kingston to Puddle Mill and the established Corfe-Swanage Road, the latter in favour of a new route to Langton via Harman's Cross. While the latter was constructed, only the Puddle Mill road was abandoned. Mid century saw construction of the National School, village pump, estate office at the bottom of South Street and other works which included buildings at the entrance to the estate below the village. In 1877 GE Street was engaged to construct a new church and vicarage in addition to those already existing following establishment of the ecclesiastical parish; a project seen to have provided significant labour to local craftsmen.

Twentieth century

Limited development occurred during this period with the exception of the construction of two properties on the eastern side of the village, a property in West Street and another in South Street. Some reconstruction work was otherwise

necessary in South Street following damage by a stray bomb during the war. Broader change has been seen in terms of the range of functions and services the village offers, the school closed since the 1960s and village post office in more recent years.



FIG. 2: *Kingston landmarks. Left: Street's St. James'. Below: the old Post Office at the centre of the village.*

Archaeological Potential:

The broader landscape of the area has known archaeological sensitivity. It seems possible that within some of the ample garden spaces of the village there may be evidence for earlier phases of pre-eighteenth century occupation but this is unlikely to be extensive given the size of the settlement. Reference to the County Historic Environment Record (see Appendix) should always precede the drawing up of development proposals.

5. Townscape Analysis

5.1 Urban Structure

Kingston is constructed around a layout formed by the junction of four routes; two either end of a short central street. Those relatively narrower roads on the western side of the village currently form part of a limited network of estate service routes, tracks and driveways and form an undeveloped open space at the point of their convergence. The broader B3069 on the eastern side of the village provides a principal through route and in consequence there is a discernable difference in character between the two sides of the village based upon usage, access and highway form. A narrow lane, reverting to a trackway, runs between the centre of the village and the woodland driveway of Encombe House to the west. This lane is further linked to the centre of the village by a footpath cutting through the townscape. Together these form the only elaboration of structure.



FIG. 3: *Space at the heart of the village. The 'green', verge and broad garden of 20-22 West Street provide a sense of spaciousness. Note the compositional value of positioning*

5.2 Building Density

Density is low, buildings sometimes abutting but otherwise spaced along street frontages, reaching regularity along South Street. Houses are for the most part well provisioned with gardens. The majority of buildings in the western part of the settlement directly front the street while those on the eastern side of the settlement stand within their own plots. 1-3 The Lane and 20-22 West Street (see FIG. 3 and 4) are interesting exceptions given their positioning at ninety degrees to the street with gardens to their fronts. These open up interesting views into and across the townscape which strengthens the impression of low density.

5.3 Building Height

Buildings within the Conservation Area fall chiefly at 1.5 - 2 storeys, the former in particular being in large part stylistically defined (see Section 6.1). Numerous traditionally constructed single storey outbuildings are found associated with garden plots, and there are a few historic structures where single storey height is functionally defined (e.g. the old forge). Bungalows are an intrusive residential form. The height of the church tower is clearly exceptional and has one off landmark quality, dwarfing the more typically proportioned former village church.



FIG. 4: 1-3 the Lane. This row of two storey cottages displays many typical characteristics. Rectangular in plan form the long and unbroken roof is here a notable feature.

5.4 Plan Form and Massing

Estate cottages within the village are – with one or two exceptions of ‘T’ shaped plan forms in South Street – arranged as semi detached pairs or in short rows of three amongst which simple rectangular forms predominate. This trait is often particularly striking given frequent visibility within the townscape from front, back and sides though can mean that extensions appear obtrusive where not carefully designed. Recent modifications to No. 5 The Lane stand out as a poor example in both this context and others, while the extension to the rear of 3 The Lane represents a more typical form though made ‘boxy’ through shallow roof pitch. Massing shows clear variation based on status/function, that of cottages generally light, while a more bulky form is seen in St. James’, the vicarages, Estate Office, pub and old school.

5.5 Edges and Enclosure

Street edges are generally enclosed by a combination of buildings themselves and rubble stone walls, the latter commonly fitted with either cock-and-hen or flat copings. The walls of the roughly contemporary old school and St James’ church employ higher quality squared rubble, and the former is fitted with a simple iron rail held between chunky piers (see FIG. 5). Remnants of a wall which carried substantial railings survives around the old church, though both here, and along The Lane, harmful breaches of enclosure have occurred breaking down the distinction between public and private space. This has usually arisen from provision of vehicular access, the worst case being to the rear of the Scott Arms.



FIG. 5: *Enclosure. Except where subject to damaging breaches, stone walls strongly demarcate public and private space. This run of wall with rail belonging to the old school is a prominent feature upon entering the village.*

5.6 Visual Qualities

Kingston occupies a prominent position on the edge of the limestone ridge, a placement which affords views of high quality both into and out of the village (FIG.1). The cathedral like tower of St. James' plays an important compositional role in terms of the former, as does the flanking woodland of The Plantation. Views out of the Conservation Area towards Corfe Castle and the chalk ridge across the valley are outstanding. Standing at the centre of the village attractive views are allowed along each of the three main streets.



FIG. 6: *View up South Street.*

5.7 Landscape: Trees and Green Spaces

The village sits between and forms a part of two broader landscape types – the agricultural and the estate. Woodland of The Plantation – which accommodates the long drive to Encombe House – is particularly important on the western side of the village where it merges into the townscape around the church and Kingston House. The agricultural landscape which otherwise surrounds the village is particularly important in terms of setting and the relatively open

character of development itself gives the settlement a strongly rural character. Here the generous garden spaces attached the cottages are an important aspect of the historic and architectural character of the village given they form an intrinsic aspect of Pitt's 'philanthropic' design.

As in any rural settlement domestic landscaping has an impact upon visual quality. Here the presence of leylandii on West Street and along The Lane introduces an intrusive suburban character.

5.8 Public Realm

Groundscape: Kingston is particularly notable for its flagged limestone pavements which extend along most of the main street frontages (FIG.7). The churchyard of St James' also contains two further styles of stone paving – one an attractive diamond pattern, the other formed from stone spalls set on edge. Whilst most road surfaces are tarmac. The lane carries a rough unmade surface.



FIG 7: *Surfaces. Limestone pavements are a key feature in Kingston. Left: along West Street. Right: in the churchyard.*

Street Furniture and Lighting: The village has some notable items of street furniture. These include the village pump and a K6 telephone box, both of which are listed. For reasons unclear the lettering on the roof of the box has been partially removed and would benefit restoration. Also of interest is a tap mounted in a metal lion's head accommodated within a niche of the churchyard wall – sadly obscured through storage of a wheelie bin here. A red wall mounted post box marks the position of the former Post Office. The village does not contain street lighting.

Public spaces: The centre of Kingston has an open quality which is provided by a broad triangular junction of the three roads and surrounding private and public open space. This junction contains a small 'green' – the character of which is degraded through parking of cars – and the village pump.

6. Building Style and Details

6.1 Architectural Style

Kingston is characterised by the use of two principal styles in cottage design, these appearing to relate to different phases in the estate's development of the village. Earlier work – probably attributable to Pitt – employs a plain vernacular (illustrated in FIGs 3, 4 and 8), while later work – falling principally within the early-mid nineteenth century – employs variations of simple gothic characterised by use of steep pitches (see FIG. 6 and 8), pitched half dormers and chimney stacks with diagonally set shafts. This theme is continued in the old church, and in 2-4 West Street and Kingston House, both of the latter carrying mullioned stone windows and decorative gables. The old school carries a national style best described as municipal gothic. The pattern book form and massing of 16-18 West Street stands out amongst the above as almost suburban, while the Romanesque style employed in St. James' represents a dramatic departure.



FIG. 8: *Estate cottages. The two main styles are viewed here. Left: 8-9 The Lane in ornate neo-Gothic. Below: simple vernacular at 24-26 West Street.*



6.2 Walls

Construction in Purbeck stone represents the local vernacular and its use characterises development within the Conservation Area. Most cottages employ coursed stone rubble within which is found a relatively high proportion of thin spalls suggesting possible derivation from quarry waste. Larger pieces of squared rubble are found in later buildings and those of higher status, while the Portland ashlar of St. James' is exceptional. Modern, randomly coursed sawn

stonework provides poor contrast where it has been used for new buildings or walls. A number of the cottages within the village have been disfigured by crude 'repointing' in cement mortar, which appears to have been applied over the joints in a fashion approaching strapwork. Aesthetically harmful, such treatment will also accelerate stone decay processes (see FIG. 11). Greater care appears to have been taken in the case of 4 The Lane, though mortar here is overly recessed.

6.3 Roofs

Roofing: Purbeck stone roof tiles typically capped with triangular or half round pale orange clay ridges represent the vernacular both here and within the broader area. Many roofs carry a heavy and disfiguring mortar pointing. There are a few examples of the use of artificial stone tiling on modern buildings causing harm to appearance, character and integrity of the settlement, and particularly obtrusive where used on extensions. Welsh slate is found on a number of mid nineteenth century houses and the old church, while the stylistic use of clay tiles on the old school represents an exception.

Chimneys: Chimney stacks form a notable feature within the Conservation Area, and surprising size and elaboration is seen in some designs. Stacks are constructed using either stone or local Wealdon brick (historically manufactured at Corfe Castle and still available from Swanage), the simplest conventional square or rectangular forms some of which carry a pronounced upper capping. More ornate are stacks at 2 West Street and 2 The Lane, which carry a decoration of incised vertical lines, while the diagonally set shafts of cottages in neo-Gothic design are most remarkable. By contrast chimney pots are generally simple with cylindrical pale yellow pots in the majority.

6.4 Windows and Doors

Windows: Paired or tripe casements are typical here and normally carry glazing bars in standard or lattice pattern. Window proportions vary between those with moderate, in a few cases pronounced vertical emphasis, and those with more horizontal emphasis and relatively small size. Appearance is often stylistically defined (see Section 6.1 above). The Scott Arms is an exception with its multi-pane sash windows.

Full dormers do not appear to be common historic features, and where these have been added to 5 The Lane they appear obtrusive in terms of both their size and impact upon roof form. Half dormers with steeply pitched roofs are elements of neo-Gothic inspired designs, and the catslide of 14 West Street is an interesting vernacular response to a change in ground levels. In both instances the eaves at either side do not project far beyond the plane of window; unlike at Woodside.

Doors: The front doors of most cottages are set flush within frontages. Canopies are infrequent though in a couple of cases form part of the building design. The large porches with steeply pitched roofs of 7-9 The Lane, and the more modest embellishment 4 West Street, fall into this latter category.

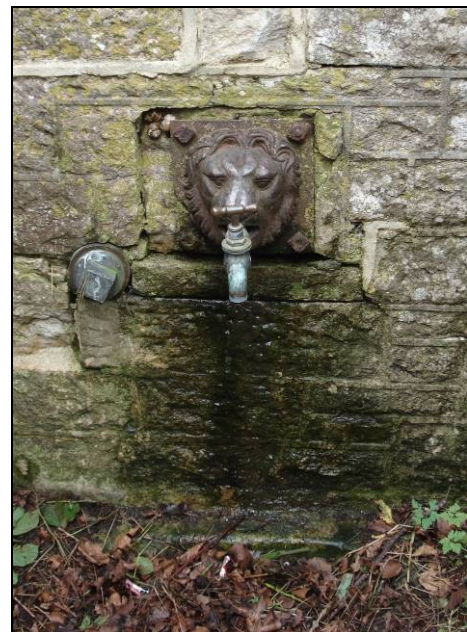
Doors themselves generally appear replacements and are mostly close boarded with glazing panels. The doors of St. James' are remarkable for their delicate decorative ironwork poor maintenance of which has caused damage (see FIG. 9).

6.5 Important Unlisted Buildings and other Features of Interest

Unlisted buildings and structures which make a 'positive' contribution to the character and appearance of the Conservation Area are detailed on Map 2 together with those deemed to have both a 'neutral' and 'negative' impact. Examples are given below:

- *Gargoyle water tap:* Located within a niche in the churchyard wall at the head of South Street (see FIG. 9).
- *1-3 The Lane:* A typically simple row of cottages it is perhaps surprising these are not listed. A prominent feature upon entering the village from the north.

FIG. 9: *Ironwork. Below: ornamental hinge at St. James'. The fine detail has been damaged by a combination of corrosion and thick brown paint. Right: tap set in the mouth of a lion's head in South Street.*



7. 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. Bird song is particularly noticeable in and around the woodland on the western side of the village. Both birds and other animal species should be accommodated and provided for within new development in accordance with PPS 9.

It worth noting the contribution made by lichen and mosses in softening the appearance of buildings while adding colour, texture and interest. Here the reddish appearance of St. James' is the product of the extensive colonisation of the finely tooled surface by lichen (see FIG. 10 below).



FIG. 10: *Stonework at St. James'. The finely tooled surface of the fine ashlar blocks has been extensively colonised by red lichen.*

8. Issues and Opportunities

8.1 Problem Areas

With exception of the apparent lack of vitality arising from loss of services and population no particular problems are noted here.

8.2 Evaluation of Condition

Buildings within the Conservation Area appear from external inspection to be a reasonably good condition though there are frequent examples of poorly conceived and executed maintenance works. Key examples include both wall and roof pointing (see Sections 6.2 and 6.3 above and FIG.11 below), and the careless repainting of delicate corroded ironwork at St. James'. The gates to the old church await attention.

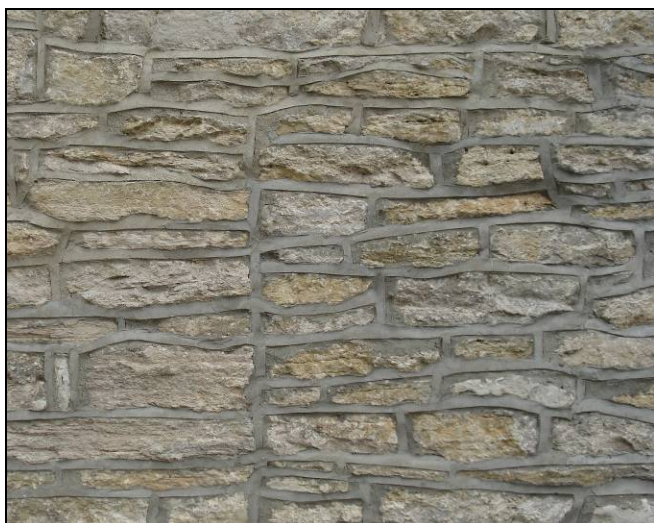


FIG. 11: *Harmful 'repointing'. An example of the raised cement 'pointing' applied over the joints of stonework on cottages in South Street and West Street.*

8.3 Buildings at Risk

No listed buildings or structures appear 'at risk' within Kingston though issues noted above affect the condition of certain elements.

8.4 Threats, Pressures, Challenges

The greatest challenge faced by Kingston is in maintaining its relatively open character and low density. This suggests the need for strict control over new development. Carefully managing the quality of alterations, and extensions in particular, is similarly important. Examples of bad practice noted within the appraisal should be actively discouraged.

9. Recommendations

9.1 Boundary Proposals:

Proposed for Removal

A small piece of field on the eastern edge of the Conservation Area is proposed for removal as a corrective measure. The boundary follows an arbitrary line at this point including a small part of the large pasture. This pasture plays an important role in the setting of the Conservation Area and is most appropriately viewed in this context as a whole outside the boundary.

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

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.

Improving the village entrance: Kingston is easily 'missed' by traffic passing through on the B3069 as there is a lack of any signage identifying the place. The poor condition of boundaries and forecourts entering the village from the north also provides a negative impression.

Restoring enclosure: A restoration of enclosure features and boundary walls would greatly benefit the village, and in particular The Lane.

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).
- Planning Policy Guidance Note 15: Planning and the Historic Environment. 1994. (www.communities.gov.uk).
- DETR Circular 01/01. 2001. (www.communities.gov.uk).
- Guidance on the Management of Conservation Areas. English Heritage 2005. (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).
- Design and Access Statements: How to write, read and use them. CABE 2006. (www.cabe.org.uk).
- Planning Policy Statement 1: Delivering Sustainable Development. ODPM 2005. (www.communities.gov.uk).
- Planning Policy Statement 3: Housing. DCLG 2006. (www.communities.gov.uk).
- Planning Policy Statement 7: Sustainable Development in Rural Areas. ODPM 2004 (www.communities.gov.uk).
- Planning Policy Statement 9: Biodiversity and Geological Conservation. ODPM 2005 (www.communities.gov.uk).

Historical Development and Archaeology

- Good, 1966: *Old Roads of Dorset*.
- Hutchins, 1861: *The History and Antiquities of the County of Dorset*, 3rd ed., edited by W. Shipp and J.W. Hodson.

Architecture

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

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 for advice should be addressed to:

Design and Conservation Officer
Purbeck District Council
Worgret Road
Wareham
Tel: 01923 557388
www.purbeck-dc.gov.uk

Enquiries regarding archaeology 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

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.

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

- Cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Construction of an extension on the side elevation of an original dwelling house.
- Construction of an extension exceeding one storey on the rear of an original dwelling house.
- Any enlargement consisting of addition to or alteration of the roof.
- Provision of a building, enclosure, pool or container within the curtilage incidental to enjoyment between a wall forming a side elevation and the boundary of the dwelling house.
- Installation of a chimney, flue, or soil and vent pipe on a wall or roof slope fronting a highway and forming the principal or side elevation.
- Installation of microwave antenna on a chimney wall or roofslope facing onto or visible from a highway, or on a building >15m high.
- Installation of solar panels on the ground within the curtilage where these are visible from a highway; on the wall of a building within the curtilage where visible from a highway; on a wall which forms a principal or side elevation of the dwelling house where visible from a highway. *There is a general requirement for solar panels to be positioned with regard to minimising affect upon the external appearance of a building and amenity of the area within which it stands. Within a Conservation Area the mounting of panels on roofslopes visible from a highway is therefore likely to require Planning Permission.*

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 20th January 2009.*

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. |
|--|-------|--------------------------------|
| 7, 8 and 9, The Lane | II | 109256 |
| 1, 2, 3 and 4, South Street | II | 109267 |
| 5, 6, 7 and 8, South Street | II | 109268 |
| 9, 10 and 11, South Street | III | 109269 |
| 12, 13 and 14, South Street | II | 109270 |
| Old Church of Saint James, West Street | II | 109331 |
| William Pointer monument in the Churchyard, 4 metres east of Old Church of St James, West Street | II | 109332 |
| John Iles monument, in the Churchyard, 5 metres east of the east wall of Old Church of St James, West Street | II | 109333 |
| No 2, including front boundary wall 2, West Street | II | 109334 |
| No 4, including front boundary wall 4, West Street | II | 109335 |
| The Scott Arms, including outbuilding on left, West Street | II | 109336 |
| Nos 10, 12 And 14, including front boundary wall 10, 12 and 14, West Street | II | 109337 |
| 18, West Street, | II | 109338 |
| Pump and adjoining steps up to raised pavement, in front of nos 14 and 16 , West Street | II | 109339 |
| 20, West Street | II | 109340 |
| 24 And 26, West Street | II | 109341 |
| The old school and school house, including front boundary wall and railings, West Street | II | 109342 |
| Farriers Cottage 3, West Street | II | 109343 |
| 5 And 7, West Street | II | 109344 |
| Parish Church of Saint James, West Street | I | 109345 |
| Kingston House, including attached stable | II | 109346 |

| | | |
|--|----|--------|
| and coach house, West Street | | |
| K6 Telephone Kiosk (Opposite No 5) No. 480 431, West Street | II | 352130 |
| The Old Vicarage including attached stables at rear, Kingston Hill | II | 109250 |