



Swanage Conservation Area Appraisal Document



Adopted Document

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1. Introduction

1.1 Background

This Appraisal has been prepared for Swanage Conservation Area which was designated by Dorset County Council in 1970, and was subsequently extended by Purbeck District Council in 1982.

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 fulfillment 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 may 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**, Design and Conservation Officer at Purbeck District Council, during 2006-8. The document and accompanying changes in the Conservation Area boundary were formally adopted by Purbeck District Council on 15th 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

Consultation was carried out in accordance with the Council's Statement of Community Involvement. Two six week phases of consultation were arranged. The first (12th November – 21st 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 (31st March – 9th 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.

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 composite nature of the Swanage townscape provides interest across several historical periods. The late-Victorian-Edwardian centre of Swanage Conservation Area represents one of the most structurally intact examples of a resort of this period, its historic spirit evoked by a working steam railway and the occasional visits of pleasure boats to Swanage Pier. While perhaps underappreciated these qualities mark out the Conservation Area as an important heritage asset.



2.2 Special Architectural Interest

The Conservation Area comprises a fusion of architectural forms and styles frequently underscored by the changing application of locally sourced materials (chiefly stone, brick and tile) and vernacular traditions in their construction. Quality is acknowledged in the high number of listed buildings within the Area. Fine examples of Regency, Victorian and Edwardian townscape embody the changing social and functional ideals which led to development of the 'resort'; these juxtaposed against a background of conflicting industrial and agricultural infrastructure, and set within a medieval framework of routes and boundaries. Artefacts of architectural salvage provide a unique decorative novelty and interest, while a range of military structures reflect the past strategic significance of the location.

3. Conservation Area Site, Situation and Zoning

3.1 Location and Setting

Swanage lies in the south-west corner of the Purbeck Peninsula in Dorset. Overlooking Swanage Bay the town is located at the mouth of a broad valley overlooked by ridges of higher ground to north and south. Much of this land is agricultural in character, subdivided by hedgerows to the north and drystone walls to the south. Both this and the surrounding region is designated an *Area of Outstanding Natural Beauty*.

- The Conservation Area occupies most of what may be described as the centre of Swanage. It is defined by the axial path of the High Street with a roughly parallel fanning of roads originating at the sea front. Other routes stretch at right angles north and south.
- Settlement occupies the lower ridge and much of the slope on the southern side of the valley, but is otherwise sited on fairly level ground.
- The broader townscape setting is residential in character and is composed in large part of housing constructed during the 1900s-30s, though with substantial recent infill.

3.2 Socio-Economic Profile and Uses

Swanage is the largest town in the Isle of Purbeck with a stable population of around 10,000 (subject to seasonal fluctuations). A high proportion of second home ownership and seasonal business use often results in vacancy. Traditional seaside tourism has been an economic mainstay of the town for the past century, while Swanage is an increasingly popular retirement and residential location.

3.3 Historic Background

The historic development of both the Conservation Area and Swanage in general may be characterised by a number of overlapping (often conflicting) use phases. These may be summarised by the tags *agricultural*, *industrial*, *resort* and latterly *residential*. A preliminary 'ritual' or 'religious' phase may be proposed given the suggestive association of church and spring in the historic core of the town. Fishing, smuggling and military activity formed a background. Prior to the eighteenth century Swanage was a predominantly agricultural settlement; the derivation of the name Swanage itself suggesting either dairy or pig farming at the location. Change occurred around 1700 when the town was chosen as a new export base for Purbeck stone, this stimulating the growth of quarrying in the immediate vicinity. Disregarding the attendant 'blight' this placed upon the town the potential of the location for resort development encouraged a number of patrons and speculators (amongst which William Morton Pitt, John Mowlem and George Burt are prominent) to commence various building schemes from the early 1800s onwards. These met with limited success until arrival of the railway during the 1880s, after which point the rapid development of the 'resort' saw eclipse of both

agriculture and industry as significant local forces. Following a short-lived heyday during the first half of the twentieth century changes in the structure of the tourist market and growth in retirement and second home ownership have seen a relative decline of the resort, with an increasing emphasis placed upon Swanage as a place in which to live.

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 Conservation Area, usually corresponding to and informed by the pattern of historic development and growth. These are shown on Map 2 and comprise:

Zone 1: Comprises the upper part of the High Street between its junction with Court Road and Purbeck House Hotel. Includes Church Hill and various side streets. The Zone is distinguished by its historic morphology and developmental character and to some extent also its primarily residential function.

Zone 2: The northern part of the area comprising Institute, Commercial, Station and Gilbert Roads, part of Court Road, King's Road East and The Square. The railway station, cemetery and recreation ground are also included. Zone 2 is differentiated from Zone 1 through its distinct developmental history, though the boundary with Zone 3 is more fuzzy

Zone 3: Zone of transition between 1 and 2. Comprises the bottom part of the High Street between the Square and Purbeck House Hotel. Uses are mixed while the variety of building size, spacing and design have a distinctive quality.

Zone 4: Zone of transition between 2 and 6. Comprises the 'lower' High Street, Cliff Place and Burt's Place. Here the curve and broad width of the street combine with the height, density and style of development to provide a definite though not detached sense of place. A strong edge with Zone 5 results from the open character of the latter, though the historic pattern of development links the two and is expressed stylistically. In the same way Seymer Road forms a fuzzy boundary with Zone 6 which otherwise has a distinct development history.

Zone 5: Comprises the Peveril peninsula. The ruggedly open and largely undeveloped character of the Zone strongly differentiates it from Zones 4 and 6 adjoining. While this is emphasised by the strong edge formed by Seymer Road architectural linkages clearly bind the three.

Zone 6: The residential area including Park, Taunton, Exeter, Stafford, Grosvenor Roads, Cluny Crescent and other minor streets/ accesses. The Zone has a functionally distinct character and a historic developmental integrity which allows distinction from its neighbours, though the boundary blurs with Seymer Road.

4. Zone 1

4.1 Historic Morphology and Archaeology

Medieval – Early Modern: Zone 1 represents in large part the pre-nineteenth century nucleus of Swanage, of which Church Hill is the medieval core. St. Mary's Church was historically encircled by a tight cluster of buildings including a watermill of which only the pond now survives. Layout here responded to natural features (spring and slope) and was bisected by the road to Studland. War damage, reconstruction and redevelopment mean that few of the structures found here now are of either great age or substantially intact, while their positioning within the streetscape frequently departs from historic precedent. A system of open-field agriculture appears to have been operated immediately south of the Zone. Vestiges of this appear in records of the mid-nineteenth century pattern of tenure though the systematic enclosure of land between the High Street and coast running from Peveril to Langton had taken place much earlier (the exact point open to some speculation). This witnessed demarcation of a series of rectilinear landholding units which were often farmed as individual 'estates'. The lines of field walls remain clearly visible in undeveloped land above the town while within the Zone former plot edges are traced by Townsend Lane, Cowlease and Chapel Lane, which find precedent as either tracks or droves up to and from the upper fields.

Prior to the 1880s the village form was strongly defined by high boundary and retaining walls (see FIG. 3) within which a limited network of alleyways tracing both historic boundary features and routes into the surrounding fields and later quarries was established. Many of the latter survive both here and in Zone 3, though destruction through plot infill means that they are often fragmentary.

The extent of medieval road linkages is unclear though Priests Way (the upper section of which corresponds with Priest's Road) is known to have linked the village core to Worth. It seems likely a track occupied the line of the High Street given that this logically traces a ridge above the river, though this was probably not the sole connecting route along the valley. Court Road is effectively an early 'by-pass' looped around the village core to the Studland road.

Eighteenth Century: A map of 1773 suggests that development was concentrated within the central part of the Zone (more fragmentary outside it) by this time, while increased use of the High Street below its junction with Priest's Way by stone traffic must have acted as both a stimulus to growth here and along the ridge to the sea front from which the stone was shipped.

Nineteenth Century: The influence of Mowlem and Burt are particularly marked within this Zone. Street improvement works sponsored by John Mowlem are evidenced by sections of stone-lined gutter at Court Hill which old photographs suggest once ran along much of the High Street (see also Seymer Road Zone 5). Cuttings and embankments which occur frequently along the High Street are also a

product of these works, as too the current level of Court Road which was raised to counter flooding. Burt's Sunshine Walk (see initialled date stones) was built along the back of his Purbeck House property during the 1850s. Other street improvement works saw the regularisation of the road frontage with removal of the projecting bays or porches which historically characterised development along High Street, usually through redevelopment. Construction of King's Road had the biggest impact, this leading to the removal of both the watermill and its neighbours behind the church.



FIG. 1: *The Narrows.* A sharp pinching of the roadway extended from Chapel Lane up towards Magnolia House. The junction with Chapel Lane was at this time strongly signalled by the building facing front. Today this part of the High Street lacks definition. (courtesy of David Haysom)

Twentieth Century: The Zone suffered significant bomb damage during the Second World War, which facilitated removal of the 'Narrows' (see FIG 1) – previously the most constrained section of the High Street. While some burnt-out buildings were rebuilt behind retained facades, others were permanently removed. This has led to a relative reduction of enclosure within the Zone most evident in the vicinity of Swanage Day Centre and on Church Hill. Significant redevelopment has otherwise taken place since 1945, and a drift away from commercial uses on the High Street has occurred which is at least in part a long term product of displacement of such activities to Station and Institute Roads. Fragments of shopfront features often survive though uses have changed.

Archaeological Potential: As the historic core of the town archaeological potential should be at its greatest within this Zone. The small historic size of the village and locally heavy redevelopment/reconstruction combine to reduce the scope of potential however surviving garden plots of High Street properties may preserve a range of deposit types. Here foundations, middens, post holes and other evidence of historic settlement and economic activity may be anticipated, particularly where sealed paved surfaces of pre-twentieth century date survive.

4.2 Townscape Analysis

4.21 Urban Structure

From its broad junction with Court Road the High Street forms a spinal path from which a number of secondary routes and accesses branch, and from which in turn a number of smaller alleyways run (e.g. Bloucher's Lane from Church Hill). Secondary routes are normally of narrower width and aligned at right angles to primary. Where widening has occurred at Townsend Road and along the High Street (through removal of the 'Narrows' and pulling back of the building line in redevelopment opposite Church Hill) the historic spatial balance and hierarchy has been damaged. In former times the junction of the High Street and Church Hill formed a more definite focal point at this, the historic village core, though now represents a space 'detached' from and in a sense bypassed by the High Street; an impression heightened through a steep drop in ground level and its status as little more than a residential access. The churchyard and brook form a definite edge to the rear and lateral connectivity with Kings Road West is poor.



FIG. 2: *Postcard image of Church Hill during the 1900s. The historic pattern of development shown here is not typically reflected in modern building. Note particularly the terrace on the right (currently a gap site) and buildings left of centre replaced by the detached New Vicarage.*

4.22 Building Density

Building density was historically high along the High Street (particularly in the eastern section of the Zone) and around Church Hill, though post-war redevelopment has seen this reduced through greater fragmentation of the townscape. Thus while most pre-twentieth century properties directly front the street and abut one another the pattern is more broken west of the *Black Swan* and along the upper reaches of side streets where the developmental history is

often more recent. High frontage density is usually balanced by back garden space particularly on the north side of the High Street, where land slopes steeply and is often enclosed and supported by high stone walls. Some of these gardens have been in-filled with small housing units or partially covered by extensions, both of which have caused destruction of historic boundary walls.

4.23 Building Height

Heights vary between two and three storeys. The oldest cottages typically have a low profile, though street presence is sometimes boosted by topography. A significant increase in height was historically marked by close proximity to Church Hill which has sometimes been maintained in redevelopment, though on the whole heights have fallen with the shift towards suburban-type designs for new-build. Some punctuation is provided by ecclesiastical buildings, the spire of the Methodist Church acts as a major landmark feature across most of the town.

4.24 Plan Form and Massing

Variety is shown both in terms of the range of building forms which occur within the Zone - including detached, semi detached and terraced - and the individual sizes of buildings within these types.

4.25 Edges and Enclosure

- The back and sides of High Street plots were historically given strong definition by high rubble stone walls. These survive in many places though are often hidden or have been breached by later infill development. Those running either side of Chapel Lane are the most impressive.



FIG. 3: Swanage walls. Left: tunnel-like quality of Chapel Lane. Right: back walls along Bloucher's Lane. Here as elsewhere the fabric has damaged in enabling infill of the gardens behind High Street properties.

- Most pre-twentieth century properties directly front the street and abut one another giving strong definition to the road edge and to routes running off from it. Where houses do not front the street they have low boundary walls. Many once had railings and these survive where drops are screened (i.e. on Church Hill and at the *Black Swan*).
- The Brook forms a barrier reinforced by trees and open space to the rear of the church and the Old Vicarage.

4.26 Visual Qualities

- A framed view of the spire of the Methodist Church is formed looking down Chapel Lane. Another framed view is provided of St. Mary's looking down Church Hill from the High Street.
- Views across the north of the town are particularly good from the observation point on Queen's Road above the *Queensmead* housing development. The villas positioned directly behind this form a prominent group on looking into this part of the Zone from a distance.
- A run of five red brick houses climbing the slope on the lower section of Queen's Road form a striking group, attractive in their bold simplicity and even spacing.
- The staggered grouping of 13-17 Church Hill provides a particularly important contribution to the attractive scene alongside the mill pond.



FIG. 4: *An attractive composition formed by the staggered arrangement of 13-17 Church Hill.*

4.27 Landscape: Trees and Green Spaces

- The churchyard forms an important, if bland patch of green space on which are planted an attractive group of trees. It is poorly keyed in to the surrounding townscape.
- Where houses have narrow front gardens in the west of the Zone these provide an important splash of green colour.

- Trees within the grounds of Clarence Cottage provide a prominent spur of vegetation closing the view on approaching the upper stretch of Queen's Road.
- The gardens of *Magnolia House* (High Street) contain some attractive specimens.

4.28 Public Realm

Groundscape:

- Sections of historic paving schemes survive on Church Hill (FIG. 5).
- Stone-lined guttering survives on Court Hill.
- Purbeck stone paving is used along large parts of the High Street. In most areas this has worn fairly smooth though the droved surface visible adjacent to St. Mary's may be closer to the original finish.
- Cowlease Road is roughly surfaced, a characteristic common in the south of Swanage where many privately developed and owned roads remain unadopted by the Highways Authority.



FIG. 5: *Pavement scheme on Church Hill.*

Lighting: The historic scheme of street lighting along the High Street was provided by lamp standards salvaged from London, none of which now survive. Modern lighting columns are very tall, utilitarian in design and of a highways type overpowering in this context. Additional light is provided by heavy units mounted on building facades. Return to use of street lanterns of a human scale and lower light intensity and spread would be beneficial.

Street Furniture: The greatest concentrations of Regency bollards salvaged by Burt from London occurs in this Zone and are of great intrinsic value and interest.

Public Spaces: Outside the churchyard there is no dedicated public space, though the broad junction of High Street and Church Hill is likely to have provided a historic meeting point – albeit compromised by the slope.

4.3 Building Style and Details

4.31 Architectural Style

While the zone is stylistically mixed the regular proportions and vertical emphasis of Georgian and Victorian era housing makes a strong impression. More eccentric 'vernacular' forms, often with a contrastingly low form and horizontal emphasis are less common and provide unique points of interest. Attempts to mimic these buildings in new development invariably fail due to poor attention to detail and should in any case be avoided.

4.32 Walls

Stone: Purbeck stone is the predominant building material. The pattern of its usage varies by period and context of application, though it would appear that in Swanage there has been a selective bias in favour of the survival of historic buildings of generally higher build quality given a high level of redevelopment.

Generally speaking:

- Earlier work utilises finely coursed flush pointed rubble, probably derived from quarry waste. This may be identified in both buildings and boundary walls. Where employed for the former the traditional treatment was probably render and or limewash. A much rougher random rubble build is sometimes found in buildings of lesser quality, boundary walls or gable ends where it is likely that concealing surface treatments have been removed.
- Georgian building is often characterised by use of more thickly coursed, roughly squared blocks, sometimes with a droved finish and again flush pointed.
- The Georgian pattern continues into Victorian and Edwardian building though a more random pattern, sometimes rock-faced, often appears, and on the whole larger blocks tend to be used. In these buildings stone may be combined with brick, timber cladding or stucco in arts and crafts style.
- Modern schemes are characterised by random patterns which utilise larger, squarer blocks and a more diverse range of stone sizes and grades than would be expected in a traditional scheme. Pointing is frequently recessed. Modern work tends to look awkward, particularly where machine cut and rock-faced stone is used, or where 'period' windows have been installed.

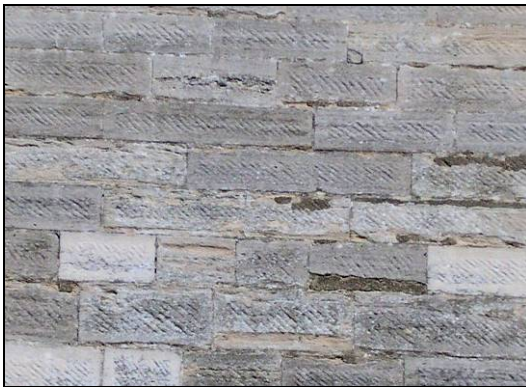
FIG. 6: *Stone building practice.*



(a) *Early stonework. Narrow coursed rubble. Pointing originally flush.*



(b) *Georgian. Coursed squared rubble. Faces dressed. Flush pointing.*



(c) *Georgian. Dressed ashlar blocks. Fine flush pointed joints.*



(d) *Late Victorian. Neatly squared rock-faced blocks randomly laid. Irregular sizes. Flush pointing.*



(e) *Modern cladding. Random machine cut rock-faced stone in irregular sizes.*



(f) *Modern cladding. Randomly laid, coarsely squared rubble in irregular sizes. Recessed pointing.*

Brick: Local red brick (sourced from Wealdon Clay) is attractively combined and contrasted with Purbeck Stone in 108-110 High Street. In the west of the Zone smooth red facing brick is very common, sometimes combined with stone dressings to windows and doors. A pale yellow brick is used at 116 High Street. Handmade red bricks are still locally available from Swanage Brickworks.

Render: Stucco and render occurs intermittently and is now typically painted white, though stone colours – as applied at 116 High Street – are more reflective of historic practice.

Timber: Usually combined with brick as part of a typical stylistic formula in buildings of the late nineteenth-early twentieth centuries. Here employed for bargeboards, cladding and on 241-245 High Street, for an impressive balcony.

4.33 Roofs

Roofing: Purbeck stone and slate are the predominant roofing materials. Most of the former have been ‘pointed’; a non-traditional treatment harmful to appearance which holds damp. A few roofs of plain red clay tile provide contrast and variety, while tiles are sometimes attractively combined with stone through use of an easing course as at 100-104 High Street. Roofs usually have a double pitch turned towards the street. Hipped roofs occur as a stylistic motif on a few houses of 1920s-30s date.

Chimneys: Brick chimney stacks are a regular but not exclusive feature. These are often plain and understated though those of 100-110 High Street utilise moulded brick. 116 High Street makes a particular feature of a stack and flue facing to the High Street. Cylindrical chimney pots occur in both orange and yellow clay and are normally simple in their moulding.

4.34 Windows and Doors

- Rebated timber sash windows have a strong presence along the High Street. Early examples have a flush fit exposed case and six-over-six or eight-over-eight glazing arrangement (sometimes replaced with a single panel). A high incidence of poor quality replacement in PVCu is harming the street scene.
- Dormer windows are an infrequent historic feature. On older properties these are normally small and sometimes accommodated within a catslide. Their function, reflected in their design, was normally to admit light rather than provide a head height extension. The large size and irregular design of newly inserted dormers can often cause an imbalance of façade proportions and bring disorder to terraces where never intended as part of the original design.
- Windows inserted at eaves level and accommodated by a catslide are seen on a few buildings though on historic properties they have typically been enlarged (a trend accentuated on the more recent buildings which mistakenly copy this element).



FIG. 7: Window styles. Left: eight-over-eight with exposed case and without 'horns'. Note narrow glazing bars and reflective qualities of antique glass. Right: small tunnel-like dormers to the rear of 209/211 High 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:

- Wrought iron hanging sign brackets occur at 82 High Street and at the *Black Swan* (the latter highly decorative and still in use).
- The carving of shaking hands on the end gable of *Handfast Terrace* is an unusual feature deriving from the building's predecessor *Handfast House*.
- A single decorative cast iron railing panel survives on the wall of 257 High Street (FIG. 8).
- A boot scraper with an unusual acanthus leaf design is visible to the front of 126 High Street (FIG. 8).



FIG. 8: Historic Ironwork. Left: acanthus leaf bootscraper at 126 High Street. Right: cast iron railing panel 257 High Street.

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- Unusual, tunnel-like catslide dormers with very small windows occur to the rear of 209-211 High Street (FIG. 7).
 - The non-conformist burial ground, Queen's Road is notable though its historic character has been harmed by reduction of enclosure walls and 'landscaping'.
 - *1 Church Hill*: This 'arts and crafts' house has particular prominence within the streetscape and a landmark quality. It forms a visual linkage with Zone 3 where this style is prevalent.
 - *241-249 High Street*: A very prominent and well preserved terrace with striking architectural details.
 - *78-80 High Street*: A simple but well proportioned stucco-fronted pair of houses. Not typical of this zone the house makes punctuation in the streetscape and forms part of an attractive group. An unsympathetic change of windows at No.78 spoils the scene.
 - *Purbeck Stone Walls*: Both retaining and boundary, those defining Chapel Lane and Sunshine Walk are particularly important.
 - *Outbuilding, Chapel Lane*: Shows a very rustic build with large stone slabs used in roofing. Predates the house and is constructed into the walls noted above.

5. Zone 2

5.1 Historic Morphology and Archaeology

Medieval – Eighteenth Century: Prior to the late nineteenth-early twentieth century the Zone primarily comprised agricultural land; a rugged coastal strip fronting an area of damp meadowland across which The Brook took a meandering course. Two farms were located here, *Northbrook* and *Brook*. While the former was engulfed by subsequent development and still stands on Court Road, the latter survived at the end of Institute Road long enough to help influence the alignment of later Station Road. Part of its land was used to create the recreation ground above Shore Road.

With the growth of quarrying in land south of the High Street facility for shipping stone from Swanage was required. This led to construction of collection points for stone awaiting shipment known as ‘bankers’ during the on reclaimed land at the sea front. Institute Road traces the back edge of what was their northern section and gave access to the beach from which stone cargoes were shipped (both prior to and after construction of a pier during the 1860s) and from which seaweed was harvested for use on the fields.

The end of the period saw establishment of a brewery on the site of the present clinic. This was accessed from east and west by tracks traced by the current line of King’s Road East.

Early Nineteenth Century: William Morton Pitt’s early but unsuccessful scheme to develop Swanage as a resort saw construction of Shore Road.

Late Nineteenth – early Twentieth Century: Rapid change followed arrival of the railway during the 1870s. The ground level on the floodplain was raised significantly and The Brook was canalised, the latter completing a scheme already implemented towards the seafront at an earlier date (either as part of the eighteenth century bankers reclamation, or more likely on building of the Institute adjacent). Station Road and Kings Road West were laid out as part of this scheme and the stone yards transferred from the sea front bankers to a triangle of land between Kings Road, Institute Road and Station Road. This was served by a short-lived rail spur connecting the site to the goods yard, the former line of which is traced by Commercial Road. Workshop and small warehouse buildings along Commercial Road reflect the origin of this as a semi-industrial site.

While the form of the area of bankers has been fossilised by a sausage of late nineteenth century development, rapid infill of the new stone yard itself occurred following a drop-off in trade. Shops were constructed over The Brook along the southern side of Station Road (a feature seen again in King’s Road West), and comprised 3 shopping parades. Meanwhile two longer parades, one commercial and one residential, were built on the bankers site. A mixture of resort entertainments and other supporting infrastructure were established along the northern side of Station Road. While most of these have subsequently been

converted to alternative use significant traces remain. Of these portions of the Swanage Cinema (now *Somerfield* – see FIG.9) and the Lugano Ballroom which had a motor garage below (now *Woolworths*) are distinguishable above ground floor level. The former Station Hotel is not readily identified from the frontage though is evident from the accommodation range to its rear served by an arched street access. A diverse range of purpose built shops were built along the western side of Institute Road between the 1890s and 1930s, and both here and in Station Road significant elements of historic shop frontages survive. Other surviving elements of the Edwardian resort include wooden shelter on the promenade, the bandstand and fragment of open recreational ground. The bowling green and tennis courts originally located within the recreation ground have been replaced.



FIG. 9: *Swanage Cinema. The building today and in 1925. Note the canopy and pavement width. (courtesy of David Haysom Collection)*

Gilbert Road was laid out above the railway station as part of a contemporary housing development joining Court Road at Northbrook Farm and apparently formalising the route of a footpath.

Twentieth Century: The Zone suffered sporadic bomb damage during WWII the impact of which is reflected in a mismatch between original and reconstructed sections of shopping parades in Institute and Station Roads. Subsequent building activity focused upon redevelopment of the railway goods yard and the seafront.

Archaeological Potential: Perhaps limited given the period of development. Plots on the west side on Institute Road and bottom of the High Street have the longest history. As land reclamation took place along the line of Institute Road it is possible that remains of engineering works, previous shorelines or slipways are preserved at depth.

5.2 Townscape Analysis

5.21 Urban Structure

A fairly constricted road layout with limited permeability characterises the Zone. This comprises a succession of routes orientated in either a south-easterly or easterly direction across which a limited system of narrow passageways permit some cross cutting by pedestrians. A circuitous pattern of road movement is otherwise conditioned and a strong sense of separation felt between King's Road East, Station Road and the High Street. A clear hierarchy of routes and spaces exists, with Station Road's broad processional path from station to sea immediately contrasted by narrow Commercial Road. A similar pattern at reduced scale Institute Road where *The Parade's* back alley forms a plainly visible sub-stratum, and in the west of the Zone where tight footways are cut behind the houses. The recreation ground above Shore Road is poorly linked into this network of routes (a situation exacerbated by its awkward topography).



FIG. 10: *Alleyways. Left: the drong from High Street to Kings Road East (historic site of brook-side meadows). Right: passage running off Springfield Road.*

5.22 Building Density

Building density within the core of the Zone is very high as a result of efficient plot use, and infill behind the main streets. All buildings along the main streets directly front the pavements, while space to the rear does not usually extend beyond a small yard and back alley access. The gardens of residential properties to the west are equally constrained, not often exceeding a narrow framing. The former goods yard departs from this pattern given its relatively open and unenclosed aspect.

5.23 Building Heights

Heights normally range between two and three storeys, though many buildings utilise roof space to provide a further floor. Buildings of similar height tend to be grouped though the north side of Station Road shows greater irregularity. Towers

at 2 Institute Road and at the corner of Mermond Place provide minor punctuations.

5.24 Plan-Form and Massing

Linear arrangements occupying an elongated footprint parallel to the street are most typical here (expressed in terms of terraces, parades, the railway station, and supermarket), though subdivision and a high level of incremental change to facades often breaks up their visual impact. While the use of such building forms could be seen to coarsen the grain the most bulky properties here are typically free standing buildings of more recent origin (e.g. The Mowlem and Co-Op).

5.25 Edges and Enclosure

- Private spaces are usually enclosed. Low walls separate gardens from pavements while taller walls separate back yards. This trend is broken along King's Road East and at Gilbert House where new developments have taken an ill-defined open-plan character. Alleyways serving the backs of properties are rarely gated or concealed and can prove an unattractive feature.
- A strong sense of enclosure is provided by buildings along Institute Road given the relatively narrow width of the street.
- The high walls and piers of the cemetery are strong features now somewhat diminished by the installation of low-slung gates.

5.26 Visual Qualities

- The view of the Wellington Monument across the Bay was historically noted, though is now partially obscured by a mass of recent housing.
- The Mowlem Centre occupies a landmark position aligned with Station Road though its square grey bulk currently does it little justice.
- Interesting views of the working engine shed from are allowed from Court Road Bridge and from a platform provided opposite.



FIG. 11: *The engine shed, turntable and coaling yard viewed from Court Road Bridge.*

5.27 Landscape: Trees and Green Spaces

- TPOs cover trees along Gilbert Road (though there is much evidence of felling) and rear of 12 Institute Road. The former plays an important role in defining the boundary between the railway and town. It has topographical prominence and contributes to the setting of the station.
- The recreation ground above Shore Road provides a green space which links with others along the promenade. It retains a rugged aspect at its northern end which serves as a reminder of its historic condition.
- The cemetery contains a particularly good group of trees planted around the boundary walls.

5.28 Public Realm

Groundscape: Street and pavement surfaces are undistinguished, making use of plain tarmac and concrete paving. A mural located in The Square represents a notable piece of public art.

Lighting: A combination of heavy units mounted on building facades and Highways standards provides lighting within the Zone.

Street Furniture: Regency bollards salvaged from London by Burt occur in various places. Wooden benches and dustbins are clustered in The Square.

Public Spaces: The Zone contains two principal public spaces – the recreation ground and The Square. The uses for which the former were designed have now been largely replaced or discontinued, and the attractiveness of the site has suffered in consequence. The Square is positioned at a focal point within the townscape it fails to live up to its potential. Containing an inward looking clutter of dustbins, benches and flagpoles cramped by low walls of questionable historic value its primary function has become service of the local takeaways. In high season heavy use of The Square by patrons of the latter provide an unattractive impression which harms perception of the surrounding area.



FIG. 12: *The Square. Not a particularly inspiring public space. Note poor quality of the road surface.*

5.3 Building Style and Details

5.31 Architectural Style

While the period of development matches that of Zone 3 it shows far less stylistic range with a stronger emphasis placed upon repetition. The impression is of economy through use of standardised though decorative forms, and is illustrated in the dual residential and commercial function obtained from The Parade and its sister along Institute Road. The modernist Mowlem accords with the same general concept though has less aesthetic merit.

5.32 Walls

- Locally produced dark red Swanage brick is characteristically combined with use of stone dressings or for decorative string courses in stone-built facades within Edwardian designs.
- Many buildings are stone-clad using fairly large rock-faced blocks, usually laid in courses, though sometimes randomly arranged. Finely carved stonework is employed to provide classical detailing to architraves and string courses.
- Wood may be used in half-timbering though the Scandinavian inspired cladding of *Seascape* marks something of an exception.
- Stucco and roughcast is employed in a couple of cases. Exposed concrete is intrusive.

5.33 Roofs

Roofing: Roofs are typically clad in either slate (particularly along Institute and Station Road) or plain red clay tiles. The latter may also be hung from wall faces as in Gilbert Road. Roof forms display a variety typical of the late-Victorian/Edwardian period. Mansard and gambrel roofs are a feature of the shopping streets, these sometimes hidden by parapets, but where visible often oddly skewed from the line of the façade. Hipped roofs occur on a couple of residential properties while the isolated instance of half-hips along Gilbert Road looks awkward. The very long double pitched roof of the railway station makes a strong impression here as do the clustered and steeply pitched gables along Gilbert Road. The bold catslide of Northbrook Farm is a feature of interest. Flat roofs along Commercial Road are in keeping with the industrial character of buildings here, though look intrusive elsewhere.

Chimneys: Grouped stacks are a particularly prominent and repeated element along the south side of Station Road. Chimneys also form a strong feature on roofs along Eldon Terrace, while along Mermond Place they are mounted on wall heads.



FIG. 13: Chimney stacks. Left: heavily emphasised along Eldon Terrace. Right: Feature chimney stack mounted on a façade in Mermond Palace.

5.34 Windows and Doors

- The period of development is reflected in high frequency of double hung sash windows with large panes of glass (often with a single horizontal glazing bar) fitted with 'horns'. Decorative treatment of upper sashes occurs at properties such as 18 Institute Road where more detailed glazing bar arrangements are inserted. Some unusual metal framed windows also occur.



FIG. 14: Window forms and styles. Left: Romanesque style iron framed window with cast iron baluster. Centre: sash windows with margin lights on the upper panels. Ornamented dormer. Right: corner oriel with cupola on Mermond Place.

- Oriel windows are a repeated feature placed either singly at first floor level or doubled between first and second.
- Casements with leaded lights are a specific feature of more 'arts and crafts' inspired designs.



FIG. 15: Historic door styles. Left: a pair of doors on *The Parade*. Right: door on *The Square*.

- Dormers occur where roof spaces are utilised as an additional floor within original designs. These usually form a continuous element of the façade, and are often highly ornamented features repeated along the parades.
- There is a high incidence of window replacement using double glazed PVCu with an accompanying loss of detail and uniformity.

5.35 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:

- Large dated hopper heads are an element of properties along Station Road.
- The Zone contains an interesting collection of shopfronts and associated detailing from a range of periods. Low investment here has meant that many schemes, particularly of early post-war date, have survived where generally removed elsewhere (see for example *Woolworths*). Good retention of elements such as threshold mosaics, decorative woodwork and fragments of glazing schemes provide some restoration potential.
- An old stone bollard protects the corner of a building down Commercial Road.
- Wrought iron balconies are important features on a number of properties. The canopy seen on *Albion Place* was originally continued along *The Parade*.
- A length of rubble stone wall containing nesting niches stands adjacent to Church Close, probably the original garden wall of the old rectory.
- *Railway Station, Engine Shed and Turntable*: Rare survivals continuing in their intended uses (though the turntable is not the original).

- *Bandstand and Shelter*: Features which formed essential parts of the historic resort. The internal panels of the shelter were originally glazed.



FIG. 16: *Features of Interest. Right: A stone bollard down Commercial Road. Left: Balcony at Albion Place. Note original windows. An iron canopy was once carried over the pavement. Sections of the tiled area it covered survive.*

- *8 Institute Road*: A rare if understated piece of Art Deco. Restoration of the original horizontally divided glazing scheme (destroyed by bombing) would be of great benefit. The façade of Wilts and Dorset bus depot provides another Deco contribution of a utilitarian type increasingly lost through redevelopment.
- *Albion Place*: A focal point building with attractive architectural detailing, from which the original iron street canopy has been lost. Insensitive takeaway signage spoils the scene though No. 33-34 retains an interesting shopfront.
- *Venting Pipe (Spring Hill Drong)*: An unusual piece of ironwork.



FIG. 17: *Structures of interest. Left: Simple concrete Art Deco façade of the bus depot, King's Road East. Note the unusual bollard in the foreground. Right: ornamental sewer vent off Spring Hill drong.*

6. Zone 3

6.1 Historic Morphology and Archaeology

Medieval-Eighteenth Century: The early developmental history of this part of the High Street corresponds in large part to the pattern outlined for Zone 1. Given greater distance from the village core development here was probably more patchy, irregular and agricultural in character at least until the later eighteenth century. Prior to land reclamation for construction of stone yards at the bottom of High Street plots here were sea-fronting. Elements of the early townscape survive in the alleyways Town Hall Lane and Spring Hill drong – these originally routes down to the meadows below the back walls – and buildings 40/40a High Street, the Red Lion range of buildings and Anchor Inn. The position of the first below the main carriageway may reflect changes in the road level which resulted from John Mowlem’s nineteenth century improvement works. King’s Road East branches from the High Street following a track which once served the town’s brewery.

Mid Nineteenth – Early Twentieth Century: Burt’s influence is in evidence across Swanage but is most marked within this Zone. Purbeck House was built as his fantasy residence, this replacing an earlier mansion, the summer house of which survives in very poor condition to the rear (see FIG. 45). Artefacts salvaged from London decorate Purbeck House and grounds, the Town Hall and courtyard, and the boundary of 66 High Street.

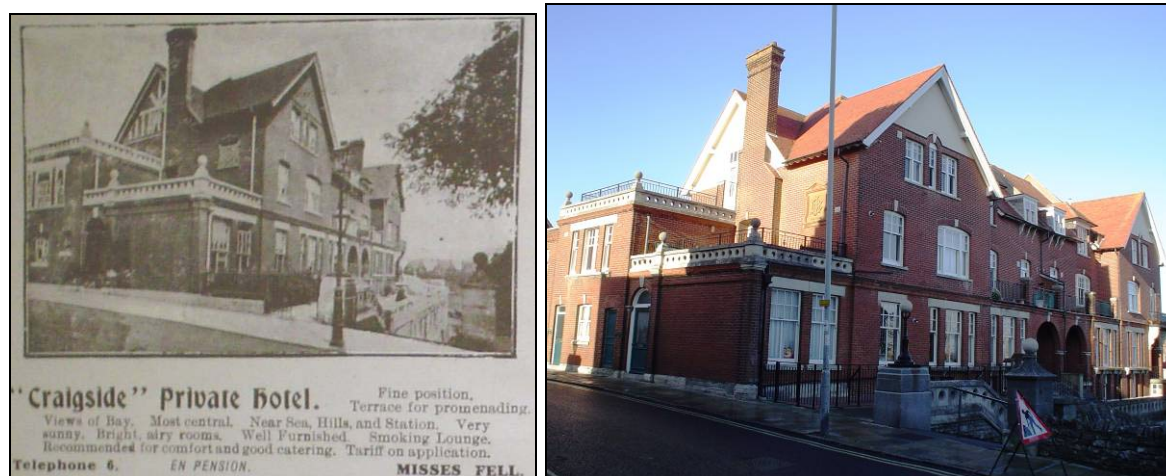


FIG. 18: *Craigside.* Left: an advert an early twentieth century ABC Guide. Right: today, converted to apartments.

Following establishment of a rail connection and development of Station and Institute Roads the commercial centre of the settlement was effectively shifted north east and east, this stimulating extensive redevelopment within the Zone. While occurring at a time broadly contemporary with development in Zone 2, the manner, style and scale of building here provided contrast given its constraint within historic plot boundaries and its long established history at this location.

Properties purpose-built for commercial use with living space above have a strong presence. Particularly prominent ranges include 67-73, 56-62 and 50-52 High Street (the latter originally equipped with an ornamental iron street canopy) while *The Arcade* is a classic of Victorian market design in miniature. The imposing mass of Craigside reflects its construction as a hotel in 1900

Mid-Late Twentieth Century: The Zone has seen sporadic redevelopment since the 1920s much of which was stimulated by war damage.

Archaeological Potential: The developed history of Zone 3 is more recent than that of Zone 1 though there is some potential for disturbance of early foundations, midden and refuse deposits. Attention should be paid to proposals affecting back plots such as that at the Red Lion, floors or areas of sealed early paving.

6.2 Townscape Analysis

6.21 Urban Structure

The High Street lies at the centre of the Zone from which three narrow lateral routes branch at right angles (Town Hall Lane, the Spring Hill, and Mount Pleasant Road – which itself becomes a footway). A fairly open structure in which accesses let directly into private, semi-private and multi-functional spaces at the rear of properties is a feature of recent origin resulting from removal of boundary walls and plot infill. The routing of traffic down King's Road East with a pinching of the High Street at its junction create a confusing discontinuity at this point, with the latter made to appear a side street.

6.22 Building Heights

Variation in height plays an important role in the composition of views within the Zone. Buildings range between one and three storeys, the four storey tower of Purbeck House providing punctuation as the slope levels (the four floors of *Burmead Court* are hidden from view). The sunken position of 44/44a High Street strikes an unusual contrast. In the east of the Zone heights reach a standard only broken by *The Anchor*, reflecting a general increase in heights with proximity to The Square.

6.23 Building Density

Building density in the east of the Zone is high given proximity to the central part of the town. To the west townscape is more broken, blocks of development either separated or appearing so (due to varied heights) until the junction with Kings Road East is reached. In many cases buildings directly front the street. The position of *York Terrace*, built laterally at the back of a High Street plot (without road access to the frontage), represents a feature of historic speculative infill seen in several of the older developed parts of Swanage.

6.22 Plan-Form and Massing

Bulk, with height, shows important variation. Terraced buildings of a standard two-room depth are prominent though several buildings of one or two bays do occur on some narrow plots. Rear extensions are sometimes present though are not prominent.

6.25 Edges and Enclosure

- The few properties with front gardens are enclosed with low walls or railings; those of 60 High Street are particularly interesting as they derive from a former Billingsgate Market.

-
- Few accesses are gated which often leaves the separation of public from private space ill-defined. This is particularly evident to the side of 60 High Street, and is stressed by the gaping access passage to Burmead Court.

6.26 Visual Qualities

- The Zone contains two of the classic compositional shots used by postcard manufacturers: that looking down the High Street from Purbeck House, and that looking up it towards Purbeck House. The quality of composition derives from an attenuated 'S' shaped curve and slope in the Street along which buildings have been sited and sized to provide an unfolding view.
- Purbeck House forms a composition best viewed and experienced passing up the High Street. The Gazebo here represents an initial visual terminus above which the main house rises in the background.
- The library forms a landmark at the High Street-Court Road junction.



FIG. 19: *View of Purbeck House up the High Street.*

6.27 Landscape: Trees and Green Spaces

- The Zone contains no TPOs.
- The Zone contains a few green spaces along the High Street which help to give the pattern of development a more broken feel than elsewhere. Burt is purported to have been attracted to the *Purbeck House* property by the quality of its garden. A garden with trees does still exist behind Purbeck House however it has been severely reduced in size.

6.28 Public Realm

Groundscape:

- Stone is used for paving however this has suffered serious damage due to over-riding by traffic.

- An interesting road surface comprising small pink cobbles and a metal gutter survives outside Purbeck House.
- Pavement lights occur outside 50-52 High Street. Though repairable (replicas are still manufactured) these were mindlessly smothered with cement during survey work for this document (see FIG. 43).
- Several unusual coal holes with clear insets occur around the Town Hall (see FIG. 20).



FIG. 20: *Groundscape. Left: pavement light prior to being smothered with cement (see FIG. 45). Right: combination pavement light/coal hole outside the Town Hall.*

Lighting: Here as elsewhere lighting is provided by highways style lamps and units mounted on building. Ornate lanterns outside the Town Hall are an exception.

Street Furniture: A range of unusual cast iron Regency era bollards are positioned behind the Town Hall. In stark contrast a rank of plastic bollards has been very roughly positioned along the High Street pavement.

Public Spaces: A small paved area containing various artefacts of interest exists behind the Town Hall, this previously providing access to the garages below the building (at one time housing the town fire engine). The pump and old prison building here are scheduled ancient monuments.

6.3 Building Style and Details

6.31 Architectural Style

The overwhelming stylistic character of the Zone is an eclectic but structurally harmonious late-Victorian-Edwardian. This embraces gothic, classical, Queen Anne and arts and crafts. The extremes of the seventeenth century Town Hall (Mercer's Hall) façade and modernist library add to this eclecticism, while recently built houses look dull and derived by comparison.

6.32 Walls

The Zone is characterised by diversity in the range of materials and surface finishes employed. The tinted sheet glass of the library contrasts with the brick, ashlar, arshlaring, rubble, granite, roughcast, wood and paint finishes of earlier buildings, which often combine two or more of these in themselves. Detailing includes pargetting, timber cladding and sculpted elements. Colours vary with paint finishes used but the sandy colour of local stone and red of bricks are predominant. The multi-coloured granite rubble used to clad *Purbeck House* and adjacent properties is an unusual feature.



FIG. 21: *The multi-coloured granite finish of Purbeck House.*

6.33 Roofs

Roofing: Stone, red plain clay tiles and slate are the principal roofing materials. Many buildings in the east of the Zone have low parapets which hide their roofs while decorative gables are used on facades in several instances.

Chimneys: Stacks have prominence within the Zone given exposure of gable ends, variation in building height and ground slope. These are constructed from stone or more often brick, the latter normally treated decoratively using moulded specials for coping or banding. The stacks of the *Coach House* (Old Town Hall Lane) are particularly striking as their height, probably raised, appears out of proportion to the rest of the building.

6.34 Windows and Doors

- Sash windows predominate. A variety of types occur reflecting different periods of building, these including double hung six-over-six, plain and combination sashes (with blank lower and subdivided upper sashes). Windows are frequently grouped.
- The metal-framed leaded lights of 56-62 High Street are set between stone mullions. These provide a point of interest.
- A number of buildings have polygonal bays arranged as oriels between first and second floors. A striking sequence terminated by a five-sided corner tower occurs on 47-57 High Street.
- Dormers do occur but are not strongly visible.

6.35 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:



FIG. 22: *Old fashioned shop entrance. 59 High Street. The Conservation Area is rich in features such as this which are easily lost through modernisation.*

- The date stone of Wesley's (bombed) Cottage stands adjacent to 60 High Street.
- 35 High Street has two old enamel street name signs mounted on it (Stafford Road and High Street).
- Numerous well preserved shop fronts of varied period survive (FIG. 22).

- An unusual shed-like structure, 46 High Street, was built as a cycle store during the 1890s. Its neighbour, No 48 formerly had a pitched roof positioned gable end on to the street.
- *Craigside Hotel Building*: (FIG. 25) Attractive and imposing, this red brick building makes ingenious use of plot space and aspect through sideways alignment. A relic of the resort's 'golden age', though a landmark of dubious merit within the townscape.
- *67-73 High Street*: (FIG. 23) An attractive block in itself this provides an important 'framing' function in the views up and down the High Street.
- *Swanage Library*: An interesting modernist form strikingly juxtaposed but nonetheless sitting well within the townscape.



FIG. 23: Arts and Crafts inspired design on the High Street. Left: 45 High Street. Right: 67-73 High Street. Facades are virtually intact and show typical use of gables, timber cladding and pargetting. A vent pipe disfigures No.73.

- *43 High Street*: A remarkably intact and striking design. Formerly a café. Forms part of an interesting grouping with 41 and 45.
- *45 High Street*: (FIG. 23) Another highly intact building showing pronounced arts and crafts inspiration in detailing. A point of interest forming part of a grouping with 41 and 43.
- *Purbeck rubble stone walls*: play an important role in defining historic boundaries. That built along the eastern side of Purbeck House is particularly prominent.

7. Zone 4

7.1 Historic Morphology and Archaeology

Medieval – Early Modern: Land here fell at the tip of a linear estate at one time known as ‘Sentry’ (the first of a succession of strip like-holdings laid out between Swanage and Langton) the eastern and western boundaries of which are fossilised in Taunton and Seymer Roads. This may have fallen within one of the two Domesday manors listed for Swanage, explaining its later ‘manor’ house (absorbed within the Royal Victoria Hotel).

Eighteenth Century: During the 1700s land was reclaimed at the sea front to be used as a collection point for quarried stone awaiting shipment known as ‘bankers’. This formed the southern section of the development and as such Lower High Street may roughly trace the pre-eighteenth century sea front.

Early Nineteenth Century: During the early 1800s the estate of which the Zone formed part together with the adjacent Peveril Estate was purchased by William Morton Pitt with the objective of developing a resort to rival Weymouth. Elements of his scheme – which may also be found Zones 2, 5 and 6 – here include the Stone Quay and former *Royal Victoria Hotel* which was developed around the old manor house. Pitt failed to encourage other speculators however, with the only other notable contribution being *Victoria Terrace*.

The narrow depth of frontage plots along the lower High Street led to some dense development within closes running back off the frontages; a pattern once repeated further up the High Street though since lost.

Mid-Late Nineteenth Century: During the 1860s construction of a wooden dock linked to the bankers by tramway saw provision of transit sheds and a market hall for incoming goods on the sea front. Rails, hall and sheds survive while fragments of the dock survive adjacent to the current iron pier in Zone 5. The scheme represented a stop-gap while Burt lobbied for a rail link with the object of shifting shipping activity off the beach. Fragments of Burt’s Stone Office have been incorporated into a garage on the east side of the High Street while pieces of inscribed stonework have been utilised in the adjacent modern property.

Twentieth Century: Development has occurred on the bankers site, while gardens formerly to the front of the Royal Victoria Hotel have also been developed.

Archaeological Potential: The west side of the lower High Street has the longest developmental history though is heavily developed with buildings unlikely to be removed. Archaeology may become an issue where floors or basements are to be excavated or modified. As land reclamation took place on the east side of the High Street it is possible that remains of engineering works, previous shorelines or slipways are preserved at depth, though recent development may have destroyed much evidence.

7.2 Townscape Analysis

7.21 Urban Structure

The Zone is formed from two wedges of development defined at north and south by narrow lanes/accesses, and east and west by open spaces. A broad section of the High Street splits the Zone from which two footways and a single street cut south.



FIG. 24: *Victoria Terrace and Cliff Place.*

7.22 Building Heights

The lower High Street is now characterised by buildings of often significant height. Recent five storey developments on its north side create something of an imbalance given they top earlier building positioned opposite and the block sea views they were positioned to exploit. These contrast with historic single storey buildings at the sea front and modest two storey cottages in Cliff Place.

7.23 Building Density

While the road represents a broad open space, in terms of plot coverage building density either side is high. Buildings normally adjoin one another and directly front the street, though the pattern breaks down in Burt's Place.

7.22 Plan-Form and Massing

Along with *Victoria Apartments* and the *Ship Inn* large free-standing terraces of three principle storeys provide strong horizontal emphasis and the impression of flat bulk. This is reflected in some modern buildings, though the more indistinct form of *Weighbridge Court* runs counter to the trend.

7.25 Edges and Enclosure

Seymer Road forms a strong physical and historic edge (following a former estate boundary) to both the Zone and broader townscape; an impression enforced through its alignment with the Stone Quay.

7.26 Visual Qualities

Approached from The Square the curve of the lower High Street provides an unfolding view of buildings on its south side. Victoria Terrace plays an important focal role.

7.27 Landscape: Trees and Green Spaces

With the loss of the gardens laid out in front of The Royal Victoria Hotel the Zone now lacks significant green space and trees. Splashes of green enliven the closes running south.

7.28 Public Realm

Groundscape:

- Stone slabs are employed for paving and show damage where over-ridden by vehicles.
- A good historic stone surface survives in Cliff Place.
- Stone setts are used on the Stone Quay and along an alleyway linking the High Street to Marshall Row.
- Roads are surfaced in tarmac and are poorly maintained.



FIG. 25: *Tramway rails. Now set within stone paving.*

Lighting: Here as elsewhere heavy street lamps are mounted high on the facades of buildings and may be considered detrimental in terms of both their appearance and the intensity of lighting they create.

Street Furniture: A cheap plastic post has been installed adjacent to 9 High Street. In a town rich in historic iron bollards (many of which are neglected or in marginal sites) this specimen does little credit.

Public Spaces: The broad sea front provides a public promenade reclaimed from former industrial use.

7.3 Building Style and Details

7.31 Architectural Style

Polite Georgian/Regency style makes a strong impact though simply proportioned late Victorian architecture (emulated in *Weighbridge Court* and *Quay House*) is predominant.

7.32 Walls

Stone, smooth stucco or cement render are the principal materials visible on facades. The off-white or stone shades in which most of the latter are painted is in line with historic practice. Stucco has been removed from portions of *Victoria Terrace* revealing a relatively coarse rubble build, exposure of which was never intended by the builders. This interferes with the proportioned simplicity of the design and would benefit from reversal. Exposed stonework otherwise consists of regularly coursed, flush pointed squared rubble.

7.33 Roofs

Roofing: Predominantly slate though stone is used in a couple of instances. The roofs of most historic buildings are either gently pitched or carry a parapet. In contrast great emphasis has been placed upon the acutely angled roofs of recent additions *Weighbridge Court* and *Quay House*. This has been continued in masking the flat roof of *Quayside Court*.

Chimneys: Stacks have an important rooftop presence though no outstanding examples occur. These are typically built in either stone or brick and have pale yellow clay pots. The peculiar chimney-like projection on the roof of *Weighbridge Court* makes little sense and is best not copied.

7.34 Windows and Doors

- While the emphasis provided by fenestration is on the whole vertical, the broad proportions of the Regency style windows on *Victoria Terrace* lend a more balanced feel.
- Window architraves are occasionally carry carved details though are more often left fairly plain.

- Various window configurations are employed including single, paired and tripartite, while polygonal bay windows are also a feature. Schemes are normally arranged in a balanced pattern.



FIG. 26: *Entrance in Victoria Terrace. Note the geometric tile mosaic. The central portion of the terrace was one of several properties in Swanage owned by John Mowlem though this scheme dates from its later conversion.*

7.35 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:

- Decorative iron balconies are an important feature here and lend a strong horizontal emphasis.
- A tower is sited on the roof top of *Victoria Terrace*. This was constructed as an observatory for John Mowlem who lived in the middle property.
- The corroded remnants of the tramway rails can be traced along the seafront.
- 1 Cliff Place has an old enamel street name sign mounted on it.
- *Transit Shed/Market Hall* (Heritage Centre): Linked by sections of tramway inset in the pavement to the old pier. This is one of the few reminders of the relatively short lived but important sea trade which once dominated activity at the seafront. The building has internal cast iron columns and a mosaic floor made up from tile shards recovered by George Burt (its builder) from London demolition sites.

8. Zone 5

8.1 Historic Morphology and Archaeology

Medieval-Eighteenth Century: Until the eighteenth century the Zone formed a detached portion of Kingston Manor (later known as the Peveril Estate), the boundary of which is preserved in the line of Seymer Road. Some quarrying probably occurred here from an early date, and while the land retained agricultural uses into the twentieth century, use of the beach for landing shallow fishing boats continues to the present. Given its prominence and relationship to the bay Peveril Point was always of strategic significance, and guns were housed here until after WWII.



FIG. 27: *Fortification of Peveril Point (sic). Depicted in the 1762 map of the Ilminster (De Moulam) Estate. (Courtesy of Dorset History Centre, Ilminster Free School Estate Map by Samuel Donne, 1762 (Doc ref: D/MOW/T 3)).*

Early Nineteenth Century: With William Morton Pitt's acquisition of Peveril with the adjacent Sentry estate (see Section 7.1) during the early 1800s the area saw a continuation of his scheme to develop a new resort. Elements of this included *Marine Villas* (built as a baths and billiard hall) and *The Rookery* (as a customs house), and the new street, Seymer Road. During this period the Downs underwent their first landscaping though remained in agricultural use.

Mid-Late Nineteenth Century: With the failure of Pitt's enterprise and sale of his Swanage estates Peveril passed again into separate possession, and it is this separate ownership which helps to explain the current contrast in the intensity of development viewed either side of Seymer Road. While Burt commenced speculative housing development on part of the western landholding (known latterly as the Durlston Park Estate), Peveril saw only modest development. This comprised a mixture of several large villas, and some smaller cottages associated with coastguard and other maritime use. The positioning here of a monument to

the Duke of Wellington removed from London continues a theme viewed across Swanage.

The later nineteenth century saw construction of two piers in deeper water, the first primarily for service of cargo vessels and linked to the stone yards by tramway, the second for use by small paddle steamers – a use it still occasionally enjoys. Fragments of the former may be viewed from the latter. Close to the new pier one of the larger villas underwent enlargement to become the *Hotel Grosvenor*. The Downs to its rear were utilised as grounds protecting them from development.



FIG. 28: *Elements of Pitt's resort scheme. Left: houses along Seymer Road – a composition best appreciated from the open space opposite. Right: Marine Villas (2-4 High Street).*



Twentieth Century: The *Hotel Grosvenor* underwent continued expansion during the early part of the century to become the largest in Swanage and counterpoise to the *Grand* across the Bay. Two columns salvaged from a demolition site in London by Burt stood either side of the entrance and these were in turn salvaged upon the relatively recent demolition of the hotel to be incorporated in the design of new public space. The site of the *Grosvenor* is now taken by a sewage works. Other recent building activity has included construction of apartments on an adjacent site.

Archaeological Potential: On the Point itself a concrete gun emplacement and mounts have been grassed over. Further evidence of past military use of the site may be buried in the vicinity. Obvious potential beyond this may be limited due to the apparently limited history of occupation.

8.2 Townscape Analysis

8.21 Urban Structure

The Zone lacks any through-route for traffic though a series of radiating roads and accesses are strung along the Bay and occupy a significant proportion of the developed area. Entered from the High Street accesses to the pier and sewerage works branch off from a single back road which serves houses towards Peveril Point. Further informal accesses stem from this while a network of footpaths run through the Zone. The whole is defined more by its relationship with the coastline the coast than adherence to an underlying road system.

8.22 Building Heights

While most historic buildings have a low profile of one or two storeys this was not the historic rule (*Hotel Grosvenor* having five floors and adjacent villas three-four). Two surviving villas near the Point, and *The Haven* represent pockets of three-four storey development, though the latter appears an ill-proportioned clumped mass and so provides little punctuation.

8.23 Building Density

Buildings are clustered along the northern edge of the Zone, and with the exception of *The Haven* development, are well spaced.

8.22 Plan-Form and Massing

Buildings are arranged in an irregular pattern in which very small and moderately large developments are mixed. Many buildings within the Zone have significant individual bulk though usually conform to a simple rectilinear plan-form. Terracing is sometimes used.

8.25 Edges and Enclosure

Seymer Road forms a strong straight edge to the Zone which is continued south by plot boundaries. The Zone is otherwise defined by the coastal edge which slips steeply into the sea on the south side.

8.26 Visual Qualities

- The pier provides a series of important views across the Bay and towards Peveril Point.
- Excellent views across Swanage to Ballard Down are allowed from higher ground in the far southern corner of the Zone.
- Views across the Zone to houses built along Seymer Road are particularly good.

8.27 Landscape: Trees and Green Spaces

- The Zone contains no TPOs.
- Trees, shrubs and open areas of grassland are particularly important here given they occupy most of the Zone. During the past both these and the rugged nature of the ground helped integrate Swanage with its landscape setting (see FIG. 29) though these qualities have been eroded through over enthusiastic wall, road and car park building.
- The Downs are now publicly accessible for recreation purposes, and have undergone considerable landscaping work. The formerly rugged quality of open green space has however been impaired by the construction of the car park, access routes, roundabouts and many stone walls.
- The landscaping scheme adopted around *The Haven* (which includes a winding path of orange chippings) adds to the incongruity of the development.



FIG. 29: *Peveril, late nineteenth century. Still recognisable though note the absence of stone walls which are a recent introduction here.*

8.28 Public Realm

Groundscape: The slip road from Seymer Road has a good set of stone-lined gutters and kerb stones.



FIG. 30: *Stone-lined gutters. These once occurred more widely in Swanage, and others can be viewed on Court Hill in Zone 1.*

Lighting: Tall lighting columns of the same urban model found in the town are used within the Zone (see FIG. 31). Given the detached feel and low scale of development on Peveril they lack the kind of intimacy that would be most appropriate here.

Street Furniture: A number of London bollards occur, one of which is employed as a mooring post; all are in poor condition. Several stone benches installed as part of the waterfront enhancement scheme represent notable pieces of public art. Some of these have been damaged.

Public Spaces: The Zone contains two purpose built public spaces – the ‘amphitheatre’ and another semi-circular paved area adjacent to the sea front – together with a large surface area of metalled footpaths and roads. While the two public spaces provide some visual interest neither enjoys a great deal of use. Given relatively low use of the roads here the blank expanses of tarmac they constitute form an unattractive incursion into the open space.



FIG. 31: *Expanses of tarmac in today's Peveril. Above: Wide roads, car parking, paths, drives, accesses and walls have a negative impact upon the landscape quality of Peveril. Compare with FIG 29. Below: A confusion of paths. Note the lighting columns which appear completely out of place.*



8.3 Building Style and Details

8.31 Architectural Style

Though style is generally mixed a strong impression is left by the simple though bold forms of *Marine Villas* and *Coastguard Cottages*. Combined with the frequency of utilitarian concrete forms there is suggestion that minimalist modern architecture could work well here.

8.32 Walls

- Grey-brown concrete, often decaying, is a visible constructional material in many places. The structures in which it is used are not usually domestic in character but often relate to past military or maritime uses.
- Use of stucco or render is frequent, and has been used en masse at *The Haven*. There is one occurrence of brownish dry dash.

8.33 Roofs

Roofing: Slate is a common roofing material on historic properties, while red or orange concrete tiles are frequent on more modern properties. Corrugated iron provides a functional feel to sheds along the shore.

Chimneys: Plain brick chimney stacks are the norm here, and usually carry pale yellow clay pots. There are no outstanding examples.

8.34 Windows and Doors

Relatively few historic windows survive. Where they do they mostly consist of either clear panel or six-over-six sashes.

8.35 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:

- *Military structures:* while not necessarily 'attractive' these nationally neglected structures are important elements in the history of the Point, Swanage and Purbeck in general. The conical pillbox adjacent to Wellington Monument is perhaps the most intact.
- Two Ionic columns removed from the front of the *Hotel Grosvenor* are particular oddities



FIG. 32: *Military relics. Left: conical pillbox. These flimsy structures once defended inlets and bays along the Purbeck Coast and less intact examples exist at Worbarrow Bay. Right: swivel mount for a gun on the Point.*

- *Coastguard Cottages:* An attractive terrace firmly in keeping with the tone set by Pitt. Interesting range of outbuildings. Unfortunately subject to disfiguring alterations including a rash of Velux rooflights.
- *Fishermans' sheds:* Arguably 'temporary' structures of little architectural merit, photographs show these or their predecessors have long history on the site. They are redolent of the character of this part of the Zone.
- *London bollards:* Several including one used as a mooring post.
- *House to rear of The Haven:* An interesting site, and unusual elongated single room depth plan-form. Retention of attractive original features (replicated and repeated to excess within the *Haven* complex).
- *Stone groins:* built between the Stone Quay and the Point (FIG. 33).
- *The old lifeboat slipway:* visible beneath the modern elevated slip.

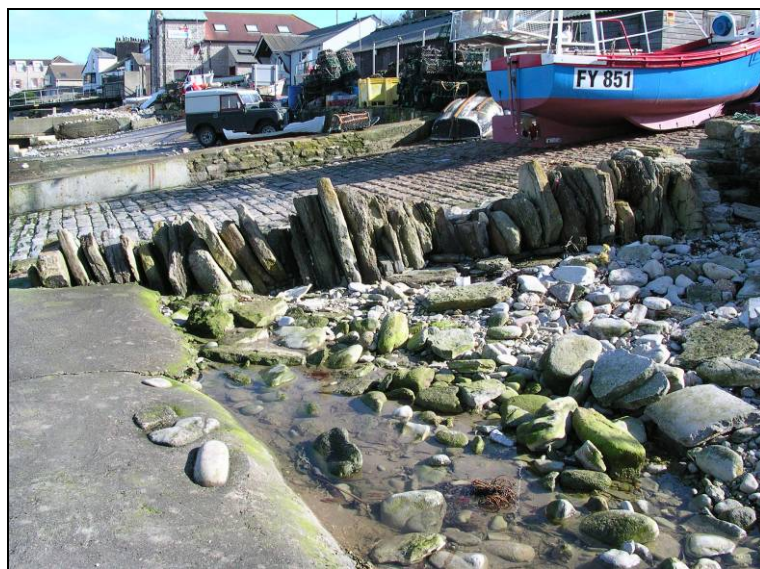


FIG. 33: *Stone groins near to the fishermen's huts in Peveril.*

9. Zone 6

9.1 Historic Morphology and Archaeology

Medieval – Eighteenth Century: This Zone is formed by two rectangular segments of development clearly divided at their centre by Taunton Road. The vertical boundaries of each can be logically and physically continued to the south following roads and plot edges (often lined by fragments of heavy linear walls) which trace the historic boundaries of two former estates. That to the east appears to have been known at one time as ‘Sentry’ – and is the holding with which the ‘manor house’ (Victoria House Hotel) is associated. That to the west appears to have held various titles including Eight Holds, Taunton and Hedes. Both comprised agricultural land and later, quarries.

Early Nineteenth Century: William Morton Pitt bought the Sentry Estate together with Peveril during the 1820s. Construction of Seymer Road and several large houses which occurred in association with his establishment of a hotel, quay and billiard rooms on the seafront formed part of his scheme to launch Swanage as a resort to rival Weymouth. With failure there followed a hiatus in development.

Mid-Nineteenth Century – Early Twentieth Century: Passage of Sentry Estate to Burt some years later was cue for the speculative development of residential streets and crescents here during the 1860s. These were fitted within the tight confines of the linear plot, and, renamed Durlston Park Estate, they formed part of an ambitious scheme which envisaged development as far south as Durlston Castle – itself a purpose built attraction. The uptake of plots was very slow and largely confined to the most northerly streets. The adjacent Eight Holds Estate was similarly treated by its owner Sir John Charles Robinson (of Newton Manor), its streets having a similar attenuated form to those of Burt’s. Stafford Road was constructed to connect Robinson’s estate with the High Street following an exchange of land, though rivalry with Burt led to the poor lateral linkage with the adjacent Durlston Estate seen today. This was only resolved by the aptly named Bon Accord Road. Much of the land contained within the Zone had been developed by the Great War. Judging from contemporary touring guides most of the large houses within this Zone were built for a higher class of residential use suiting the views and elevation (good air a health property ascribed to the situation). Some apartments were let though how many were purpose-built for letting or boarding is unclear. The impressive range of industrial and related office buildings which stand along Marshall Row through to Sentry Road were built to serve George Burt’s Gas and Water Companies (see FIG. 37).

Later Twentieth Century: The Zone has seen a patchy pattern of locally heavy plot infill and redevelopment.

Archaeological Potential: Potential may be limited given the relatively recent developmental history of the Zone. Victorian/Edwardian refuse deposits likely.

9.2 Townscape Analysis

9.21 Urban Structure

Development of the Zone within two long rectangles of land provides a linear framework of six or seven routes across which there is limited cross-cutting and no interconnection between the eastern and western halves. There is some hierarchical structuring with Sentry and Taunton Roads forming back street elements, Peveril Heights and Exeter Road appended side streets. One narrow footway runs between walls to the rear of houses in Seymer Road.

9.22 Building Heights

Height tends toward a fairly regular three storeys (falling in less visible back streets), the third frequently provided through utilisation of the roof space as part of the façade design. Four floors do occur where properties have basements, though an exceptional height of five storeys is attained by *Durlston Court*.

9.24 Building Density

Building density varies locally with the greatest concentrations achieved where houses are terraced along straight roads. Though almost all houses are set back from the street edge many of these terraces lack significant garden or yard space (sometimes due to heavy infilling) which contrasts with more spacious detached and semi-detached villas in the south-western quarter of the Zone.

9.25 Plan-Form and Massing

Plan-form shows variation. Historic terraced properties usually conform to standard linear plans and have one or two bays, the former sometimes entered from the side. Rear extensions are common, these frequently added by a process of accretion. Massing here is expressed both horizontally and vertically and can be significant. Detached and semi-detached properties vary in their composition and tend towards a more horizontal arrangement of bulk within broad plots. The very heavy massing and irregular plan forms of some modern buildings can appear obtrusive.

9.25 Edges and Enclosure

- The Zone developed within a constrained landholding context in which the north-south boundaries of the two estates essentially framed the development which took place within them. These boundaries continue as important edges with the urban structure and include Seymer and Taunton Roads and the rear boundary line of properties along the western edge of the Zone. Along the two latter, fragments of the substantial stone walls which appear to have once defined these edges occur at certain points.

- Most buildings are set back from the street edge and have forecourts of varying size defined by low boundary walls (higher where the ground rises). Many of these historically held railings and inset gates.

9.26 Visual Qualities

- Views across the Downs from and towards Seymer Road play an important role in providing character and visual interest. Some disruption is caused by the car park and the application of inappropriate paint colours to buildings.
- The Zone forms an important textured backdrop to the contemporary centre of Swanage which is immediately visible from along the seafront.



FIG. 34: *Ballard Point viewed from Stafford Road. Note the role played by the terrace on the left in channelling the view.*

9.27 Landscape: Trees and Green Spaces

- A TPO covers Cluny House and neighbours, and another 25-27 Park Road.
- Trees and plants within garden spaces play an important role in giving the Zone a suburban and domestic character, particularly around Manor Road, Cluny Crescent and the top of Park Road. Fewer trees and shrubs occur in streets such as Park Road – which has sporadic pavement planting – than was historically the case, this often due to loss of gardens to hard standing.

9.28 Public Realm

Groundscape:

- Traces of stone-lined guttering occur along Seymer Road.
- A historic surfacing scheme survives between *Seymer Place* and *Belvedere* comprising a metalled carriageway, worn stone paving, stone kerbs and pebble-lined gutters.
- Geometric tiles are used to pave some garden paths.

Lighting: Standard suburban lamp standards are used in lighting the Zone.

9.3 Building Style and Details

9.31 Architectural Style

The Zone contains some good examples of Arts and Crafts inspired design, though is otherwise characterised by a range of standard, mid-late Victorian forms in which the transition from tall narrow designs with basements and rear extensions, to broad detached and semi-detached properties of more irregular plan-form is visible. The frequent emphasis placed upon windows reflects adaptation of standard forms to take advantage of views, light and air.

9.32 Walls

- As elsewhere in Swanage the combination of local stone with dark red Swanage brick is a particular hallmark of late nineteenth and early twentieth century buildings. This may see brick used to detail stone facades or vice versa. Yellow brick is also sometimes used in combination with red in dressings.
- Stretcher or Flemish bond is commonly used in brick building. Many brick-built houses have been painted causing disruption where these form part of a terrace.
- Wood is used in decorative work such as cladding, bargeboards and balconies but not as a principal structural material.

9.33 Roofs

Roofing:

- Slate is a particularly common roofing material though plain red clay tiles also occur. Many houses have been re-roofed with ridged interlocking concrete tiles which appear harshly regular in contrast with more traditional treatments.
- A few houses carry crested ridge tiles.
- Decorative gables, often with bargeboards, are frequently employed on facades. These regularly contain windows which light the roof space.
- Various roof forms are used including hipped, half hipped and double pitched. Flat roofs do occur on a few nineteenth century verandas though are otherwise an intrusive feature of modern development.

Chimneys:

Chimney stacks are an essential element of the roofscape, but though often bulky are rarely given more than simple decorative treatment. Stacks are usually built using the same material as the main structure and the majority have plain pale yellow clay pots. Many modern houses lack stacks or have single flues which appear overly delicate. Some older properties have had their stacks removed causing major imbalance within elevations.



FIG. 35: Ornamentation on stacks along Cluny Crescent. Note brick cornice and dental course, also brick dressings to the windows. Dormer on the right has hanging tiles which have been lost from that to the left.

9.34 Windows and Doors

- Sash windows are the predominant type and represent a vital component of the Victorian and Edwardian character of the Zone. These are usually double hung, rebated and often hold large panes of glass, the largest of which are often subdivided using margin lights. This is seen at its most decorative on 36-46 Park Road where top lights are split in Japanese style. An earlier six-over-six pattern lacking ‘horns’ is seen along Seymer Road.



FIG. 36: Window styles. Left: decorative sash windows on (unlisted) Cluny House. Right: stacked polygonal bays along Cluny Crescent.

- Most windows are rectangular though some round headed types also occur. Windows are often paired or grouped, and may be divided using stone/stuccoed mullions which give a local horizontal emphasis. An exceptional run of thirteen windows occurs on the old gas buildings in

- Marshall Row. Large polygonal bays of one, two, three or four storeys are prominently represented, while 64 Park Road strikingly pairs a canted ground floor with a polygonal first floor bay.
- Dormers often form an integrated, structurally continuous element of the façade design of buildings where an upper storey is provided through utilisation of the roof space. This device allows dormers to reach a large size without creating the imbalance associated with modern insertions (i.e. 6-8 Park Road). Dormer heads can be decorative and usually reflect the roof style, though those of 36-46 Park Street employ a Dutch pattern.

9.35 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:

- A number of properties along Park Road have basements. These represent late examples of a house type more commonly associated with larger towns.
- Attractive porches/enclosed verandas occur at Nos. 28, 30 and 32 Park Road, that at 28 having stained glass insets.
- Some enamel street name plates survive, Stafford Road best (FIG. 39).
- A highly ornamental iron balcony and veranda survive on 26 Park Road. This is an attractive feature of some local rarity. Elements of a similar though altered scheme occur at 48 Park Road. Simple iron balconies otherwise form a recurring architectural element.



FIG. 37: *George Burt's Water and Gas buildings. Left: façade on Marshall Row. Note painted sign which indicates later Masonic use of the building. Right: view of the water tower and Sentry Road elevation from Mowlem's observatory. Roofs and chimneys of Park Road are visible in the background.*



FIG. 38: *Interesting façade features. Left: porch with coloured insets. Right: decorative ironwork veranda and balcony.*

- Carvings of human and animal heads form an embellishment to window heads at the junction of Marshall Row and Park Road.
- *Sea Court, Taunton Road:* (FIG. 39) An important and prominently sited example of arts and crafts inspired architecture. Many features intact. Failed listing attempt.

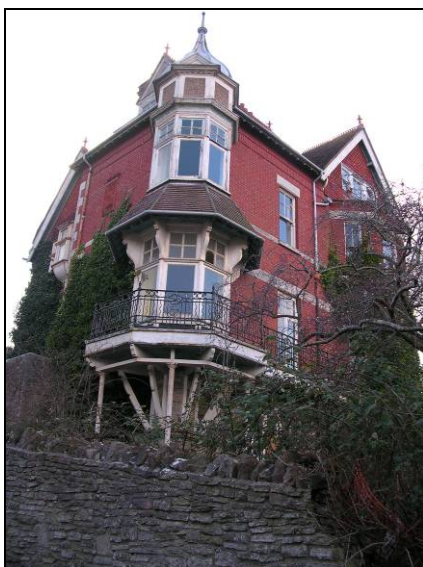


FIG. 39: *Points of Interest. Left: Sea Court – one of the fine detached Edwardian villas built by Charles Robinson. Below: One of many enamel name signs found around the Conservation Area.*



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- *Cluny House including walls and stables*: A very attractive house and one of the best examples of its type in Swanage. Retains some intact interiors and window details though the garden has been infilled.
 - *Swanage Gas and Water Buildings (Marshall Row, Sentry Road)*: (FIG. 37) An interesting set of industrial style buildings which include a water tower. Many original features are retained including faded signage which records a historic change of use to that of a Masonic Hall. Forms a good 'back street' association with Cliff Place.
 - *Edward VII pillar box, Park Road*.
 - *Peveril Heights*: a development of 1969 is noted in *Pevsner* as an "intelligent piece of recent infilling". While the bungalows here have little to commend themselves the short row of flats on Seymer Road is of interest in terms of being clearly 'modern' while at the same time closely reflecting the plan-form and massing of the Georgian buildings adjacent.

10. 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, and these together with other animal species should be accommodated and provided for within new development.

More specifically open land in Zone 6 provides an important summer feeding ground for swallows and house martins whose low swooping flight adds to the amenity of this space. It is important to note that these birds nest on buildings and that provision be made to accommodate them in new development. The same space has value as an area of limestone grassland much of which has been 'unimproved'. During the 1990s the *Swanage Biodiversity Project* sought to vary cutting regimes to establish the extent of wild flower growth. While results were positive there was some reaction against the 'untidy' appearance that resulted. This has much reduced its ecological value limiting many wild plants and the insects and butterflies which feed on them to the coastal fringe.

Open spaces such as the churchyard provide an important refuge for wildflowers while The Brook, though canalised through much of the Conservation Area, apparently provides an important habitat for the nationally endangered water vole.

It is important to note the contribution made by lichen in softening the appearance of buildings while adding colour, texture and interest most particularly where stone is used in construction.

11. Issues and Opportunities

11.1 Problem Areas

11.11 Traffic-Pedestrian Priorities and Road Layout:

Junctions: Zone 2 contains three road junctions (Institute Road-High Street; Station Road-Institute Road-Shore Road; Station Road-King's Road West-Rempstone Road) whose layout and use conflicts with that of pedestrians and which together act to break up connectivity. Potentially hazardous is the unattractive junction of Institute Road with the High Street, while the lack of *direct* pedestrian linkage between the station to Station Road interrupts obvious desire lines. A reorganisation of the roads and pavements perhaps including pedestrianisation or natural calming measures could perhaps help.

Legibility: The continuity of the High Street is broken at Court Hill where it is truncated and the remainder of its length merged with Court Road. Similar occurs in Zone 3 at the junction of the High Street with King's Road East. A product of the one-way system the roles of main route and side street currently appear reversed through use of paving and signage. This confuses the structure and logic of the townscape causing confusion for visitors who are deflected away from the historic core. Some clarification of the relationship of the two roads would be beneficial and could be achieved by works to the pavement and highway at this point.

Parking: Station Road appears permanently dominated by cars due to on-street parking. As a primary shopping street and spine of the Edwardian resort its image could be greatly improved by shifting the balance from car use to pedestrians.

11.12 Shop Fronts and Signage:

While the Conservation Area contains a good range of historic shopfronts and shopfront elements the quality of modern shop front treatments is frequently poor. The shopfronts of Somerfield, Boots and some other chains are designed without sympathy to the buildings into which they have been inserted. Fascias often damage ornamental ironwork along both Institute and Station Roads (see below). The display of other advertisements, particularly during the summer, causes some harm to the street scene



FIG. 40: *Poor shop front design. Left: ornamental hopper head cut through in Station Road. Below: the bland fascia of Boots sits poorly in the façade.*



11.13 Alterations and Adaptations:

Where buildings have been converted, enlarged or amalgamated for hotel or apartment use this has frequently been achieved with numerous damaging changes (of a type regularly encountered in New Swanage). Extensions often feebly mimic the architecture of the main building (if at all) creating imbalanced and irregular facades and plan-forms. Added fire escapes, porches, dormers and soil pipes spoil many such buildings while these are also most likely to have lost their front walls and gardens to off-road parking.



FIG. 41: *A typical conversion. Chimney stacks have been removed along with the original windows, roofing and boundary walls. Soil pipes spoil the façade and a fire escape has been attached to the side. This has at least avoided extensions though the porch is an addition.*

11.14 Loss of Enclosure:

The practice of removing boundary walls at both the front and back of properties to facilitate off-road parking is particularly damaging to the historic sense of enclosure within the Conservation Area, and often results in loss of

what is already limited green space. The process is strongly evident along Park and Taunton Roads (see FIG. 42).

FIG. 42: *Loss of enclosure along Taunton Road. Walls and gates have been removed both here and elsewhere within the Zone giving a ragged and untidy street edge. This is also a major problem in Manor Road and Cluny Crescent.*



11.15 The Quality of Recent Development:

Most recent developments could be seen to fail the test of responding to positively to context and reflecting local distinctiveness. The worst examples within the Conservation Area include:

- *The Haven* apartment complex appears strongly out of place. Its cluttered jumble of roofs which appear to mimic the hillside profile of a Mediterranean fishing village lacks any kind of context. The development blocks or obscures most long views of the Wellington Monument (originally sited to exploit them) and appears of a distorted scale by contrast.
- 14 Manor Road, a recent piece of infill housing to the rear of Purbeck House epitomises the kind of ill-conceived, jumbled pastiche it is important to avoid. Its clumsy detailing and arrangement bears little relation to either its surroundings or the tradition of building it attempts to emulate.
- Durlston Court/Durlston Point belongs to a class of bland steroidal pastiche architecture increasingly encountered in the residential areas of Swanage. While drawing upon Park Road for inspiration the building fails to reflect the urban grain of the area in terms of its plan form and massing and therefore stands out. It presents a fairly jumbled composition for a structure of its size and pretension, and in this respect echoes one the worst characteristics of the building it replaced (*Durlston Court Hotel*). While an example that should not be encouraged, this complex does nevertheless offer some improvement over the previous occupant of the site.
- The over-sized entrance passage and general proportions of 75-79 High Street (part of Burmead housing development) are inharmonious and discordant features insensitively sited opposite the Town Hall. This acts to impair the quality of one of the classic compositional views in Swanage.

11.16 Poor Quality of Maintenance:

A lack of care is frequently encountered in terms of the maintenance of both buildings and pavements. This is often most damaging in terms of the care of stonework though equally applies to other aspects of maintenance.



FIG. 43: *Before and After. One of two pavement lights outside 50 High Street smothered with cement. These features of interest could have been repaired.*

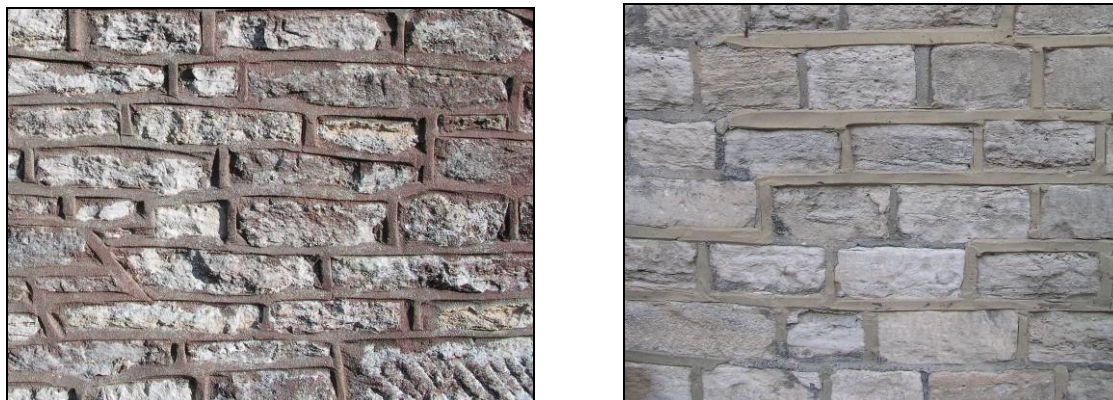


FIG. 44: *Inappropriate repointing. Raised strap pointing in hard cement mortar accelerates erosion of the stone surface (seen right) and looks ugly. Buttered pointing crudely lined out (below) is also incorrect. A flush pointing on stonework using non-hydraulic lime mortar coloured with stone dust is more traditional.*



Purbeck stone pavements are a particularly distinctive feature of Swanage, and an asset held in high esteem locally. The failure to adequately maintain pavements, or to patch using inappropriate materials does threaten long term survival. The placement of bollards along vulnerable pavement edges has helped to prevent damage caused through overiding by lorries, though the modern plastic bollards used do not compare favourably to the more distinctive cast iron types for which Swanage is also notable.



FIG. 45: *Pavement Maintenance. Right: Patching of pavements using asphalt. Left: Cracked slabs where vehicles have overridden the kerb.*

11.16 Management of Waste:

An increasing problem noted in Swanage is the permanent positioning of large wheeliebins belonging to commercial properties in alleyways and on pavements. The problem can arise from the difficulty of accomodating bins where rear access is limited, though in some cases is clearly wilful. An antisocial practice, this causes an obstruction to pedestrians and appears both unpleasant and unhygenic.

11.2 Evaluation of Condition

The condition of the majority of buildings within the Conservation Area is good though apparently low levels of investment in commercial properties due to monetarily low value business usage is sometimes reflected in shabby appearance and unsympathetic modification of frontages. These are most acute in Zone 2. The parapets of the bridge carrying Court Road over the railway have undergone considerable movement through collisions. Sensitive rebuilding or strengthening may be necessary in the future.

11.3 Buildings at Risk

Purbeck District Council maintains a register of listed buildings and structures whose integrity as assets of special interest is deemed 'at risk' through neglect, vacancy, abandonment, mistreatment or otherwise. A six point scale of severity is applied according to English Heritage guidelines. Several entries occur for Swanage Conservation Area, most of which are located within the grounds of Purbeck House Hotel. One of these is scored '1'. Entries:

- Summer House (including adjacent water tower), Purbeck House Hotel (FIG. 45). *EH Grade 1 – 'extreme risk'*.
- Temple, Purbeck House Hotel. *EH Grade 4 – 'vulnerable'*.
- Terrace (with adjoining greenhouse), Purbeck House Hotel. *EH Grade 4 – 'vulnerable'*.
- 49/49A High Street. *EH Grade 3 – 'at risk'*.



FIG. 46: *The summer house behind Purbeck House. This structure, which stands over a water tank, belonged to the predecessor of the current Purbeck House.*

11.4 Threats, Pressures, Challenges

11.41 Image and Design

The image changing role of new design in coastal towns has been dealt with by English Heritage and CABI by their informative 2003 publication *Shifting Sands*. Various opportunities exist within Swanage for new development, some of which could accommodate sensitive contemporary designs. Amongst those sites indicated as either 'negative' or 'neutral' on Map 3 the most prominent are The Mowlem and Pierhead.

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- The Mowlem is architecturally intrusive, its style strongly evocative of an inner city shopping precinct. The building, which is overly bulky and obstructs connectivity along the seafront, currently does little justice to the landmark site it occupies. While this structure is valued by some local residents it provides a questionable image to visitors. Either high quality redevelopment in a sensitive but modern style or substantial refurbishment including façade recladding could be beneficial.
 - The Pierhead building may be considered an eyesore in its current decayed condition. The building contributes little to the scene. Standing at a landmark site any replacement will need to respond very carefully to its surroundings. As such a marked improvement in the quality of proposal for development on this site will need to be seen.

Both of the above could be ideal candidates for architectural competitions.

11.42 Economy and Vitality

The Swanage Town Centre Health Check produced during 2004 identified a number of general problems though was not comprehensive in its analysis. In terms of the Conservation Area a further range of issues may be identified applicable at varying levels within different Zones:

- Low investment in maintenance of commercial properties (including cheap hotels).
- Low value commercial uses.
- Poor image created by agglomerations of fast food and slot machine venues. Damage to the character of the area caused by patronage of the above during summer.
- Seasonal use of some properties and shops leaving them lifeless through much of the year.
- Low quality signage clutter.
- Low investment in the public realm: dirtiness, poor maintenance of street furniture, pavements and roads.
- Traffic flows (particularly through Zone 2). On-street parking.
- Pressure for the demolition of larger houses and construction of apartment blocks.
- Low quality subdivision and enlargement of properties for apartment and hotel usage.
- A constricted road layout with low connectivity between principal streets. Lack of clear or attractive signage.

A key to the future of the Conservation Area and Swanage in general may be the market orientation chosen in the future. Targeting a smaller number of high paying overnight visitors through selective marketing, playing on cultural and environmental strengths and providing high quality accommodation, improved indoor (wet weather) venues, services and an attractive public realm would be of great benefit. As discussed above replacement or remodelling the Mowlem and resolving the Pierhead problem could be a symbol of this change, as too the removal of shack-like accretions serving the fast-food in Zone 4.

12. Recommendations

12.1 Boundary Changes:

12.11 Additions

Zone 1

Three houses currently excluded in the lower section of Queen's Road, and the group overlooking the Queensmead development, and outbuilding along Chapel Lane (in curtilage of 51 Queen's Road).

These minor additions should be viewed as corrective particularly in the case of Queen's Road. Here a direct relationship is evident between buildings already within the Conservation Area and those proposed for inclusion, while the quality of the architectural contribution is strong. The 'rustic' outbuilding identified on Chapel Lane is built into the outer face of the boundary wall running alongside the lane (also boundary of the Conservation Area). It predates considerably the house with which it is currently associated and is sensibly included on its own.

Zone 2

Station Road, Commercial Road, Gilbert Road, Springfield Road, and side streets; parts of Kings Road East, Court Road and Shore Road (including the railway station with associated buildings and yard, cemetery and bandstand field.

With Institute Road these areas constitute the core of the late-Victorian/Edwardian resort. While very many small changes have been made to buildings a great deal survives and the extent of redevelopment has been minor. The sense of place and character remains strong and could be readily enhanced, the steam railway providing an important key to this living historic spirit. The Conservation Area could provide a context for the sympathetic management and revitalisation of the town centre and help to lift both the image of Swanage as a tourist destination and improve it as a place in which to live and work.

Zone 6

Taunton Road, Cluny Crescent, Manor Road, Exeter Road, Stafford Road, Mount Pleasant Lane.

Defined within historic boundaries this area contains an attractive collection of fairly intact Victorian and Edwardian villas and terraces. These provide depth and a backdrop to the contemporary High Street frontage and are crucial components in the visual impression of Swanage from the seafront. The area provides a logical continuation of the adjacent section of residential development focused upon Park Road. It is worth noting that all of the buildings within the proposed extension are unlisted and thus vulnerable to the types of change damaging New Swanage.

12.12 Subtractions

Zone 1

Buildings facing onto Priests Road.

This short stretch has been degraded to such an extent that its inclusion can no longer be justified.

Modern houses in Manwell Lane

Buildings on the fringe of the boundary which are of no architectural or historic interest.

12.2 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.

Article 4 Designations: Conservation Area designation does not protect unlisted dwelling houses from a raft of incremental and collectively damaging minor changes deemed 'permitted development'. These include the unsympathetic replacement of windows, doors, roofing, removal of front walls <1 metre and painting of facades. An absence of Article 4 designations has in the past allowed the disfigurement of many properties. Those buildings whose facades and or street interfaces remain substantially intact should now be protected.

Shop Front Design and other Technical Guidance: Enhancing and improving the image of the main shopping streets can be achieved through sensitive repair, restoration, design and refurbishment of shop frontages. Specific guidance covering future works could be produced to assist the process. Production of other technical guidance notes addressing topics such as repointing may be equally beneficial.

Public Spaces: The Square currently represents an opportunity missed. This should form an attractive public focus rather than takeaway dining area. Removal of benches and walls from The Square would help to disperse patrons from the vicinity.

Connectivity, Road Layout and Parking: There is clear potential to improve the legibility of the street layout and to give greater priority to pedestrians within certain parts of it.

Wires and Lighting: Lighting columns in particular rarely complement their context and are frequently over-sized, meanwhile heavy street lamps are positioned on facades across the Area. These are unattractive and cause damage to the buildings upon which they are mounted. There is significant opportunity for improvement. On Church Hill an undergrounding of telephone wires and removal of the telegraph pole would be beneficial as they obscure the view of the church from the High Street.

Landscape Management: Management of open space within Zone 6 could be reevaluated in regard to enhancing its biodiversity value. While this currently represents a relatively sterile and uninteresting environment the Swanage Biodiversity Project did establish the potential of improvement through varied cutting regimes. Wildlife-friendly management would be beneficial to the both the Conservation Area and Swanage in general.

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. In spite of the fact Swanage has much to offer the historic environment currently appears to have a low priority in terms of tourism. The appropriation and duplication of the 'three fishes' motif from works specifically targeted to part of the seafront to which this had relevance has undermined its value. As fishing and the fishing industry were never historically the most significant drivers in the local economy adoption of this logo as a 'symbol' for Swanage is perhaps puzzling and some more relevant branding could be sought.

Promotion of High Quality Design: Securing a high quality of design for buildings at key landmark sites and more generally throughout the townscape will both help lift the image of the town and enhance the character of the Conservation Area.

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).
- Shifting Sands. Design and the Changing Image of Seaside Towns. CABE/EH 2003.

Historical Development and Archaeology

- ABC, 1913: *The ABC Guide to Swanage*.
- 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*.
- Newman and Pevsner, 1997: *Dorset*.
- Oppe, 1954: *Through to Swanage*.

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- Pugh, 1968: *Victoria County History of Dorset Vol. III.*
 - Robinson, 1882: *A Royal Warren or Rambles in the Isle of Purbeck.*
 - Swanage Advertising Committee, 1903: *Pretty, Healthy Swanage.*
 - 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).*

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

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

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:

- 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 – Scheduled Ancient Monuments

A Scheduled Ancient Monument is defined in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983 as a protected archaeological site or historic building of national importance. The scheduling of a monument means that permission is required for works affecting that monument. The Secretary of State, in consultation with English Heritage, assesses each case individually to ensure that damage to protected sites is kept to a minimum.

SAM No. 153: Old Prison and Pump.

Appendix D – 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.
No. 2 Church Hill	II	108156
No. 4 Church Hill	II	108157
No. 6 Church Hill	II	108158
Wynem Cottage 8, Church Hill	II	108159
The Ark 10, Church Hill	II	108160
Parish Church, Church Hill	II	108161
Boundary wall and tombstones in detached section of churchyard, Church Hill	II	108162
Tithe Barn, Church Hill	II	108163
Couiston Close and Mill Pond Cottage 14 and 36	II	108164
Walls surrounding mill pond, Church Hill	II	108165
Camden House 7, Church Hill	II	108166
Still Waters 31, Church Hill	II	108167
Millstones 35a, Church Hill	II	108168
The Anchor Inn , High Street	II	108182
The Stone Quay and stone sea retaining wall between the stone quay and the ramp adjoining	II	108181
Swanage Pier	II	108179
2 and 4, High Street	II	108180
Two ionic columns formerly in the forecourt of the Grosvenor Hotel	II	108178
The Arcade 36, High Street	II	108183
44 and 44a, High Street	II	108184
56, 58, 60 and 62, High Street,	II	108185
The Town Hall 62, High Street	II	108186
Town Hall building (now part of no 64 the Town Hall) 64, High Street	II	108187
Iron boundary railings to no 66 , High Street	II	108188
82, High Street	II	108189
88, 90 and 92, High Street	II	108190

108 and 110, High Street	II	108191
United Reformed Church, High Street	II	108192
Former Royal Victoria Hotel 1, High Street	II	108198
Purbeck Hotel 19, High Street	II	108200
Ship Hotel 23, High Street	II	108201
The White Swan 31, High Street	II	108202
Lloyds Bank 41, High Street	II	108203
Red Lion Inn 63, High Street	II	108204
65, High Street	II	108205
81 and 83, High Street	II	108206
Purbeck House Hotel	II	108207
Gazebo in grounds of Purbeck House	II	108208
Stone features on the terrace of Purbeck House	II	108209
Raised terrace south of the chapel of Purbeck House	II	108210
Columns round tennis court at Purbeck House	II	108211
Gate piers and bollard at entrance to Purbeck House ,	II	108212
Stables and outbuildings to Purbeck House	II	108213
Stone arch in garden of Purbeck House	II	108214
Summer house in garden of Purbeck House	II	108215
Temple in garden of Purbeck House	II	108216
93, High Street	II	108217
99-105, High Street	II	108218
Methodist Church and hall immediately east and boundary walls to west and north , High Street	II	108219
Magnolia House 131 and 133, High Street	II	108220
The Black Swan Inn and boundary walls to north east and east	II	108221
187 and 189, High Street	II	108222
Somerleigh House 191, High Street	II	108223
197 and 197a, High Street	II	108224
Mulberry Cottage 199, High Street	II	108225
201 and 203, High Street	II	108226
Parkers stores 205, High Street	II	108227
207, High Street	II	108228
219, High Street	II	108229
211-227, High Street	II	108230
Court Cottage 229, High Street	II	108231
233-239, High Street	II	108232
K6 telephone kiosk outside No 19 (Purbeck Hotel)	II	108278
Two K6 telephone boxes outside library,	II	491558

High Street		
The Rookery, Seymer Road	II	108259
Pier View Flats, Seymer Road	II	108260
Osborne House, Seymer Road	II	108261
Seymer Place 1, Seymer Road	II	108262
Seymer Place 2, 3 and 4, Seymer Road	II	108263
Belvedere and Belvedere Lodge , Seymer Road	II	108264
Durlston Cottage, Seymer Road	II	108265
Clarence Cottage and east boundary walls to garden 2, Chapel Lane	II	108155
18, Gilbert Road,	II	108177
Nos.2-9 Eldon Terrace including garden walls and No.13 Kings Road East	II	490465
15-21 (Odd) including garden walls, Kings Road East	II	490464
1 and 2, Cliff Place	II	108169
4, Cliff Place	II	108170
Stone steps to Cliff Place leading up from the High Street, Cliff Place	II	108171
8, Cowleaze Road	II	108172
Memorial to John Mowlem in the Town Cemetery, Northbrook Road	II	108255
Swanage Railway goods shed	II	108277
The Clock Tower, Peverill Point Road	II	108256
King Alfred Memorial, Shore Road	II	108266