



West Lulworth Conservation Area

Appraisal document



Adopted Document

October 2015

Contents

List of figures	3
List of maps	3
Introduction	4
Background	4
Planning policy framework	4
Development within a conservation area	4
Preparation and survey limitations	5
Community involvement	5
Summary of special interest and significance	6
Special historic interest	6
Special architectural interest	6
Conservation area: site, situation and zoning	7
Location and setting	7
Socio-economic character	7
Character zones	8
History of development	10
Townscape analysis	15
Village structure	15
Building density	16
Building height	16
Edges and enclosure	17
Visual qualities	18
Trees, green and open spaces	19
Public realm	21
Building style, materials and details	22
Architectural style	22
Walls	23
Roofs	26
Windows and doors	27
Important unlisted buildings and structures	28
Ecology and biodiversity	30
Issues and opportunities	31
Problem areas	31
Evaluation of condition	32
Buildings at risk	33
Threats, pressures, challenges	33

Recommendations	34
Boundary redefinition.....	34
Management and enhancement	35
Appendix	37
Appendix A – Further information and advice	37
Appendix B – Listed buildings.....	38
Appendix C – World Heritage Site	40

List of figures

- FIG. 1: *View of the upper part of the village from Bindon Hill.*
- FIG. 2: *Zone 3.*
- FIG. 3: *The Old Bakery and adjacent cottages.*
- FIG. 4: *1770 estate map of the village core.*
- FIG. 5: *Hambury Farm.*
- FIG. 6: *Remodelling.*
- FIG. 7: *West Lulworth Farm viewed from Bindon Hill.*
- FIG. 8: *Views along Main Road.*
- FIG. 9: *Rose Cottage and West Lulworth House Hotel.*
- FIG. 10: *The negative visual impact of retaining walls and pulling in spaces.*
- FIG. 11: *The old mill pond and stream running down to the Cove.*
- FIG. 12: *Two views of Lulworth Cove.*
- FIG. 13: *Architectural contrast.*
- FIG. 14: *Limewash.*
- FIG. 15: *Brick along Bindon Road.*
- FIG. 16: *Coastguard Cottages.*
- FIG. 17: *Junction of Main Road with Church Road*
- FIG. 18: *Features of interest.*
- FIG. 19: *Headstones in the old churchyard.*
- FIG. 20: *Primroses in the old churchyard.*
- FIG. 21: *Modern development in context.*
- FIG. 22: *Rubbish on the beach.*
- FIG. 23: *The former stores on Main Road.*
- FIG. 24: *Dereliction and ruin.*

Cover photo: Parish church with lynch gate.

List of maps

- Map 1: Boundary
- Map 2: Zones
- Map 3: Conservation area quality

Introduction

Background

1. This appraisal has been prepared for West Lulworth Conservation Area which was designated on 4th March 1977. The conservation area has not previously been reviewed.
2. Conservation areas are defined within the Planning (Listed Building and Conservation Areas) Act 1990 as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.
3. Conservation areas are designated to cover the streets and places in towns and villages which hold sufficient architectural and historic interest to warrant special consideration and conservation as part of the planning process. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality. The purpose of this appraisal is to provide an in depth analysis of the architectural and historic interest, character and appearance of the conservation area in order to both assist the planning process, and to promote careful management and enhancement.

Planning policy framework

4. Conservation areas are designated by local authorities as a duty under section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Section 72 of the same Act makes it a duty for local authorities to consider the desirability of preserving or enhancing the character or appearance of conservation areas in exercising planning controls. The National Planning Policy Framework (NPPF) provides policy guidance, whilst at District level, policies within the Purbeck Local Plan are also relevant, and are supported by the District Design Guide Supplementary Planning Document.

Development within a conservation area

5. Restrictions apply to the types of work you can carry out to properties within conservation areas, principal amongst which is the legal requirement to gain planning permission for carrying out ‘relevant’ demolition of unlisted buildings and structures. To find out more about restrictions see guidance on the Council’s website: www.dorsetforyou.com. Where you are considering undertaking works within a conservation area that require planning permission, the Council will be happy to provide you with pre-application advice. A charge is made for this service. See the Council’s website for details.

-
6. New development should conserve or enhance the character or appearance of conservation areas. You should use this character appraisal to assist you in formulating appropriate designs for new development, and in making sensitive alterations to existing properties.

Preparation and survey limitations

7. This document was formally adopted by Purbeck District Council on 13th October 2015.
8. When you are reading or using this document it is important to note that its contents are not comprehensive. For instance, some aspects of the survey information are limited to areas which can be viewed from the public highway and other accessible land. You should not take failure to mention a particular element or detail to mean that it is of no importance, and thus of no relevance in the Council's assessment of planning applications.

Community involvement

9. In line with the Council's Statement of Community Involvement a six week period of consultation was arranged. This involved a formal consultation on the draft boundary proposals and appraisal which ran between 2nd March and 10th April 2015, and was subsequently extended to 10th July to assist Parish feedback. Consultation materials were available online and at Westport House. A leaflet was posted to every property affected. Officers met with representatives of the Parish Council and also attended a meeting at which many local residents were present. The consultation was advertised through local media and Council channels. Consultation responses were taken into account in preparation of the final version of this document.

Summary of special interest and significance

10. The purpose of the following paragraphs is to provide a brief (non-exhaustive) summary of the special interest and significance of the conservation area, which forms the basis for its designation. A more detailed analysis of its historic and architectural character and appearance will follow in subsequent sections.

Special historic interest

11. Historic interest and significance within the conservation area principally resides in the village structure, the eighteenth and early nineteenth century buildings it contains, and evidence for the changing historic relationship with the sea. The development mix also tells the story of the late nineteenth - early twentieth century commercialisation and gentrification of the picturesque rural/seaside locale, reflecting a pattern seen more broadly in locations such as Swanage and Studland. This sometimes gives rise to conflicts in character.

Special architectural interest

12. Architectural interest and significance principally resides in the many listed buildings contained within the conservation area boundary. These include a good collection of vernacular cottages, whose generally consistent palette of materials provides a distinctive local character. Whilst there is sometimes a sharp architectural contrast between vernacular and late nineteenth - early twentieth century development, the latter group also contains some interesting buildings and groups amongst which the large houses and hotels are most notable

Conservation area: site, situation and zoning

Location and setting

13. West Lulworth is located south of Wool, in the southern part of Purbeck District. The village falls in two parts: one inland, many of the older parts of which occupy a relatively sheltered position the other located in a more exposed position adjacent to the coast. The village and the countryside surrounding falls within the Dorset Area of Outstanding Natural Beauty (AONB), the character assessment of which describes it as falling within zones of rolling wooded pasture and chalk ridge/escarpment. The setting is dominated by Bindon Hill (see FIG. 19) and Hambury Tout (see FIG. 8), each of which provides views back in to the village. Given high exposure over relatively long distances, the relationship between development and the broader landscape is particularly sensitive along the edges of the settlement and has not always been treated sensitively in the past. In particular, suburban style housing along The Launches, at the east end of School Lane and ribbon development along West Road compromises the immediate setting of the conservation area.
14. The coast, which here includes Lulworth Cove and Stair Hole, forms part of the Jurassic Coast World Heritage Site. This primarily recognises geological interest, though the natural forms created by the interaction of the tides and geology provide the principal visual quality and attraction to visitors, and this has been identified as part of the broader significance of the site. The open sea inevitably forms a major component of the setting of the southern part of the conservation area, across which there are views of Portland and busy sea lanes.



FIG. 1: *View of the upper part of the village from Bindon Hill. Most of the development visible is of post-1870, and largely twentieth century date, underlining the sheltered position of the historic village. Note the element of sprawl to the north-east and west, typical of the inter-war period.*

Socio-economic character

15. The village and surrounding landscape formed part of the Lulworth Estate and its predecessors for much of its history. Much of the open land and coastline, and some of the buildings remain in this ownership, the extent of which is frequently (if

not sometimes excessively) identified by Estate signage. Most properties are now privately owned, some as second homes and holiday lets. The two parts of the village historically served different economic functions, fishing carried out from the Cove, and farming inland. Against this background the 'barn-like' design of the modern Cove visitor centre and adjacent facilities lacks historic basis. Both fishing and farming continues within the conservation area, though tourism is now the most significant source of income generation, served by visitor facilities including hotels, pubs, cafes and holiday homes and the Lulworth Estate's car park.

Character zones

16. Whilst the conservation area must be thought of as a whole, for ease of appraisal it has been split between four character 'zones'. These relate to variations or transitions in character between different parts of the conservation area. These are shown on Map 2 and comprise:

Zone 1

17. The upper part of the village centred on Main Road, chiefly characterised by street fronting houses of vernacular design, with some later infill, and sporadic intermingling of large late nineteenth-early twentieth century houses. Zone 1 is spatially and physically distinct from Zone 2, separated by agricultural land of high landscape significance contained within Zone 4.

Zone 2

18. The lower part of the village including the Cove, dominated by its natural setting and characterised by a mix of vernacular, 'Edwardian' and later commercial development.

Zone 3

19. Britwell Drive (see FIG. 2). A residential development slightly detached from the historic village and characterised by large houses in spacious settings, which form a context for the Lutyens' designed 'Weston'.



FIG. 2: Zone 3. Left: as viewed from the coastal path on Hambury Tout. Right: Lutyens' Weston.

Zone 4

20. The Zone contains Hambury Farm and adjacent fields. This land plays a significant role in defining the two halves of the village (Zones 1 and 2), the distinction of which is an important aspect of the historic character of the settlement. The character of the Zone is strongly related to that of the broader landscape, whilst forming a corridor through which the two parts of the village are directly connected.

History of development

Medieval

21. A settlement of Cistercian monks was established on the east side of Lulworth Cove in 1149. The monks subsequently founded Bindon Abbey in 1172, on land granted by the de Newburgh family. Little Bindon, a thirteenth century chapel whose construction is thought to have involved reuse of material from the settlement site, and which may itself have once formed part of a larger complex of buildings, recalls the monastic connection. Large parts of West Lulworth were controlled by the Abbey until its dissolution in the sixteenth century.
22. The original parish church was constructed during the period, and stood between Nos. 10 and 13 Main Road, on a site still occupied by a burial ground.
23. West Lulworth's open strip fields – the basis for medieval peasant agriculture – occupied land on the north and south sides of the village. The field system persisted into the nineteenth century and is shown in detail on the 1770 Lulworth estate map (see FIG. 4). In operation, the strip fields would have provided an agricultural setting to the village quite unlike that which exists today, where the same land is now either uncultivated pasture, or under a single crop.

Seventeenth century

24. Nos. 7, 10, 27 and the row including Nos.11, 12 and The Old Bakery (see FIG. 3) are thought to find their origins in the seventeenth century. The seventeenth century saw purchase of the village along with the rest of the Lulworth Estate by the Weld family. The Estate continues to own much of the land and some of the buildings within and surrounding the conservation area.



FIG. 3: *The Old Bakery and adjacent cottages. The buildings have origins in the seventeenth century though were subsequently altered and extended.*

Eighteenth century – Early nineteenth

25. The 1770 estate map (see FIG. 4 below) shows that most of the historic thatched cottages which exist in the village today were constructed by this time. Also included were Churchfield House (itself originally a thatched inn known as the Red

Lion), a building formerly the Old Post Office (later incorporated in Bishop's Cottage – FIG. 5), and the Mill House and mill. The mill itself was destroyed by fire in 1841, leaving the pond (FIG. 10) as a reminder. Cove Cottage, Rose Cottage, Nos. 29 and 35, do not appear on the 1770 map though were present by 1839, suggesting construction during the late eighteenth/early nineteenth century. Other cottages which appear to have been constructed at this time, and are shown on old photographs, existed on the sites of Breach House, West Lulworth House Hotel, Lulworth Lodge and Coveway/Homeground.

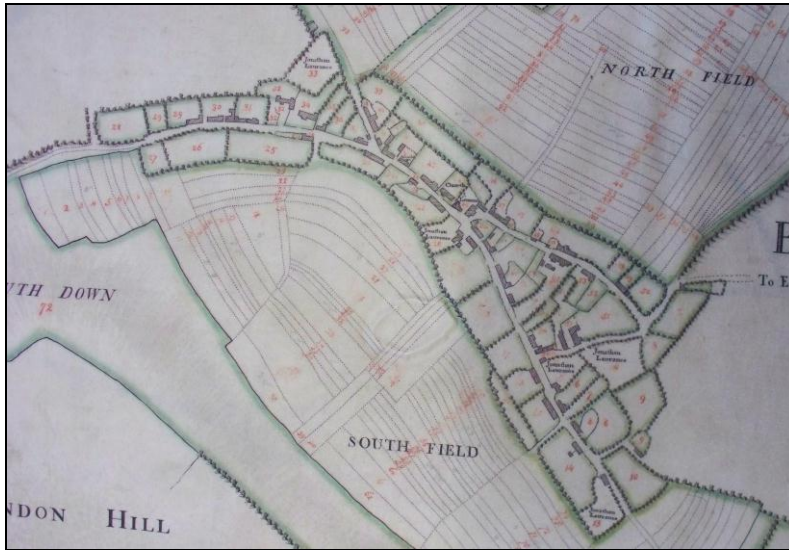


FIG. 4: 1770 estate map of the village core (D/WLC/P1.15 Courtesy of Dorset History Centre). Note the medieval system of strip fields, and buildings around the junction of Main Road and School Lane.

28. The estate map (FIG. 4 above) shows that the junction of Main Road and School Lane was at this time tightly bounded by a large building which stood on the current 'green', and another which stood north of No. 10. Further buildings stood on what is now the car park of the Castle Inn. At this time the entrance into the village followed the kink at Bindon View.
26. The main range of buildings at Hambury Farm (FIG. 5 below) are dated to the late eighteenth – early nineteenth centuries, though incorporate some earlier fabric. A detached agricultural building was added later in the nineteenth century, whilst other structures here are modern.

FIG. 5: Hambury Farm. The historic buildings carry tiled and slated roofs. The front of the barn faces towards the fields whilst the front of the house faces the road. Concrete and asbestos structures make unattractive additions.



-
27. Coastguard Cottages (see FIG. 16) were built c.1824. A possible connection with the boat house in the Cove is suggested, as the latter is of similar character and date, and was present by 1839.

Late nineteenth/early twentieth centuries

29. The 1870s saw a change in pace and the character of development. With establishment of the Southampton and Dorchester Railway in 1847 a railway station was built at Wool. Doubling of the track in 1863 reflected expanded rail travel and increased mobility, and Wool subsequently provided a key point of arrival for visitors to West Lulworth. In the absence of a direct link however, and in connection with the expansion of new seaside resorts, paddle steamers began to call at the Cove from the 1870s onwards. The former Cove Café apparently found origin as a coal store associated with these boats.
30. 1869/70 saw demolition of the old parish church and construction of the present church (see cover photo) and vicarage (see FIG. 12) in West Road. In its original form a bell tower sat above the existing structure, though this was removed in 1950. A corrugated iron chapel was constructed around the same time as construction of the parish church took place, and stood until 1995 on the site of Chapel Cottage. Elements of the boundary wall remain. Church Road was probably constructed around the same time as the new church, and was present by 1874. It is likely that other road improvements were also undertaken in the village at this time, and certainly between 1839 and 1874. These included construction of a new road exiting the village and by-passing the kink at Bindon View (effectively forming the 'Triangle') and clearance of the Main Road, School Lane junction.
31. The 1874 village map shows large areas demarcated as 'building plots' along the north side of West Road and opposite Hambury Farm, suggesting that expansion of the village was anticipated and encouraged. Subsequent development often had an 'urban' character which related poorly to the village context. Around 1874 Cove House/Grey Bank was constructed, with Sunnyside Terrace, Clifton Terrace, Wyngreen/Hill View following 1874-1889. Sunnyside was built to follow the old path line above the Main Road. West Lulworth House Hotel was in place by 1889, whilst between 1889-1902 Lulworth Lodge was constructed, and served as a general store.
32. The years around the turn of the century saw a further spurt of development characterised by a shift to arts and crafts style and a more 'suburban' feel. The same period saw some further clearance of the pre-1870 village, with a cottage to the south of the later war memorial removed, and another between Wilton Cottage and No. 51 demolished, possibly in association with construction of St. Patrick's. 1889-1902 also saw establishment of Britwell Drive, following the line of an existing footpath. Britwell House (now Stair House) and Oswald Cottage (now Bincleaves) were present by 1902. Around 1897-1904 the Beach Hotel was constructed replacing Mill House, and Bishop's Cottage was built incorporating the former post office at its core (see FIG. 6 below). A squash court was built on the hill above as part of the Beach Hotel development, and is a significant structure

given its early date. Following a fire the building currently stands as a ruin and can be glimpsed through the trees (see FIG. 24). It was in the context of growth fuelled by visitors to the Cove that the Welds promoted the idea of a light railway link to the village to Wool in 1899, however this was never built.



FIG. 6: *Remodelling. Left: A late nineteenth century view of the Old Post Office. Right: remodelled and restyled as Bishop's Cottage. Note the relative absence of trees in the past.*

Twentieth century

33. During the inter-war period the village experienced the same type of sprawl seen on a larger scale around most towns in England. This included a ribbon of houses opposite the church and climbing the hill along West Road present by 1936, and the beginning of development along The Launches which followed the line of a pre-existing track. This became home to a row of prefabs and council houses post-war.
34. Notable additions of the first half of the century included Weston, built in 1927 and designed by Edwin Lutyens, Grafton House, Gatton House, and the Lynches. Hambury Bottom and Brownhill, two properties displaying a fusion of arts and crafts with art deco style were apparently designed by the same architect. Both originally single storey, Hambury Bottom was subsequently subject to significant alteration.
35. Extensive development took place post-war, including Shepherd's Way and the adjoining development of suburban type houses. The character and layout of these developments owes little to that of the historic village. Road widening had a significantly negative impact, leading to removal of a row of pre-1870 houses opposite Elizabeth Cottage, and construction of the towering retaining wall and the development above in their place. Further infilling occurred along Sunnyside, West Road and Main Road, the latter again facilitated by construction of substantial retaining walls.

-
36. Conversion of agricultural buildings at West Lulworth Farm took place during the 1970s, and houses were built in the old rick yard above (see FIG. 7 below). The Old Barn on Main Road was an earlier conversion, but its current appearance bears little resemblance to the agricultural building shown in old photos.



FIG. 7: *West Lulworth Farm viewed from Bindon Hill. The barns have been thoroughly domesticated, and the crowding of modern suburban development within the immediate setting is apparent.*

37. The later twentieth century saw increased commercialisation of the Cove area, with provision of a large visitor centre complex and car park.

Twenty-first century

38. The early years of the twenty-first century have seen a relatively high level of development displaying contrasting character in and around the conservation area. Whilst a number of developments seek, with varying success, to reflect the vernacular style of the pre-1870 village, development along The Launches in particular has adopted a modern suburban character.

Townscape analysis

Village structure

39. The historic street layout of Zone 1 formed an 'x' with elongated centre (see FIG. 4), closed on its south eastern side by Farm Lane. This layout, and the distribution of associated historic development, is strongly influenced by topographical character, Main Road occupying the bottom of a coombe with narrow centre which broadens slightly at either end. Twentieth century development has showed less respect to land form, many modern properties occupying terraces fronted by sheer retaining walls which introduce an intrusive heavily engineered character (see FIG. 10).



FIG. 8: Views along Main Road. Vernacular architectural character is strong and has been reinforced in the right hand view by sympathetic modern development. Note the visual presence of Hambury Tout.

40. The historic layout was elaborated by mid nineteenth century addition of Church Road, and the link forming the north side of the Triangle which provided a more direct access into and out of the village. Sunnyside, The Launches and Bindon Road each trace the line of pre-existing tracks, Sunnyside reverting to this status at its end. Both Sunnyside and The launches run at high level either side of the coombe, shadowing the historic roads below. This provides the modern townscape with a degree of depth, and, where connecting paths link to the roads below, permeability, though the layout of pre-1870 development itself generally lacked such depth, being strongly linear in its arrangement (see FIG. 8 above). The recent Shirley Close development runs counter to the general pattern.
41. The historic layout in Zone 2 is formed by a single road – by-passed at lower level along part of its length – providing similarly linear character to that seen in Zone 1. Minor elaboration is provided by the 'block' formed by Coastguard Cottages, Stair Cottage and properties adjacent. There is no discernible 'centre' in this part of the village, though concentration of facilities adjacent to the visitor centre forms a 'hub' of sorts. Britwell Drive (Zone 3) forms a detached element of the villagescape,

being a distinct and spacious residential development, the access to which follows the line of a pre-existing track which remains a public right of way.

42. Zones 1 and 2, the two historic ‘halves’ of the village, are linked across Zone 4 by Main Road and footpaths which run roughly parallel at a higher level, the latter reflecting the pattern seen in Zone 1.

Building density

43. Within Zone 1 buildings are irregularly spaced along the street frontage, with the disposition of pre-1870 buildings generally influenced by the constraints of topography. In the past this produced gaps in the continuity of development, some of which have since been filled by houses built on engineered terraces (see FIG. 10). Significant gaps do however still exist along School Lane, and in the lower part of Main Road, where in the latter case they have been utilised to form the garden frontages of early twentieth century properties positioned further up the slope. The pattern continues into Zone 2, where some infilling has narrowed the gaps between properties, whilst building density is at its lowest along Britwell Drive (Zone 3) which is characterised by houses set within large gardens.

Building height

44. Pre-1870 buildings throughout the conservation area typically have either one and a half or two storeys, with overall height relatively low due to shallow floor to ceiling heights. Evidence for a past increase in the height of some cottages can be seen on end gables, and where walls appear to have been raised using cob – see particularly No.13 Main Road (whose first floor windows have been repositioned) – No. 7, No. 26, and No. 12 Main Road. Whilst some twentieth century bungalow forms are of similar stature, differences in terms of style and plan form otherwise provide sharp contrast.



FIG. 9: *Rose Cottage and West Lulworth House Hotel. Rose Cottage demonstrates typical vernacular style and form. West Lulworth House Hotel meanwhile is one of the least sympathetically designed late nineteenth century buildings, contrasting with its neighbour in terms of height, materials, style, form and orientation.*

-
45. Most post-1870 development also stands at two storeys, sometimes with rooms in the attic, and less commonly one and half storeys. Overall height of post-1870 buildings is generally greater than in earlier properties due to increased floor-ceiling height. The three storeys with attic rooms of West Lulworth House Hotel is exceptional and jars with its context, dwarfing the adjacent cottages (see FIG. 9 above), whilst single storey bungalows and variations on this theme are intrusive forms of modern development.

Plan form and massing

46. Whether standing individually, or formed from rows, or pairs of properties, the majority of buildings within Zones 1 and 2 may be characterised as having a regular rectangular form which presents a broad frontage to the street. Buildings which depart from this pattern generally have a more bulky appearance over all, and the difference is often driven by style. This is typical in Zone 3 which contains large detached houses, though the substantial footprint and expansive roof of the Cove visitor centre appears out of scale with the surrounding context.

Edges and enclosure

47. Through Zone 1 the street is generally enclosed by buildings, or associated boundary walls or hedges. Continuity of historic character is however broken at intervals by driveways, or parking areas which have been laid out to open directly onto the street.



FIG. 10: *The negative visual impact of retaining walls and pulling in spaces.*

48. Steep retaining walls are a repeated feature through Zones 1 and 2 of the conservation area. Whilst these are a historic feature on the east side of the road leading to the Cove, in many places they more typically represent modern interventions to enable development on steep banks (see FIG. 10 above) or to form parking and yard areas. This contrasts with the historic pattern of fitting development to landform, and can appear visually obtrusive given the harshly

engineered appearance the walls have. In the upper part of the village walls have a particularly harmful impact where used in conjunction with demarcation of parking bays, and where properties are elevated high above their neighbours. This is most striking when entering the village where sheer walls were constructed following 1960s road widening.

49. Pavements are discontinuous, and did not exist historically. These were generally introduced during the twentieth century, particularly in conjunction with road widening. In places this has a ‘suburbanising’ effect.

Visual qualities

50. Variations in perceived visual character occur throughout Zone 1 due to the nature of topography, and given differences in the period of development at high and low level. Whilst street frontages are predominantly occupied by pre-1870 development, rising land above, and more exposed parts of West Road and Church Road, are occupied by post-1870 development. This means that character at low level tends to be dominated by vernacular housing with only glimpses of modern development above, whilst further up the slope the dominant views are of modern development with limited views of the historic development below. Likewise modern development is dominant in landscape views where it often appears intrusive, whereas historic development is shielded from view, highlighting the sheltered nature coombe along which it was originally laid out.



FIG. 11: *The old mill pond and stream running down to the Cove.*

51. Views from most directions into Zone 2 are dominated by the car park and visitor centre. Parking here has the single most negative impact upon the visual character of the conservation area and its landscape setting, varying on a seasonal basis and reaching a peak during the summer months. At other times ticket machines and signage can appear intrusive. Views over and across the Cove (FIG. 12) are outstanding, and recent removal of the Cove café has improved the extent of the

view on entering the Cove – albeit the remnants the building remain an unattractive feature. Some visual interest is provided by the mill pond and stream (FIG. 11 above), to which the sound of running water adds further character.

52. The clearest views of Britwell Drive (Zone 3) are from Hambury Tout, where the spacious and picturesque nature of development is most evident (see FIG. 2). Again outstanding views from Zone 3 are allowed along the coast to Durdle Door and Portland.

Trees, green and open spaces

Trees and scrub

53. Today trees and scrub play an important role in informing the character and immediate setting of the village and conservation area, amongst which the belt of trees planted along Main Road in Zone 4 plays a particularly important role in linking the two halves of the village.
54. The current pattern of tree and scrub cover in Zone 2 differs from that which existed prior to, and in the early part of the twentieth century. Old photographs show few trees, with only patchy scrub within the immediate setting. The extensive growth of scrub since this time probably reflects changing land use, though the huge increase in tree cover is more directly associated with residential and hotel landscaping, the former particularly along Britwell Drive (Zone 3). This is marked by the presence and frequency of various coniferous species which also played an important role in contemporary landscaping around Bournemouth. Tree planting reduced and softened the previous bleakness and sense of exposure, in time creating a more 'picturesque' and domesticated outlook.
55. Trees and hedges were a more historic feature of Zone 1, many hedge lines marked on the 1770 estate plan (see FIG. 4), and many trees are evident in old photos. Comparison with old photos nonetheless shows a marked increase in tree and scrub cover during the twentieth century, mirroring the pattern seen in Zone 2.
56. Trees which make a particularly strong contribution to townscape character include the somewhat mutilated but visually significant sycamore that stands at the junction of Main Road and Church Road (see FIG. 17), and the yew trees which stand in the old churchyard on Main Road.
57. In places overhanging trees have contributed to the decay of thatched roofs.

Green and open spaces

58. Open green space plays an important role in providing the wider landscape setting of the village and conservation area, and given the nature of topography views across and into open space are frequently of note. This includes where breaks in

the continuity of development such as seen in the paddock south of Brownhill allow glimpses of the surrounding landscape. Green spaces within the conservation area itself are mostly provided by gardens, including an attractive group of sheltered allotments along Bindon Road.

59. The 'green' which stands opposite the Castle Inn is an attractive, though not ancient feature, buildings having been cleared from the site between 1839 and 1874, possibly in conjunction with other road construction and improvement works around that time (see FIG. 4). The old churchyard provides interest, though is likewise a product of the mid-nineteenth century, resulting in large part from demolition of the old church. Construction of a pavement during the 1960s has led to a slight reduction in the area of the churchyard, and modern residential development to the rear intrudes on the setting, though the space remains attractive and contains a good collection of monuments. The 'new' churchyard and open land to the south and south east is prominent in views. Once again the space itself was formed on construction of Church Road and the new church during the 1860s. Incremental growth of the churchyard has produced an irregular layout which relates poorly with the adjoining open space, whilst the interface between this and the Shirley Close development is also poor.
60. The space currently occupied by the Cove car park (straddling Zones 2 and 4) saw use by the army in the past, old photos recording temporary encampments, whilst a rifle range is also shown here on maps during the 1900s. As noted above, current use for parking has a seasonally adverse impact upon the visual character of the conservation area, compromising the quality of open space.



FIG. 12: *Two views of Lulworth Cove. Note the nineteenth century boathouse (left), and seasonal contrast.*

61. Zone 4 is largely made up of open green space which plays an instrumental role in defining the two historically distinct halves of the village. Land here provides the immediate setting of Hambury Farm, and has a strong visual and physical association with the open landscape beyond. Character is compromised by car parking, and the large areas of concrete hardstanding and asbestos agricultural structures adjacent to Hambury Farm (see FIG. 5).

-
62. The most significant open space defined by if not contained within the conservation area is that of the Cove itself (see FIG. 12 above), enclosed by the dramatic sculptural form of the cliffs. This is one of highlights of the World Heritage Site, and demonstrates the physical and visual qualities of the geology for which the coast has been designated. The quality of this space is compromised to some extent by concrete defences and the remains of collapsed buildings – the loss of which has nonetheless reduced a source of more substantial visual intrusion. The nestled position of the surviving (disused) boat house however has subtle scenic quality, recalling the functional role of the Cove and its historic relationship with the village. This is still evidenced by fishing boats, and a clutter of associated equipment.

Public realm

Surfaces

63. Pavements are lacking from much of the village though were introduced in places as a result of road widening and infill development from the 1960s onwards. No historic surfaces of note survive. The surfaces of Bindon Road and Sunnyside carry an informal finish which lends some character to the location, whilst roads and pavements are elsewhere finished in tarmac.

Street furniture

64. Surprisingly the village retains three K6 red telephone kiosks. One of these – the kiosk opposite the Castle Inn – is listed. The kiosk located at the junction of Main and Church Roads has some townscape value (see FIG. 17), though that located adjacent to the visitor centre in Zone 2 appears poorly positioned.

Lighting and wiring

65. The conservation area contains no street lighting, consistent with its rural location. Concern over potential light pollution from new and existing development is a concern locally. Overhead wiring is seen within the conservation area, though this causes relatively little visual intrusion.

Building style, materials and details

Architectural style

66. Buildings within the conservation area show general contrast between those built prior to 1870, and those built afterwards, with change in style reflecting broader social and economic change within the village. 'Vernacular' buildings (i.e. those constructed according to local tradition), are typically pre-1870, though have helped to inspire more recent residential designs. The vernacular is typified by a relatively consistent palette of local materials and finishes, and is dominant along Main Road. Cove Cottage (FIG. 13 below) is an interesting variation on the vernacular theme given its picturesque cottage orné style. More formal designs, albeit making significant use of local materials, exist at Hambury Farm, West Lulworth Farm and Churchfield House, and prior to their alteration, did originally exist at the Cove Inn and Old Post Office (see FIG. 6). Differences in style here reflect differences in status and function. Coastguard Cottages represents an exception to the general rule, its own formal style likely to be a product of the broader contemporary initiative to establish guard stations around the coast of the country. A recent return to design with regard to local vernacular style and context has achieved varied results, as detailing is not always correct or consistent, sometimes mixing elements gleaned from pre and post-1870 designs.



FIG. 13: Architectural contrast. Top left: late eighteenth century vernacular. Top right: mid Victorian neo-Gothic. Bottom left: cottage orné. Bottom right: typical 'Edwardian' arts and crafts villa.



-
67. Development from the 1870s to the end of the century began to reflect the economic forces driving growth in other coastal towns and villages in the region as tourism and communication networks began to expand. Development of the period shows little architectural consistency with earlier vernacular forms, and is characterised by the application of generic style and pattern book designs of often urban type. A concentration of such forms occurs in the vicinity of Sunnyside and Bindon Road which includes some speculative housing. Notable buildings include the imposing Old Vicarage which has neo-Gothic overtones (see FIG. 13), and Covebank/Grey House which occupies an important focal position.
 68. Large late Victorian/Edwardian suburban forms with standardised arts and crafts detailing are scattered through the conservation area. Many of these buildings find origin and continuing use as hotels, highlighting the continued growth of tourism at this time. Houses of the period are a key feature of Britwell Drive (Zone 3), which includes the only Lutyens design in Dorset. In terms of both style and construction most of these buildings again usually have little or no affinity with the vernacular context, though Bishop's Cottage (see FIG. 6) is an interesting exception given its design incorporates and is adapted to a pre-existing building.
 69. Inter-war and post war developments both within the conservation area and its setting are largely of standardised estate, local authority or military type. Hambury Bottom and Brownhill represent architecturally interesting exceptions, albeit Hambury Bottom has been significantly altered. The two were apparently designed by the same architect, showing a mix of arts and crafts/art deco influence in their general style and detailing.
 70. Though, as noted above, greater account of the historic context has been taken by some recent developments, a marked contrast is still seen in the style of much modern housing within the setting of the conservation area (e.g. see recent developments along The Launches).

Walls

Stonework

71. Vernacular buildings dated before 1870 are generally characterised by construction from randomly laid, or in exceptional cases, roughly coursed, limestone rubble, containing odd inclusions of heathstone and infrequent elements of cob (usually associated with economic alterations). Given typically crude construction and use of timber lintels over openings, most buildings were originally finished with protective limewash, render or a combination of the two (see below). Use of exposed rubble with brick dressings to define openings and edges does occur in a few buildings of the period, though such designs are generally more formal than those which typify the mainstream vernacular (e.g. West Lulworth Farm), and become more frequent after 1870. The mixed application of detailing and use of exposed stonework in some recent vernacular style developments doesn't always accurately reflect historic convention.

72. Given the fashion for plain rubble finishes which arose during the nineteenth century and which has remained popular since, exposed stonework is a particular feature of some late nineteenth and early twentieth century buildings within the conservation area. The nature of use is here stylistic, and materials and construction is of a higher quality than that of earlier buildings.

Finishes

73. Limewash was a historically common finish for rubble buildings across the District, and provided practical protection from the elements for poor quality stonework. In the absence of such protection the erosion of mortar and stone alike is accelerated, and is evident at a number of properties along Main Road, particularly where exposed to backwash from traffic. Whilst many pre-1870 buildings within the upper part of the village retain a limewash finish (typically, though not ideally covered over with masonry paint), this has clearly been lost at Nos. 10/10a, 12, 17-20, 30/31 and No. 14, given fragments adhere to the frontages of each (in the case of No. 14 revealed beneath detached sections of twentieth century pebbledash). See FIG. 14 below. Reinstatement of the original finishes may be beneficial in terms of both protection, and reinforcement of local distinctiveness.



FIG. 14: *Limewash. Left: traces of historic limewash finish at No. 12 Main Road. Right: renewed limewash finish at No. 7 Main Road – a building whose roof has clearly been raised (see render line with traces the original eaves level).*

74. Render represents a less frequent traditional finish than limewash in Zone 1, but is typical in Zone 2. Here old photographs show that historic buildings replaced or altered during the twentieth century were also rendered. The difference in popularity of finish between the two parts of the village probably reflects differing exposure, with render offering greater protection than limewash. At Rose Cottage the render is incised in ashlar (block stone) patterns, a popular finish during the first half of the nineteenth century, though more typical of more formal designs such as Wilton Cottage and Hambury Farmhouse. Cove Cottage has a partly rusticated finish, though other details appear to have been lost during past repair.

-
75. Finishes are often omitted from modern schemes which adopt other elements of the local vernacular style, and where used are sometimes inconsistent with traditional practice e.g. detailing of exposed lintels within rendered finishes, and use of semi-rendered finishes.

Brick

76. Whilst commonly used for chimney stacks, and more occasionally to define openings and edges in rubble construction, brick does not usually feature as a principal building material within pre-1870 buildings. Exceptions occur where brick was subsequently introduced to older properties via alteration or 'repair'. Large scale use of brick occurred in the village after 1870, and is consequently associated with buildings of urban or suburban type, scale and design of which the group of houses along Bindon Road are a good example (see FIG. 15 below). Within the distinct context of Zone 3, the design of Weston is notable for the stylistic use of brick.



FIG. 15: *Brick along Bindon Road. In contrast to development generally, though in common with contemporary development, buildings here are characterised by use of brick. The urban, pattern book character of houses similarly contrasts with vernacular development, though together the houses form a distinct group whose back lane setting is enhanced by the allotments opposite and rough finish of the track.*

Hanging tiles and half timbering

77. Hanging tiles and half timbering are repeated stylistic motifs seen in a scattering of arts and crafts buildings of the turn of the nineteenth and twentieth centuries. These features have also been extensively introduced at the Old Barn. Though a rare example of the historic use of hanging tiles does occur in East Lulworth, the finish is not typical of the locality, and often emphasises the 'suburban' character of some of the pattern book designs in which they have been used.

Roofs

78. Roof form varies, with pitched, half hipped and hipped forms all represented in the vernacular and subsequent development. The gambrel roof of the Cove Hotel is exceptional.
79. Solar panels have been fitted to the roofs of a number of properties both within the conservation area and its setting (e.g. see FIG. 15 above). These appear particularly obtrusive visually where attached to the front elevation of buildings, or to roofs with high landscape exposure.

Roofing

80. Thatch represents the vernacular roofing material within the village, typical of pre-1870 buildings along Main Road. Wheat straw is likely to have been used traditionally, producing the archetypal multi-layered coverings and swelling roof profiles seen in old photographs of the village. Many historic thatched roofs have now been replaced with shallow water reed coverings which typically have flatter profiles, emphasising rather than smoothing the form of half dormers where they exist. A mixture of patterned block ridges and flush ridges occur, the latter being the traditional and most sympathetic form. Old photographs show that Churchfield House and the small outbuilding associated with 51 School Lane were originally thatched, and it is likely that the same is true of No. 14, whose roof may have been changed as part of the restyling which saw pebble dash applied to the exterior. The revival in use of thatch for modern housing helps to strengthen the distinctive character of the village, though the very angular forms used within the Shirley Close development appear harsh.
81. Plain clay tiles see limited pre-1870 use associated with the village farmhouses, and contemporary use of slate is also restricted. Clay tiles and slate are typical of post-1870 construction where use is often stylistic and associated with other non-traditional materials and finishes. Tiles (including double Roman) and slate have been used to replace thatch in a number of cases, and seen frequent use in recent developments. Amongst the latter, the use of tiles with a stone eaves course at Chapel Cottage is uncharacteristic of historic development in the village generally, though unusually, the feature does occur at Little Bindon. The combination of a stone eaves course with slate at the visitor centre represents an atypical use of the feature.
82. The conservation area historically contained at least one example of a stone tiled roof which was carried on the east range of the Cove Inn. Stone is generally restricted to prestige use in parts of the District at a distance from the Purbeck stone quarries, so use here was unusual and few other examples are likely to have existed locally. Following significant remodelling the east range of the Cove Inn now bears little resemblance to its former state.
83. Installation of heavy plastic guttering on some unlisted buildings in Zone 2 has had a negative impact on both their architectural character and appearance, and the contribution they make to that of the conservation area.

Chimneys

84. Chimneys play an important, traditional role in characterising the roofscape of the conservation area. The stacks of cottages are generally modest, simple brick designs, whilst more substantial and ornately detailed chimney stacks feature on late nineteenth and early twentieth designs. Those of Weston are visible above the trees of surrounding landscaping from a long distance. The chimney stacks of coastguard Cottages are a particularly striking and distinctive feature of the building (see FIG. 16 below), as too are those of Wilton Cottage.



FIG. 16: *Coastguard Cottages. The towering chimney stacks are the most distinctive feature of the building, their presence emphasised by the relatively shallow pitch of the roof. Modern vents set in the ridge are a visual distraction.*

Windows and doors

85. Casement windows and horizontally sliding sash windows are typical of vernacular cottages. These buildings often contain windows of different sizes. External shutters are installed on the ground floor windows of No. 16 and Nos. 19-20. Iron pintles ('L' shaped hooks) set into the stonework either side of windows at No. 30 show that shutters were previously present here also. It seems likely that these were installed at the same time, perhaps as a programme of works by the estate, though the particular reason and date are unclear.
86. Vertically sliding sash windows are typical amongst more formal designs of the eighteenth and late nineteenth centuries, though Edwardian and inter-war designs show a stylistic return to casements.
87. The replacement of timber windows with crude plastic replacements is noticeable on some unlisted buildings in Zone 2. This has harmed the architectural character and appearance of both the buildings affected and that of the conservation area generally, particularly where combined with other unsympathetic alterations.
88. Porches and canopies are infrequent features on vernacular buildings, particularly given that many such properties occupy a pavement edge position. Where present such features are often likely to represent later additions. Aside from the open fronted masonry porches at Churchfield House, construction is frequently in timber with simple pitched roof over. The heavy neo-classical roof canopies used in the

Shirley Close development appear greatly at odds with the ‘vernacular’ designs otherwise used.

Important unlisted buildings and structures

89. Unlisted buildings and structures which make a ‘positive’ contribution to the historic or architectural character or appearance of the conservation area are detailed on Map 3. Alongside listed buildings, these should form a focus for conservation, and where applicable, may provide inspiration for new development. Examples are provided below, whilst others are noted in the text above.

- *K6 red telephone kiosk (FIG. 17 below):* The K6 kiosk with jubilee crown (1936-53) located at the junction of Main and Church Roads occupies a focal position, which together with a contemporary (George V) pillar box flanks an attractive sycamore.



FIG. 17: *Junction of Main Road with Church Road. Two ‘classic’ items of British street furniture flank a visually significant sycamore tree.*

- *Boathouse at the Cove (see FIG. 12):* The boathouse has been present since at least 1839, and may be associated with Coastguard Cottages which were constructed in the 1820s. The slipway has been removed/eroded leaving the building oddly detached from the beach, though the building itself nestles into the slope. It represents a subtle human intrusion into the natural form of the Cove, telling of the historic and continuing connection of the village to the sea. The building is currently disused and over the long term may be at risk of being damaged by storms, as was the former coal store (Cove Café) opposite during 2014.
- *Water supply points (see FIG. 18 above):* metal plates which served as water outlets prior to the individual supply of properties are positioned at intervals along Main Road. At least some of these are incorporated in the fabric of buildings that are otherwise listed.

- *Pillbox in the side of the Cove (see FIG. 18 below):* A cylindrical concrete pillbox exists semi-buried in the cliff on the west side of the Cove. This formed part of the network of coastal defences constructed during World War II.



FIG. 18: *Features of interest. Left: cylindrical concrete pillbox concealed on the west side of the Cove. Right: old water tap.*

- *Tombstones in the old churchyard (see FIG. 19 below):* The churchyard contains a number of interesting late eighteenth and early nineteenth century monuments, some of which carry ornate carvings. That to William Randall carries a personalised and poetic dedication.



FIG. 19: *Headstones in the old churchyard. Left: monument to William Randall and his wife, which is of interest for the dedication it carries. Right: a good example of the carved ornamentation seen on a number of monuments here.*

Ecology and biodiversity

90. The cliffs and adjacent open ground falls within the South Dorset Coast SSSI (Site of Special Scientific Interest). Here the range of rock types and varied coastline supports many plant species, amongst which the rare Carrot Broomrape *Orobanche*, and Wild Cabbage *Brassica oleracea* are notable, whilst there is also an important population of the Lulworth Skipper butterfly *Thymelicus action*. Natural England records all three on and around the cliffs running west from the Cove. Condition here is recorded as 'favourable', though the ecological condition of the north side of the Cove (including Bindon Hill) is noted as 'unfavourable'. Land on the east side of the Cove (including the adjacent ranges) is similarly graded, though its condition is recovering. Most of the scrub and woodland within the conservation area is of relatively recent origin, and whilst the scrub has degraded the ecological value of the land, both this and trees nonetheless provide some support for bird species and other wildlife. The old churchyard contains some attractive naturalised planting (see FIG. 20 below), and open green and garden spaces generally provide a variety of habitats suited to many common species. The old mill pond is a nesting place for ducks and host to other water life.



FIG. 20: *Primroses in the old churchyard. The modern house in the background intrudes on the setting.*

Issues and opportunities

Problem areas

Commercialisation

91. Commercialisation of the Cove has been a factor since the late nineteenth century, and this has harmed its character due the dominating presence and often unsympathetic design of visitor facilities, parking, insensitive signage and advertising and associated clutter. All detract from the natural scenic quality and historic character visitors come to experience.

Quality of design

92. Whilst there has been a recent return to popularity of building designs which seek a vernacular character, the details used often fail to accurately reflect those used in the locality itself, undermining its distinctive character. Greater care is therefore needed in the detailing of new buildings. A further weakness of some recent development has been the tendency to take a cue from the immediate context, regardless of whether this is itself characteristic of the broader context generally. This tends to further dilute rather than strengthen character by producing a clustering effect (see FIG. 21 below).



FIG. 21: *Modern development in context. Most of the buildings visible are post-1870 date, many of these post-1990. Prior to 1870 development here was of vernacular character, exemplified in terms of character and scale by the two intact late eighteenth century cottages centre view. Whilst these have provided a model for some modern development, others have taken West Lulworth House Hotel and Lulworth Lodge (arrowed) – late nineteenth century buildings whose form, style and materials paid no regard to context – as references for development immediately adjacent. The ‘clustering’ effect this has had has further weakened character in these locations. Note the intrusive character of buildings set at higher level.*

Relationship with setting

93. The sprawl of development into the landscape setting of the village took place during the twentieth century, and this compromises views. Impact is worsened however where solar panels are fixed to the roofs of properties exposed to long views, or where redevelopment produced designs with greater visual impact than those they replace – for example where substantial amounts of glazing with large reflective surfaces are employed.

Erosion

94. The erosion of the cliffs and shoreline is an ongoing issue which has led to recent collapse of footpaths and damage to buildings. This is however a natural process recognised in the World Heritage Site Management Plan. Careful management will be required in the future to ensure safety.

Rubbish

95. Significant quantities of rubbish and debris from fishing nets is washed ashore in the Cove, particularly during winter (see FIG. 22 below).



FIG. 22: *Rubbish on the beach. Large quantities of rubbish washed ashore during winter storms in 2014. Debris from fishing nets is frequent. Note the remains of a brick building behind, removal of which could be beneficial.*

Evaluation of condition

96. The conservation area contains a surprising number of derelict buildings (see FIGs. 23 and 24 below). In the Cove these include the site of the former café and the remnants of a brick building of unclear origin, and inland, the fire damaged shell of the squash courts, the overgrown village stores and coach house to the rear of Cove Cottage.



FIG. 23: *The former stores on Main Road. Currently abandoned and overgrown.*

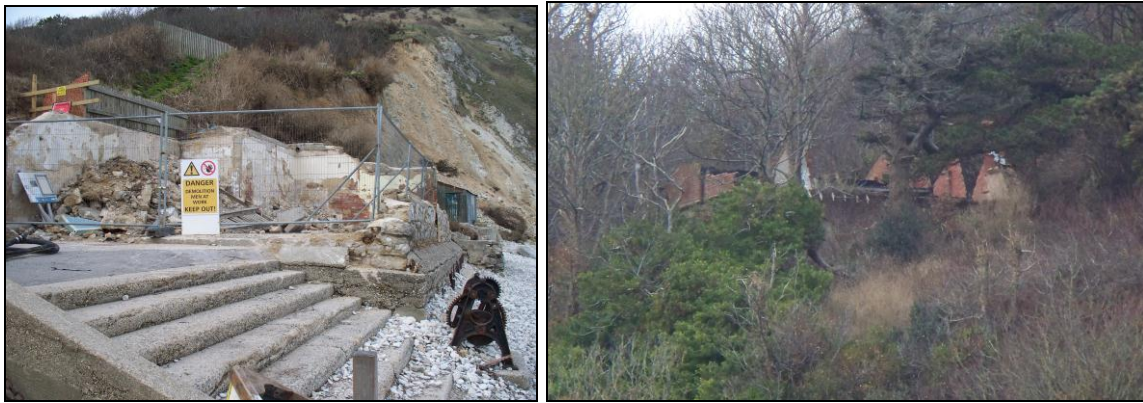


FIG. 24: *Dereliction and ruin. Left: remains of the Cove Café. Right: remains of the Edwardian squash courts.*

97. Parts of Zone 2 have a ‘run-down’ appearance which seems to relate to poor standards of maintenance of commercial properties, dereliction noted above, and the poor quality of the public realm.

Buildings at risk

98. Listed buildings and structures are termed ‘at risk’ where aspects of their condition, use or context threaten those features which provide special historic or architectural interest. In West Lulworth Conservation Area listed buildings which appear to be at some degree of risk chiefly include Lulworth Estate properties:
- Little Bindon appears vulnerable due to its lack of use (currently boarded up) and isolated position.
 - Pebbledash is in the process of falling off the façade of No. 14 Main Road. Though the finish is inappropriate, the masonry beneath has suffered some degradation and remains vulnerable until remedial work is undertaken.
 - The render finish of Cove Cottage appears to be suffering deterioration.
 - The arch over the entrance to the barn at Hambury Farm is unstable and has been propped for some time, whilst the condition of roofs appears poor.

More generally a number of listed buildings along Main Road show damage caused by backwash from traffic. This is in part a product of an increase in the height of the carriageway due to resurfacing, partly a product of heavy visitor traffic, and partly a product of the removal/loss of protective finishes (e.g. limewash and render).

Threats, pressures, challenges

99. The principal threat faced by the conservation area is that of increased visitor pressure and associated commercialisation. Management of cliff erosion will be an ongoing challenge in to the future, and may lead to further loss of structures adjacent to the Cove.

Recommendations

Boundary redefinition

100. The village has experienced a great deal of development since the 1870s, at which point a shift in character from vernacular to often unsympathetic urban and suburban forms can be identified. This has left architectural character and quality mixed over all, though within the upper part of the village in particular, vernacular character remains strong along the historic main streets. The nature of topography, and manner in which perceived character changes with position, reinforces the distinction between traditional and modern development in this part of the village, modern development typically most visible and most intrusive in landscape views.
101. As originally designated in 1977, the conservation area included a large amount of modern development which has seen a high level of change since. Changes were made to the conservation area boundary during 2015 in order to more appropriately focus the designation on areas of surviving historic townscape. This ensured that the designation was fit for purpose in line with its statutory definition, and paragraph 127 of the NPPF. A description of elements removed in 2015 is given below:
- *Nos. 1-22 The Launches, End House, The Villa, Belle Vue, The Fells, Hybridge House and Nos. 1-6 Main Road:* a range of pre-fabs, modern bungalow forms, ex-local authority housing and other modern houses of no historic or architectural interest. Design, materials and associated engineering works undermine the distinctive character of the locality. The area has seen considerable change of since designation. Inclusion weakens the conservation area.
 - *Upalong, Bindon Lodge, Limberlost and Nos 10 and 11 Sunnyside:* Modern houses which make no obvious contribution to the historic or architectural interest of the conservation area.
 - *Lulstead, Finches, Melstock, Hillhampton, Advantage Point, Beandon, West Road:* Inter-war houses of suburban type which sprawl up the hillside and are exposed in landscape views. These buildings are not well related to the settlement. Inclusion weakens the conservation area.
 - *Moonfleet, School Lane:* a modern bungalow. It is unclear why the boundary takes in this property but leaves those opposite outside. Inclusion is unnecessary.
 - *Open land to the south of Little Bindon, and a narrow strip of open land to the north, south and east of boundaries along Bindon Road:* This allows clarification of the boundary with reference to features on the ground.
 - *The hall, club, shop and Nos 1-4 Church Road:* modern buildings which make no obvious contribution to the historic or architectural interest of the conservation area.

-
102. Given the high level of exposure to long views of those parts removed, proposals for future development should be scrutinised closely in terms of their impact upon the character of the landscape (via the overlapping AONB designation), as well as their impact upon the setting of the conservation area.

Management and enhancement

103. The character and appearance of the conservation area can be preserved and enhanced by the efforts of all who have an interest in the land and property within it. Maintaining those buildings, structures and aspects of which make a 'positive' contribution to the special architectural or historic character or appearance of the conservation area (see Map 3) should be a key priority. On the other hand, buildings, structures and aspects which have marked 'negative' impact upon the character or appearance of the conservation area (see Map 3) provide a focus for positive change. Buildings marked 'neutral' on Map 2 are a diverse and harmless group which lack importance. Whilst improvements or change here may deliver benefits, these are unlikely to be as significant as for those marked negative. Use of this appraisal to inform the design and assessment of planning proposals helps to ensure that conservation objectives are achieved through the planning process.
104. The list below provides a summary of potential areas for action, implementation of which will depend upon opportunity, priorities and funding, and may involve or be achieved by a range of different stakeholders.

Potential listing

105. The pillbox on the west side of the Cove is a significant wartime structure, given added interest by its position within the Cove. Similar pillboxes have been recently been listed in Studland, and this could likewise represent a good candidate.

Tackling dereliction

106. Addressing the condition of derelict buildings and sites through rehabilitation, redevelopment or clearance and site restoration could potentially be of great benefit.

Addressing buildings at risk

107. Addressing the issue of buildings at risk by seeking appropriate repairs would be of great benefit.

Improving/rationalising signage

108. Addressing the poor quality of signage and associated commercial clutter could greatly mitigate the negative impact that this has upon the character of Zone 2 and the Cove.

Seek omission of block ridges on thatched roofs

109. The gradual replacement of modern block ridges on thatched roofs for more traditional flush details would help to reinforce local distinctiveness. As ridges are typically renewed every 10-15 years this can be achieved relatively quickly by

engaging with owners, particularly where block ridges represent unauthorised additions to listed buildings.

Public awareness

110. It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the crucial role they play as property owners in conserving and enhancing its character and appearance. Here parish plans and other locally produced documents can play an important role in identifying actions that can be taken.

Appendix

Appendix A – Further information and advice

Legislation, guidance and policy

- *Conserving Character: Dorset AONB Landscape Character Assessment.*
- *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *National Planning Policy Framework.* DCLG, 2012.
- *Purbeck Local Plan Part 1.* Purbeck District Council, 2012.
- *Understanding Place: Conservation Area Designation, Appraisal and Management.* English Heritage, 2011.

Design

- *District Design Guide Supplementary Planning Document.* Purbeck District Council, 2013.

Historical development, archaeology and architecture

- *Dorset (Pevsner Buildings of England).* Newman and Pevsner, 1972.
-
- *National Heritage List.* www.historicengland.org.uk.

General

- *A Stitch in Time: Maintaining your Property Makes Good Sense.* SPAB and IHBC.

Further enquires

Enquiries regarding this appraisal should be addressed to:

Design and Conservation Officer
Purbeck District Council, Worgret Road
Wareham BH20 4PP
Tel: 01923 557388
conservation@purbeck-dc.gov.uk

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

Environmental Services Directorate
Dorset County Council, Colliton Park
Dorchester DT1 1XJ
Tel: 01305 224921
www.dorsetforyou.com

Appendix B – Listed buildings

Listed Buildings within the conservation area are shown in the table below. For further information on these buildings see the National Heritage List (searchable online at www.historicengland.org.uk).

Please note: The table does not include ancillary structures or those within the curtilage of named buildings which are also likely to be covered by the listing where pre-dating 1948. 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	Historic England reference No.
Forge Cottage, 31, Main Road The Cottage, 30, Main Road	II	1120400
The Old Bakery, Main Road	II	1120402
11, Main Road	II	1120403
17, 18 and 20, Main Road	II	1120404
27, Main Road	II	1120405
51, School Lane	II	1120406
Detached outbuilding west of No 51	II	1152594
Parish Church of The Holy Trinity	II	1152346
Lych gate to parish church	II	1120430
61 And 62	II	1120431
Weston, Britwell Drive	II	1120435
Churchfield House and West Cottage, Church Lane	II	1120436
West Lulworth Farm House, Farm Lane	II	1152432
West Lulworth Farm, 1-5, Farm Lane	II	1120437
Bricklesey Cottage	II	1120438
Stone walls surrounding mill pond	II	1120439
Myrtle Tree Cottage	II	1120440
13, Main Road	II	1120441
Spring Cottage, Main Road	II	1152464
Rose Cottage	II	1152466
9, Main Road	II	1152473
The Castle Inn, Main Road	II	1323349
Linden Lea, 50, School Lane	II	1152590
10, Main Road	II	1304727
Red Hill, 14, Main Road	II	1304731
28, Main Road	II	1304736
Mill Pond Cottage	II	1304751
The Doll's House	II	1304752
Little Bindon	II*	1323346
Cove Cottage, 38, Main Road	II	1323347

1-8 Coastguard Cottages	II	1323348
15 and 16, Main Road	II	1323350
29, Main Road	II	1323369
Hambury Farm House and attached barn, Main Road	II	1323370
Detached farm building at rear of Hambury Farm	II	1120401
Elizabeth Cottage, 7, Main Road	II	1323371
12, Main Road	II	1323372
25 and 26, Main Road	II	1323373
K6 telephone kiosk on village green opposite Myrtle Tree Cottage (No 246), Main Road	II	1323420
Nos. 52 and 53 including workshop adjoining east, 52 and 53, The Triangle	II	1390705

Appendix C – World Heritage Site

World Heritage Sites are inscribed by the World Heritage Committee in accordance with the Convention Concerning the Protection of the World Cultural and Natural Heritage 1972.

Description	Inscribed
Dorset and East Devon Coast	2001