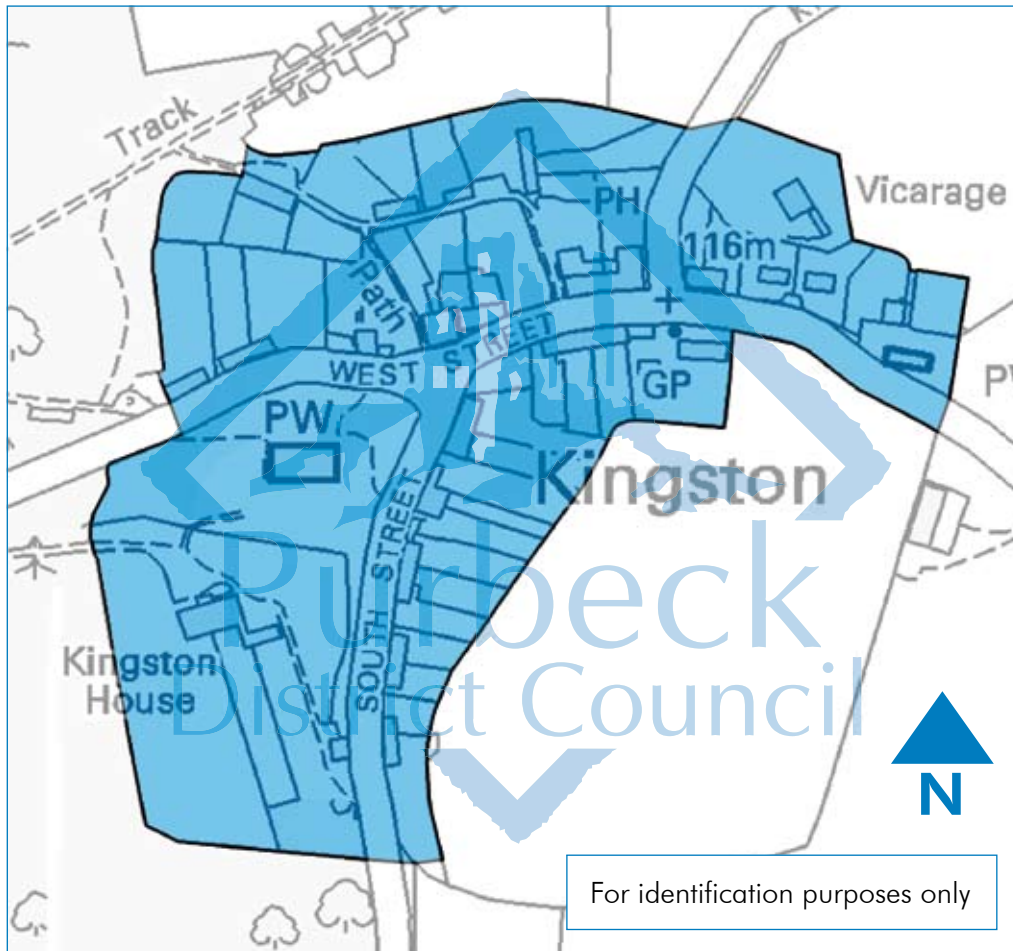




Purbeck District Council

Thriving communities in balance  
with the natural environment

## Kingston Conservation Area

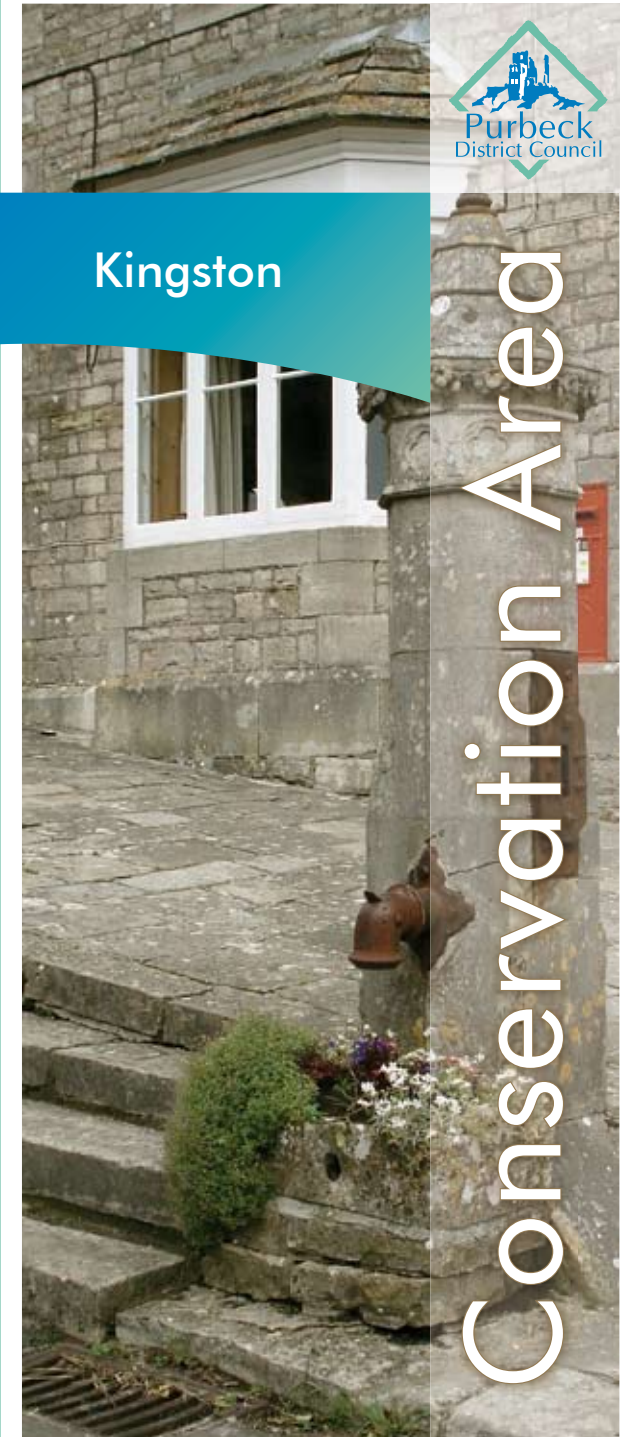


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Kingston

Conservation Area



# Kingston Conservation Area

Kingston Conservation Area was first designated during 1975 with amendments made to the boundaries during 2009.

## Special historic and architectural interest of Kingston Conservation Area



St. James' Church

Kingston is of interest as an example of a small estate village, the extent and layout of which has remained relatively unchanged since the late nineteenth century. The activities here of the philanthropically inclined William Morton Pitt – pioneer, amongst other things, of the

Swanage resort – and architectural ambition of the 3rd Earl of Eldon, add local interest. The Conservation Area contains a good collection of estate cottages and functional village structures. These come in a range of mostly simple vernacular and neo-gothic styles all employing locally quarried stone in construction. This theme gains outstanding expression in G.E. Street's St. James' Church – the stature and quality of which is unsurpassed within the District. A large proportion of buildings within the village are listed.

Cover photo: village pump

## About Conservation Areas

While bringing some controls over permitted development rights the object of designation is not to prohibit change or development but rather to manage its quality and contextual appropriateness. This means that a high priority is given to securing design quality both within and also around Conservation Areas. For details of the current regulations applicable within Conservation Areas see the District Council's website or general Conservation Areas leaflet. The Local Authority is happy to provide pre-application advice in regard to specific development proposals.

## Conservation Area Character Appraisal

The adopted Character Appraisal document for Kingston Conservation Area (2009) represents an essential point of reference for those considering making an alteration to properties or land located within and around its boundaries. The purpose of the 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.

The Character Appraisal document is available for reference at Corfe Library, the District Council offices and may be downloaded from our website: [www.purbeck.gov.uk](http://www.purbeck.gov.uk)



Pavement in West Street

20/22 West Street

South Street

View of Kingston

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