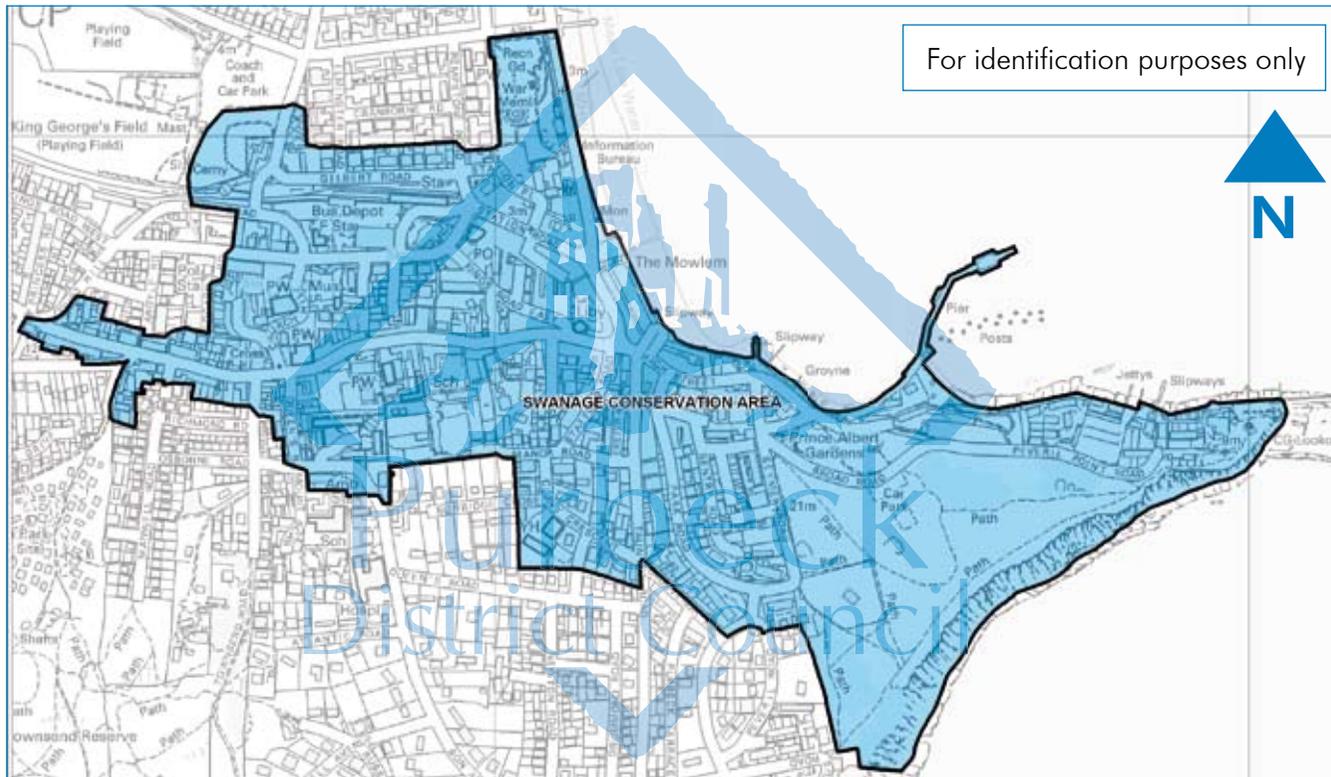




Purbeck District Council

Thriving communities in balance  
with the natural environment

## Swanage Conservation Area

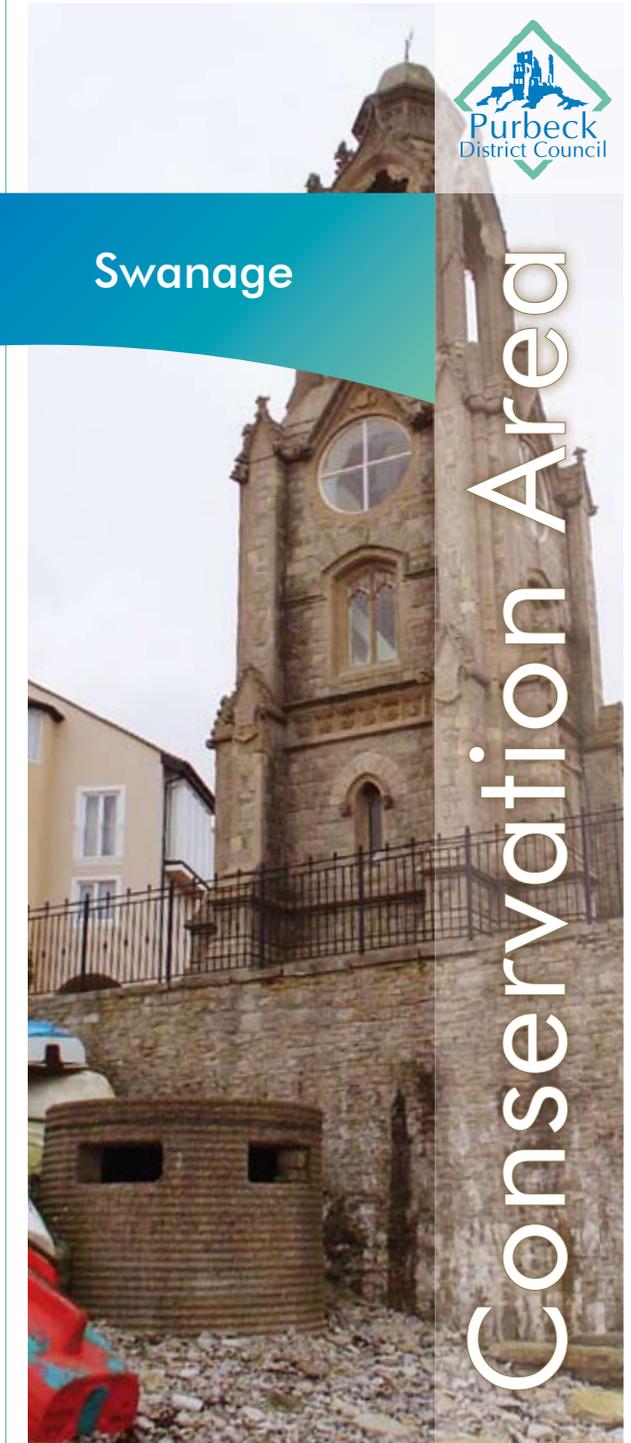


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## Swanage

# Conservation Area



# Swanage Conservation Area

Swanage Conservation Area was first designated during 1970, with extensions made during 1982 and 2008.

## Special historic and architectural interest of Swanage Conservation Area



Purbeck House

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. Architecturally the Conservation Area comprises a fusion of 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. 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 an ancient 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.

Cover photo: Wellington Tower with WW1 pillbox

## 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. 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 Swanage Conservation Area 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 Swanage Library, the District Council offices and may be downloaded from our website: [www.purbeck.gov.uk](http://www.purbeck.gov.uk)



Cliff Place



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Institute Road



Swanage Railway

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