



Acton Conservation Area Appraisal Document



Adopted Document

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1. Introduction

1.1 Background

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

Section 69.1(a) of the Planning(Listed Buildings and Conservation Areas)Act 1990 defines Conservation Areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Conservation Areas are designated to cover the streets, spaces and places in our towns and villages that are considered to warrant special consideration within the planning process by virtue of their historic and architectural interest. While bringing some added controls the object of designation is not to prohibit change or development but rather to manage its quality and contextual appropriateness.

The purpose of this appraisal is: 1. to provide an in depth analysis of character which will inform both planning and development management at the Local Authority, 2. to assist property owners and their agents in the formulation of sensitive development proposals, 3. to assist property owners and their agents in execution of sensitive alterations allowed under permitted development rights, and 4. to identify potential for enhancement works within the Conservation Area.

1.2 Planning Policy Framework

Conservation Areas are designated by local authorities in fulfilment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Guidance 15 *Planning and the Historic Environment* provides the statutory guidance for their administration, while specific Local Authority policies will also apply. Further guidance regarding the legal implications of designation can be found in Appendix B.

1.3 Development Within a Conservation Area

If you are considering undertaking works to a property, or developing land that lies within a conservation area you are advised to contact a Conservation Officer and the responsible Development Control Officer at Purbeck District Council for assistance. This appraisal will assist in the formulation of appropriate design strategies for new development, which should be fully articulated within a Design and Access Statement accompanying any planning application. CABE has produced useful guidance (see Appendix A).

1.4 Preparation and Survey Limitations

This Appraisal was researched and written by **Benjamin Webb**, Conservation Officer at Purbeck District Council, during spring 2008, and revised following consultation during September 2008. The document was formally adopted on 9th December 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

In line with the Council's Statement of Community Involvement two six week phases of consultation were arranged. The first (31st March – 9th May 2008) involved information gathering using a questionnaire made available locally and at Westport House which provided an opportunity for public input to the formulation of proposals and production stage of the document. The second (23rd June – 1st August 2008) involved formal consultation on the finalised boundary proposals and appraisal document with a leaflet delivered all properties directly affected. All consultation materials were made available online. The consultation was advertised through local media and Council channels. Views were invited from local amenity groups and administrative bodies. Consultation responses have been taken into account in preparation of the final version of this document.

2. Summary of Special Interest

The object of the following paragraphs is to provide a brief (non exhaustive) summary of the reasons for designation of the Conservation Area. A more detailed introduction to and analysis of historic and architectural character and appearance will follow in subsequent sections.

2.1 Special Historic Interest

The Conservation Area forms a thematically based designation which focuses upon some of the dispersed and informally arranged settlement which developed within the area in association with quarrying – the cultural importance of which is championed at near by Burngate Quarry, and which remains an important component of the local economy. The context, setting and extent of settlement (infill aside) appears to have remained remarkably consistent since the nineteenth century.

2.2 Special Architectural Interest

The Conservation Area contains a number of interesting vernacular buildings and other structures in large part constructed using locally sourced stone. Building types are mixed with a selection of rural, urban and some suburban forms present which can sometimes appear unusual in association, while quality is somewhat mixed.

3. Conservation Area Site and Situation

3.1 Location and Setting

Acton is a small, tightly defined hamlet located on the Purbeck limestone plateau south-west of Langton Matravers. Settlement within the Conservation Area falls within the broader pattern of historic linear land division which characterises the landscape from this point eastwards, and is set within relatively open farmland and waste scarred by past and continuing quarrying. This open setting and the separation of the four groups of development included within the Conservation Area from Langton and each other, are essential components of both Conservation Area and broader landscape character.



FIG. 1: *Acton in context. The hamlet is surrounded by rough grassland and scrub pockmarked by former quarry workings.*

3.2 Socio-Economic Profile

The settlement and outlying groupings of houses were historically home to quarrymen and thus contains a large number of relatively small and utilitarian cottages. These properties are often bought as holiday or second homes so the current position is mixed, as in many other of the District's historic settlements.

4. Historic Morphology and Archaeology

Acton, in common with other historic settlements positioned along the limestone ridge, may find origin as a farmstead located to take advantage of a spring. The oldest buildings here probably relate primarily to agriculture and the settlement name itself makes reference to the farming of sheep, an occupation of enduring relevance, though latterly the stone industry eclipsed it in importance. By the late nineteenth century almost all of the land around Acton had been subject to quarrying, signs of which remain in both the pockmarked fields surrounding, and in the shafts and equipment preserved at Castle View – formerly known as Mount Misery (see FIG. 2). The small clusters of housing at both the latter, Blacklands and East and West Acton Field appear to have developed amongst and in association with stone quarry workings. At Mount Misery there was also a limekiln. Connection between these groupings of houses was historically much stronger, a network of informal footpaths and tracks spread across the area as late as the 1930s. Both the principal settlement, Blacklands and East and West Acton Field are linked to Priest's Way, which formed a principal route of communication prior to the eighteenth century construction of the current B3069. Priest's Way remained an important route into Swanage for the local stone industry for some time after this. Castle View lies on a now mostly vanished trail north toward the old South Valley Road and Corfe Castle, a route which may have been employed by the stone industry when it exported from Ower – prior to development of facilities at Swanage during the eighteenth century.



FIG. 2: *Norman's Quarry. The spack, capsten, sheds and shaft of a former stone quarry preserved by the National Trust at Castle View.*

Acton appears to have been contained or developed within one of the succession of broad linear plots of land demarcated by stone walls between ridge and sea from Worth Matravers to Swanage. Here the eastern plot boundary is clear though the western boundary seems to have been lost. Blacklands and East/West Acton Field are contained within the neighbouring plot, both east and west field walls of which largely survive to form important features within the Conservation Area and broader landscape. The date at which this subdivision of land took place is subject to speculation though the resulting plots functioned as individual landholdings or 'estates', a consolidation of which is seen at this location in Treswell's mid sixteenth century map of Purbeck. This depicts land at Acton falling within the manor of Langton Wallis, one of the two manors from which the modern day village of Langton Matravers is formed. The manorial pound survives at Court Pound on High Street.

Much of the development within the Conservation Area dates to the nineteenth century during which quarrying expanded, though the second half of the twentieth century has seen relatively substantial development through infill.

Archaeological Potential: The archaeological potential of Acton is unlikely to be great given that it is not a settlement for which there is a long history of extensive development. The broader landscape surrounding is rich in archaeology though heavy quarrying of the land immediately surrounding the settlement is likely to have been destructive. Reference to the County Historic Environment Record (see Appendix) should always precede the drawing up of development proposals.

5. Townscape Analysis

5.1 Urban Structure

The principal settlement has a tight informal layout within which buildings have a diffused and irregular distribution within and around a framework of two roughly parallel lanes linked at their western ends (see FIGs 4 and 5). Within this a number of small accesses feed into small enclosed courtyard spaces. A further lane loops around garden plots on the southern fringe of the settlement and runs on further to Blacklands and Priest's Way. The latter is also linked to East and West Acton Field by linear trackway and to Acton by footpath, but houses here are otherwise detached from the principal settlement. Castle View is similarly detached from the main part of the Conservation Area, linked by linear track from the B3069. Various footpaths run out into the broader landscape reflecting the historic position of Acton within a network of many such quarry tracks, not all of which survive.



FIG. 3: *Central Acton. Looking along the unmade lane which runs through the middle of the hamlet.*

5.2 Building Density

Although to some extent a product of more recent infilling, the relatively high density and tight packing of development within Acton itself is an important aspect of the settlement's character. This is accomplished through the efficient arrangement of development within relatively small plots utilising a range of building orientations and forms, the latter including detached, semi-detached and terraced buildings. Properties on the northern side of the settlement are more

well spaced reflecting to a greater extent the historic pattern of development. The small number of houses at Blacklands, East and West Acton Field and Castle View form at most loose clusters.

5.3 Building Height

With the exception of a few one and one and a half storey buildings, heights within the Conservation are fairly consistent at two storeys. Some variation is seen within the latter in terms of ridge heights reflecting differences in the internal dimensions of properties concerned; the earliest buildings within the Conservation Area tending to be the lowest, late nineteenth century development the tallest.



FIG. 4: *Irregularity. Here a jumble of different building forms and shapes provides visual interest along the southern edge of the settlement, though building quality is mixed. Note again the unmade road surface.*

5.4 Plan Form and Massing

Many buildings within the Conservation Area have simple rectangular plan forms, broader than they are deep. Arrangement in terraces or rough rows is common, those of East and West Acton Field notable. Both these and buildings Blacklands have an easterly orientation reflected in other historic properties on the western fringe of Langton Matravers (e.g. North Street). Lean-to extensions are frequent additions to row houses, lateral extensions such as that to Farm Cottage and Sea View Cottage often appearing obtrusive. Massing varies, the relatively large scale of late nineteenth century properties contrasting with more light weight

forms typical of earlier structures. Squarer forms with greater depth occur in some late nineteenth century and more recent properties.

5.5 Edges and Enclosure

The Conservation Area is characterised by very high levels of enclosure providing a definite separation of public and private realms, and of settlement from surrounding landscape. Due to the diffused character of building layout this helps to produce a pattern of interesting irregular spaces composed of forecourts and small gardens. Enclosure is normally achieved through use of rubble stone walls which are frequently built dry.



FIG. 5: *Acton from the southeast. Enclosing walls form a strongly visible element defining both the edge of the settlement and adjoining fields.*

5.6 Visual Qualities

The informal composition of buildings, varied building forms and enclosed spaces provide various interesting views through and around the Conservation Area. Views out of the Conservation Area are mixed due to the rough condition of much of the surrounding landscape and continuing quarry related activities occurring within it; this said, as condition relates directly to past function views into the bleak environs of Acton, Blacklands and East and West Acton Field are strongly evocative of historic character. The outlook from Castle View is aesthetically outstanding, the falling land here providing long views of the Purbeck chalk ridge.

5.7 Landscape: Trees and Green Spaces

The juxtaposition of the tightly defined settlement with the bleak and scarred quarry landscape surrounding is an important aspect of the character of the settlement and is particularly strong at the semi-isolated group of houses at Blacklands.

Within the settlement small enclosed garden spaces provide limited green spaces which contain a range of small trees and shrubs and provide important gaps between buildings. A number of small enclosures are formed around the edges of the settlement, these representing something of a transition between this and the surrounding landscape. They include an unusual arrangement of free standing garden enclosures on the south side of the village.



FIG. 6: *Green space at the heart of the hamlet. The garden of Harris's Cottage forms an attractive feature and reflects the more open character of the settlement prior to infilling. Note the contrast between real and artificial roofing.*

5.8 Public Realm

Groundscape: With the exception of the link road from Acton to the B3069 roads within the Conservation Area are unmade, stony and rutted. The latter is particularly seen on Priest's Way, large stones set within which appear to preserve signs of wear from cart wheels. This adds considerably to the character of the Conservation Area providing an air of rough informality evocative of the historic background of settlement amongst the quarries.

Street Furniture and Lighting: A single post mounted lamp occurs at the entrance to the hamlet, and three others within it. These are poorly serviced and maintained. There is otherwise no street furniture within the settlement with the exception of the parish notice board. This seems consistent with the character of the settlement which any attempt to gentrify could harm.

6. Building Style and Details

6.1 Architectural Style

Building style varies though differences in type are often obscured by general consistency in the use of materials, form and layout. Buildings of all ages and styles display a general simplicity free of ornamentation, consistent with the historic status of the settlement. These represent an odd mixture of types perhaps reflecting the lack of formal settlement structure. The oldest properties within the Conservation Area have a vernacular character employing both local materials and conventions in design and construction, lacking formality in the arrangement of component elements. Here Acton Vale, Acton Cottages and Myrtle Cottages are the key examples (see FIG.7). Local interpretation of more formal national and pattern book styles is particularly evident in housing of the mid-late nineteenth century whose presence is stressed by strong vertical emphasis and relatively tall ridge heights of a sometimes urban scale. Subsequent infill has introduced a collection of fairly unremarkable suburban types, though some attempt has been made in recent development to reflect earlier forms.



FIG. 7: *The vernacular. Acton Vale and Myrtle Cottages show all the essential components of the local building tradition.*

6.2 Walls

Buildings within the Conservation Area appear without exception to be constructed using Purbeck stone – this latterly forming a cladding for other materials in modern construction. The oldest properties usually employ roughly

coursed irregular spalls and splinters of rubble stone perhaps derived from quarry waste, whilst a higher proportion of squared stone blocks and larger chunks of stone are evident in properties from the mid nineteenth century onwards, perhaps reflecting improvements in production. Certain properties carry render or paint, this either applied to the whole building or to the gable ends. 4 Castle View and Highland Cottages carry a lined out stucco, a more uncommon treatment for vernacular or workers houses, the latter mirroring the equally unusual use of real ashlar stone in the terrace opposite it. Render was a traditional response to the need for weatherproofing and used to mask poor quality stone; it is possible that incidence was higher historically.

6.3 Roofs

Roofing: The historic vernacular within the broader area employs locally sourced stone roofing tiles. These are dressed on principle dwellings, whilst cruder slabs are employed on outbuildings. In many cases these carry a heavy and unattractive ‘pointing’ applied as a weatherproofing of little technical value. Recent development has typically utilised synthetic or reconstituted stone roofing products which provide a poor match to traditional tiles and may be seen to undermine the character and heritage of Purbeck. Welsh slate is otherwise present on a number of late nineteenth century properties, heather blue Penryn slate seen at Castle View.

Chimneys: Many chimney stacks are constructed from stone though dark red Swanage bricks were also used historically. Where pots survive these are usually simple red or pale yellow clay forms.



FIG. 8: *Late Victorian development. With form and appearance of more standardised ‘urban’ character this building nonetheless employs local materials in construction including in this instance Swanage brick for chimney stacks. Note the awkward looking dormer.*

6.4 Windows and Doors

Windows: Where windows survive on historic properties these are either sliding sash or casement, type reflecting the height and emphasis of the property concerned (sash in tall window openings, casement in squat). Harris's Cottage represents an exception in that here tall window openings have been strikingly fitted with casements. The Conservation Area contains many modern windows of varied quality, those made using UPVC or containing top opening lights the poorest visually.

Dormer windows are infrequent and mostly represent poor additions. The exaggerated use of dormers with pitched roofs set in the eaves of Purbeck Cottages causes this modern building to stand out, while that in the roof of 2 Highland Cottages strikes a note of discord within the terrace (see FIG. 8). Use of cat slide dormers which graze the eaves of Acton Cottages represents a more traditional approach. Rooflights are infrequent and standard forms appear particularly incongruous especially where inserted on front elevations.

Doors: Doors do not generally represent a notable or particularly noticeable element within the settlement. Where these survive on older properties simple plank forms are often employed.

6.5 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 2 together with those deemed to have both a 'neutral' and 'negative' impact. Examples are given below:

- *Myrtle Cottages:* For some reason overlooked during the last resurvey of listed buildings this row of small vernacular cottages forms a group with *Acton Vale*. The relatively blank rear elevation and irregular roofline are notable features.
- *Buttercup Hall with East View Cottage:* An interesting back-to-back design. Follows the same alignment as *Harris's Cottage*, the two forming an attractive grouping. (see FIG. 3).
- *No.3 with Lane End Cottage:* An attractive pair of single storey cottages, of which few examples generally occur within the broader vicinity. (see front cover)
- *Norman's Quarry:* A former quarry head and associated structures preserved by the National Trust at Castle View. Strongly evokes the history of the area.

7. Ecology and Biodiversity

It is easy to underestimate the contribution made by wildlife to the character of a Conservation Area in terms of both sights and sounds. Buildings, trees and garden spaces provide nesting, roosting and feeding opportunities for birds and bats. These together with other animal species should be accommodated and provided for within new development in accordance with PPS 9. Around the Conservation Area it is also important to note the contribution made by lichen and mosses in softening the appearance of buildings while adding colour, texture and interest, particularly where stone is used in construction. Flower rich grassland flanking Priest's Way is a particularly important habitat for various insects and birds. Blocked quarries such as Norman's provide very important habitats for bats.

8. Issues and Opportunities

8.1 Problem Areas

Use of synthetic products in place of Purbeck stone for roofing is particularly marked amongst new developments. Synthetic roofing products do not bear close scrutiny being of different colour, thickness and profile compared to stone slates. Use of these products undermines and has undermined the distinctive identity and cultural associations of the both the locality and settlement. Where stone roofs do occur they are often disfigured by mortar 'pointing'. There is a broader problem in terms of the making of unsympathetic alterations (for example insertion of plastic windows) which has considerably undermined the quality of many buildings within the Conservation Area.



FIG. 9: *Problems in roofing. Left: A heavily 'pointed' stone roof, now appearing more mortar than stone. Right: a modern synthetic stone roof with marked brownish colour which unlike Perbeck Stone will not weather to grey.*

8.2 Evaluation of Condition

The condition of buildings within the Conservation Area appears generally good from external inspection though the heavy 'pointing' recently applied to some stone roofs suggests leakage which will only be exacerbated by further bodging.

8.3 Buildings at Risk

None of the listed buildings were identified from external inspection to be suffering significant decay and neglect.

8.4 Threats, Pressures, Challenges

Maintaining the separation of Langton from East and West Acton Field and Castle View will be important if their semi-isolated character is to be maintained. This will principally be achieved by restriction of development to the west of Langton. Other development must be carefully managed if the limited extent characteristic of settlement here is to be maintained. Pressure to gentrify must similarly be resisted.

9. Recommendations

9.1 Boundary Proposals:

As a consequence of review it is proposed that the current Conservation will be redefined to form a thematic designation which draws together some of the dispersed settlement which historically developed within the area primarily in association with quarrying – the cultural importance of which is soon to be championed through Heritage Lottery funding at a quarry site to the west.

Proposed for Removal

The Conservation Area has been drawn widely taking in a significant quantity of the surrounding landscape. A large part of the current Conservation Area is comprised of farmland, wasteland, and land in active use for quarry related activities. As a Conservation Area is primarily a townscape designation with specific controls related to townscape, buildings and structures the current designation may be viewed inconsistent with current guidelines (i.e. PPG15: 4.6). It is proposed to redefine the Conservation Area boundary so that it follows more closely the limits of settlement and thus more clearly reflects the distinction between settlement and setting – impact upon the latter a material consideration in judging Planning Applications (PPG15: 4.14). One exception here is the field lying between Blacklands and East and West Acton Field which is only retained within the designation because removal would sever the historically significant laterallinkage of East and West Acton Field to Priest's Way and Blacklands. This route, along a significant historic boundary, forms part of the network which links together Acton and its two satellites and therefore is important in terms of both structural and historic character. In terms of the land removed, PPS7 provides strong levels of support for control of development within the countryside and in particular the AONB, and this represents a more appropriate means of restricting development within open country than does a Conservation Area. Acton lacks a settlement boundary – the current local designation indicating the limits of normally acceptable development – therefore scope for development here is currently strictly controlled by Local Authority policy.

Proposed for Addition

It is proposed to add a detached portion of land centred upon Castle View on the basis of thematic designation given 1. the consistency of character between this, Blacklands and East and West Acton Field, and 2. the shared historic background and context of development of these with Acton.

9.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this

appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the list below presents a summary of potential action areas. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

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

Public Awareness of the Heritage Resource: It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the important role they play as property owners in preserving and enhancing its character and appearance.

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 and Development

- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR 2000. (see www.cabe.org.uk).
- Design and Access Statements: How to write, read and use them. CABE 2006. (www.cabe.org.uk).
- Planning Policy Statement 1: Delivering Sustainable Development. ODPM 2005. (www.communities.gov.uk).
- Planning Policy Statement 3: Housing. DCLG 2006. (www.communities.gov.uk).
- Planning Policy Statement 7: Sustainable Development in Rural Areas. ODPM 2004 (www.communities.gov.uk).
- Planning Policy Statement 9: Biodiversity and Geological Conservation. ODPM 2005 (www.communities.gov.uk).

Historical Development and Archaeology

- Benfield, 1990: *Purbeck Shop*.
- Good, 1966: *Old Roads of Dorset*.
- Hutchins, 1861: *The History and Antiquities of the County of Dorset*, 3rd ed., edited by W. Shipp and J.W. Hodson.

Architecture

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

Maintenance

- English Heritage, 1998: *Stone Slate Roofing Technical Advice Note*. (Download from HELM.org.uk).
- SPAB and IHBC: *A Stitch in Time: Maintaining your Property Makes Good Sense*. (Available from PDC).

Further Enquires

Enquiries regarding this Appraisal and 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:

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

Further restrictions may be applied by the Local Authority or Secretary of State through use of 'Article 4' designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be encouraged and have been given renewed emphasis in new statutory guidance notes PPS1 and PPS3. Early consultation should be sought with local Development Control and Conservation Officers.

Various types of advertisement including those which are illuminated will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

All trees and shrubs with trunks 75mm or more in diameter at 1.2 metres above ground level are protected from felling, lopping and pruning. Six weeks' written notice must be provided to the Council's Tree Officer in each instance during which time a Tree Preservation Order may be served.

Implications for the Local Authority

The 1990 Act makes it a duty for Local Authorities to:

- In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
- Review designations from time to time.

Information correct at December 2008.

Appendix C – Listed Buildings

Below is a table of the principal listed Buildings within the Conservation Area. For further information on these buildings see the Statutory List of Buildings of Special Architectural or Historic Interest.

Please note: The table does not include ancillary structures or those within the curtilage of named buildings. These are also covered by the listing. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

Address	Grade	English Heritage Reference No.
Nos. 1 (Spring Cottage) 2 and 3 Acton Cottages	II	109018
Acton Vale	II	109019
Harris's Cottage	II	109020
83, Acton	II	109021
Daisy Cottage and Greenhayes	II	109012