



Corfe Castle Conservation Area

Appraisal Document



Adopted Document

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1. Introduction

1.1 Background

This Appraisal has been prepared for Corfe Castle Conservation Area which was first designated on 5th February 1971, extended on 7th December 1973, and again in August 1991.

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 summer 2008, and revised following consultation during December 2008. The document was formally adopted by Purbeck District Council on 20th January 2009.

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 (29th September – 7th November) 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

Corfe Castle was established and initially developed in association with the strategic importance of its position – an importance reflected in both the physical and cultural dominance of the castle in terms of local identity. The fabric of the village bears witness to ancient associations with the Purbeck limestone mining industry, while as a key gateway within the Isle of Purbeck the form and character of the village has been strongly influenced by local changes in the development of roads and transport infrastructure.



2.2 Special Architectural Interest

The village is dominated by the castle, one of the largest, most dramatic and distinctive in England. The association of this with a village containing the largest concentration of stone built vernacular architecture in Purbeck drew the status of “outstanding” from the then DoE upon original designation. The Conservation Area contains a heavy concentration of nationally listed buildings including many houses of the sixteenth and seventeenth centuries, several at the highest Grades I or II*.

3. Conservation Area Site and Situation

3.1 Location and Setting

Corfe is located midway between Wareham and Swanage at a river cut cleft in the Purbeck chalk ridge. The latter rises above the village which is itself built on Wealdon clay. Both the immediate and broader landscape setting is of great significance this including in particular the ridge itself and expanse of Corfe Common to the south. The whole area has AONB status and is subject to protective national and local policies.

3.2 Socio-Economic Profile

The village contains an unusual mixture of both tenanted and privately owned properties given the continuing influence of estate ownership. A proportion of properties within the village are held either as second homes or holiday lets. The village currently retains a range of functions and services though many of the latter specifically cater for the seasonal tourist market requiring a visit to Wareham or Swanage for normal shopping needs. The chief tourist attractions here are the castle and railway which are busiest during the spring and summer.

4. Historic Morphology and Archaeology

Early History

By virtue of its topography the site was of strategic significance from at least the Anglo Saxon period and probably before this time given ample evidence for Bronze Age activity within both the immediate and broader locality. The name 'Corfe' itself derives from the Anglo-Saxon 'to cut', a reference to the ridge from which the name 'Purbeck' itself takes its name. Remnants of Saxon structures survive at the castle, though the principal construction commenced following 1066.

Medieval

The medieval period saw successive enlargements of the castle in Royal possession in which capacity it served as both a strategic base and residence in the hunting preserve of Purbeck Forest. A small fort (known as 'The Rings') surviving as an earthwork on open ground to the west of the castle was constructed during a siege of the castle in 1139. Corfe was granted borough status and thus allowed to hold a market and develop as a local centre, a position assisted by prosperity arising from the trade in Purbeck marble which was routed through the village to the harbour at Ower until around 1700. The arrangement of the village reflects power relationships within it, the market place and church positioned outside the gates of the castle. Open field systems were operated to the south and the west of the core known as Middle and West Hawes (or 'Halves'), the general form of which survives. The village common continues to exist to the south. At least one fifteenth century house survives (40 East Street).



FIG. 1: *Corfe Castle. The ruins viewed from East Hill.*

Sixteenth/Seventeenth Century

The castle and estate was disposed into private hands during the sixteenth century, at which time Treswell's map of Corfe shows the village had developed

much its current form in terms of general layout. The village apparently sustained heavy damage during the Civil War when the Royalist held castle was subject to two periods of siege before its fall, and at which time the Rings were again used by the besieging force. In spite of this some significant sixteenth and early seventeenth century houses, or portions thereof, survive, these including Morton's House and Uvedale's House on East Street, the latter now split into flats. The castle itself was systematically destroyed by order of Parliament in 1646, an operation which both created the picturesque ruin seen today and released large quantities of building stone for use in the village. Some of the older houses within the village date to around this period.



FIG. 2: *Morton's House.* The original parts of the building were constructed around 1600. It seems unlikely that slate was the original roof covering.

Eighteenth Century

A relative decline in the prosperity of the village has been noted given that fewer large houses were constructed and many existing houses were subdivided. Hutchins notes the range of well paid employment opportunities around the village during the late eighteenth century though also the 'idleness' of the population. The latter attracted the attention of William Morton Pitt (reformer and philanthropist resident at Encombe House) who attempted the introduction of spinning. This, like his ventures at Kingston and Swanage failed.

Prior to the construction of a formal privately maintained turnpike (or toll) roads during the eighteenth century – and indeed to some extent after this time – East and West Streets sat within an informal network of roads and tracks frequently rendered impassable in bad weather. The apparently sunken state of the carriageway towards the lower end of West Street may be suggestive of the antiquity of this route which formerly continued across Corfe Common to Kingston. Abandonment came as an eventual result of the Wareham Trust's 1768 construction of the present road to Kingston from Townsend which formed part of the Corfe-Swanage turnpike. At this time what was known as the South Valley Road formed a track leading east from Townsend which was only formalised on construction of the current road during the 1860s.



FIG. 3: *Corfe Castle Railway Station and goods shed. A good example of a historic village station. The reproduction arc lamps are perhaps incongruous.*

Nineteenth Century

Construction of the Swanage branchline from Wareham occurred during the 1880s and from this point onwards the village was opened to the tourist trade. In its current incarnation the track specifically serves as a tourist line. The later nineteenth century and early twentieth century saw the first appearance of suburban style housing in the village along East Street.

Twentieth century

Significant development occurred within the broader village during the twentieth century much of which focused upon the lower half of East Street, well away from the historic core. The lower section of West Street also contains a relatively high proportion of modern buildings though here they are more interspersed amongst historic structures than in East Street, and for the most part pay greater respect to the linear form of the village.

Archaeological Potential:

As an important historic settlement parts of the Conservation Area are likely to hold significant archaeological potential. Setting aside the castle site itself this is likely to be greatest within the core areas of the historic village where the possibility of major redevelopment is nonetheless remote. Works of excavation in back gardens, roads or the ground floors of historic houses may however disturb archaeological deposits and thus require specialist investigation. The archaeological interest of standing buildings themselves should not be overlooked given that many properties within the village of considerable age. 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 current layout of the village has a wishbone-like form (see FIG. 4), influenced by both the shifting priority of routes through it over time and the historic relationship between castle (landlord) and village. The Square forms an effective node to the front of the castle receiving the route through the ridge and giving rise to two principal divergent streets. The latter are linear in character in so far as they support ribbons of development within which side streets are not an historic feature – and in consequence these can be relatively intrusive where introduced in new development. The open core between the two streets is highly permeable with pedestrian routes available both across and through.



FIG. 4: *A view of the village. Church and market place are central with position to the front of the castle gate. Routes carry ribbons of development in three directions. Note the open green space of the 'halves' between East and West Street.*

5.2 Building Density

Building density is highest around the Square and along the upper reaches of West Street and East Street. Here buildings abut and form relatively uninterrupted concentrations of development along the main street frontages. Development becomes increasingly broken along West Street with a number of wide gaps and broad verges marking a transition toward a townscape of lower density and more 'rural' character. Building in East Street falls within interrupted chunks before becoming more generally broken and spaced within enclosed plots – a transition toward development of more ordered suburban character completed beyond the boundary of the Conservation Area. Beyond the frontage of the two main streets backland spaces and the open core of the Conservation remain undeveloped.

5.3 Building Height

Almost all historic development falls between one and a half and two storeys, though the latter may sometimes have small dormers set in the attic space (see 6.4). Low floor to ceiling heights are often emphasised by relatively narrow gaps between upper and lower windows, though limited height is frequently balanced by relatively broad frontage width. The latter can provide some apparent horizontal emphasis to frontages, particularly where terracing occurs. Less frequent though more standardised Georgian and Victorian town house formats provide visual interest through contrast.



FIG. 5: *Variety. Variation in height, roof covering and the arrangement of openings is seen along the middle section of East Street. Note the unenclosed forecourts.*

5.4 Plan Form and Massing

Much historic development has a fairly low profile given limited floor to ceiling heights. The frontages of principal buildings are typically broader than deep given rectangular plan form and common use of terracing or arrangement in rows. This provides a linear character to street composition in the most densely developed parts of East and West Streets. The village contains many very small historic cottages a large proportion of which have been amalgamated or disproportionately extended to their rears, the latter causing an imbalance often visible along West Street. Conversely however a number of larger seventeenth and eighteenth century properties have been sub divided to form smaller cottages (e.g. 62/64 East Street, and 17/19 West Street).

5.5 Edges and Enclosure

Perhaps unusually around much of the Conservation Area it is the absence of frontage enclosure that helps to define character. While in the upper parts of East Street, West Street and in the Square many buildings have direct frontage on the street, with distance from the centre there is marked pulling back of many frontages behind unenclosed forecourts and verges, this sometimes dictated by

topographical factors, though chiefly relating to the informality of street layout and development. This informal character remains strongest in West Street given its redundancy since the eighteenth century as principle through route, while East Street has undergone marked 'improvement' losing much of its softer landscaping. While frontages themselves may often be unenclosed the 'line' of development itself is maintained by enclosure between buildings provided by stone walls. Where more recent infill has occurred such enclosure has often suffered visually harmful breaches to meet highways requirements.

To the rear of properties on the west side of the upper part of West Street linear burgage plots (medieval units of urban land division) are of great interest and appear to remain largely intact.

Fields at the centre of the settlement are enclosed by hedgerows, and there is a strong juxtaposition between the broader enclosed villagescape and unenclosed expanse of Corfe Common. To the east of the village the railway line otherwise forms a strong settlement edge.



FIG. 6: *Village centre. One of the key views within the Conservation Area, topographical relationships here creates a composition in which the castle towers above development below.*

5.6 Visual Qualities

The topographical character of the village and its surroundings, and relationship of castle to settlement sets up many views and vistas of high quality from both within and without the Conservation Area. The most dramatic is provided in approaching the Square along East Street at which point both castle and ridge tower are seen to tower over the village. Views towards the castle from the lower parts of West Street are also attractive, as too views from rising open land at the

centre of the settlement. Views across the village are provided from both the castle itself, East Hill and the ridge, emphasising the broader visual impact development within the townscape can have. At the head of West Street expansive views across the Corfe Common towards the landmark of St.James' church tower at Kingston are very good and reciprocated from within Kingston itself. Sequential views along streets especially around the Square and its immediate environs make a notable contribution to character.

5.7 Landscape: Trees and Green Spaces

Broader landscape quality is recognised in the protective designation of Area of Outstanding Natural Beauty. Within the Conservation Area itself the open green verges of West Street play a particularly important role in providing the lane with an informal semi-rural quality, especially where the former are left roughly cut and contain wild flowers. The village is unusual in having a large open core comprising hedged meadowland which is almost entirely encircled by development. This provides what might otherwise be considered simple agricultural land (albeit with historic value as part of the settlement's medieval open field system) with the quality and character of an urban open space, while the fields also help to define, enforce and separate the two strongly linear halves of the historic village. The urban context of this space is seen most clearly close to the core of the village where part serves as a recreation ground, and in terms of use given penetration of well used footpaths both through and across the land between different parts of the village.



FIG. 7: *Verges. Viewed along the lower part of West Street. Note the slightly sunken state of the carriageway.*

5.8 Public Realm

Groundscape:

Formal pavements do not appear to have been a historic feature in all parts of the Conservation Area and remain absent along much of West Street. While some stone paving exists in the vicinity of The Square and along some parts of East Street it perhaps far less extensive than might have been expected, with most pavements formed from tarmac.

Street Furniture and Lighting:

The village as a whole has what appears to be a dated 1970s lighting scheme comprising modern tower lanterns mounted on poles and brackets which are in various states of repair. The one thing that can be said in its favour is that it avoids the 'pastiche' seen in many historic village locations. There is a single K6 telephone box on West Street, which, as with the similarly listed kiosk in Kingston, appears to have had its lettering scrubbed off for reasons unknown. In the Square both the Jubilee Cross and painted village sign represent notable pieces of public art. An old pump can be seen in East Street.



FIG. 8: *Features of the streetscene. Left: the village sign. Below: restored pump in East Street.*



Public spaces:

The Square forms the Conservation Area's principle public open space though its role as such competes with both traffic and parking. Events held in the outer ward of the castle sometimes extend to this the role of semi-public space.

6. Building Style and Details

6.1 Architectural Style

The Conservation Area contains a high concentration of vernacular architecture. This is characterised by use of materials, irregular composition both within and between facades in terms of the proportion, arrangement and form of openings, and lack of consistency in the height and dimensions of buildings generally. The modern development at Penney's Court is exemplary in terms of its quality and sympathetic attention to detail. A particular characteristic of the vernacular in Corfe is the presence on some of the larger buildings of projecting two storey porches, these either fully enclosed or open at ground floor level with the upper floor supported off of columns. Designs in more formal 'national' styles are conspicuous against this background, and include Drury's, two Regency era houses (122/120 East Street and 5/7 West Street) – both stripped of their stucco – and a row of late nineteenth century suburban houses originally positioned on the fringe of the built up area in East Street. Other one off designs include the Jacobean Morton's House, Arts and Crafts style at 28-20 East Street in, and the Gothic First School. Modern suburban house forms and bungalows are largely intrusive though along West Street impact is tempered by broader townscape quality.



FIG. 9: *Two storey porches. Left: A fully enclosed porch at 64 East Street. These are otherwise seen at the Town House and Morton's House. Right: two storey porch with open ground floor, also seen at the Greyhound.*

6.2 Walls

Purbeck stone is the principal material used in construction within the Conservation Area. A proportion of that used in historic buildings is likely to be derived from the ruins of the castle, and this particularly applies to high quality dressed stone. Other material was brought into the village from the quarries on the limestone plateau – stone having been routed through Corfe for export from Ower until around 1700, and specifically transported here since. Historic work usually employs at least roughly coursed spalls or ‘squared’ off blocks with long axis clearly in the horizontal. This contrasts with some modern work which employs larger, squarer stones often in random pattern. A few examples of construction in local dark red Wealdon brick occur, a number of these incorporating flared headers in a decorative Flemish bond (e.g. 5 and 7 East Street). Repointing has sometimes caused damage to the appearance of brickwork where mortar has been spread flush over eroded arises widening the appearance of joints (e.g. at the Town Hall).

The Conservation Area contains some render finishes and these were probably more frequent in the past. Stucco has clearly been removed from 122/120 East Street and 5 and 7 West Street where a treatment lined out in imitation of ashlar would have formed part of original design.



FIG. 10: *The vernacular. 17/19 West Street, formerly a single house dating to at least the seventeenth century – and thus possibly utilising stone from the castle – displays many of the key features. Note the chimneys, one of ashlar, two of brick, that on the front elevation an odd eighteenth century addition. Windows are relatively regular though include a mix of casement and horizontal sliding sash, while dormers sit below the eaves.*

6.3 Roofs

Roofing:

The principal vernacular roofing material within the Conservation Area is stone slate. Stone roofs often carry a heavy and unattractive mortar pointing of limited technical value, though most recent reroofing projects have sought to limit use of mortar to good effect (see particularly National Trust properties around the Square). Such roofs usually carry either triangular or half round clay ridges. Within the Conservation Area there is some incidence of synthetic or reconstituted stone roofing used in recent development, though frequency is less than that seen in some other Conservation Areas. These products are visually inferior and their use is detrimental to the general character, culture and distinctiveness of Purbeck. The contrast is at its worst where employed to roof extensions of historic buildings. A relatively small number of buildings employ either slate or clay tile in roofing – these sometimes representing a substitution of more vernacular material – and where used these are sometimes combined with a stone easing course. Thatch is used sporadically adding interesting vernacular variety to the streetscene, though few intact genuinely historic examples appear to survive. Thatched roofs show a variety of flush and block ridges, the former representing the traditional local treatment, the latter an imported style to be generally discouraged. It has been suggested that prior to the historic expansion of the quarrying industry thatch was more common in Corfe.

Pitched roof forms are predominant across the Conservation Area. Quarter hips are seen in a few cases but hips are otherwise only seen on dormers (see 6.4).

Chimneys:

Chimney stacks form a highly visible feature of the roovescape and add interest to the streetscene. Most stacks are constructed using local red Wealdon brick (still manufactured in Swanage). Where stone is used in construction historic practice appears to have been to use ashlar whereas modern versions employ rubble. Some chimney stacks appear to be latter additions to some historic buildings and often adding interest due to irregular placement such as at 17/19 West Street, where a stack rises from frontage, and 64 East Street where a stack rises from porch. Chimney pots consist chiefly of plain red clay, with a few plain yellow types.

6.4 Windows and Doors

Windows:

The majority of windows within the Conservation Area are flush fit casements either with or without flat sills. Sashes do occur infrequently in both horizontal and vertical sliding format. Window proportion varies between buildings and sometimes within the facades of individual vernacular properties. Those with horizontal emphasis are usually broken up through use of either stone or timber mullions which form part of either the frame design or façade structure. Use of segmental brick or stone arches above windows is common, as too flat timber

lintels. These are not often visible on upper windows given these are typically tucked under eaves. Sills, either forming part of the window insert itself or in-built may or may not be present.

Windows set within the roofs of buildings are frequent features within the Conservation Area. Within historic development full dormers – those positioned fully within the roof slope – do not normally exceed the size of and are usually smaller than the windows within the main elevation; a rule frequently broken in modern development where dormers are primarily employed to extend the headroom of attic spaces. More frequent are dormers placed at some point either upon or between the eaves which, as with full dormers, normally carry either pitched or half hipped roof. In a few cases such windows are accommodated beneath a catslide, though this treatment appears most appropriate from an aesthetic and technical point of view where windows ‘graze’ the eaves or otherwise have minimal up-stand above the plane of the roof.

A few historic shop windows occur within the Conservation Area, these including a large yorkshire (horizontally sliding) sash at 7 East Street and square bays at 41 East Street. The large wrap around window of hand made glass at the post office in the Square is an outstanding and unusual feature.



FIG. 11: *The Town House. The huge window on the first floor of the porch serves the Mayor's robing room and is an unusual feature.*

Doors:

Relatively few historic doors survive, the doors currently in place often unconvincing modern interpretations of traditional construction. Small glass panels have commonly been inserted. Old doors typically constructed from four-five broad planks, ledged and braced whereas several thin lengths of tongue and groove characterise modern construction. Fully or substantially glazed doors appear obtrusive as do those which have been stained as opposed to painted. Door furniture which utilises black painted wrought ironwork is most typical and appropriate.

6.5 Important Unlisted Buildings and other Features of Interest

Unlisted buildings and structures 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 of these, together with other interesting features, are given below:

- *Water Pump, 51 East Street*: A restored iron water pump.
- *Well, West Street*: Accommodated within a niche in a boundary wall this was conserved during the early 1980s.

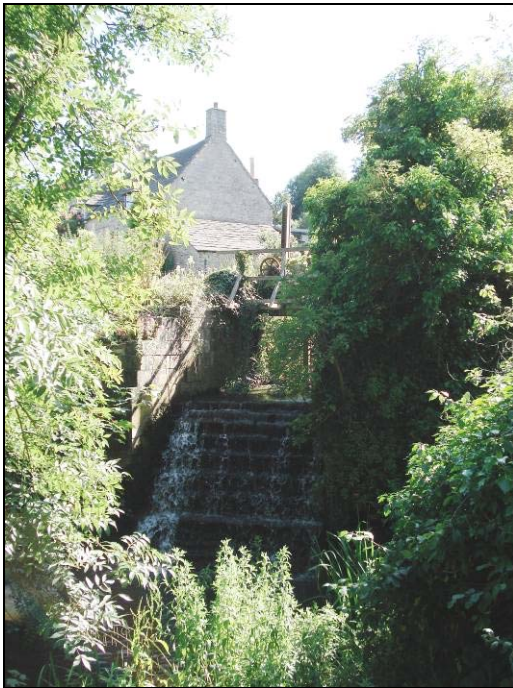


FIG. 12: *Features of Interest. Left: Sluice at Boar Mill. Below: Corfe First School.*



- *Field boundary marker stone, Middle Halves*: At least one marker – known as a 'mere-stone' – historically employed to indicate ownership of open field strips still survives within Middle Halves. Reference to old maps indicates that many more were once present, some apparently until relatively recently.
- *Mill sluice, Boar Mill*: Visible from the road the sluice and mill race are a feature of interest if showing signs of neglect.
- *The Swanage Railway*: The presence of a preserved and working steam railway contributes greatly to the heritage value and interest of the village while contributing to its picturesque qualities.
- *Soay sheep and Dexter cattle*: The small herd of animals maintained by the National Trust to keep the grass on the castle mound short are a feature of interest which never fail to attract the attention of visitors. This is partly due to the unusual appearance of the two hardy old breeds, the Dexters miniature cattle, the Soay sheep goat like creatures quite unlike their modern counterparts.

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. Both birds and other animal species should be accommodated and provided for within new development in accordance with PPS 9.

Open land at the centre of the Conservation Area contains a range of wild flowers and mature hedgerows. These do not appear to suffer the excessive manicuring seen within the broader countryside, making them particularly good wildlife habitats.

8. Issues and Opportunities

8.1 Problem Areas

Traffic and parking are perhaps the biggest problem issues in Corfe given that village forms both a must see tourist destination and bottleneck for traffic en route to Swanage. Jams form particularly at the crossing at the crossing in East Street and where the road narrows before Morton's House creating some conflict with pedestrians.



FIG. 13: *Traffic problems. Jams approaching the Square are a common feature in summer.*

8.2 Evaluation of Condition

From external inspection most buildings of interest within the Conservation Area appear good, though external appearance is always a good indicator of internal condition.

8.3 Buildings at Risk

From external inspection it does not appear that there are any principal listed buildings within the Conservation that could currently be considered obviously 'at risk' through factors of neglect or maltreatment. The mill race and sluice at Boar Mill do however show signs of clear neglect and would benefit from renovation works. Corfe Castle itself is currently undergoing an extensive programme of repair which should help to safeguard the monument for the near future.

8.4 Threats, Pressures, Challenges

Managing growth so that it does not impinge upon the open core of the settlement or greatly disrupt the strongly linear character of its main streets is perhaps the greatest challenge, not always been handled well in time past.

9. Recommendations

9.1 Boundary Proposals:

Proposed for Removal

- *Modern suburban development from Calcraft Road southwards on the east side of East Street (excluding 95-101 and Harling House), and The Dollings south on the West side of East Street.* This part of the village contains a small number of historic cottages all of which are listed, but are otherwise overwhelmed by a mass of mainly post war suburban development laid out along cul de sacs. Little if any of this development could be considered of architectural or historic interest and so its inclusion within the Conservation Area is unjustified. All of this area was added as part of the extension to the original Conservation Area in 1973 for which the justification given at the time was chiefly to enable a bid for government funds to enable undergrounding of cables in conjunction with a new street lighting scheme lighting rather than because the area held any inherent merit. Justification in these terms holds no water. In development control terms this part of the Conservation Area has been burdensome given the necessity of applying criteria in consideration of applications which are largely unwarranted within the general area involved. There is therefore strong support for rectification within the Local Authority.
- *East and West Hill with land between and adjacent.* Added to the designation in 1991 with the reasoning that this would help to protect the setting of Corfe Castle. Impact upon the setting of a Conservation Area, impact upon the setting of a listed building and impact upon the setting of a scheduled ancient monument are all now well established material considerations in assessing planning applications (see PPGs 15 and 16). The whole of the area concerned – most of which is entirely open landscape as opposed to the being the primary intended townscape subject of a Conservation Area – lies within the AONB for which PPS 7 provides strong protection in regard to both landscape and cultural heritage. On the basis of the above it is not viewed desirable to sustain the current designation given that Conservation Area status appears neither appropriate nor useful and therefore cannot be justified.
- *Fields to the west of West Street.* Land here fell within the broader agricultural hinterland of the medieval settlement. Fields here are to a large extent better viewed as forming an aspect of the landscape setting of the village and as such AONB status provides far more relevant and significant protection. Any development here would also be considered in terms of impact upon the setting of the Conservation Area.

Proposed for Addition

- *Narrow strip of track bed and embankment:* Added to regularise the boundary at the south eastern tip of the Conservation Area.

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: The 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

Improved street lighting: There is significant scope to improve the quality of street lighting within the Conservation Area. This is an exercise often handled badly however, and the quality of the location would call for better than the standard 'heritage' lantern approach should money ever be made available to do this.

Public information: There is potential for provision of improved signage, and information existing boards have sometimes been vandalised (i.e. at the Rings). There is a delicate balance to maintain between the village as a tourist site and village as a place to live however, and some may consider the former is already overly dominant within the Square.

Traffic and parking: the issue of traffic and parking management is not one easily handled. Suspension of non-delivery parking from the Square and redevelopment as a 'shared space' could help to invigorate the location though traffic congestion would continue to have a negative impact here.

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

- 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

- Newman and Pevsner, 1972: *Dorset (Pevsner Buildings of England)*.
- RCHM, 1970: *An Inventory of Historical Monuments in the County of Dorset. Vol. II, South East Part I*.
- Statutory List of Buildings of Special Architectural or Historic Interest.

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 for advice should be addressed to:

Design and Conservation Officer
Purbeck District Council
Worgret Road
Wareham
Tel: 01923 557388
www.purbeck-dc.gov.uk

Enquiries regarding archaeology 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 20th January 2009.*

Appendix C – Scheduled Ancient Monuments

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

21960: Corfe Castle: a large enclosure castle, and 18th century Vineyard Bridge.

21968: The Rings: a ringwork and bailey and a Civil War battery 400m south west of Corfe Castle.

Appendix D – Listed Buildings

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

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

Address	Grade	English Heritage Reference No.
Milestone	II	109153
Saint Edward's Bridge	II	109154
The Manse 3, East Street	II	109167
Cromwell Cottage, East Street	II	109168
Bridge Cottage 7, East Street	II	109169
Castle Garage 9, East Street	II	109170
21, East Street	II	109171
The Bankes Arms Hotel, East Street	II	109172
Clealls Stores, East Street	II	109173
27, East Street	II	109174
29, 31 And 33, East Street	II	109175
35 And 37, East Street	II	109176
39, East Street	II	109177
Ottaway's Pottery Shop and adjoining House, East Street	II	109178
The Old Saddlery, East Street	II	109179
Morton's House including attached outbuildings and Front Boundary Wall , East Street	II*	109180
Garden walls to East and south of Morton's House, East Street	II	325128
Challows Cottage 47, East Street	II	109181
Morton's Cottage including boundary wall 49, East Street	II	109182
Kuanton Cottage including pump and boundary wall 51, East Street	II	109183
Wissett Cottage 53, East Street	II	109184
Boundary wall and entrance gateway to cemetery, incorporating War Memorial , East Street	II	109185
Garden wall surrounding Herons, and extending south along the rear of the Rectory garden, north to the north	II	109186

boundary of Thatch, and running along the north side of Thatch's garden (ending at garage), East Street		
Jubilee House, East Street	II	109187
The Castle Inn, East Street	II	109188
No 65 including attached outbuilding on south 65, East Street	II	109189
Outbuilding immediately south west Of No 65, East Street	II	109190
69, East Street	II	109191
Castle Cottage 71, East Street	II	109192
73, East Street	II	109193
75 And 77, East Street	II	109194
Brightside 79, East Street	II	109195
The Village Pound, East Street	II	109196
Barn immediately south of the Village Pound, East Street	II	109197
Purbeck House 99, East Street	II	109198
Stone Cott including front boundary walls 127, East Street	II	109199
Boar Mill 2, East Street	II	109200
4 and 6, East Street	II	109201
8, East Street	II	109202
The Knapp 10, East Street	II	109203
14, East Street	II	109204
Stone Lodge 16, East Street	II	109205
18, East Street	II	109206
The Old Curatage 30, East Street	II	109207
Cotters Pound 32, East Street	II	109208
36, East Street	II	109209
The Old Forge 38, East Street	II	109210
Nos 40 and 42 including garden wall south of no 42 40 and 42, East Street	II	109211
Chapel Cottage 44, East Street	II	109212
Lytel Woning 48, East Street	II	109213
United Reformed Church, including boundary railings on north, East Street	II	109214
62, East Street	II	109215
64 And 66, East Street	II	109216
British Legion House including boundary wall and railings, East Street	II	109217
72 and 74, East Street	II	109218
76, East Street	II	109219
78, East Street	II	109220
Spinning Dale 80, East Street	II	109221
82 and 84, East Street	II	109222
90 and 92, East Street	II	109223

94 and 96, East Street	II	109224
98 and 100, East Street	II	109225
102, East Street	II	109226
The Buron 104, East Street	II	109227
108, East Street	II	109228
Denderra 110, East Street	II	109229
112, East Street	II	109230
114, East Street	II	109231
No 116, including attached outbuilding on right 116, East Street	II	109232
118, East Street	II	109233
Village Cross, including pump, The Square	II	109271
Bartholomews, The Square	II	109272
Castle Tea Room and garden including attached outbuildings, The Square	II	109273
Corfe Castle, The Square	I	109274
Messrs T R And P D Clews Shop and store including attached outbuildings, The Square	II	109275
The Greyhound Inn, The Square	II	109276
Parish Church of Saint Edward, The Square	II*	109277
Richard Taylor Monument, in the churchyard, 16 metres south of chancel of the Parish Church Of Saint Edward, The Square	II	109278
Wall and steps to raised pavement adjoining the Gift Shop and Lloyds Bank, extending into East Street, a total length of 35 Metres, The Square	II	109279
The Gift Shop, The Square	II	109280
The Town House, The Square	II*	109281
Town House Annexe, The Square	II	109282
Drury's including pump at rear, The Square	II	109283
Hollands Shop, The Square	II	109284
National Trust Shop, The Square	II	109285
Railway viaduct for the former Wareham to Swanage railway, Studland Road	II	109286
The Old Town Hall, West Street	II	109291
Corfe Castle Post Office 3, West Street	II	109292
9 and 11, West Street	II	109294
13 and 15, West Street	II	109295
17 and 19, West Street	II	109296
21 and 23, West Street	II	109297
Cooper's Shop, West Street	II	109298
33, West Street	II	109299
35 And 37, West Street	II	109300

No 41 including attached outbuilding 41, West Street	II	109301
49, West Street	II	109302
Furzeman's House 51, West Street	II*	109303
67, West Street	II	109304
73, West Street	II	109305
87 and 89, West Street	II	109306
Alpha 2, West Street	II	109307
4 And 6, West Street	II	109308
The Fox Inn, West Street	II	109309
10, West Street	II	109310
12, West Street	II	109311
Hatchards Antiques 14, West Street	II	109312
Church Cottage 16, West Street	II	109313
20, West Street	II	109314
22, West Street	II	109315
Cooper's Stores, West Street	II	109316
28, West Street	II	109317
30 And 32a, West Street	II	109318
32, West Street	II	109319
St George's Cottage 44, West Street	II	109320
48, West Street	II	109321
48a, West Street	II	109322
50 and 50a, West Street	II	109323
The Homestead 52, West Street	II	109324
Westcott 58, West Street	II	109325
No 90, including attached outbuilding on left 90, West Street	II	109326
No 92, including attached outbuilding on right 92, West Street	II	109327
94, 96 and 98, West Street	II	109329
106, West Street	II	109330
Corfe Castle Railway Station	II	325127
K6 telephone kiosk (outside Post Office) No 480 201, West Street	II	325131
Vineyard Farm House, with stable	II	109164