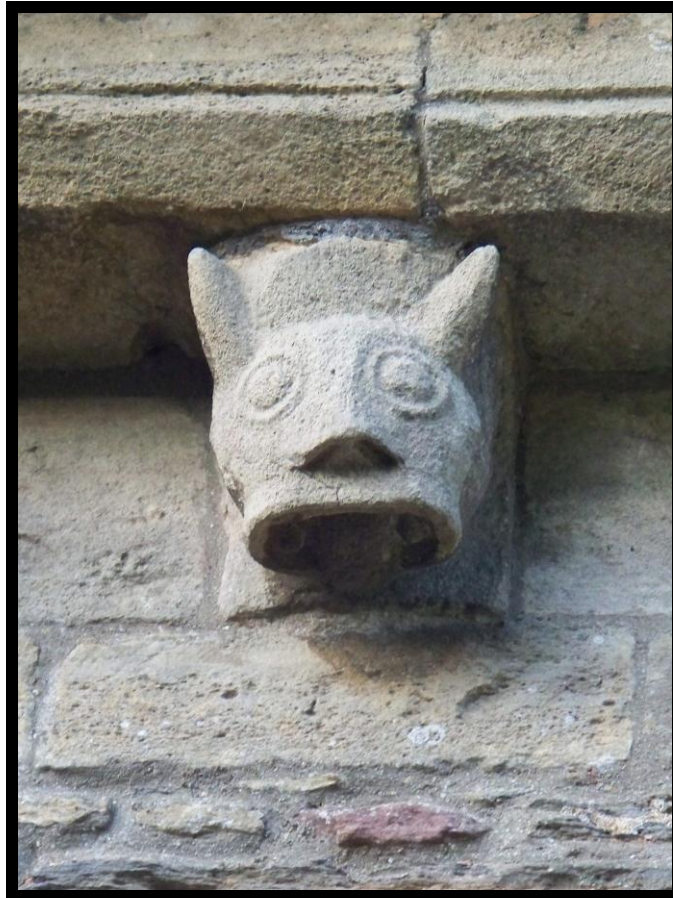




Studland Conservation Area Appraisal Document



Adopted Document

January 2012

Contents

List of Figures	3
List of Maps	3
1. Introduction	4
1.1 Background.....	4
1.2 Planning Policy Framework	4
1.3 Development within a Conservation Area.....	4
1.4 Preparation and Survey Limitations	5
1.5 Community Involvement	5
2. Summary of Special Interest	6
2.1 Special Historic Interest	6
2.2 Special Architectural Interest	6
3. Conservation Area Site, Situation and Zoning	7
3.1 Location and Setting	7
3.2 Socio-Economic Profile.....	7
3.3 Study Zones.....	7
4. Historic Morphology	8
5. Townscape Analysis	11
5.1 Urban Structure	11
5.2 Building Density	11
5.3 Building Height.....	11
5.4 Plan Form and Massing.....	12
5.5 Edges and Enclosure.....	12
5.6 Visual Qualities.....	12
5.7 Landscape: Trees and Green Spaces	13
5.8 Public Realm.....	13
6. Building Style and Details	16
6.1 Architectural Style.....	16
6.2 Walls.....	17
6.3 Roofs	18
6.4 Windows and Doors.....	18
6.5 Important Unlisted Buildings and other Features of Interest	18
7. Ecology and Biodiversity	20
8. Issues and Opportunities	21
8.1 Problem Areas.....	21
8.2 Evaluation of Condition.....	21
8.3 Buildings at Risk	21

8.4 Threats, Pressures, Challenges.....	21
9. Recommendations	22
9.1 Boundary Proposals	22
9.2 Management & Enhancement	23
Appendix.....	25
Appendix A – Further Information and Advice	25
Appendix B – Conservation Areas: General Guidance.....	27
Appendix C – Listed Buildings	30

List of Figures

- Cover: *Gargoyle forming part of the corbel table of St. Nicholas' Church.*
 FIG. 1: *Ancient fabric.*
 FIG. 2: *Seventeenth century Studland.*
 FIG. 3: *Postcard views of lost buildings.*
 FIG. 4: *Gates.*
 FIG. 5: *Contribution of trees and green space.*
 FIG. 6: *Churchyard paving.*
 FIG. 7: *Street furniture.*
 FIG. 8: *Visions of the vernacular.*
 FIG. 9: *Redend sandstone.*
 FIG. 10: *Stone roofed barn.*
 FIG. 11: *Relics of the Second World War.*
 FIG. 12: *Barn owl nesting slot and perch.*
 FIG. 13: *General clutter.*

List of Maps

- Map 1: Boundary Change
 Map 2: Zones
 Map 3: Townscape Quality

1. Introduction

1.1 Background

This Appraisal has been prepared for Studland Conservation Area which was designated on 25th April 1991.

Conservation Areas are defined as:

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

They are designated to cover the streets and places in our towns and villages that are considered ‘special’ and to thereby warrant greater protection. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality.

The purpose of this appraisal is: 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 fulfillment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Statement 5 *Planning for the Historic Environment* provides statutory guidance for their administration and this is expanded upon by the related Practice Guide, 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, Purbeck District Council will be happy to provide planning advice. 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. CABA has produced useful guidance (see Appendix A).

1.4 Preparation and Survey Limitations

This Appraisal was produced during autumn 2010 and revised following consultation during June 2011. The document was formally adopted on 10th January 2012.

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

Two six week phases of consultation were arranged. The first involved information gathering using a questionnaire made available locally and at Westport House. This provided an opportunity for public input to the formulation of proposals and production stage of the document. This ran between 3rd November and 12th December 2008. The second involved formal consultation on the draft boundary proposals and appraisal document. This ran between 21st February and 1st April 2011. The consultation was advertised through local media and Council channels and all consultation materials were available at Westport House and online. 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 includes the historic core of the village with its network of lanes, boundaries and loose pattern of development, at the heart of which lies one of the District's oldest churches. The conservation area is otherwise of interest in terms of the collection of artefacts from the Second World War which it contains some of which derive from the use of Studland Bay as a practice ground for the D-Day landings.

2.2 Special Architectural Interest

The conservation area contains a range of listed buildings. These include the Grade I Church of St. Nicholas which forms part of an interesting group centred upon the churchyard. Buildings within the conservation area otherwise include both good examples of the vernacular and more recent interpretations of the same in a range of local materials. The latter include Hill Close, a large house designed by noted Arts and Crafts architect Charles Voysey.

3. Conservation Area Site, Situation and Zoning

3.1 Location and Setting

Studland is located at the eastern end of the Purbeck peninsula at the centre of an arc of coastline which forms Studland Bay. The settlement itself is set in slightly from the sea. Lying on falling ground beyond the Purbeck chalk ridge, sandy beaches stretch out to the north behind which there lies an expanse of heathland over poor Poole Formation soils. The sea thus forms the immediate setting of the conservation area – the core of the historic village – between north and south east, whilst agricultural land to the south and south west is a reminder of the historic rural character of the settlement. By contrast the eastern setting has been largely developed with suburban type housing.

3.2 Socio-Economic Profile

A large part of the village passed into the hands of the National Trust along with the rest of the Bankes Estate during the 1982. National Trust ownership is hard to miss given advertisement through building livery, signage and the car park infrastructure. Given such ownership many properties remain tenanted. The pub, hotel and post office remain key services which provide some sense of vitality lost from less visited villages.

3.3 Study Zones

The Conservation Area contains an odd fusion of traditional dispersed rural settlement with suburban style ribbon development. Developmental character is varied enough to generally distinguish between different parts of the area. For means of analysis the conservation area has therefore been split into character 'zones' between which there is some obvious blurring. Zones are shown on Map 2 and comprise:

Zone 1: Comprises the majority of the historic core of the settlement containing the most historic buildings and relics of the Second World War. The Zone is characterised by frequent examples of vernacular construction and use of local materials, with buildings are generally well dispersed amidst a circuit of lanes. Trees and open green space play a particularly important role.

Zone 2: Comprises that part of the settlement predominantly developed during the first half of the twentieth century, and principally characterised by large detached suburban style dwellings set in space along the main road frontages. The Zone contains vestiges of more historic development.

4. Historic Morphology

Medieval onwards

The settlement name finds origin in the grazing of horses at the location, a use which continues within the conservation area. The village contains one of the most interesting parish churches in the District (FIG. 1) which retains Saxon fabric and is otherwise substantially Norman in build. The front cover of this report shows a figure from the corbel table. The base of the village cross is also reputedly of Saxon origin, though the cross itself is modern (see FIG. 1).



FIG. 1: *Ancient fabric. Left: Saxon cross base. Right: St. Nicholas'.*

Ralph Treswell's seventeenth century map of the Studland area (FIG. 2) perhaps provides the best guide as to the character of the settlement through much of this period up until the of production. The village standing within an open expanse of what is presumably heathland with open field systems laid out to the south. The basic loop of lanes which continue to define the layout are visible though buildings show a somewhat more regular distribution around the core than they do today. Perhaps the only domestic building now remaining from Treswell's day is 11 School Lane.



FIG. 2: *Seventeenth century Studland. As depicted on Ralph Treswell's map. Note open fields to the south and unenclosed heathland to the northwest populated by deer.*

Eighteenth Century

Many of the surviving thatched buildings within the conservation area are likely to date to the period, whilst Studland Farm (now Manor Farm Cottage) together with its large barn (see FIG. 10) was also constructed at this time. Notable was connection of Studland to the Wareham Trust's turnpike network after the 1760s which linked the settlement to Swanage.

Nineteenth Century

The nineteenth century saw construction or elaboration of a number of buildings within the conservation area. These included the 'manor' during the 1820s – used as a 'marine villa' by the Bankes family and later enlarged – the school in 1845, and Nos. 4 and 5 Watery Lane. With the speculative growth of Bournemouth and Swanage during the late nineteenth century the idea of Studland Bay Estate was floated, a housing scheme to be supplied by brickworks established on the heath. Only the brickworks came to fruition however. Buildings shown on the north side of Watery Lane in Treswell's map appear to have been removed by this time, and the plots remain empty.

Twentieth Century

Sidney Heath noted of Studland in 1915, "its picturesque loveliness will soon be a thing of the past". Both the Studland Bay Estate scheme and talk of a rail link over the bay during the 1900s reflected growing pressure for development of the area. A connection to Sandbanks was indeed finally established during the 1920s, leading to formalisation of Swanage Road. The latter enters the village north of the historic route shown by Treswell (the latter now remains as a footpath). Construction of suburban style housing along Swanage Road which commenced during the first half of the twentieth century, and council housing along Heathgreen Road somewhat later, effectively shifted the 'centre' of the settlement west, gradually overwhelming the cluster of thatched cottages already present here. The outcome of such development is the discernable difference in character between the west and more historic east sides of the village – though twentieth century impact upon the latter has also been considerable and suburban development here can sometimes appear obtrusive.

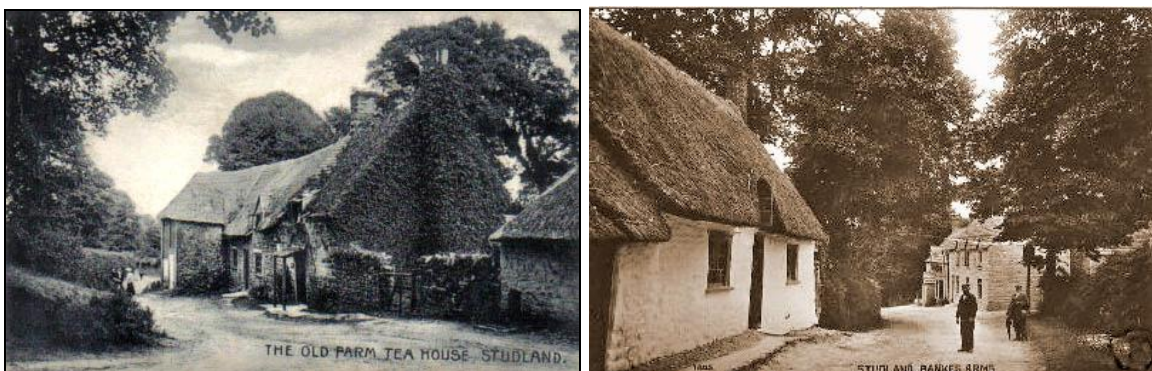


FIG. 3: Postcard views of lost buildings. Left: the pound, cottages and barn at the Cross, all demolished since the war. Manor farm Dairy which burned down in 1908 is just visible on the far right. Right: small cottage replaced by Holme Deane. The then newly built Bankes Arms is visible in the distance.

A reasonable number of buildings present on Treswell's map appear to have survived into the twentieth century, though subsequently sustained great loss. Some of these buildings were replaced with 'modern' interpretations of the vernacular now considered worthy of note in their own right (e.g. Bankes Arms, a replacement for a thatched predecessor), what is currently known as Manor Farm (a replacement for the heathstone and thatch Manor Dairy, which burned down in 1908), whilst others were replaced by buildings of considerably lesser sensitivity (e.g. Holme Dene in place of a rubble and thatch cottage pictured in FIG. 3), or cleared plots simply left empty. Of the sixteen historic buildings considered worthy of note in the RCHM (1970), quarter have been lost since, two of these within the conservation area itself. The greatest loss was perhaps the range of seventeenth century cottages, barn and pound at the Cross (see FIG. 3), the site of which remains vacant. The associated cart shed, currently used to display notice boards, was rebuilt in 2000. The public toilets at the bottom of Watery Lane occupy the site of another small row of thatched cottages which had previously been popular subjects of postcard views.

A noticeable twentieth century impact has been the growth of tourism leading to creation of two large car parks and an infrastructure of beach huts and shacks at the sea front. More significant in a historic sense are the marks left upon the conservation area by the Second World War (see section 6.5). Threat of invasion led to demolition of Studland Pier early in the war, whilst defences including anti tank 'dragon's teeth' and pillboxes were also constructed. The most notable structure to survive is Fort Henry, constructed in 1943, and used as an observation post the following year for Exercise Smash held in Studland Bay. This was the largest live fire exercise of the war and was undertaken in preparation for the D-Day landings just over a month later.

Archaeological Potential

There remains some obvious potential for disturbance of archaeology where old maps indicate the former presence of buildings. It is generally advisable that reference be made to the County Historic Environment Record (see Appendix) prior to the drawing up of development proposals, or that advice is sought from the County Archaeological Service.

5. Townscape Analysis

5.1 Urban Structure

Roads, paths and boundaries present within Zone 1 continue to match those shown on Treswell's map reasonably well, despite the distribution of development within this having changed. The historic framework is formed by two road circuits from which numerous tracks run to coast and inland, the western side of which is glanced by Swanage Road – a through route of later origin. The first circuit is formed by Manor Road, Watery Lane, School Lane, part of Swanage Road and Rectory Lane. The church stands at the centre and is connected to the surrounding roads by paths running roughly north, south, east and west. A second circuit is formed to the north of the first by the arching of Beach Road and Manor Road above Rectory Lane. What seems a simple layout on plan is less so experienced on the ground, given that topography, vegetation and the loose distribution of development combine to confuse perception of position. Here Treeves' 1906 description of the then settlement as having “no village street, no centre, no beginning and no end” remains appreciable looking at Zone 1, despite many of the buildings with which he would have been familiar having been demolished or replaced, as no large scale infilling or new road building has taken place here. A ‘centre’ of sorts has since emerged at the junction of Swanage Road, Heathgreen Road and School Lane.

5.2 Building Density

Development within Zone 1 is dispersed, with buildings generally and irregularly separated and standing in ample space (a pattern recalled in Zone 2 around the Green). This is not to say that loose clusters or pairs of buildings do not occur at certain points – and indeed at locations such as the Cross were a feature historically – however these are usually spatially separated from others. The relatively dense accumulation of detached dwellings which occurs on the west side of Beach Road intrudes somewhat upon Zone 1, though reflects the pattern generally seen within Zone 2. The latter is chiefly comprised of ribbon development, which, whilst, containing plots of sometimes large size, is more or less continuously arranged along the road frontage.

5.3 Building Height

Building heights within the conservation area do not normally exceed two stories – structures such as Fairfields exceptional at three – though accommodation sometimes extends into attic space. Reference to RCHM records and photos of historic buildings lost would suggest that single storied structures with attic rooms were more typical of the vernacular in Studland during the past. This arrangement is still seen at 11 School Lane, and in cottages around the Green.

5.4 Plan Form and Massing

Vernacular and most other non-suburban type buildings within the conservation area typically have broad frontages and relatively shallow depths. This generally arises through formation of buildings in rows or pairs. Deeper, squarer and irregular plan forms, generally bulky in mass are more characteristic of detached twentieth century suburban development. Frontages generally address the street.

5.5 Edges and Enclosure

As noted above, many of the field and plot boundaries within Zone 1 continue to reflect those present during the seventeenth century though in places these have become ragged and fragmentary. Boundaries along lanes and within fields are typically demarcated by overgrown hedges, albeit roughly pruned in one or two places. More manicured domestic hedging occurs along to the frontages of some properties in Zone 2, though where occurring within Zone 1 this tends to undermine the otherwise rural character. More consistent with the latter are the estate railings used around part of the churchyard with kissing gate set at the entrance (FIG. 4). Vehicular accesses are commonly though not exclusively closed by timber field gates (see for example the iron gate at Wardley), though few of these adopt a simple traditional form. Instead ranch style gates with high curving hanging stiles appear fashionable (see FIG. 4), and are most obtrusive where hung between sections of dry stone walling which is not otherwise a traditional means of enclosure within the locality.



FIG. 4: Gates. Left: 'ranch' style gate. Note the yellow line and ubiquitous parking control sign. Right: kissing gate set between estate railings in the churchyard.

5.6 Visual Qualities

Heavy vegetation and frequent changes of level within the conservation area limit the extent and number of internal views. Views around the Cross were a popular subject for photographers in the past, however since demolition of the cottages here interest has been reduced. Views from the churchyard are compromised by a car park and builder's yard, whilst panoramic views from Studland Road towards Ballard Down are likewise spoiled by Glebeland Estate. Where the

ground opens up and levels off on the east side of the conservation area some inward views from the coastal footpath are allowed. Most noteworthy are the views out of the conservation area from points all along the coast across Studland Bay, and particularly through the slit of Fort Henry (see FIG. 11).

5.7 Landscape: Trees and Green Spaces

The relationship between green space and buildings plays a fundamental role in informing the character of the conservation area, whilst also being important in providing the broader landscape setting. Whilst many green spaces are visible (see FIG. 5) their presence within Zone 1 is at times more implied than felt given locally heavy tree coverage along paths and lanes, and the sunken character of some of the latter. The number of trees within the conservation area, and particularly within Zone 1, is otherwise of note. Amongst these sweet chestnuts occur frequently and may reflect a historic planting policy of the Bankes estate, whilst the churchyard contains a notable yew tree. Historic accounts highlight the contribution made by elms to the character of the village – a very large specimen once present at the Cross – though all these trees were lost to disease. Trees planted in the National Trust car parks do little to reflect the native rural character of Zone 1, whilst much garden planting in Zone 2 is suburban in character.



FIG. 5: *Contribution of trees and green space. Left: Sweet chestnut trees frame Pippin Cottage. A skewed parking restriction sign spoils the shot. Right: View northwest across a green space which both forms a setting for the Manor House Hotel and fills the loop formed by Rectory Road, Manor Road and Beach Road.*

5.8 Public Realm

Groundscape

Surfaces are generally unremarkable, tracks and paths either unfinished or informally metalled with flint, whilst roads are roads carry tarmac. Roads frequently carry double yellow lines which appear a little obtrusive in the rural

context. Paths in the immediate vicinity of the church (FIG. 6) represent an exception, these carrying a surface made up thin, irregularly sized pieces of stone pressed into the ground. The edges of the stones are well rounded which may result either from a prolonged period of wear, or collection from the beach.



FIG. 6: Churchyard paving. The stone slab revetment of the banks either side is also interesting.

Street Furniture and signage

Traditional items of street furniture include a pillar box and a K6 phone box which stand on Swanage Road. The conservation area contains a large quantity of signage, both formal and informal. Yellow parking restriction signs familiar in town centres are a frequent feature on lane edges around the conservation area reflecting visitor pressure during the summer months (see FIGs. 4, 5, 7 and 13). These are unavoidably intrusive in the rural context. At certain points signage has been effectively clustered reducing possible clutter, though many 'loose' signs, particularly belonging to the hotel and pub, still occur. Street name plates are made of an undistinguished plastic material, the decaying wooden posts to which these have been attached leaving a generally poor impression.



FIG. 7: Street furniture. Left: signage cluster. Note the yellow parking restriction sign which occurs with great regularity around the conservation area, and the plastic street name plate on rickety timber post. Right: cluster of cast iron canon bollards on the track between School Lane and the churchyard.

The particularly unusual occurrence of three canon bollards set in the ground midway along the track between School Lane and the churchyard is of interest (see FIG. 7). The three don't match and the context is odd suggesting they represent an ad hoc local response to a problem.

Lighting

The conservation area does not contain street lighting. The absence of lighting here helps to strengthen rural character.

Public Spaces

The principal public spaces within the conservation area are the churchyard – which provides an attractive setting for the church given range of interesting monuments, paving scheme and trees – and the Green. Another, semi wooded public green space occurs adjacent to Swanage Road, the quality and utility of which is questionable, the paving employed particularly unattractive.

6. Building Style and Details

6.1 Architectural Style

The oldest buildings within the conservation area adopt a simple, informal vernacular format, characterised more the irregular combination of locally sourced materials and traditional features. The best example is 11 School Lane, whilst later Beach Cottage and 2-3 Watery Lane have more regular compositions. Against this is set a number of mid-nineteenth to early twentieth century buildings which aspire to mimic vernacular quality – having in some cases replaced the genuine article – but often do so in a wholly formal manner. Here the building currently known as Manor Farm (replacement for the thatched Manor Farm Dairy) is a good example, whilst the Manor Hotel adopts a more eclectic Gothic composition. Zone 1 contains a couple of typical ‘estate’ style dwellings – the best, Alms Cottages – which reflect the historic ownership of the village. Hill Close is an interesting example of the work of architect Charles Voysey, though this Arts and Crafts style property is not publically visible. Development characteristic in style of early twentieth century suburban estates occurs within Zone 2, while both Zones contain a number of early interesting and unspoiled ‘bungalows’ (e.g. Willow Cottage/Elm Tree Cottage and Pippin Cottage).



FIG. 8: *Visions of the vernacular. Top left: Beach Cottage, eighteenth century thatch and cob vernacular. Top right: Manor Farm, an Edwardian interpretation of the stone vernacular. Below: The manor, a nineteenth century Gothic fantasy.*



6.2 Walls

Stone

Buildings representative of the historic vernacular show use of heathstone (FIG. 9) – an iron cemented sandstone found within the Poole Formation – otherwise known as ‘Redend Sandstone’ after Redend Point, where it outcrops.



FIG. 9: Redend sandstone. Left: a piece of water worn raw material on the beach at Redend Point. Right: used as very coarse random rubble.

Purbeck limestone does not occur within the immediate vicinity though nonetheless shows frequent use. This frequency is however notably greater within nineteenth century and twentieth century development than is observable in the vernacular which preceded this. Here the church represents an exception, use of limestone evidently reflecting the status of the building.

Brick

Brickworks are shown on nineteenth century maps located on the heath just outside the village at Wadmore Farm. This was a small scale operation which ran between 1895 and 1929. At this location it would seem that Broadstone clay was being extracted for use, though it has been suggested that the white bricks from which Leaze Cottages are built was been produced here. Save for chimney stacks, brick is not however a common feature of development within the Zone 1, the material being more readily associated with the suburban housing within Zone 2. One noted exception is the material used in the eighteenth century construction of Studland Farm (now Manor Farm Cottage), and its barn opposite.

Cob

Cob may be considered one of the key vernacular construction materials within the settlement and is employed in the construction of a number of historic buildings (e.g. Beach Cottage – see FIG. 8), where it is finished with render.

Pebbledash

Pebbledash and heavily textured render represent typical early twentieth century finishes. These are mainly found within Zone 2, but have also been obtrusively applied to a number of more historic properties within Zone 1.

6.3 Roofs

The historic vernacular within the conservation area is thatch, and this is present on a number of buildings within both Zones including the oldest domestic property. Most of these have flush ridges – the traditional finish locally – though a number have seen introduction of decorative block ridges. The latter generally harm local character and distinctiveness.



FIG. 10: *Stone roofed barn. The barn is a prominent feature adjacent to the church opposite Church Farm Cottage.*

Purbeck stone is used to roof the church – something which may be generally anticipated for such structures given the historic superiority of the material – however its frequent use in domestic and other buildings elsewhere in the conservation area is likely to reflect more the boom in production around Swanage during the late eighteenth and nineteenth centuries than a long historic tradition of usage in Studland. The swept roof of the barn opposite Manor Farm Cottage (FIG. 10) is particularly impressive, and the more so for lack of ‘pointing’.

6.4 Windows and Doors

There is no consistency in the types of windows employed in buildings within the conservation area. Within properties of vernacular construction multi-pane sash windows, horizontally sliding Yorkshire sashes and casements are all represented.

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. A selection is detailed below:

- *Fort Henry:* (FIG. 11) a large concrete fortification sitting above bunkers constructed in 1943. A number of internal compartments are served by a long horizontal recessed gun/observation slit giving a broad view of the bay. Used

- by Allied commanders in 1944 to observe Operation Smash – the practice landings on Studland Beach in preparation for D-Day.
- *Dragon's teeth*: (FIG. 11) an intact stretch of Second World War anti-tank defences arranged across the mouth of a coombe at the northern tip of the conservation area just above the beach.
 - *Pill box, Redend Point*: (FIG. 11) a small cylindrical concrete fortification now sat at a jaunty angle right on the Point. Similar pill boxes can be found at various points along the coastline of the District including at Swanage.
 - *The old school, School Lane*: Built 1845 and closed in 1947.



FIG. 11: *Relics of the Second World War. Top left: Fort Henry. Top right: anti-tank dragon's teeth. Bottom left: pill box at Redend Point. Bottom right: view across the bay from the gun slit of Fort Henry.*

- *Mile post, Ferry Road/Beach Road junction*: A fairly plain stone milepost carrying ordnance bench mark. Likely to date to the early nineteenth century. Similar posts elsewhere in the District have been listed.
- *William Lawrence tombstone, St. Nicholas' churchyard*: One of the most interesting monuments in the graveyard due to the story the inscription tells of the remarkable military service of the old soldier interred beneath.
- *Village cross*: The shaft of the monument is modern however the heathstone base is of ancient origin, and likely to have belonged to an earlier cross.
- *K6 phone box and pillar box, Swanage Road*: traditional street furniture.
- *Harmony Terrace*: An attractive early twentieth century terrace of cottages prominent in views passing along Swanage Road.

7. Ecology and Biodiversity

It is easy to underestimate the contribution made by wildlife to the character of a Conservation Area in terms of sights, sounds and smells, and Studland Conservation Area is unusual in containing a variety of different habitat types. Buildings and the conservation area's many trees, hedges and garden spaces provide nesting, roosting and feeding opportunities for birds, bats and small mammals. The freshly cleared village pond both assists here and helps support aquatic life. Past encouragement of barn owl nesting is visible in the end gable of the large barn opposite Manor Farm Cottage which contains a nesting slot and perch (FIG. 12), and in similar spirit both birds and other animal species should be accommodated and provided for within new development. Along the coastal strip maritime plants and animals – most notably seaweed and dune grass – are important features, whilst the northern edge of the conservation area contains within its vegetation hints of the heathland further inland.



FIG. 12: *Barn owl nesting slot and perch. Seen in the end gable of the barn opposite Manor Farm Cottage.*

8. Issues and Opportunities

8.1 Problem Areas

The volume of visitors to the area, mainly during the summer and mostly by car, is in some ways problematic. Whilst there is nothing to suggest that visitors cause any particular physical harm, and presence helps to support a number of businesses, both the supporting infrastructure and signage has harmed the rural character of the locality.

8.2 Evaluation of Condition

From external inspection the condition of buildings and structures within the conservation area appears generally good.

8.3 Buildings at Risk

Whilst sea level rise poses a threat to Studland Bay in general it poses a particular problem for the pillbox at Redend Point which already sits askew on its base. It seems unlikely that the structure will survive long term. The dragon's tooth tank defence has clearly suffered from some movement with many of the individual teeth no longer fully upright. Future erosion of the slopes upon which they are mounted may cause further movement. There are no other buildings or structures which appear from external inspection to be obviously at risk of demise or decline.

8.4 Threats, Pressures, Challenges

As noted above sea level rise poses some threat to the coastal margin of the conservation area and structures located within it. Managing this will pose a particular challenge. Inland, the greatest challenge is management of traffic, parking, signage clutter and other infrastructure associated with tourism.

9. Recommendations

9.1 Boundary Proposals

In its first iteration the review contained proposal to remove Swanage Road from the designation. This proposal has since been revised following significant feedback and in recognition of the contribution made to the distinctive character of the village by late nineteenth and early twentieth century development. This development is concentrated along Swanage Road, though spills into, and has some bearing upon the character of the historic core of the village. Whilst it is still proposed to remove substantial areas of open countryside, woodland and modern housing estate development from the designation, Swanage Road, some adjacent historic properties and the historic core of the village are all retained. In order to facilitate appropriate management given differences in character within the retained conservation area the designation is split into two zones.

It is worth noting that as the whole of Studland falls within the AONB there will be minimal changes to the current restrictions on householder permitted development rights within parts removed from conservation area. Changes to the boundary may be summarised as follows:

9.11 Proposed for Addition

A small sliver of land is proposed for addition at the northern tip of the conservation area in order to fully incorporate the World War II coastal dragon tooth tank defences present here (pictured in FIG. 11) within the boundary.

9.12 Proposed for Removal

- *Heatherside, Woodside, Harmony Lodge and Southlea:* As noted above almost all the properties here are relatively modern and have no relationship with the historic form and layout of the settlement.
- *The Coombe House, Holywell House, Mimosa Cottage, Sea Coombe, Handfast House, Knighton House, Skerries, Fauns House, Highfield House, High Hedges and the riding stables:* Generally peripheral modern properties which make no readily visible contribution to the character or appearance of the conservation area.
- *Agricultural land and buildings to the south:* This land falls outside what could be considered the village core and can more sensibly be considered as forming part of the landscape setting of the conservation area.

- *Woodhouse Hill*: An area largely covered by woodland adjacent to the settlement but not forming an integrated part of it. Best considered part of the setting.
- *Woodhouse and Langtoft Cottage*: Listed properties lying some distance from and not forming an integrated part of the settlement.

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 public or private sectors.

Improve street name signs: There is significant scope to improve the current situation through use of more sympathetic materials for signage, and replacement of the posts upon which they are mounted.

Declutter: A reduction in the amount of direction, restriction and advertisement signage would be beneficial, whilst at other locations (e.g. see FIG. 13) a general reduction in the rationalisation of items placed within the public realm would improve the character of the conservation area.

Potential listing: Fort Henry has considerable historic value due to its connection with Exercise Smash, and is otherwise a particularly interesting and well preserved piece of military architecture. An application should be made to English heritage to list it.



FIG. 13: *General clutter. Not one part of the verge pictured above and lying adjacent to the cross is free from one object or another.*

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 Statement 5: Planning for the Historic Environment. 2010. (www.communities.gov.uk).
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide. 2010. (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

- 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).

Historical Development and Archaeology

- Legg, 2002: *The Book of Studland: Portrait of Purbeck's Heathland Village*.
- Poplewell, *Pirate Sea and Studland*.
- Vine, *Studland: A Historical and Social Record of a Dorset Coastal Village*.

Architecture

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

Maintenance

- 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

PPS 5 *Planning for the Historic Environment* provides a principal point of general policy in relation to 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). Where buildings or structures are deemed to make a positive contribution to the character and appearance of the area proposals to demolish are not normally be looked upon favourably. 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 householder 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 of the property 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 (e.g. satellite dish) on a chimney, wall or roof slope facing onto or visible from a highway, or on a building >15m high.
- Installation of solar panels on the ground within the curtilage of a dwelling house 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 visible from a highway. There is a general requirement both inside and outside conservation areas for panels erected under permitted development rights to be positioned with regard to minimising both their effect upon the external appearance of the building and impact upon visual amenity of the area within which the building stands. Planning permission may often therefore be required.

In the case of office buildings, shops, catering, financial or professional services establishments planning permission would be required for 'any alteration'.

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 expected. 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 2011. Note: regulations are subject to change.*

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 which are also likely to be covered by the listing where pre-dating 1948. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

Address	Grade	English Heritage Reference No.
Parish Church of Saint Nicholas	I	109062
Thomas Hobson monument, in the churchyard, circa 8 metres south of the chancel of the Church of Saint Nicholas	II	109063
Unidentified monument in the churchyard, 1m south of the Thomas Hobson monument	II	109064
Bankes family monument circa 3m east of Thomas Hobson monument in the churchyard of Church of St Nicholas	II	109065
Francis Thornton monument, in the churchyard c20m north-west of the west wall of the Church of Saint Nicholas	II	109066
Walden Aston monument, in the churchyard circa 10m west of west wall of the Church of Saint Nicholas	II	109067
Manor Farm House and Manor Cottage (including front boundary wall)	II	109068
Main barn at Manor Farm, circa 40m east of Manor Farm House	II	109069
Coach house 6m east of Manor Farm House	II	109070
Vine Cottages 1,2 and 3, Beach Road	II	109091
11, School Lane	II	109098
2 and 3, Watery Lane	II	109102
4 and 5, Watery Lane	II	109103
The Green, 24, 25 and 26, Heath Green Road	II	1120287
The Green, 23, Heath Green Road	II	1172386