



East Lulworth Conservation Area

Appraisal document



Adopted Document

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Introduction

Background

1. This appraisal has been prepared for East Lulworth Conservation Area which was designated on 5th April 1977.
2. Conservation areas are defined within the Planning (Listed Building and Conservation Areas) Act 1990 as:

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

3. Conservation areas are designated to cover the streets and places in towns and villages which hold sufficient architectural and historic interest to warrant special consideration and conservation as part of the planning process. 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 to provide an in depth analysis of the architectural and historic interest, character and appearance of the conservation area in order to both assist the planning process, and to promote careful management and enhancement.

Planning policy framework

4. Conservation areas are designated by local authorities as a duty under section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Section 72 of the same Act makes it a duty for local authorities to consider the desirability of preserving or enhancing the character or appearance of conservation areas in exercising planning controls. The National Planning Policy Framework (NPPF) provides policy guidance, whilst at District level, policies within the Purbeck Local Plan are also relevant, and are supported by the District Design Guide Supplementary Planning Document.

Development within a conservation area

5. Restrictions apply to the types of work you can carry out to properties within conservation areas, principal amongst which is the legal requirement to gain planning permission for carrying out ‘relevant’ demolition of unlisted buildings and structures. To find out more about restrictions see guidance on the Council’s website: www.dorsetforyou.com. Where you are considering undertaking works within a conservation area that require planning permission, the Council will be happy to provide you with pre-application advice. A charge is made for this service. See the Council’s website for details.

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6. New development should conserve or enhance the character or appearance of conservation areas. You should use this character appraisal to assist you in formulating appropriate designs for new development, and in making sensitive alterations to existing properties.

Preparation and survey limitations

7. This document was formally adopted by Purbeck District Council on 13th October 2015.
8. When you are reading or using this document it is important to note that its contents are not comprehensive. For instance, some aspects of the survey information are limited to areas which can be viewed from the public highway and other accessible land. You should not take failure to mention a particular element or detail to mean that it is of no importance, and thus of no relevance in the Council's assessment of planning applications.

Community involvement

9. In line with the Council's Statement of Community Involvement a six week period of consultation was arranged. This involved a formal consultation on the draft boundary proposals and appraisal which ran between 2nd March and 10th April 2015. Consultation materials were available online and at Westport House. A leaflet was posted to every property affected. Officers offered to attend a Parish meeting though were not invited. The consultation was advertised through local media and Council channels. Consultation responses were taken into account in preparation of the final version of this document.

Summary of special interest and significance

10. The purpose of the following paragraphs is to provide a brief (non-exhaustive) summary of the special interest and significance of the conservation area, which forms the basis for its designation. A more detailed analysis of its historic and architectural character and appearance will follow in subsequent sections.

Special historic interest

11. Significance principally lies in the outstanding collection of closely associated heritage assets (scheduled ancient monuments, listed buildings and registered park) contained within the boundary of the conservation area. Together these illustrate the evolution of the village and park over a period of eight hundred years, telling a story of changing social relations, fashion and the rural economy, whilst the settlement itself retains the character of a small estate village.



FIG. 1: *Lulworth Castle and gardens c.1721. Whilst not at all cartographically accurate, the view provides a good impression of the organisation, design and use of the park at this time. The formal gardens and village are shown as they existed prior to the remodelling, clearance and landscaping which took place in the late eighteenth-early nineteenth century. Deer still occupy the two fields to the north showing that the original function of the park continued, albeit on a lesser scale than previously.*

Special architectural interest

12. The conservation area contains a high proportion of listed buildings and structures, including two at Grade I and three at Grade II*. As a group buildings and structures which lie within the boundary of Lulworth Park hold particular significance. Vernacular architecture is well represented within the village, whilst buildings generally demonstrate use of a range of local materials and building traditions.

Conservation area: site, situation and zoning

Location and setting

13. East Lulworth is located in the south west of Purbeck, close to the coast, and within the Dorset Area of Outstanding Natural Beauty (AONB). The landscape setting of the village is one of open countryside and woodland, classified as 'rolling wooded pasture' within the AONB Landscape Character Assessment. A proportion of this falls within army ranges, and though gunfire infrequently disturbs the tranquility of the broader area, the prevailing character is strongly rural. The Purbeck Ridge, topped by the distinctive lines of Flower's Barrow hillfort, are dominant features to the south (see FIG. 9).

Socio-economic profile

14. East Lulworth remains an estate village. Most of the property and land is owned by the Lulworth Estate, which has its principal residence, offices and 'yard' in the village. Lulworth Castle and to a far lesser extent, The Weld Arms, provide the principal attractions to visitors and generators of income within the village. A shop has recently been established in the former St. Mary's School, whilst the former estate yard at Shaggs functions as a base for the Butterfly Conservation Trust and houses a small metal smith's forge and workshop.

Character zones

15. Whilst the conservation area must be thought of as a whole, for ease of appraisal it has been split between three character 'zones'. These relate to variations or transitions in character between different parts of the conservation area. These are shown on Map 2 and comprise:

Zone 1: Comprises the village.

Zone 2: Consists of the park, lodges and yard, defined for the most part by the park wall.

Historic development

Medieval

16. During the late twelfth to early thirteenth centuries the Norman-French de Newburgh family acquired several manors in the area, principal amongst which was East Lulworth. The modern Lulworth Estate to a large extent occupies land which formed part of the medieval de Newburgh estate.
17. The de Newburghs established Bindon Abbey in 1172, and much land was subsequently bequeathed to the abbey either by the family or its tenants. East Lulworth was however the estate's principal seat, and in 1299 a manor house was built in the village, which the writer Leland later recorded standing close to St. Andrew's Church. The de Newburghs laid out a deer park, most of the former boundary of which can still be traced on the ground in the form of a distinct earth bank upon which an enclosing 'pale' (or fence) was constructed. These remains have been scheduled as an ancient monument. The function of the park was to act as a private hunting reserve, and much of the land is likely to have been wooded. It has been speculated that a hunting lodge may have been constructed in the area known as 'Park Lodge' – a name currently attached to a seventeenth century house within the park. Lulworth Park as it currently exists is a landscape garden created at the end of the eighteenth century, albeit in many places the boundaries quite closely correspond to those of the medieval park, and for most part entirely encompass the latter.



FIG. 2: *St. Andrew's Church. The fifteenth century tower is of note, the rest of the church dates to the late nineteenth century. The de Newburgh's manor house is thought to have stood close by.*

18. A 1770 estate map shows the open strip fields associated with East Lulworth (and typical of medieval peasant farming) were arranged to the south of the village, whilst a common existed to the north and north east of the area now known as

Mount Pleasant. During the period of their operation the intensively farmed strip fields would have provided the village with a more diverse landscape setting than the monoculture that exists at present.

19. Whilst most of the parish church is of Victorian date, the tower was constructed during the late fifteenth century (see FIG. 2).

Sixteenth and seventeenth centuries

20. In 1515 the male line of the de Newburgh family failed, and by 1526 East Lulworth and other possessions had passed by marriage to the powerful Howard family (Dukes of Norfolk), this branch of which styled themselves Viscounts of Bindon. Following dissolution in 1541, former de Newburgh lands held by Bindon Abbey were sold to Sir Thomas Poynings, also linked to a de Newburgh hieress. During this period East Lulworth lost its status as principal seat, the Howards building a fortified manor house at Bindon Abbey (Bindon House), and the Poynings a house at Burngate (Mount Poynings). In 1582 the Howard and most of the Poynings estates were united.
21. East Lulworth regained some importance when in 1601 Thomas Howard obtained a license to empark 1000 acres of land, using the old de Newburgh deer park as the core. In the years following he built a hunting lodge, Lulworth Castle (see FIG. 3 below), adjacent to the site of the old manor house. Bindon House however remained the principal seat of the estate, whilst Mount Poynings, also acquired by this date, was demolished. It has been speculated, but not proved, that materials from Mount Poynings, which were themselves in part derived from Bindon Abbey, were used in construction of the castle. In 1625 Coker described Lulworth park as stretching between the castle and Bindon.



FIG. 3: *Buildings of the seventeenth century. Left: Manor Cottage, which is shown on the 1770 map in FIG. 4. The decorative banding of limestone and heathstone is especially notable. Right: the castle, originally built as a hunting lodge, became the dwelling of the Welds in the mid-seventeenth century.*

22. Following a short period of inherited ownership by the Earls of Suffolk, most of the estate was purchased by Humphrey Weld in 1641, the year in which the Civil War broke out. Bindon House was destroyed during the war, with both the castle and

park damaged. With the loss of Bindon House, Lulworth Castle was transformed from hunting lodge to house, and East Lulworth once again became the principal seat of the estate. It is unclear what immediate implications this change of role had upon the character and use of the park, though by 1721 (see FIG. 1) extensive formal gardens had been laid out around the castle, with deer restricted to a relatively small portion of the park.

23. Other buildings within the conservation area dated to the seventeenth century include the distinctively designed Park Lodge (one time dower house which has held various other functions, and whose name may recall an earlier hunting lodge on or close to the site), Manor Cottage (see FIG. 3), Nos. 21/22, 23, 27, 14-16 Cockles, No. 39 Mount Pleasant, elements of the castle stables, and Wareham Lodge. The latter is thought to be contemporary with the castle and portrayed in its original position on the 1721 painting reproduced in FIG. 1.

Eighteenth-Nineteenth centuries

24. Though the dispersed pattern of development which currently characterises the village was established by at least the seventeenth century, the bulk of the village lay to the south and east of the church until the late eighteenth century. The painting of 1721 (FIG. 1) shows the castle and its gardens, including the adjacent parish church and village, whilst the village is more clearly shown in the 1770 survey of the estate (see FIG. 4 below).
25. Buildings constructed or finding origin in the first two thirds of the eighteenth century (and evident on the 1770 estate map) include Nos. 20, 18/19, 17, 24, and No. 25 Cockles, Woodside Lodge, Nos. 1-2, 3/4, 6-8, the Weld Arms, 40 Mount Pleasant, and Common Hill Cottage. No. 26 Cockles meanwhile is dated to the late eighteenth century.



FIG. 4: *The core of the village in 1770, shortly before its clearance (D/WLC/P1.7 Courtesy of Dorset History centre). Most of the buildings, boundaries and the road serving them were cleared towards the end of the century to create the park. Aside from the castle, church and stables, surviving buildings shown include Manor Cottage, The Weld Arms and Nos. 21/22 bottom right.*

26. The exact date at which the gardens and core of the village were cleared as part of the formal landscaping of the park is unclear. Reference to the Old Series

Ordnance Survey (OS) Map of 1805-6 suggests that the current park layout had more or less been completed by this time, whilst dating of individual elements (e.g. 1785: North Lodges; 1786-7: St.Mary's Chapel (FIG. 11); 1798: east entrance, 1808: Wareham Lodge rebuilt), shows that the process was drawn over an extended period. This appears to have begun in earnest with the succession of Thomas Weld in 1775, and continued until at least 1808.

27. In comparing the 1770 estate map with the 1840 tithe map, it is interesting to note that, despite the clearance which took place, relatively few buildings were constructed in the eastern part of the village during the period. Contrary to the claim often made therefore, the village was not simply 'moved' to the east following clearance, given that most of the buildings here already existed and were separately occupied. Rather, a more dispersed replacement of housing is likely to have taken place, and may be evident in late eighteenth century terraces built at Mount Pleasant and Shaggs, where Nos. 32-37 (see FIG. 15), carry the date stone 1793, and Nos. 51-54 (see FIG. 16) carry the date stone 1792.

FIG. 5: *Houses at Common Hill, later Mount Pleasant (D/WLC/P1.7 courtesy of Dorset History Centre). The 1770 estate plan shows a tight cluster of irregularly laid out buildings. Drawn shortly after the enclosure of East Lulworth Common, the houses are shown bordering a scrap of "unenclosed" land, whilst to the north and east new fields have been formed. Four of these buildings survive, one ruinous.*



28. In 1770 the area currently known as Mount Pleasant, but at that time as 'Common Hill', sat on the edge of what had been the East Lulworth Common (see FIG. 5 above). A Bill of 1761 allowed the common to be enclosed with the bulk of land assigned to the Welds. A surviving fragment was used for the construction of Nos. 32-5 and adjacent buildings, though even in 1840 small scraps of unenclosed common are recorded as surviving. Of these, the triangular 'green' seen upon entering Mount Pleasant (see FIG. 10), and the broad verge to the front of Nos. 32-5 remain as relics. The 1770 map of the common labels dwellings at Mount Pleasant 'the common houses', and it seems credible to suggest that this was because the grouping which then existed were 'encroachments' (i.e. buildings informally constructed on common land). The position at the edge of the common, detached from the main part of the village, and the dense and irregular layout of what appear to be tiny houses, may support this theory. Estate surveys indeed confirm that the construction of dwellings on the common and 'waste' (uncultivated land) was taking place in the village during the eighteenth century.

29. The 1770 map shows a dashed line representing a planned 'new road' to Coombe Keynes which follows a different course to that taken at present. Formalisation of the road link following enclosure of the common land between the two villages would indeed have been necessary. The route finally constructed however took account of the remodeling of the park, and sliced through the north eastern tip of the medieval deer park (the only part of the original park not included within the boundary of its late eighteenth century successor).
30. A brick kiln was established at Common Hill (Mount Pleasant) by 1840, drawing clay from a pit on site which was subsequently planted with trees, and remains known as Clay Pit Plantation. Brick making appears to have ceased some time before 1889, when the OS map shows the plantation was established. The kiln would have produced bricks for use on the estate, and assuming a late eighteenth/early nineteenth century date, may have contributed materials for demanding projects such as construction of the upper sections of the park wall.
31. The nineteenth century saw construction of two schools (see FIG. 6), the Elementary school in 1840 (now a dwelling), and St. Mary's Catholic School in 1855 (now a shop). A catholic cemetery was established in 1860 at what was then Common Hill, but which maps subsequently labelled 'Cemetery Hill' (see 1889 OS map). It is likely that the road outside the cemetery was straightened at the same time with the scraps of common land through which it formerly meandered were enclosed. Other notable works of the nineteenth century were the gardener's cottage/lodge in the middle of the century, and rebuilding of the church in 1864.



FIG. 6: *The nineteenth century schools. Unusually for such a small settlement, East Lulworth once contained two schools. Right: the Elementary School c.1840. Left: St. Mary's Catholic School c.1855.*

32. Comparing maps between 1889 and 1902, three former 'common' houses (see paragraph 28 above) appear to have been removed during the period.

Twentieth – twenty-first centuries

33. Cemetery Hill appears renamed as 'Mount Pleasant' on the 1902 OS map. Relative to Common Hill and Cemetery Hill, the name Mount Pleasant was clearly

intended to improve perception of the place. The process of name change seems to have begun much earlier however, given the Old series OS map of 1805-6 also records the name 'Mount Pleasant' – albeit at that time attached to newly built houses at Shaggs. Loss of the former 'common houses' (see paragraph 28 above) continued with at least two buildings removed post 1956 from the south side of the road, and one further after 1963. No. 37 has since become ruinous, meaning little now survives of the dense cluster of cottages recorded here between 1770 and 1889.

34. Lulworth Castle was gutted by fire in 1929, and remained in a ruinous state until the 1990s, when a partial restoration was undertaken by English Heritage. Since then the castle has been used as a visitor attraction and venue, with parts of the stables used to support the enterprise. Lulworth Castle House – the modern day 'manor house' of the Weld family – was built in 1977, making use of the former walled garden and rear entrance of the castle. Adopting a simple neo-Georgian style, the building has since been embellished.

Townscape analysis

Village structure

35. The current layout of the village (Zone 1) was in large part fixed by the end of the eighteenth century, at which time the principal eastern half was cleared to form the park. In the western part of the village buildings formed four distinct but loosely dispersed clusters, and subsequent development has occurred around and to a lesser extent between them. Three of these clusters (centred around the old post office, south eastern end of Cockles and the Weld Arms) are located around a looping road formed by Cockles and Main Road, with houses at Mount Pleasant forming a detached group. Modern development between the clusters, and mostly notably along Cockles, has obscured the historic layout, though the latter nonetheless remains distinct. Cottages at Shaggs and Park Lodge sit outside the main village structure and are more closely related to the layout and organisation of the park.



FIG. 7: *Cluster of cottages at Cockles.*

Building density

36. As the village is composed of loosely dispersed clusters of buildings, with some significant open spaces and the odd building between, over all density is low. Within clusters however, buildings are sometimes quite closely packed, as seen at Cockles (FIG. 7 above). Similar density historically occurred amongst the 'common houses' at Mount Pleasant (see Section 3 and FIG. 5).

Building height

37. Domestic buildings within the conservation area generally stand at between one and half to two storeys, with actual ridge height varying with architectural style and status.

Plan form and massing

38. Amongst vernacular domestic buildings, plan forms with a broad frontage and shallow depth are usual. Buildings sometimes adjoin, and some properties have been enlarged by merging smaller dwellings. At properties including Nos. 14-16 (see FIG. 15) and No. 9, frontages are elongated by attached former 'outbuildings'. Terracing, such as seen at Mount Pleasant and Shaggs, is uncommon and in these cases distinctly associated with the period of village clearance and park formation at the end of the eighteenth century.
39. Dwellings are generally orientated to face the highway though some exceptions do occur at Mount Pleasant, where original construction took place before a formal highway was established.
40. Massing varies, with most vernacular cottages being of modest character, and interspersed with more bulky buildings such as The Lindens. Variation is closely linked to architectural character and historic status. In this regard the largest buildings all fall within the park

Edges and enclosure

41. The most striking boundary feature within the conservation area is the park wall. With the exception of gates, this forms a continuous roadside feature on the route between Coombe Keynes and Burngate, and encloses much of the park.



FIG. 8: *The park wall. A major feature of enclosure within the conservation area, generally built on a masonry plinth (variously heathstone and or limestone with occasional flint), raised in brick adjacent to roads.*

42. The wall is a historically symbolic feature, and though now collapsing in various places, represented a bold statement of power and social differentiation in the past. This would have been most striking on its construction following clearance of

the principal part of the village (shown in FIG. 4), and then again when heightened through addition of brickwork above the original heathstone/limestone base. The visual relationship between Nos. 14-16 and boundary of the park is a particularly poignant one, as these cottages once lay at the edge of village core. During the medieval period the park pale (earth bank topped by a wooden fence) around the deer park would have made a similarly bold social statement given the exclusivity attached to the hunting of deer at his time (emphasised by the fact that most of contemporary Purbeck was a royal hunting reserve). The earth bank still survives along much of its original length, and in places can be viewed running directly behind the later park wall.

43. As is characteristic, the old kitchen garden is enclosed by a substantial brick wall, though the majority of this structure falls beyond public view.
44. Whilst the parkland is by definition largely open, estate railings provide a traditional 'transparent' means of subdividing space around the castle and old stable buildings.
45. Outside the park, hedgerows provide field boundaries and or commonly enclose gardens. For those properties not facing directly onto the highway, hedges and or low walls are usual frontage treatments. The wall surrounding the Lindens is exceptional in its height, and reflects past use of the building as the 'Manor House'. Elsewhere walls also boldly define the curtilages of the parish church, former St. Mary's School and the cemetery.

Visual qualities

46. Numerous views across and within the rolling parkland are particularly good (see FIG. 9), and can be experienced through use of the permissive footpaths. The visual connection between the castle and North Lodges is appreciable despite the distance between.



FIG. 9: *View across Lulworth Park from Clare Towers.*

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47. The various clusters of historic buildings within the conservation area provide attractive compositions, though where dereliction occurs (i.e. at Cockles – FIG. 7 – and Mount Pleasant) there is clear scope for improvement. The castle can be glimpsed above the trees entering the village from the east, and between the trees from the south, though is only fully appreciated close up within the park. The parish church and castle provide an attractive pairing viewed from certain angles, though the belt of *Ilex aquifolium* between detracts from this.
 48. To the south the view is dominated by the Purbeck Ridge and the prominent earthworks of Flowers Barrow hillfort. A break in the ridge immediately south of the castle opens up at Arish Mell, allowing a glimpse of the sea. The positioning of Castle House also takes advantage of this vista.

Trees, green and open spaces

49. Park Wood, Lodge Wood (historically ‘Connygar’) and Bowling Green Wood are designated as ‘ancient woodland’ by Natural England – land that has had a continuous woodland cover since at least 1600 AD. Much of Park Wood and Lodge Wood were replaced with coniferous plantations post-war, significantly changing their character and ecological value, though remnants of their previous composition (including some former hazel coppice) exist at the margins. Bowling Green Wood retains some deciduous cover. The wood originated at the latest in 1462, though species such as beech were probably planted as part of the eighteenth century landscaping of the park. The park itself contains a number of ‘veteran’ trees of impressive girth.
50. The landscape of Lulworth Park has a long and multi-layered history within which function, design and general character have all seen major change over time. As it exists today, the predominant character is that of the ‘landscape’ garden created as setting for the castle during the late eighteenth century. This itself had replaced formal enclosed gardens, which had in turn replaced the earlier deer park. Change reflected movement in fashion, social relations and power, tracking and contrasting with that in the surrounding countryside. The deer park was a direct reflection of imposition of Norman power upon the native population, whilst in more settled times the fashion for intricate formal gardens developed when the surrounding countryside was characterised by large tracts of open fields and common land farmed by the peasantry. With enclosure of such open land landscape gardens became popular, maintaining differentiation of the landed elite from the rest of the rural population. East Lulworth demonstrates each stage of this process well, and the more so given that much of the village was cleared as part of landscaping of the park.
51. Grassland and pasture within the park provides the most significant open green space in the conservation area. Though free from hedgerows, the space is not continuous or unbroken, with swathes and clumps of trees both within and around the margins forming an aspect of the landscape design. Fencing has been erected in places to control cattle grazing. Whilst the medieval park is believed to have

been wooded, and some areas of existing woodland may have indeed have been continuously wooded since this time, many trees was planted at the end of the eighteenth century or later as part of the landscaping of the park. Leylandii planted between the castle and church appear incongruous within this context. The area formerly occupied by the village remains somewhat distinct, containing noticeable earthworks (traces of former buildings and enclosures). The earthworks which surround the modern visitor car park are however visually incongruous modern features, and have compromised the character of the park and archaeology of the former village site.



FIG. 10: *Notable trees. Left: a spreading oak outside the former St. Mary's School. Right: oak tree on the green at Mount Pleasant – a fragmentary vestige of what was once East Lulworth Common.*

52. Around the village woodland at the edge of the park provides a continual backdrop, whilst small patches of damp woodland also occur at other points (see FIG. 14). Amongst individual trees, the large oak growing outside the former St. Mary's School, and that on the green at the entrance to Mount Pleasant are of note (see FIG. 10 above). Clumps of trees planted on the green opposite the old post office, and at the entrance to Cockles, are attractive features. The 1770 estate map shows that the latter space was at that time occupied by a building.

Public realm

Lighting and wiring

53. As is the case for most rural conservation areas in the District, the village does not contain street lighting. This absence of lighting is an important aspect of traditional character and helps in the relationship of the village to its landscape context. Wiring is visible at a number of locations though is not particularly obtrusive.

Public space

54. Playing/recreation fields exist to the south of Mount Pleasant and to the south of the Weld Arms, where they generally integrate with the agricultural land adjacent. A row of large masonry benches are an unusual feature.
55. Whilst not a true 'public space' the park is occasionally used to hold events which draw large crowds, temporarily transforming its character.

Street furniture

56. The small green opposite the old post office carries the majority of street furniture found within the conservation area. Notable are the listed K6 jubilee telephone kiosk, and the finger post. A modern post mounted letter box has replaced that still located in the wall of the old post office. An Edward VII pillar box has been placed, somewhat incongruously, outside the former St. Mary's School (see FIG. 6).

Surfaces

57. As typical for rural settlements, the village generally lacks pavements, though a very short stretch does occur along the park wall commencing opposite the wall memorial.
58. Public roads carry a standard tarmac finish, though surfaces of private roads and accesses vary in terms of condition and formality.
59. A large expanse of tarmac exists outside the Weld Arms, merging with the surface of the public road. This tends to detract from the setting of the pub and attractiveness of the location.

Building style, materials and details

Architectural style

60. Zone 1 is chiefly characterised by vernacular housing (that built according to tradition as opposed to formal design) which shows varied use of locally sourced building materials and composition of details. Some qualitative differentiation is seen within this group, evident when contrasting Manor Cottage (see FIG. 3) with the broadly contemporary houses such as Nos. 14-16 (FIG. 15).
61. Zone 2 is characterised by use of an interesting range of formal architectural styles. This is seen principally in the romantic design of the castle (FIG. 3) and contemporary Wareham Lodge (FIG. 13), and in the fine Regency style of St. Mary's chapel (FIG. 11) and North Lodges (FIG. 12). The chapel derives particular importance from being the first place of catholic worship built post-reformation. At the request of George III, its pavilion design was intended to disguise the religious function of the building, whilst the design otherwise complemented the castle and newly landscaped park. Whilst the castle stable incorporates seventeenth century fabric, the building as remodelled has an attractive arts and crafts design. More recently a formal neo-Georgian style was adopted for Castle House. Park Lodge is an exception to the general pattern given an eccentric design which is almost medieval in character though not date.
62. The growing influence of national 'pattern book' styles is seen particularly in the mid-Victorian neo-Gothic of Garden Lodge (FIG. 11 below), and former St. Mary's School (FIG. 6). Further, more generic designs are seen in the twentieth century housing at Cockles and Mount Pleasant.



FIG. 11: *St. Mary's Chapel and Garden Lodge. The chapel (right) has the appearance of garden pavilion and stands on the edge of rolling open parkland across which North Lodges (see FIG. 12) is visible in the distance. Garden Lodge (right) has a more distinctly Victorian, neo-Gothic pattern book style.*

Walls

63. A number of local materials are used in historic construction of boundary walls and buildings within the conservation area, with the range reflecting the mixed geology of the broader locality.

Stone

64. Heathstone – iron cemented sandstone generally found in heathland areas of the District – sees frequent use in the rubble walls of buildings and boundaries. The attractive orangey colour is used to decorative effect at Manor Cottage (see FIG. 3) and No. 21/22 Cockles, where it is banded with limestone. Clare Towers (FIG. 12 below) is chiefly constructed from the material, as too the flanking buildings and towers alongside North Lodges. Substantial amounts of heathstone rubble were used in construction of the park wall where it generally provides the original lower portion (raised in brick adjacent to the roads), and other boundaries, whilst large cut blocks are visible in the buttresses of the church tower.
65. Limestone sees less frequent use than heathstone in construction, where the two sometimes mix (including decoratively, as noted above). This probably reflects its less immediate availability, and the past management of resources on the estate. Use of limestone is commonly associated with prestige buildings, Portland stone ashlar facings used at the castle, chapel and lodges. Large slabs of limestone appear to have been used to form a ‘foundation’ for the park wall, and have been exposed during reconstruction of collapsed sections.
66. Flint is occasionally present within the park wall, a section of which adjacent to the garden lodge is banded with brick – a style not common in the District, though also seen sporadically in western parts of the historic estate.



FIG. 12: *Clare Towers and North Lodges. Clare Towers (right) is a ‘Gothic’ styled northern entrance to the park, whose heathstone construction is more visible since concealing ivy has been removed. This has also clearly exposed the poor condition of the structure. Higher quality Portland ashlar is used at North Lodges to the east (right), though flanking towers and walls are constructed from heathstone. This building is also in poor condition and on the Historic England ‘at risk’ register.*

Brick

67. Brick does not generally play a significant role in the visual character or original construction of buildings which pre-date the mid-late nineteenth century. Amongst earlier buildings the presence of brick, generally in conjunction other materials, may be indicative of rebuilding work. As detailed above, Reading clay was historically extracted from the pit the end of Mount Pleasant, and bricks were manufactured on site for local use. These are probably those seen forming the upper portion of the park wall and at the main entrance to the park. As the kiln had gone out of use by the late nineteenth century bricks may also have been sourced from elsewhere on the estate, such as the brickworks which operated at Coombe Keynes.

Cob

68. The local availability of good clay and possibly also the broader presence of chalk contributed to the historic use of cob. Cob with a traditional rendered finish is present in the construction of No. 40 Mount Pleasant, the upper walls of No. 18/19 Cockles (see FIG. 14), and in parts of No. 17 Cockles and No. 32-34 Mount Pleasant. Remnants of cob walls can be seen at No. 37 Mount Pleasant, and it seems likely that other 'common houses' recorded here in the past also featured cob - particularly if, as suggested, they were built as encroachments on Lulworth Common (implying rapid and simplistic construction). Where render occurs on other cottages within the village there is a strong probability that it covers cob.

Render

69. Whilst render generally carries no ornamentation where used to cover the wall surfaces of cottages, more formal lined out finishes (imitating ashlar stonework) are seen at the Grey House, the old rectory, Wareham Lodge (FIG. 13) and Lindens. At the Grey House the finish has been renewed in cement and the incised decoration reapplied without the usual expression of lintels. This type of finish was particularly fashionable during the early nineteenth century.



FIG. 13. *Render. Wareham Lodge (left) has a flat, formally lined out self-coloured render. This may have been introduced when the structure was moved. Nos. 6-8 (right), which includes the old post office, carries a more informal protective render more typical of the vernacular.*

Hanging tiles

70. Hanging tiles are not generally characteristic of historic development anywhere in the District, though they are a prominent feature of No. 17 Cockles (see FIG. 14 below), where they clad walls of mixed construction.

Roofs

Roof forms

71. Roof forms show a mix of pitched, hipped and half hipped forms. A mixture of all three is seen at the Lindens, whilst the most unusual but interesting roof form is that of No. 17 Cockles. Whilst no overall consistency is shown relative to the materials used, thatched roofs more commonly have hipped forms than pitched. Modern replacement of the roofs of thatched buildings with dormers has had a marked impact upon their appearance when compared to old photographic images. This is particularly seen at No. 14-16, where a shallow, flat covering of water reed had replaced a thick multi-layered covering (see FIG. 15).



FIG. 14: Cottages at Cockles. No.17 (left) is a visually eccentric building with unusual form and varied palette of materials, including hanging tiles. Nos.18-19 (right) have a more typical form and are constructed from cob on a high rubble stone plinth.

Roofing materials

72. The vernacular (traditional) roofing material is thatch. The majority of historic roofs in the village have been renewed with modern water reed coverings, though investigation of historic coverings at 18-19 Cockles prior to their removal demonstrated that straw was used here historically.
73. Clay tiles are the second most frequent roofing material, and it seems likely that much of the material used within the village was manufactured on the estate at Coombe Keynes brick yard and tilery. Stone easing courses are seen at Park Lodge and 32-35 Mount Pleasant. These were popular during the late eighteenth century, and are seen on buildings of similar date and varied status elsewhere in the District (particularly Wareham). Use usually implies that the original construction lacked gutters given the tiles assisted in shedding rainwater clear of the eaves.



FIG. 15: Nos. 14-16 Main Road. As elsewhere in the village the thatched roof has been renewed. Old photos show a heavy accumulation of what was almost certainly straw thatch, within which the dormers were far less prominent.

Chimneys

74. Chimneys are an important, traditional feature of the majority of domestic buildings within the conservation area, and are an architecturally important component of the design of buildings such as Garden Lodge (FIG. 11). Chimney stacks are chiefly constructed from brick, in simple form with corbelled top. Pots vary with the most interesting the tall buff octagonal pot used on the surviving chimney stack of the former St. Mary's School (see FIG. 6).

Windows and doors

75. Use of painted timber is typical for doors and windows throughout the conservation area, and is an important aspect of traditional character safeguarded by the listing of the majority of properties. Modern materials, including plastic, are seen on similarly modern and unsympathetically designed buildings.
76. Amongst historic buildings, window type varies according to building age, status and design. Cottages, early buildings and designs evoking Gothic style (e.g. Garden Lodge) within the conservation area, generally feature either casement or horizontally sliding sash windows. Vertically sliding sash windows meanwhile are a typical feature of formal and high status eighteenth-nineteenth century designs, and later buildings in similar style (e.g. Castle House).

Important unlisted buildings and structures

77. Unlisted buildings and structures which make a 'positive' contribution to the historic or architectural character or appearance of the conservation area are detailed on Map 3. Alongside listed buildings, these should form a focus for conservation, and

where applicable, may provide inspiration for new development. Key examples are provided below.

- *The park wall.* The park wall is the most substantial built feature within the conservation area and an integral component of the park. Whilst sections of the wall adjacent, and attached to the main entrances are formally listed in their own right, and the whole circuit is not.
- *Cottages at Shaggs.* (FIG. 16 below) Carry the date stone 1792, making them contemporary with the listed terrace at Mount Pleasant and the landscaping of the park. A range of agricultural/industrial buildings are attached. Given the date and associations it is unclear why the buildings are not listed.
- *K6 telephone kiosk opposite the old post office:* The call box is a Jubilee model (used 1936 -1955 in the UK, and overseas), its position directly related to that of the former post office. This kiosk is currently minus its door, the latter having only been recently replaced after the original was removed.



FIG. 16: Nos. 51-54 Shaggs. A distinctive terrace of cottages carrying the date stone 1792.

Ecology and biodiversity

78. The north western part of the conservation area, including the site and much of the immediate setting of the parish church and castle fall within Lulworth Park and Lake SSSI (Site of Special Scientific Interest), within which ancient trees (including both those forming part of the open park and designated areas of 'ancient woodland') and the lichens they support are of particular importance. Natural England reports the condition of the SSSI as 'unfavourable though recovering'.



FIG. 17: *Woodland ecology. Left: Hart's Tongue and other ferns and mosses are common within damp woodland around the conservation area. Right: lichens on the trunk of a tree in Lulworth Park*

79. The conservation area and its immediate setting are particularly rich in woodland, alongside which garden, open green spaces and the small stream which runs along the road at Cockles provide variety. In places the visual character of the conservation area is considerably softened by growth of mosses, and ferns are common (see FIG. 17 below).

Issues and opportunities

Problem areas

80. The principal issue within the conservation area relates to the unusually high number of listed buildings which are in poor condition.

Evaluation of condition

81. The condition of buildings and structures within the conservation is mixed, with some buildings appearing to be well maintained, whilst others exist in a semi-derelict or derelict state. These include the park wall whose condition varies greatly, and which, due to limited foundations combined with historic increase in height, appears to suffer localised instability. Repairs have recently been undertaken or are in progress at a couple of locations.

Buildings at risk

82. Listed buildings are termed 'at risk' where their condition is such that features or characteristics which contribute to their special interest are threatened. This is most commonly a result of lack of maintenance, which in extreme cases can lead to dereliction. Whilst heritage provides a major draw to East Lulworth, the condition of the historic environment within the conservation area is polarised. The conservation area contains an exceptionally high number of listed buildings and or structures 'at risk', the highest number of any conservation area in Purbeck. Since the date of listing this has left some dwellings uninhabitable and ruinous. Listed buildings and structures noted 'at risk' are:
- North Lodges (see FIG. 12): a consolidated shell whose flanking walls and towers are ruinous. At Grade II*, this former gateway into the park is entered on the Historic England national register of buildings at risk.
 - Clare Towers (see FIG. 12): structurally unstable and partially collapsed, this former gateway into the park was covered in ivy for many years. Removal of the ivy has clearly exposed the poor condition of the surviving fabric.
 - 37 Mount Pleasant: this cottage has become severely ruinous since listing and has no roof. It is unclear how much historic fabric survives.
 - 32 Mount Pleasant (FIG. 18): a decayed shell for well over a decade, the building is currently undergoing refurbishment.



FIG. 18: *Buildings at risk. No. 37 Mount Pleasant – little of this listed building appears to survive.*

- 18-19 Cockles (FIG. 14): consolidated externally, having become derelict after listing. Full repair and refurbishment were approved in 2010, but works have ceased. The condition of the building has again begun to deteriorate.
- Parish church: appears to suffer from dampness which has caused extensive fungal growth inside.
- Wall adjacent to the lodge at the main entrance to the park: shows a series of vertical cracks and movement.
- Entrance to the park at Shaggs: partially overgrown with ivy and buddleia, each of which can cause severe damage to brickwork.

Threats, pressures, challenges

83. The key threat to the significance of the conservation area is further deterioration of structures noted to be 'at risk'.
84. BT has previously indicated its desire to remove the telephone kiosk from the green opposite the old post office. This appears to suffer periodic theft of its door. Unless this structure is listed or otherwise adopted, it is likely that the kiosk will eventually be removed. The association of the kiosk with the old post office and other listed buildings would make it a likely candidate for listing under Historic England criteria.
85. Over the long term, management of trees may become an issue. Here the similar ages of many of the trees planted as part of the design of the park, and in clumps around the conservation area, may result in loss at a similar time in the future which could cause significant changes in character.

Recommendations

Boundary redefinition

86. As originally designated in 1977, the conservation area included only a south eastern portion of the park, whilst included some peripheral agricultural land. Changes were made to the conservation area boundary during 2015 in order to fully acknowledge the multi-layered heritage significance of the park, the heritage assets it contains, and the integrated relationship it has with the original conservation area. At the same time agricultural fields which form the immediate setting of parts of the village were excluded. The revised designation meets the statutory definition of the designation, and is consistent with the aims of paragraph 127 of the NPPF. Changes made in 2015:

- *Add those parts of Lulworth Park bounded to the east by the road to Coombe Keynes including buildings at Shaggs, to the south by the road to Burngate, and elsewhere by the park wall and tracks following the circuit.*
The significance of the park was formally recognised in 1986 when it was added to the Register of Historic Parks and Gardens, and contains various components which are themselves designated heritage assets. The park holds historic, artistic and archaeological significance, forming a distinct designed landscape within which the castle and related buildings and structures draw their meaning. There is clear visual and physical continuity between land included and land already contained within the designation. Inclusion may provide a context for the management of numerous related designated and non-designated heritage assets and trees in a holistic way.
- *Add the verge east of No.60.*
The verge plays a visually significant role, providing the immediate setting for the park wall and lodge, and is otherwise included further to the east.
- *Remove fields to the south east of Mount Pleasant including small area of trees.*
The fields and woodland merge with the broader agricultural landscape and better considered to form part of the setting of the village than integral components of it.

Management and enhancement

87. The character and appearance of the conservation area can be preserved and enhanced by the efforts of all who have an interest in the land and property within it. Maintaining those buildings, structures and aspects of which make a 'positive' contribution to the special architectural or historic character or appearance of the conservation area (see Map 2) should be a key priority. On the other hand, buildings, structures and aspects which have marked 'negative' impact upon the character or appearance of the conservation area (see Map 2) provide a focus for

positive change. Buildings marked 'neutral' on Map 3 are a diverse and harmless group which lack importance. Whilst improvements or change here may deliver benefits, these are unlikely to be as significant as for those marked negative. Use of this appraisal to inform the design and assessment of planning proposals helps to ensure that conservation objectives are achieved through the planning process.

88. The list below provides a summary of potential areas for action, implementation of which will depend upon opportunity, priorities and funding, and may involve or be achieved by a range of different stakeholders.

Buildings at risk

89. In order to address the acute issue of buildings and structures at risk, encouragement of investment, and the full implementation of renovation schemes that have been previously approved is required.

Historic landscape analysis of Lulworth Park

90. Detailed analysis of the design components and quality of Lulworth Park would be of benefit in further understanding its significance. At the same time revision of the related designation documents may be beneficial.

Potential listing

91. Given the close association of the K6 call box on the green opposite the old post office with the group of listed buildings, there appears to be a strong case for listing. An application should be made to Historic England.

Trees

92. Consider developing a planting strategy to replace, and ensure a succession of trees as they die or reach maturity.

Public awareness

93. It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the crucial role they play as property owners in conserving and enhancing its character and appearance. Here parish plans and other locally produced documents can play an important role in identifying actions that can be taken.

Appendix

Appendix A – Further information and advice

Legislation, guidance and policy

- *Conserving Character: Dorset AONB Landscape Character Assessment.*
- *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *National Planning Policy Framework.* DCLG, 2012.
- *Purbeck Local Plan Part 1.* Purbeck District Council, 2012.
- *Understanding Place: Conservation Area Designation, Appraisal and Management.* English Heritage, 2011.

Design

- *District Design Guide Supplementary Planning Document.* Purbeck District Council, 2013.

Historical development, archaeology and architecture

- *Dorset (Pevsner Buildings of England).* Newman and Pevsner, 1972.
- *Making of the English Landscape.* Taylor, 1974.
- *National Heritage List.* www.historicengland.org.uk.

General

- *A Stitch in Time: Maintaining your Property Makes Good Sense.* SPAB and IHBC.

Further enquires

Enquiries regarding this appraisal should be addressed to:

Design and Conservation Officer
Purbeck District Council, Worgret Road
Wareham BH20 4PP
Tel: 01923 557388
conservation@purbeck-dc.gov.uk

Enquiries regarding archaeology and the County Historic Environment Record should be addressed to:

Environmental Services Directorate
Dorset County Council, Colliton Park
Dorchester DT1 1XJ
Tel: 01305 224921
www.dorsetforyou.com

Appendix B – Listed buildings

Listed Buildings within the conservation area are shown in the table below. For further information on these buildings see the National Heritage List (searchable online at www.historicengland.org.uk).

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	Historic England reference No.
The Weld Arms	II	1172406
Barn 15 metres south east of the Weld Arms	II	1305086
Old stables 4 metres north east of the Weld Arms	II	1323341
Weld Arms Cottage	II	1120464
Manor Cottage	II	1120465
Parish Church of St Andrew	II*	1120466
Main entrance to Lulworth Park adjoining sections of park wall approximately 80 Metres	II	1120467
Former stable block to Lulworth Castle	II	1120468
Gardener's Cottage	II	1120469
Wareham Gate Lodge	II	1120470
Common Hill Cottage, Mount Pleasant	II	1120471
40, Mount Pleasant	II	1120472
18 and 19, Cockles	II	1120500
21 and 22, Cockles	II	1120501
23, Cockles	II	1120502
25, 26 and 27, Cockles	II	1120503
30, Coombe Keynes Road	II	1120504
3 and 4, East Lulworth	II	1120505
14, 15 and 16 East Lulworth,	II	1120506
Littlemore Cottage including attached outbuilding on west	II	1172357
20, Cockles	II	1172365
1 and 2 East Lulworth	II	1172394
9 East Lulworth	II	1172397
East entrance to Lulworth Park, opposite war memorial	II	1172523
39, Mount Pleasant	II	1172529
Park Lodge	II*	1172531

32, 33, 34 and 35, Mount Pleasant	II	1305099
24, Cockles	II	1305149
Woodside Lodge	II	1305151
Entrances to Park Lodge and Shaggs Manor Farm	II	1305153
Roman Catholic Chapel of St Mary	I	1323322
Lulworth Castle	I	1323323
Entrance to Park adjoining Gardener's Cottage on east	II	1323324
37, Mount Pleasant	II	1323325
Clare Towers	II	1323332
North Lodges Lulworth Castle	II*	1323333
Shaggs Cottage	II	1323339
6, 7, 8 East Lulworth	II	1323340
St. Mary's House	II	1323361

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 Historic England, assesses each case individually to ensure that damage to protected sites is kept to a minimum.

Description	Historic England reference No.
Lulworth Castle	1016069
Medieval settlement and park pale at East Lulworth	1017306
Bowl barrow 200m south of East Lulworth village	1008148

Appendix D – Registered parks and gardens

These are entered within the Register of Historic Parks and Gardens in accordance with the Historic Buildings and Ancient Monuments Act 1953, where identified as being of special historic interest

Description	Historic England reference No.
Lulworth Castle	1000720