



Worth Matravers Conservation Area

Appraisal Document



Adopted Document

September 2009

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1. Introduction

1.1 Background

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

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

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

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

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

1.2 Planning Policy Framework

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

1.3 Development Within a Conservation Area

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

1.4 Preparation and Survey Limitations

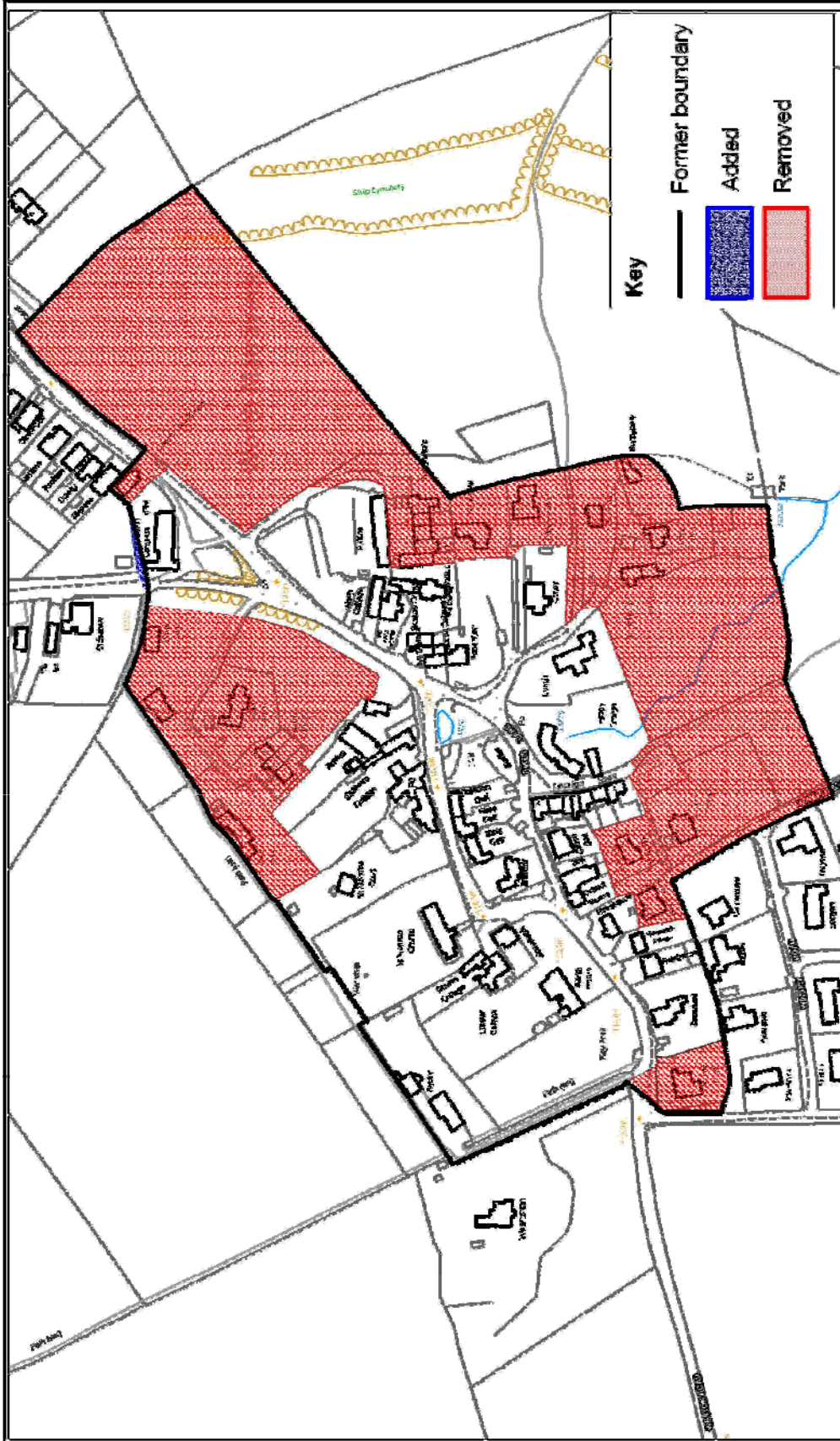
This Appraisal was researched and written by **Benjamin Webb**, Conservation Officer at Purbeck District Council, during early 2009, and revised following consultation during May 2009. The document was formally adopted on 8th September 2009.

When reading or using an Appraisal it is important to note the document can never be fully comprehensive. For instance, some aspects of the survey information are limited to those areas which can be reasonably recorded from the public highway and other accessible land.

Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in the consideration of planning applications.

1.5 Community Involvement

In line with the Council's Statement of Community Involvement two six week phases of consultation were arranged. The first (3rd November – 12th December 2008) involved information gathering using a questionnaire made available locally and at Westport House which provided an opportunity for public input to the formulation of proposals and production stage of the document. The second (23rd February – 10th April) involved formal consultation on the finalised boundary proposals and appraisal document with a leaflet delivered all properties directly affected. All consultation materials were made available online. The consultation was advertised through local media and Council channels. Views were invited from local amenity groups and administrative bodies. Consultation responses have been taken into account in preparation of the final version of this document.



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Map 1: Boundaries

Thrivng communities in balance
with the natural environment

Purbeck District Council

For Identification Purposes Only

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 contains buildings and structures which span several centuries, standing amidst a landscape rich in the archaeological traces of past agricultural and quarrying activity conducted by residents. The settlement was important during the early medieval period at which time its church had parochial authority over that at Swanage, and was connected via the ancient Priest's way. Strong ties to the Purbeck limestone industry remain and are strongly manifest at the Square and Compass.



FIG. 1: *St. Nicholas church and gargoyle.*

2.2 Special Architectural Interest

The Conservation Area contains a good selection of structures in the local Purbeck stone-built vernacular, many of which are listed. These include a number of seventeenth century cottages and the remarkable medieval parish church of St. Nicholas of Myra, which is listed Grade I. The clustered and often irregular groupings some of these historic buildings is an important component of the character of the Conservation Area.

3. Conservation Area Site and Situation

3.1 Location and Setting

The Conservation Area is located on the Purbeck limestone plateau at the head of a short coomb overlooking the sea. Flanking this coomb are the outcrops of East and West Man, which are inscribed, with the traces of medieval strip lynchets (see Section 4), cast into striking relief when the sun is low during winter.



FIG. 2: *The café and old post office. The latter has recently closed – note the traditionally proportioned dormers in the roof. Synthetic slate and the clumsy infill between the buildings spoil the scene.*

3.2 Socio-Economic Profile

Worth Matravers was historically occupied by households engaged in quarrying, fishing and farming together with other providers of traditional village services. The historic part of the village has now become popular as a location for second homes, meaning that many properties lay empty for parts of the year. This has an inevitable impact upon vitality, though large numbers of visitors passing through en route to Winspit do compensate to some extent. The latter are seen particularly at the local pub which has an attached museum, and the village café. In common with many other villages Worth has lost its school, shops, village farm and post office. Aside from the pub and café a functional church, village hall and a playground in the field west of Worth House remain.

4. Historic Morphology and Archaeology

Medieval:

In common with other settlements on the limestone plateau the positioning of Worth appears to have been influenced by the existence of a spring, later exploited to form the pond at the centre of the village. The name 'Worth' apparently means 'enclosure of land', implying that the landscape was at one time open (unenclosed) enough for this to be a meaningful means of distinction. The actual point at which the enclosure of the landscape here took place is unclear, the settlement positioned at the western extent of the succession of linear land divisions which occur at regular intervals along the plateau to Peveril. The provenance of these is subject to speculation though they appear to have operated as separate estates. 'Matravers' was appended to the settlement name during ownership of the manor by the Matravers family during the fourteenth century.

Evidence of medieval agricultural activity which takes the form of strip lynchets (cultivation terraces) on east and West Man is clearly viewed in the vicinity of the Conservation Area and plays an important role in its setting. The church of St Nicholas of Myra (FIG. 1) is substantially medieval though did not entirely escape Victorian 'restoration'. This was a mother church to the chapel of ease (later the Parish Church) at Swanage until 1487; the Priest's Way which links Worth to Swanage recalling use of the route in this context.

Seventeenth Century:

A number of properties within the Conservation Area are thought to date to this period, these namely Honeysuckle Cottage, Lobster Cottage and Gullivers.

Eighteenth Century:

Several important developments were added during the eighteenth century, these including London Row, constructed along the upper part of a track running south to Winspit, the pub (Square and Compass) and Worth Farm. The pond at the centre of the village served livestock from the latter.

Nineteenth Century:

The second half of the nineteenth century saw some shift away from true 'vernacular' development with architect designed properties making an appearance. These include some 'typical' additions for the period, the old school and vicarage (Worth House). Calico Cottage appears to be a late addition of the period and functioned as a shop for many years.

Twentieth Century:

The village remained in Rempstone estate ownership until 1919 at which point it was sold and then auctioned off in lots by the new owner. This disposal doubtless influenced the direction of later development in and around the settlement which saw growth through infilling and new housing of various types around the peripheries.

The twentieth century has seen the loss of the typical village trades, shops and farm and transition towards a semi-resident population. During this period walls were built around the pond and the green extended over an adjoining enclosed plot and landscaped.



FIG. 3: *Strip Lynchetts on East Man.*

Archaeological Potential:

The surrounding landscape contains a number of archaeological sites and features of interest from various periods the most obvious of which are the strip lynchetts on East and West Man (FIG. 3). It seems probable that there may be deposits of some archaeological interest within the historic village envelope, while the archaeological interest of standing buildings should not themselves be overlooked given that many properties within the village of considerable age. Reference to the County Historic Environment Record (see Appendix) should always precede the drawing up of development proposals.

5. Townscape Analysis

5.1 Urban Structure

The historic village layout has been informed by a pattern of irregular development along informal routes running to the the coast which cluster at this point. Most of these rapidly revert to the status of footpaths; Pike's Lane forms the only limited through route, ultimately passing into private land. The historic village core is formed around a rough rectangle of formerly open space enclosed on its northern and western edges by Pike's Lane, on its eastern side by a north south route to Winspit and southern edge by a looping back lane. London Row is arranged along a second track south to Winspit connecting to the latter, while a third arises at the western extremity of the village. Pike's Lane forks to the north east of the core taking alternate routes to the B3069; that to the right historically giving rise to the more ancient Priest's Way – now part by-way, part footpath – which ultimately runs to St Mary's in Swanage (see Section 4).

5.2 Building Density

Around the road loop at the centre of the Conservation Area historic development falls within four relatively tight clusters – that centred upon Church Cottage (FIG. 4), that centred upon the Old Farm House, that centred upon the old post office and that centred upon London Row (FIG. 5). Spaces between these groupings have undergone some infill with both outbuildings and houses giving rise to the impression of generally dense, if irregularly arranged and somewhat cluttered development. This tends to makes visually appreciable open spaces– particularly the village green and garden of Pond View – more prominent and important. Low density housing development has occurred around the fringes of much of the historic village.



FIG. 4: *A cluster of cottages. Formed by Stoneleigh, Lobster Cottage and Church Cottage. Worth House can be seen in the background.*

5.3 Building Height

Buildings within the Conservation Area fall mostly at two storeys, and while there are a small number of historic single and one and a half storey structures, these are now more readily associable with twentieth century housing development to the south west, and modern extensions of dubious design within the Conservation Area. Changes in ground level across the Conservation Area mean that building heights vary regardless of the number of storeys, which helps contribute interest to views. This also means however that development can have a disproportionate visual impact over some distance, which can negative effect if the former is poorly composed – as seen in the unfortunate prominence of the roof of St. James' Cottage in views from the north-east.



FIG. 5: *London Row.*

5.4 Plan Form and Massing

Most historic properties are at their core simple rectangular forms. Row houses are typically of narrow frontage deep plan and collectively form linear building groups. Larger houses, and those created through amalgamation are of broad frontage narrow plan. Most principal structures have been subject to subsidiary or later extension, the most sympathetic of which track and are subservient to the form of the host, as seen in the intact lean-to outshots to the rear of London Row. Less sympathetic extensions appear with relatively high frequency however, these including extensions at Speedwell and Honeysuckle Cottage, which are particularly unharmonious in shape, arrangement and appearance. In a few cases the process of extension has led to an effective amalgamation of separate buildings at low level – as seen around Bridles, Gulliver's Cottage and the Old Post Office. This said massing both here and within the other 'clusters' of development defined within Section 5.3 remains broken with individual buildings distinct if densely packed. The visible bulk of Worth House represents a particular exception within the Conservation Area.

5.5 Edges and Enclosure

Enclosure plays an important role within the Conservation Area. Dry stone rubble walls characterised by use of relatively thin spalls of stone laid in rough courses appear a traditional and attractive method. A cock and hen coping is sometimes applied to those walls in which mortar has been used, though that recently built to the front of Happy Cottage appears all cock and no hen. A stone wall revetment or past remains of such may be seen along the banks flanking the lane entering the village from the north which otherwise help to 'funnel' the approach to the village core. The village historically had a clearly defined northern edge – traced in part by the Conservation Area boundary – though this has been eroded and suburbanised through the extension of hedged garden curtilages into the adjacent field.

5.6 Visual Qualities

The rise and fall of ground levels within the Conservation Area provides a range of interesting views both across and through the settlement from various vantage points. This helps to enhance the visual quality of building groups, and in particular those forming the 'clusters' described in Section 5.3. As noted in Section 5.4 however ground levels can result in development having a disproportionate visual impact over some distance, exposing indifferent rear extensions and outbuildings to view together with other normally hidden back yard clutter to view. This has in some cases led to reduction in visual quality, however levels can equally be exploited to provide development of form and position which has minimal visual impact upon sensitive areas (as seen at Begbie Cottages which is shielded from the main road by high banks and vegetation).



FIG. 6: *Ivy Cottage and Pond View. An interesting group given prominence by the rise and fall of ground levels. The smaller central building was historically the village forge. Much of Pond View has been rebuilt.*

5.7 Landscape: Trees and Green Spaces

While development is locally dense within the Conservation Area there remain a number of relatively large green open spaces both public and private. The church yard and green at the centre of the village are particularly important historic spaces, though the latter – in the past a more roughly surfaced and undifferentiated space – has become cluttered by low stone walls. The formation here of a duck pond adds a picturesque quality. The sloping garden space to the south of Pond View (FIG. 6) lends some prominence to the grouping of which the latter forms part, while allowing a now rare break in the continuity of development, and through-views to the hillside beyond. Open ground to the west of Worth House and opposite the Square and Compass forms a buffer of sorts. Trees to the front of the church and within the ‘withy beds’ are notable for the contribution they make to visual character. Apparently the latter historically contained willows cropped to provide spars for making lobster pots, and though the area has since been replanted a few representative willow pollards are present.

5.8 Public Realm

Groundscape: Stone paving is employed within the Conservation Area. The section between the Old post Office and St. Nicolas Court was laid to replace tarmac during the early 1990s. Some other sections of historic paving have been severed by tarmac driveways (FIG. 7). The elevated pavement east of the old post office recalls slightly steeper levels prior to leveling associated with the road.



FIG. 7: *Stone pavement. An important local feature shared with Conservation Areas in Swanage, Herston, Langton, Kingston and Corfe. Here the pavement has been cut by a tarmac driveway.*

Street Furniture and Lighting: A number of stone benches are incorporated into the walls on and around the green. The presence of public art within the village – specifically the ‘egg’ (see front cover) – adds interest and distinctiveness. The provision of a village information board on the green is particularly useful. Where lighting occurs it is low key.

6. Building Style and Details

6.1 Architectural Style

The Conservation Area contains a good collection of vernacular (i.e. constructed according to local tradition) stone-built houses and agricultural buildings – the latter now all converted to alternative uses with varying degrees of sympathy. House types include both simple row cottages (e.g. London Row) and more substantial ‘detached’ dwellings (e.g. Old Post Office). Mid-late Victorian buildings show a clear application of discernable architectural ‘style’ – distinct from the more informal articulation of elements within vernacular structures – good examples being the old school (see FIG. 8) and Worth House.



FIG. 8: *The village hall. This was historically the school and school house.*

6.2 Walls

Construction in Purbeck limestone represents the local vernacular and its use characterises most building work within the Conservation Area, both historic and modern. Roughly coursed rubble or coursed squared rubble typifies historic work. Random arrangement of good quality stone in some modern construction appears at odds with historic practice given this build type is otherwise associated with structures built using the crudest and most irregularly shaped material perhaps often derived from quarry spoil or surface collection. Render has been applied to some stone properties including Church Cottage and part of the Square and Compass. Render is likely to have been more common during the past, applied as both a formal and functional covering to roughly constructed walls, though changes in fashion often led to its removal, lack of renewal and latterly its absence in new build.

6.3 Roofs

Roofing: Historic development is generally characterised by use of simple pitched roofs, though this pattern has been undermined by the frequent use of hips and cropped gables in modern development. Roofing in stone tiles with clay ridges represents a particularly important feature of the local vernacular and is used for the majority of buildings within the Conservation Area. Whilst there is some historic photographic evidence of the past use of thatch in covering a structure adjacent to the church, thatch is now neither present within the village nor generally south of the Purbeck chalk ridge. Old stone roofs have frequently been subject to 'pointing', which both disfigures their appearance and can be technically harmful. The roof of Worth House has received some particularly prominent bodging, and in such cases reroofing can offer an opportunity for improvement, as seen at the former Craft Centre. Some more recent properties have been roofed with artificial stone tiles undermining both local character and distinctiveness, while other forms of roofing material, including the artificial slate at the old shop, appears intrusive. Given variation in ground levels rooflights and dormers can be highly visible and in consequence visually harmful where carelessly sized, detailed or positioned.

Chimneys: Chimneys are commonly constructed using local Wealdon brick though some stone stacks, usually in ashlar, are also found. Plain cylindrical chimney pots are common.

6.4 Windows and Doors

Windows: Windows are most frequently of timber sliding sash (horizontal and vertical) or casement type, with the oldest being multi-paned. Plain stone or wooden lintels are common though segmented stone arches do also occur. Sills are infrequent and where present are most often components of the window frame. The remnants of stone mullioned windows may be seen at both the seventeenth century Honeysuckle Cottage and later neo-Gothic Worth House. Dormers in historic properties, as for example in the roof of the old post office (FIG. 2), are normally relatively small and often accommodated beneath a discrete catslide. This contrasts with dormers of modern origin which tend to be large and poorly detailed, as seen in the pair with cropped gables at the cafe which dominate the roof of this single storey building.

Doors: Where historic doors survive these are normally of simple plank construction. Older doors tend to use broader planks than modern. Glazed viewing panels have often been cut into the upper sections.

6.5 Important Unlisted Buildings and other Features of Interest

Unlisted buildings that make a 'positive' contribution to the character and appearance of the Conservation Area are detailed on Map 2 together with those deemed to have both a 'neutral' and 'negative' impact. Examples of these, together with other features of interest, are given below:

- *Gargoyles*: One of the interesting features of the locally rare medieval nave of St. Nicholas of Myra church are the gargoyles carved into corbels around the eaves. These depict both grotesque human faces and stylised animal heads (see FIG. 1). These carvings have similarities to those found at St. Nicholas church in Studland.
- *Bridles*: An attractively positioned nineteenth century building forming part of the cluster of development focused upon the old post office.
- *Footpath signs (x2)*: There are two carved stone signs with pointing finger directing the way to Winspit. One in the wall of Ivy Cottage, and the other freestanding opposite London Row.
- *Jesty tombstones*: Two well maintained early nineteenth century gravestones (listed Grade II) which mark the burial site of Elizabeth and Benjamin Jesty – the latter a lesser known pioneer of small pox inoculation by use of cow pox.
- *Phonebox*: Of K6 type. Though not apparently the original kiosk this is nonetheless an essential village feature widely under threat from cutbacks in BT pay phone services.
- *The Egg*: An interesting and distinctive piece of public art by *Purbeck Dry Stone Walling* installed at the junction in front of the Square and Compass.



FIG. 9: Features of interest. Left: Winspit footpath sign. Right: the Jesty tombstones.

7. Ecology and Biodiversity

It is often easy to underestimate the contribution made by wildlife to the character of a Conservation Area in terms of both sights and sounds, though in Worth the presence of a duck pond on the green (albeit concrete lined) does help to highlight this. Buildings, trees and garden spaces provide nesting, roosting and feeding opportunities for birds and bats. These together with other animal species should be accommodated and provided for within new development in accordance with Planning Policy Statement (PPS) 9. Around the Conservation Area it is also important to note the contribution made by lichen and mosses in softening the appearance of buildings while adding colour, texture and interest, particularly where stone is used in construction.

More broadly speaking the Conservation Area lies within the Area of Outstanding Natural Beauty (AONB) within which the contribution made by plant and wildlife is particularly important to landscape quality and character.

8. Issues and Opportunities

8.1 Problem Areas

Quality of new development: Too much modern development within both the Conservation Area and wider vicinity has been designed without attention to convention or detail meaning it frequently fails to complement the character and appearance of more traditional structures. This is frequently seen in the handling of roof shapes, dormers, rooflights, stonework, the form and positioning of extensions and the choice of roofing material (see below).

Roofing: Use of synthetic products in place of Purbeck stone for roofing is marked amongst new developments. Synthetic roofing products do not bear close comparison with natural stone being of different colour, thickness and profile. Use of these products undermines and has undermined the distinctive identity and cultural associations of the both the broader locality and settlement. Blotchy mortar 'pointing' often disfigures old stone roofs.

8.2 Evaluation of Condition

The external condition of properties within the Conservation Area appears generally reasonable, though there are some prominent examples of poor maintenance (e.g. Pond View's windows) and many of unsympathetic alteration.

8.3 Buildings at Risk

The Grade II listed boundary walls and gazebo of Worth House appear to be in a poor state. Aside from this some unlisted table tombs within the churchyard show significant deterioration partly due to past and some present ivy growth.



FIG. 10: *The gazebo at Worth House.*

8.4 Threats, Pressures, Challenges

In common with other smaller settlements within the District and beyond Worth Matravers, and in particular the Conservation Area, have seen a loss of facilities and traditional services in conjunction with, but not necessarily as a result of second home ownership. This is viewed as an issue of great concern by some residents, and as the character of a Conservation Area is in part derived from the uses and activities that take place within it, the loss of life from the core of the village is an issue of note.

9. Recommendations

9.1 Boundary Proposals:

Land Added

A minor correction occurs just north of the Square and Compass in order to better align the boundary to features on the ground. This results in addition of a tiny sliver of land partially falling within the highway.

Land Removed

Wild Hill, Bees Cottage, St.James Cottage, Withy Cottage, Stone House, Hill View, Sunnybank, Badgerswyke, See-mans, The Lynchets, Wynderley:

With the exception of Hill View/Stone House the properties detailed for removal are relatively modern housing developments constructed on the fringes of the historic settlement. Interaction of these properties with what has been described within the Appraisal document as the historic 'core' of the village – the spatial focus of the Conservation Area – is not strong on the ground, and at best these interfere with and detract from long views across the village (e.g. St.James' Cottage). Views into the village from open ground to the south are harmed somewhat by what amounts to a belt of modern development. Hill View/Stone House are listed and therefore protected. Position within the AONB in large part confers the same restrictions upon householder permitted development rights as currently exist within the Conservation Area. It is suggested that the AONB may be a more appropriate context within which to consider the sensitivity of development proposals in this part of the settlement given its landscape exposure – though even outside the Conservation Area impact of development proposals upon its setting would remain a material consideration.

Grey Barn, Seale Cottage, Begbie Cottages, White Lodge and neighbour: Like the properties above these buildings fall round the periphery of the historic village and have minimal direct interaction with the core due to position and topography. With the exception of Grey Barn which appears to be an unsympathetic conversion, all are modern. What may be viewed the old northern boundary of the village at this point – tracked by that of the existing Conservation Area – has been weakened by the extension of garden curtilages into the adjoining field. As noted above, all properties here would remain subject to much the same controls over permitted development rights as at present. It should be noted that a strip of fenced garden land flanking the road – adjacent to White Lodge – is retained within the Conservation Area due to its high visibility along the approach to the village core.

Chapel View House: parts of this building, a former chapel, are nineteenth century, though the conversion has been such that it retains little external character. The building is otherwise peripheral to the Conservation Area.

Patch of open land on the east side of the Conservation Area and the patch of sloping open ground to the south of Happy Cottage and Lowgill:

These two patches of sloping land represent parts of agricultural fields at the edge of the village, contain no structures or other features subject to control and could not be clearly considered to form an integrated part of the 'townscape'. PPG15: 4.6 indicates that inclusion within a Conservation Area is not appropriate for such sites and both may be better regarded as forming part of the broader setting. While both sites fall outside the current settlement boundary and have characteristics that could make them unsuitable for development, position within the AONB confers more appropriate protection on the basis of landscape value.

Windy Croft: An inter-war bungalow with more modern extension, this forms part of a small housing estate on the south west periphery of the historic village otherwise excluded from the Conservation Area and relating poorly to it.

9.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the list below presents a summary of potential action areas. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

Encouraging Sympathetic Maintenance and Alterations: Encouragement of sensitive home improvement and maintenance (e.g. supporting the use of timber as opposed to UPVC for windows and doors) is particularly important given that the cumulative impact of apparently inconsequential actions can be very harmful. This is an issue of relevance across all Conservation Areas.

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

Undergrounding of Cables: The removal of overhead cables would benefit the Conservation Area.

Repairs to Pavements: There appears some scope to repair pavements where these have been cut by driveways.

Appendix

Appendix A – Further Information and Advice

Legislation, Guidance and Policy

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. (see www.opsi.gov.uk).
- Planning Policy Guidance Note 15: Planning and the Historic Environment. 1994. (www.communities.gov.uk).
- DETR Circular 01/01. 2001. (www.communities.gov.uk).
- Guidance on the Management of Conservation Areas. English Heritage 2005. (www.english-heritage.org.uk)
- Guidance on Conservation Area Appraisals. English Heritage 2005.

Design and Development

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

Historical Development and Archaeology

- Saville, 1980: *Worth Matravers*.
- Hutchins, 1861: *The History and Antiquities of the County of Dorset*, 3rd edition, (eds. W. Shipp and J.W. Hodson).
- Wallace, 1986: *That's the way it was; Memories of life in a Dorset Village as told to EM Wallace*.

Architecture

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

Maintenance

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

Further Enquires

Enquiries regarding this Appraisal and Conservation Areas should be addressed to:

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

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

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

Appendix B – Conservation Areas: General Guidance

What is a Conservation Area?

A Conservation Area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. - Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are designated to cover the most historically and architecturally important and interesting parts of towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of a Conservation Area Appraisal to assess and evaluate 'character' as a basis for the formulation of management proposals and planning policies, and to assist in the evaluation of planning applications.

Owning and Developing Land and Property within a Conservation Area*

PPG15 *Planning and the Historic Environment*, provides a principal point of general guidance on Conservation Areas. In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them:

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent (as defined by case law this currently means the whole of a building or structure, or whole of a building minus the façade). Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- any building with a total cubic content not exceeding 115 cubic metres (as ascertained by external measurement) or any part of such a building - with the exception of a pre-1925 tombstone;
- any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;
- any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry;
- Certain buildings used for industry

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

Within a Conservation Area permitted development rights are subject to some restriction. These also apply within the AONB with the exception of point 8. Planning Permission will be required for:

1. Cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
2. Construction of an extension on the side elevation of an original dwelling house.
3. Construction of an extension exceeding one storey on the rear of an original dwelling house.
4. Any enlargement consisting of addition to or alteration of the roof.
5. Provision of a building, enclosure, pool or container within the curtilage incidental to enjoyment between a wall forming a side elevation and the boundary of the dwelling house.
6. 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.
7. Installation of microwave antenna on a chimney wall or roofslope facing onto or visible from a highway, or on a building >15m high.
8. Installation of solar panels on the ground within the curtilage where these are visible from a highway; on the wall of a building within the curtilage where visible from a highway; on a wall which forms a principal or side elevation of the dwelling house where visible from a highway. *There is a general requirement for solar panels to be positioned with regard to minimising affect upon the external appearance of a building and amenity of the area within which it stands. Within a Conservation Area the mounting of panels on roof slopes visible from a highway is therefore likely to require Planning Permission.*

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

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

Various types of advertisement require Advertisement Consent:

- Illuminated advertisements.
- Captive balloon adverts.
- Flag advertisements at house building sites.
- Poster hoardings around construction sites.

These restrictions also apply within the AONB. 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 September 2009. Restrictions are subject to change – always check with the Local Authority.

Appendix C – Listed Buildings

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

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

Address	Grade	English Heritage Reference No.
Honeysuckle Cottage	II	109125
Worth House	II	109126
Boundary walls to west, south and east of Worth House including gazebo in south west corner	II	109130
Stoneleigh, including front boundary walls	II	109131
Lobster Cottage	II	109132
Church Cottage	II	109137
Barton Cottage and Rose Cottage	II	109138
Parish Church of St. Nicholas	I	109139
Boundary wall and gate piers to churchyard, Parish Church of St. Nicholas	II	109140
Stone coffin in the churchyard immediately east of the gates of the church of St. Nicholas	II	109141
Two headstones to Benjamin and Elizabeth Jesty, 12m north of church of St. Nicholas	II	109142
London Row, 1-6	II	109143
Worth Matravers post office and village store	II	109144
Ivy Cottage	II	109147
Pond View	II	109148
The Square and Compass Inn	II	109149
Worth Farmhouse and Worth Cottage	II	109150
Barn at Worth Farm immediately south-east of house	II	109151
Gullivers, including attached outbuildings at rear	II	109152