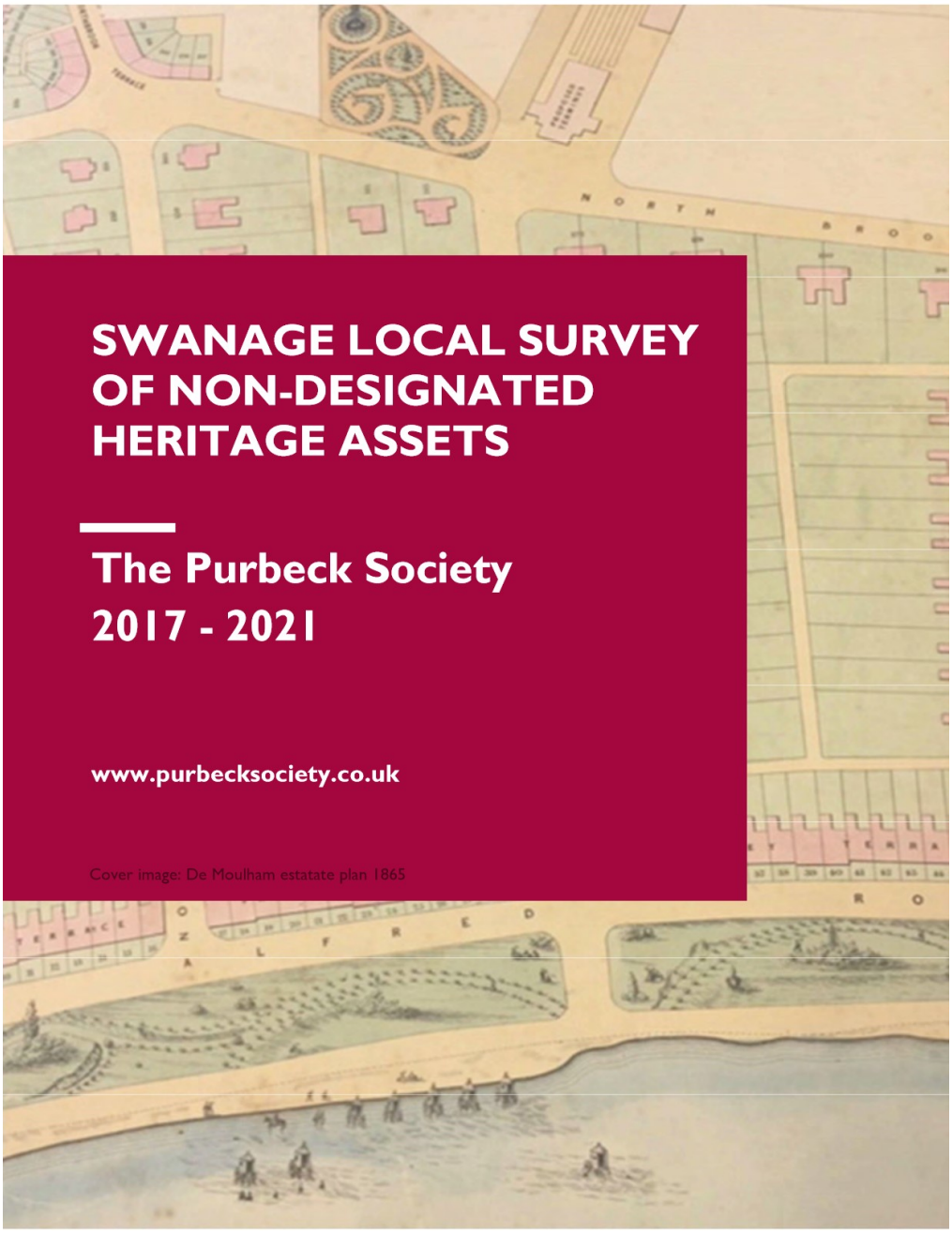


SWANAGE LOCAL SURVEY OF NON-DESIGNATED HERITAGE ASSETS

The Purbeck Society
2017 - 2021

www.purbecksociety.co.uk

Cover image: De Moulham estatate plan 1865

FOREWARD

This survey of non-listed heritage assets in Swanage is an important contribution to the heritage, history and the culture of the coastal town of Swanage in the Isle of Purbeck in Dorset. The survey is the first of its kind in the area. It illustrates a range of buildings, their contexts and contributions to the lives of many in Swanage over the years. The survey is more than a record; it is an archive capable of evoking memories, imaginations and stories. Rarely has a town in Dorset been able to show to others the range and extent of its important buildings. Buildings are more than material structures. They show imagination, innovation, artistry , and skills. They capture the magic and emotions of life through various experiences and associations. They also invoke curiosity and enquiry.

The survey is very important as a record in its own right. It is also there for others to use the structure of the survey in the communities of Purbeck and across Dorset. The potential to create similar surveys within Dorset is huge. The emerging Dorset Local Plan can be an avenue for capturing, protecting , and enhancing the precious heritage assets that exist within Dorset. To not do this would be an act of negligence.

The residents of Purbeck, and the readers of the survey have a record that is a credit to the volunteers from the Purbeck Society-Karen Delahay, Jessica Sutcliffe, David Gerry, and Nic Crabb. Much time, effort and attention has been devoted to the completion of this survey. We all in Purbeck express our thanks for such a contribution to the local community.

The survey is recommended to you as a contribution to the local heritage of Swanage and a legacy for future generations.

Peter Bowyer, Chair - The Purbeck Society

SWANAGE LOCAL SURVEY OF NON-DESIGNATED HERITAGE ASSETS.

PURBECK SOCIETY 2017 - 2021



Purbeck Society volunteers, Karen Delahay, Jessica Sutcliffe and David Gerry

"in the field"

INTRODUCTION

Localism: Following the Cameron governments declared intention to encourage "localism" within communities it was felt that planners and planning committees could be assisted in assessing planning applications, if local Civic Trusts and Amenity Societies were to be involved. They would be able to assist in highlighting the distinctive features and characteristics of their own built environments with knowledge of which assets were valued by the community. It was important to identify areas and buildings which were neither listed nor in Conservation Areas and were thus not protected by law.

Initiating the survey: In 2017, Purbeck District Council invited the Purbeck Society to take part in producing a survey of the Non-Designated Heritage Assets in Swanage. Local Conservation Officer, Ben Webb invited us to meet to discuss the purpose and methodology of such an exercise. He had prepared a summary of guidelines and asked us to use a form which had been used for a similar project in the city of Oxford. It has to be said that we found several problems with the form which was designed to cover individual properties and groups of buildings. As we began to work on the project, we felt that it was repetitive, poorly laid out and could have been simplified. If the scheme is to be rolled out throughout the county it would be worth devising a simpler format.

Purbeck Society sub-committee: A small subcommittee was formed with three members of the Purbeck Society who had different but relevant skills: David Gerry worked for Hampshire and Surrey County Councils for 20 years and managed the restoration of the Basingstoke Canal. This involved the repair of several Georgian bridges, a tunnel portal, 29 Lock chambers and a lock keeper's cottage of1806. Karen Delahay, as a member of the East Hertfordshire Archaeological Trust produced a photographic record of all Listed Buildings for the East Herts District Council; Jessica

Sutcliffe is a retired architect specialising in historic buildings and trustee of the Society for the Protection of Ancient Buildings. Jana Ring helped in the early stages with assessment and photography. More recently, archaeologist Nicholas Crabb became involved and has helped with producing the maps used in the survey and putting together the document.

Local Government changes: Meanwhile, Purbeck District Council has been absorbed into Dorset Council and the conservation officer has been replaced. However, the new County Council expressed interest in the project, and we met their new conservation officer, Stefan Ganther, to discuss work in progress. He hoped that our work might become a model for other settlements in Dorset. We also received strong encouragement from the town clerk at Swanage Town Council, Martin Ayres, who believes this could become a useful document for officers and councillors alike when assessing planning applications.

SCOPE OF THE SURVEY

Methodology: Work began in the spring of 2018. Our approach to the survey was to explore the town on foot, looking at streets, terraces, individual buildings and distinctive details. We discussed, took notes, photographed and discovered many interesting and attractive features. We used a slightly altered version of the Oxford form but found that it was still over complicated and repetitive. As we added our photographs, we realised that historic images could greatly enhance the narrative and help to explain the importance of some buildings, so these were added. We are very grateful for the assistance of David Haysom at the Swanage History Centre who provided us with information, dates and fascinating old photographs.

Progress was slow but we gradually covered most of Swanage and by the summer of 2019, over 40 forms had been drafted and we were developing an index, integrated with street maps with the help of archaeologist Nick Crabb who had joined the team. The year 2020 was dominated by the Covid pandemic which delayed the process of coordination and final presentation. Meanwhile Dorset Council employed a new Senior Conservation Officer, James Weir. He informed us that Dorset Council had been selected and funded by Historic England to roll out a pilot scheme for similar Local Surveys across the country and was very keen to see the results of our work. We intend that the survey will be altered and added to in the future as further information comes to light.

HISTORICAL CONTEXT

Stone Quarrying: The seaside town of Swanage grew up around the local industry of stone quarrying. A strong seam of limestone stretched from the southernmost point of Swanage Bay, Peveril Point, along the coast towards the west where dozens of small quarries mined local stone, much of which was sent to re-build London after the great fire of 1666. Much of the cliff stone was sent round to Swanage by sea and transferred to larger barges while some was transported by land down through the valley to banker's yards in Swanage and thence to boats heading for London and elsewhere. Most of the early settlement in Swanage consisted of stone-built cottages along the High Street which form the heart of today's Conservation Area. There are also a number of stone terraces built for quarry workers, in various isolated locations up the hillside to the south of the town.

The Railway: There was a relatively small amount of building in Georgian and early Victorian times but in 1885 the town was transformed by the arrival of the Railway via a branch line from Wareham. Swanage was swiftly developed into a seaside resort with Edwardian terraces, villas and family houses followed by shops and commercial buildings. The early houses and cottages were built using local stone for both walls and roofs but by the end of the C19th new materials were added including locally produced bricks, terracotta and roof slates from further afield.

Tourism: Rapid expansion to accommodate tourists and summer visitors took place to the south of High Street with shops, hotels and boarding houses creeping up the steep slope towards Durlston. The newly introduced materials and forms of construction provide the town with the distinctive sea-side character which is still much in evidence to this day. Buildings display an element of holiday and leisure with flamboyant decorative elements such as elaborately carved bargeboards, roof finials, decorative balconies, gable ends and porches.

Twentieth century expansion: The twentieth century brought ever increasing expansion with new housing to the north and west of the town. The separate village of Herston was expanded with council housing estates and later private development. Swanage became popular for retirees and estates of bungalows were built on greenfield sites in

all directions. Large caravan sites for holidaymakers dominate many of the views of the town. Much of this development threatens the cohesion of the old centre and there is a danger of losing the distinctive character of the seaside resort.

PROTECTED AREAS

Countryside: Swanage lies within the Dorset Area of Outstanding Beauty and is at the heart of the Jurassic Coast World Heritage Site. As such, the setting of the town and views out of the town take on special importance and need to be recognised when considering changes and extensions to the built environment. The dramatic cliffs to the south of the town are the setting for Durlston Country Park with its castle and surrounding Leisure Garden which has been designated an Historic Landscape and recently restored. Views of the sea, Peveril Point, Ballard Down and Nine Barrow down are particularly cherished and need to be considered when assessing planning applications.

Conservation Areas and Listed Buildings: Swanage has a well-established central Conservation Area, comprising the old High Street, mostly stone built houses and cottages with a considerable area of late Victorian and Edwardian development to the south and north. A second Conservation Area covers the old core of Herston at the far end of High Street, which was once a separate village. The town also has a good number of listed Buildings. Where appropriate, we have made suggestions for possible new, or extensions to, Conservation Areas.

The Local Survey does not include Conservation Areas or Listed Buildings which are protected by law. The survey is designed to identify buildings, streets and groups of buildings which have no such protection and are therefore vulnerable to development. It concentrates mostly, but not exclusively, on the Edwardian buildings which lie outside the Conservation Area. In addition, we have identified some buildings of more recent historic interest such as the Ballard Estate which started life as one of five Army Camps built around Swanage in the First World War. We have also discovered and included some architect designed houses of the Twentieth Century and others that have been the homes of well-known people.

The survey was divided into three areas (A – C), covering different parts of the town, with a dedicated map for each (see Page 6). Within each area several buildings of historic importance were identified and the salient details of these are summarised below:

AREA A. SOUTH SWANAGE AND DURLSTON

Durlston: The Cliff-top area to the south of the town stretches west beyond the Downs towards the magnificent Durlston Castle, a Victorian folly and pleasure garden built by Quarry owner George Burt. Some impressive Victorian villas were built here for local grandees in large gardens which now form a generous leafy suburb. Housing numbers were increased in the Edwardian era and beyond with typical use of new materials and decorative elements adding an air of gaiety to the place. We found that an intact and attractive terrace in Grosvenor Road was situated just outside the Conservation Area and would strongly recommend its inclusion.

We have also included three older houses and barn conversions to the south on the edge of Durlston Country Park.

Scar Bank, Townsend: This area includes two important public buildings: Swanage Cottage Hospital and Mount Scar Primary School, both of which lie outside the Conservation Area but are particularly important in terms of the local community. We also have several interesting roads with modest terraced Edwardian housing and some unusual individual houses. We have suggested an extension of the Conservation Area to include all these.

AREA B. CENTRAL AND WEST SWANAGE

King's Road West Area: King's Road West and streets off to the south including Cecil Road, Linden Road and Princess Road demonstrate the gradual development of the town towards the West following the arrival of the railway. Beyond St Mary's Church there are many distinctive detached Edwardian houses with terraced housing in the streets to the south. Many of these were built for families and also as guest houses for the increasing numbers of summer visitors. The style of building changes as one travels westwards with early twenties and then post-war housing.

Herston: Most of the early development of the once separate village of Herston are within the Herston Conservation Area and we have not yet identified further candidates for the Local Survey here.

Gas works site: Included in this area is the old Gas Works on Victoria Avenue, an interesting collection of dilapidated industrial buildings now used for light industrial and commercial purposes. We regard this group of buildings as vulnerable to new development and would hope that some of the old buildings could be renovated and incorporated in any such proposal. We would particularly like to see the single-story stone shed on Victoria Avenue with its imposing carved stone sign explaining the two stages of construction of the Gas Works, listed and put to new use.

The De Moulham Estate: Much of the land to the north of the High Street was owned by quarry owner and builder, John Mowlem. In the mid nineteenth century, he produced an ambitious scheme to extend the town to the north, with a vast plan to build terraces and villas with public gardens along the seafront. The scheme was laid out but never realised. Only one villa was built, on Victoria Avenue and that was added to our list. In 1926 the remaining land was sold off in plots for house building.

As with other areas, the building types changed as development encroached to the north and continues to this day. We identified the area between Victoria Avenue, Rabling Road and Walrond Road as a particularly pleasant area of detached houses with now mature gardens close to the town centre. We are concerned about recent proposals to demolish and re-develop some houses into larger blocks of apartments, mostly for holiday use, involving a gradual erosion of family housing and environmental damage to green infrastructure. This problem occurs in other parts of the town and needs serious consideration.

AREA C. NEW SWANAGE

New Swanage: Ulwell Road Area: This is also an area which heralds the Late Victorian/Edwardian era as the town expanded towards Ballard Down to the North. Seen from the sea front, as a cluster of brick gables, red roofs and decorative bargeboards it forms an important part of the towns character. We have singled out Ulwell Road, the approach to the town from Studland and the Ferry, culminating in arrival at the beach and first views of the lovely bay. Both sides of the road comprise interesting brick and stone villas, each with distinctive features such as balconies and porches with mature gardens and trees. This too is vulnerable to over development and idealy, we would like to see it become a new Conservation Area, protected from demolition.

We have also identified a number of individual properties at this end of town to the north and east of Ulwell Road including the prominent Grand Hotel, three Modernist houses and houses with particularly distinctive period features.

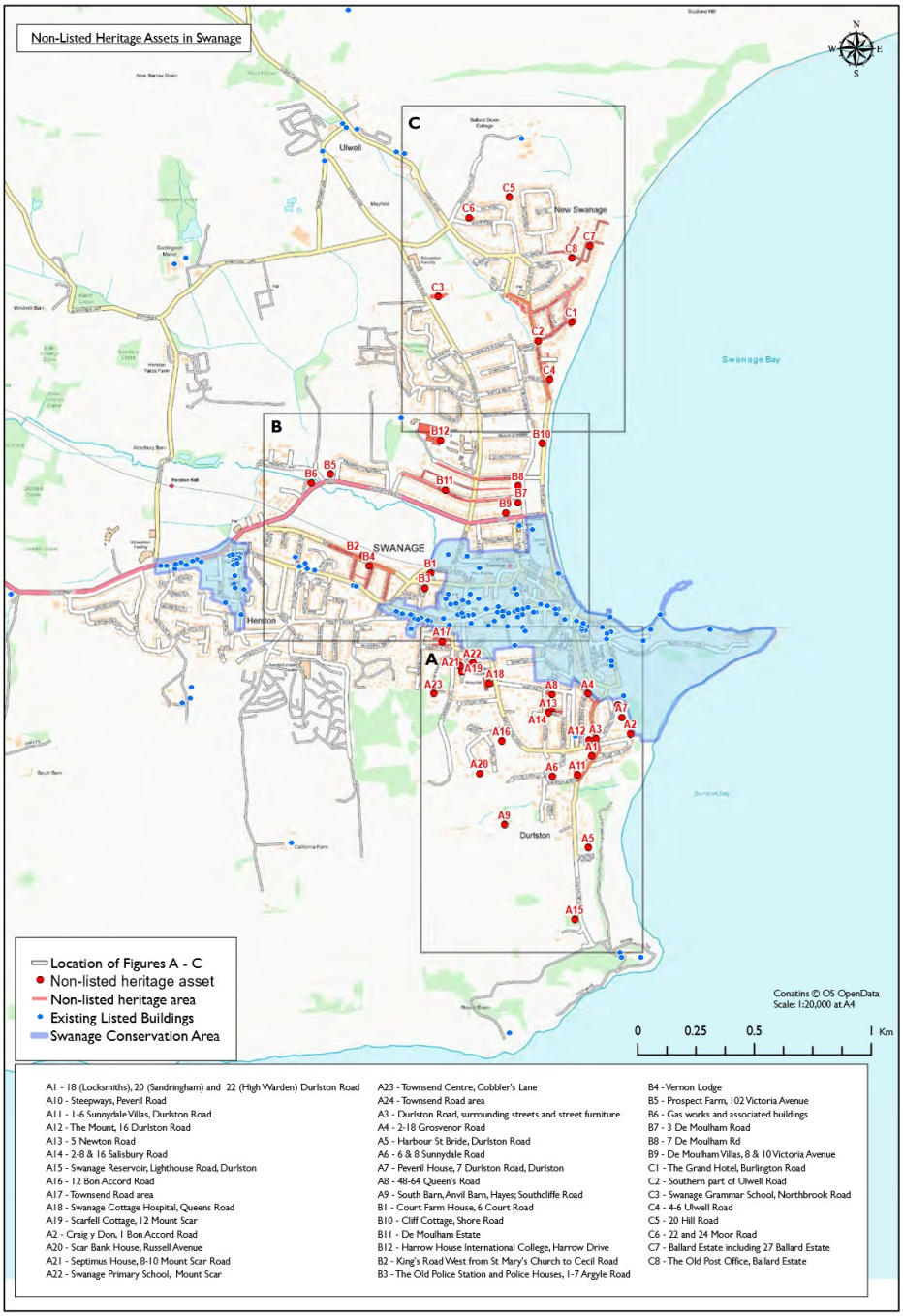
New Swanage/ Ballard Estate: We also felt we should draw attention to the Ballard Estate, a former Army Camp from the First World War and feel that any development should be restricted to the original heights and footprints of the former layout.

ACKNOWLEDGEMENTS

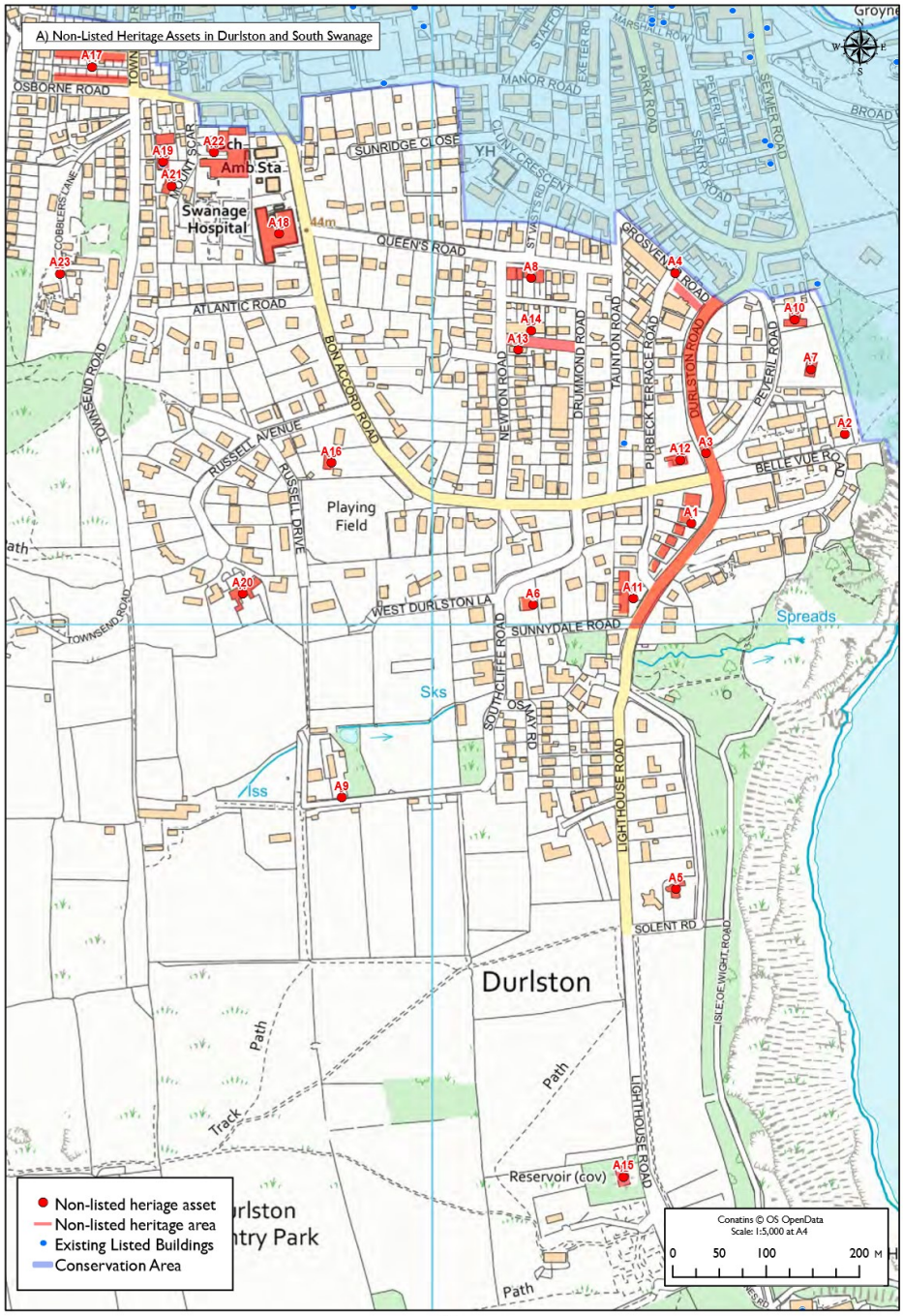
We would like to express our gratitude to the following people who have helped us prepare this survey. The Swanage Town Clerk, Martin Ayres has provided us with information and encouragement throughout. Successive Conservation Officers in Purbeck and now, Dorset Council have given us support with the blueprint to carry out the survey. We look forward to sharing our experience with them and local amenity groups who wish to participate in rolling out the scheme throughout the county. David Haysom at the Swanage History Centre has produced information and old photographs which have added invaluable evidence for the survey.

INDEX OF SWANAGE NON-DESIGNATED HERITAGE ASSETS

Reference no.	Easting	Northing	Name	Page number
A1	403277	78108	18 (Locksmiths), 20 (Sandringham) and 22 (High Warden) Durlston rd	8
A2	403442	78204	Craig y Don, 1 Bon Accord Road	10
A3	403293	78184	Durlston Road, surrounding streets and street furniture	12
A4	403260	78377	2-18 Grosvenor Road	14
A5	403549	77616	Harbour St Bride, Durlston Road	16
A6	403107	78021	6 & 8 Sunnydale Road	18
A7	403406	78274	Peveril House, 7 Durlston Road, Durlston	20
A8	403105	78372	48-64 Queen's Road	22
A9	402902	77815	South Barn, Anvil Barn, Hayes; Southcliffe Road	24
A10	403388	78327	Steepways, Peveril Road	26
A11	403215	78028	1-6 Sunnydale Villas, Durlston Road	28
A12	403265	78177	The Mount, 16 Durlston Road	30
A13	403091	78295	5 Newton Road	32
A14	403105	78315	2-8 & 16 Salisbury Road	34
A15	403204	77408	Swanage Reservoir, Lighthouse Road, Durlston	36
A16	402891	78174	12 Bon Accord Road	39
A17	402960	79268	Townsend Road area	41
A18	402835	78419	Swanage Cottage Hospital, Queens Road	43
A19	402710	78496	Scarfell Cottage, 12 Mount Scar	45
A20	402796	78033	Scar Bank House, Russell Avenue	47
A21	402720	78470	Septimus House, 8-10 Mount Scar Road	49
A22	402765	78506	Swanage Primary School, Mount Scar	51
A23	402600	78376	Townsend Centre, Cobbler's Lane	53
B1	402586	78893	Court Farm House, 6 Court Road	57
B2	402296	78970	King's Road West from St Mary's Church to Cecil Road	59
B3	402560	78828	The Old Police Station and Police Houses, 1-7 Argyle Road	61
B4	402323	78923	Vernon Lodge (see form for B2)	59
B5	402156	79317	Prospect Farm, 102 Victoria Avenue	63
B6	402075	79278	Gas works and associated buildings	65
B7	402960	79194	3 De Moulham Road	67
B8	402960	79251	7 De Moulham Rd	69
B9	402907	79150	De Moulham Villas, 8 & 10 Victoria Avenue	71
B10	403064	79449	Cliff Cottage, Shore Road	73
B11	402648	79248	De Moulham Estate	75
B12	402629	79461	Harrow House International College, Harrow Drive	77
C1	403190	79969	The Grand Hotel, Burlington Road	82
C2	403047	79888	Southern part of Ulwell Road	84
C3	402618	80080	Swanage Grammar School, Northbrook Road	86
C4	403096	79723	4-6 Ulwell Road	88
C5	402923	80505	20 Hill Road	90
C6	402750	80415	22 and 24 Moor Road	92
C7	403268	80295	Ballard Estate group including 27 Ballard Estate	94
C8	403191	80242	The Old Post Office, Ballard Estate	96



A1 - 18 (Locksmiths), 20 (Sandringham) and 22 (High Warden) Durlston Road
A10 - Steepways, Peveril Road
A11 - 1-6 Sunnydale Villas, Durlston Road
A12 - The Mount, 16 Durlston Road
A13 - 5 Newton Road
A14 - 2-8 & 16 Salisbury Road
A15 - Swanage Reservoir, Lighthouse Road, Durlston
A16 - 12 Bon Accord Road
A17 - Townsend Road area
A18 - Swanage Cottage Hospital, Queens Road
A19 - Scarfell Cottage, 12 Mount Scar
A2 - Craig y Don, 1 Bon Accord Road
A20 - Scar Bank House, Russell Avenue
A21 - Septimus House, 8-10 Mount Scar Road
A22 - Swanage Primary School, Mount Scar
A23 - Townsend Centre, Cobbler's Lane
A24 - Townsend Road area
A3 - Durlston Road, surrounding streets and street furniture
A4 - 2-18 Grosvenor Road
A5 - Harbour St Bride, Durlston Road
A6 - 6 & 8 Sunnydale Road
A7 - Peveril House, 7 Durlston Road, Durlston
A8 - 48-64 Queen's Road
A9 - South Barn, Anvil Barn, Hayes; Southcliffe Road
B1 - Court Farm House, 6 Court Road
B10 - Cliff Cottage, Shore Road
B11 - De Moulham Estate
B12 - Harrow House International College, Harrow Drive
B2 - King's Road West from St Mary's Church to Cecil Road
B3 - The Old Police Station and Police Houses, 1-7 Argyle Road
B4 - Vernon Lodge
B5 - Prospect Farm, 102 Victoria Avenue
B6 - Gas works and associated buildings
B7 - 3 De Moulham Road
B8 - 7 De Moulham Rd
B9 - De Moulham Villas, 8 & 10 Victoria Avenue
C1 - The Grand Hotel, Burlington Road
C2 - Southern part of Ulwell Road
C3 - Swanage Grammar School, Northbrook Road
C4 - 4-6 Ulwell Road
C5 - 20 Hill Road
C6 - 22 and 24 Moor Road
C7 - Ballard Estate including 27 Ballard Estate
C8 - The Old Post Office, Ballard Estate


A) Non-Listed Heritage Assets in Durlston and South Swanage
OSBORNE ROAD
TOWN
SUNRIDGE CLOSE
YH
MANOR ROAD
EXETER RD
PARK ROAD
PEVERIL HTS
SEYMER ROAD
BROAD
CLIVEY CRESCENT
STAFFORD
MARSHALL ROW
SENTRY ROAD
Amb Sta
Swanage Hospital
44m
QUEEN'S ROAD
ATLANTIC ROAD
COBBLERS LANE
TOWNSEND ROAD
BON ACCORD ROAD
CROSVENOR ROAD
NEWTON ROAD
DRUMMOND ROAD
TAUNTON ROAD
PURBECK TERRACE ROAD
DURLSTON ROAD
PEVERIL ROAD
BELLE VUE RD
RUSSELL AVENUE
RUSSELL DRIVE
Playing Field
WEST DURLSTON LA
SUNNYDALE ROAD
SOUTHCLIFFE ROAD
OSMAY RD
LIGHTHOUSE ROAD
SOLENT RD
ISLE OF WIGHT ROAD
Spreads
Sks
Iss
Durlston
Path
Track
Reservoir (cov)
Non-listed heriage asset
Non-listed heritage area
Existing Listed Buildings
Conservation Area
Contains © OS OpenData
Scale: 1:5,000 at A4
0 50 100 200 M

7

A1

Non-designated heritage asset recording sheet

date surveyed 03-Jun-19 **photo.** present day X archive

NAME and address: 18 (Locksmiths), 20 (Sandringham) and 22 (High Warden) Durlston Road, Swanage BH19 2HX

grid ref: E 403277 N 78108

photo:





notes re. photo ie elevation/direction date taken: 2017 and 2019
View from Durlston Road of Eastern elevations (2017)
Detail of barge boards and balconies (east elevation) on No 18. (3/06/2019)

1	**WHAT IS IT?** Is it one of the following? Tick as relevant			
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Three substantial late Victorian villas, built around 1908 by F W Pond; two storey with attic rooms, built in a mixture of local stone and brick. All have south facing first floor balconies. No 22 (High Warden) has a particularly attractive balcony with cast iron railings, terminating in the south/west corner witha metal clad slender spire. All have red clay tiled roofs with finnials. Balcony to No 20 (Sandringham) has a distinctive Arts and Crafts style timber balcony.

	WHY IS IT INTERESTING? (see NPPF catagories guidelines). Is it one of the following?			
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

8

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.			
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information: Durlston Road is used on a daily basis by visitors to Durlston Castle, an important country park and visitor centre. The prominent nature of Durlston, close to the cliffs with south facing sea views made it a popular place for the construction of rather grand villas for up-market residential and holiday use, many of which appeared in the late 1890s with the typical mix of local materials; brick and stone which is so characteristic of Edwardian Swanage. Historically important and in danger of piecemeal re-developement .

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A2

Non-designated heritage asset recording sheet

date surveyed 01-Aug-19 **photo. x** present day x archive

NAME and address: Craig y Don, 1 Bon Accord Road, Swanage BH192DN

grid ref:
E 403442 N 78204

photo:





notes re. photo:
West elevation
South elevation

1	**WHAT IS IT?** Is it one of the following? Tick as relevant			
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: One of the first Victorian seaside grand villas to be built in Swanage on the cliff top above the Downs for Henry Mooring Aldridge in 1886. Stone built with clay roof tiles; 2 storey with attics in gables. Fine cast iron balcony on south elevation. Bow windows on west elevation with stone parapet above. Large mature garden with low stone walls and gate posts. Ugly modern garages to north with remains of outbuildings behind. Now converted into flats.

2	**WHY IS IT INTERESTING?** (see NPPF catagories guidelines). Is it one of the following?			
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.			
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A3

Non-designated heritage asset recording sheet

	date surveyed	01-Aug-19	**photo. x** present day x archive	
	NAME and address: Durlston Road, surrounding streets and street furniture			**grid ref 403293 78184 i**

photo:







notes re. photo ie elevation/direction date taken: various on durlston road.

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space	Y	a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Durlston Road runs parallel to the cliffs to the south of Swanage and connects the town to the magnificent Durlstone Castle, a Victorian folly and pleasure garden built by quarry owner George Burt in 1890. Some impressive Victorian villas were built here for local grandees in large gardens which now form a generous leafy suburb. Building continued in the Edwardian era and beyond. George Burt palyed a very significant part in the development of Swanage and his contributions to the built fabric can been seen all round the town. As the main route to Durston Castle, this area has many features including long benches, stone carved waymarkers and many of the London bollards acquired by Burt when re-paving London and brought back as ballast in the sailing vessels which had taken his stone to the capital.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	Y	it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: Historical interest in connections to George Burt and the development of Swanage. Architectural interest in individual houses, mostly Victorian and Edwardian with distictive materials and detailing. Artistic interest as the gateway to an historic landscape at Durlston Castle.

12

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.			
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity		is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:

It is important to value and maintain the street furniture associated with Durlston Castle.

The Local Survey has highlighted many of the most distinctive buildings in this area but many are not recorded and need to be taken into account when considering planning applications in order to maintain the feel of this area with its generous gardens and fine trees. Most of the villas are situated in large mature gardens and are vulnerable to development. This invariably results in blocks of flats and loss of green space and mature trees. Care must be taken not to loose the essential distinctiveness of the area by allowing inappropriate over- development. **Grosvenor Road and houses on the south side of Queens Road lie just outside the Conservation Area and the Local Survey would strongly reccommend their inclusion.**

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A4

Non-designated heritage asset recording sheet

	date surveyed	01-Aug-19	**photo. x** present day x archive	
	NAME and address: 2 - 18 Grosvenor Road, Swanage BH19 2DB			**grid ref.** **E 403260 N 78377**

photo:



notes re. photo: NE elevation

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
Handsome terrace of 9 Victorian houses. Built in the 1870s and one of the first terraces to be constructed in Durlston; rendered brickwork; three storey bay windows; slate roofs.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
Terrace at Grosvenor Road under construction c.1875





14

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.			
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:

An attractive example of Edwardian seaside architecture. An intact terrace with few alterations, well maintained and valued by occupants.

Very important as one of the first developments to appear in the Durlston area.

Would strongly recommend inclusion in the adjacent Conservation Area to protect integrity.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A5

Non-designated heritage asset recording sheet

	date surveyed	08-Jul-18	**photo.** present day x	
	NAME and address:	**Harbour St Bride, Durlston Road, Swanage BH19 2HZ**	**grid ref:** **E 403260**	**map ref A5** **N 77715**

photo:





notes re. photo: South East elevation from road

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: House built in 1936 for Miss Edwards, Built by G Hardy, Builder. Designed according to principles of Rudolph Steiner (1861-1925) described in Wikipedia as "philosopher, social reformer, architect and esotericist - synthesiser of science and spirituality." He was the founder of the Steiner School movement. Modernist two storey house with white pebble-dash walls. Some windows with sloping lintols. Modelled front door, set back with distinctive angular, bevilled, asymetrical surround. Multi faceted slate roof. Floor plan of original house had an interesting open layout with no right angles and a central fireplace. A very interesting house. Ground Floor now divided by partitions with added kitchen and conservatory.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	Y	it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: House clearly influenced by Goetheanum, Centre for the Anthroposophical Movement near Dornach, Basle, Switzerland designed by Rudolph Steiner in 1926 in sculptural concrete with performance halls, gallery and lecture spaces. It replaced a timber building, also by Steiner, built in 1907 which burned down. Part of the garden on the corner of Lighthouse Road and Solent Road was sold off for a new building: Solent House in the 1990s.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles.	Tick as relevant	
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: The house was subsequently owned by Dr Hill, an amateur astronomer who built an observatory in the garden (timber remnants still there) and was frequently visited by Sir Patrick Moore.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?	Tick as relevant.	
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information: This is a very rare example of a building the design of which was strongley influenced by Rudolph Steiner. Original Plans at Dorchester History Centre
Swanage Museum has an interesting photograph of the original dove cote.



5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A6

Non-designated heritage asset recording sheet

	date surveyed	01-Jun-19	**photo.** present day X	
	NAME and address: 6 & 8 Sunnydale Road, Durlston			**grid ref: E 40307 N 78021**

photo:





notes re. photo: South elevations of Nos 6 & 8

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:

Two attractive "Colonial" style bungalows buit in 1923 with open verandas on three sides. Situated in elevated positions in large gardens in a quiet leafy road. Rendered brickwork with slate roofs and timber casement windows.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:
Good and intact example of Colonial type bungalows; Vulnerable to re-development resulting in loss of gardens, trees and wildlife

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A7

Non-designated heritage asset recording sheet

	date surveyed	2017	**photo.** present day X	
	NAME and address: Peveril House, 7 Durlston Road, Durlston, Swanage BH19 2DQ			**grid ref. E 403406 N 78274**

photo:



notes re. photo:
West Elevation

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
Handsome three storey Victorian Villa with attics, built 1864 for the Shearman family (solicitors), situated in a secluded site surrounded by mature trees; Stone built with stone roof slates and distinctive stone chimneys. Grand front door; intricate barge-boards. Still intact as built.
Nearby terrace to south thought to have been service buildings (cottages, stables?), now converted to holiday flats

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: This house is almost as built in 1864 when seen from the outside and is remarkable for its lack of alteration. A rare example of intact original architecture of that date.

20

3	**WHY IS IT LOCALLY VALUED?** "heritage values" and conservation Principles. Tick as relevant			
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: Has a very large garden and therefore vulnerable to development.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.			
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information: A fine example of an early villa built in local stone with intact original features.
Recommended for listing

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A8

Non-designated heritage asset recording sheet

	date surveyed	**photo.** present day X	
	NAME and address: 42 -62 Queen's Road, Swanage BH19 2EU		**grid ref: E 403105 N 78372**





notes re. photo: 48 - 64 Queens Road; plus close up elevation of one pair of the semi-detached houses. North elevations.

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:

A row of semi-detached, but very close together family houses on the north side of Queens Road, just outside the Conservation Area. Built around 1902. Generous, two storey houses with attics with two storey bay windows and dormer windows above. Red brick walls with stone surrounds to windows and doors, window bays and quoins. Arched front doors. Sash windows and slate roofs. Main elevations facing north for sea views but with south facing back gardens. Raised above the road with small front gardens and brick walls.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

Very handsome and distinctive row of family houses. Main facades intact and well cared for .

22

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:
Would recommend that this distinctive group of buildings be included in the Conservation Area by moving the boundary from middle of the road to the backs of gardens.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

NAME and address: South Barn, Southcliffe Road, Swanage BH19.

A9

	date surveyed	26-Jul-18	**photo.** present day X	
	NAME and address: South Barn, Anvil Barn, Hayes; Southcliffe Road, Swa			**grid ref: E402902 N77815**

Photo:







notes re. photo: Hayes, South Barn: Anvil Barn

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:

South Barn was erected in the C18th as part of a group of farm buildings related to a large farm built on the site of the Red Lion in High St. It was sold to Sir Theodor Tasker in 1925 who converted it into a house for his family. The architect was Percy Morley Holder, New Bond St London who carried out a very sympathetic conversion with a Cotswold influence, using local stone for roofslates, window mullions, floors, doorways and fireplaces. Fine detailing.
Anvil Barn lies adjacent to South Barn. Once an ancillary farm building it was converted to a dwelling in the 1970's
Hayes: originally a farm cottage in the grounds of south barn, converted to a dwelling in 1920's by Percy Morley Holder.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of particular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	Y	it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

The architect, Percy Morley Holder was well know nationally for his educational buildings, country houses and tasteful conversions of existing buildings. Admired by Betjeman. He also designed a new house nearby; Scar Bank House for Archibald Russell; art dealer and officer at the College of Arms and friend of Taskers. Also converted Hayes, a cottage in the grounds of South Barn for Tasker which was extended im 1936 for the McGuire family.

24

	WHY IS IT LOCALLY VALUED?	"heritage values" and conservation Principles.	Tick as relevant	
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.+AA1:K23
	3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

All three houses occupy a rural position on the southern edge of Swanage with direct links to Durlston Country Park. there are several reused London street furniture items nearby.



4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?	Tick as relevant.	
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:

South Barn is an early and very successful example of a barn conversion to a house, designed by an architect who respected local vernacular traditions. **It should, in our opinion be listed** **Anvil Barn** forms part of the same complex of farm buildings

Hayes: also part of the complex.

All thee buildings lie in an Area of Outstanding Natural Beauty close to Durlston Country Park and should be protected from development.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A10

Non-designated heritage asset recording sheet

	date surveyed	23-May-18	**photo.** present day x archive X	
	NAME and address: Steepways, Peveril Road, Durlston **BH19 2DL**			**grid ref: map ref A10 E403388 N 78327**

photo:





notes re. photo:
Palgrove coat of arms
View from Peveril Road
East elevation

1	**WHAT IS IT?** Is it one of the following? Tick as relevant			
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Originally named "Hillside" this large Victorian villa was built in 1871 for Sir Reginald Palgrave whose coat of arms, carved in stone is embedded in the wall above the window next to the front door. Distinctive stone quoins and window and door surrounds with rendered brickwork walls and concrete pantiled roof. Stone garden walls and gateposts remaining.

2	**WHY IS IT INTERESTING?** (see NPPF catagories guidelines). Is it one of the following?			
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest		good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: Sir Reginald Palgrove was clerk to the House of Commons. In 1919 it became a children's hospital which was opened by Thomas Hardy.
In the 1950's it became a private school and re-named "Steepways"
In 1962, it was converted into flats and a four storey extension was added by Parsons Builders to the West with matching rendered brick walls with stone corner stones and concrete pantiled roof.

26

3	**WHY IS IT LOCALLY VALUED?** "heritage values" and conservation Principles. Tick as relevant		
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: Thomas Hardy opening the hospital, Oct 31 1919



4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity		is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A11

Non-designated heritage asset recording sheet

date surveyed	03-Jun-19	**photo.** (tick) present day X archive x	
NAME and address: 1 - 6 Sunnydale Villas, Durlston Road, Swanage			**grid ref: E 403215 N 78028**

photo:





notes re. photo ie elevation/direction date taken: East elevations viewed from Durlston Road.

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: This is a group of substantial late Victorian three storey villas, with single story stone built links at the rear. Originally built as quarters for Revenue Offcers and known as "coastguard cottages", they were converted to 6 seperate dwellings in ? and third stories were added. Front elevations are mostly rendered with pebble-dash with local stone lintols, mullions, cills and corner quoins. Second floor windows facing south project slightly on stone corbels. Some side walls are clad in red clay vertical tiling. All have slate roofs with projecting eves and decorative brick chimneys.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: These buildings remind us of the purpose for which they were built, namely as accommodation for local revenue men/coast-guards who played an important role in this seaside town

28

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Photo taken shortly after they were built in c.1875



4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.			
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity		is it largely complete or in a near original condition?
	4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information: Durlston Road is used on a daily basis by visitors to Durlston Castle, an important country park and visitor centre. The prominent nature of Durlston, close to the cliffs with south facing sea views made it a popular place for the construction of rather grand villas for up-market residential and holiday use, many of which appeared in the late 1890s with the typical mix of local materials; brick and stone which is so characteristic of Edwardian Swanage. Such sites could be vulnerable to new development for ever more holiday flats but it is important to retain the scale and materials of this area with its distinctive detailing.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I/

A12

Non-designated heritage asset recording sheet

date surveyed 23-May-18 **photo.** present day X

NAME and address: The Mount, 16 Durlston Road, Swanage BH19 2HX

grid ref: map ref A12
E 403265 N78177



notes re. photo:
South and East facades

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
A large Arts and Crafts house built in 1908 by Fred Pond, builder with stables built in 1910, now a garage. Two stories with attics. Brick walls with pebbledash finish. Ashlar stone surrounds. Bay window over porch supported on 2 stone columns. Interesting bay windows built out from south/west corner on 2 stories. Red tiled roof. Mature garden and pine trees with stone walls on three side. Access to rear fron quarry lane. Original garden walls and gateposts

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: An interesting and unusual example of the Arts and Crafts style in Swanage

3	**WHY IS IT LOCALLY VALUED?** "heritage values" and conservation Principles. Tick as relevant		
	3.1 of historic value		Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to
	3.2 of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3 of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4 of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10 Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2 Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3 Integrity	**Y**	is it largely complete or in a near original condition?
	4.4 Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5 Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6 Other		Is there another way it has special local value?

Enter any supporting information: Identified as vulnerable to developement - a large attractive site in an area which is subject to gradual erosion with original villas being replaced by blocks of holiday flats with inevitable loss of garden.

5	5.26 **is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A13

Non-designated heritage asset recording sheet

	date surveyed	2019	photo. tick present day Y	archive
	NAME and address	**5 Newton Rd. Swanage, BH19 2DZ**		**Grid ref E403091 N78295 Map ref A13**

photo:



photo west and southern elevations

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
An individual building built elsewhere as "temporary" accommodation for troops during WW1. resited in 1921 (?).

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: The building was originally sited in a WW 1 camp to the north of Swanage. It was moved on a lorry and resited in its current location in1921 (?). Similar to other huts that were erected for troop accommodation in the Ballard estate camp, a few still can be seen in the estate but are gradually being redeveloped or extended hiding their original form. (see listing no. 36 which includes 27 Ballard estate) .

32

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles.	Tick as relevant	
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: It connects the town community to its past specifically to WW1. It is unusual that it was moved complete.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?	Tick as relevant.	
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity		is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

A14

Non-designated heritage asset recording sheet

	date surveyed	2019	**photo.)** **present day**	X	**archive**
	NAME and address	**2-6 and 16 Salisbury Road**			**grid ref. 403105E 78315**

photo:





notes re. photo ie elevation/direction date taken
various on north and south side of road

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements
Group of various buildings of from early 20th century, 1920's including arts and crafts. Individual styles (architects?) rather than terrace style.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information Ithe
The buildings show individual design possibly specifically designed or built to commission for individuals(?) interesting examples of individual design and expansion of the town at a particular period ie 1920s

34

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information A good example of a townscape of a particular period and the development of the town. Originally a combination of private residences and good quality/higher standard houses. Built with a particular attention to style and architectural detail and a good example of buildings built for a specific market/use Built in consideration of their location and as a group ie the importance of their relationship of each with the other and as viewed from front/roads. Obviously placed to get best views of the bay

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information. More information required regarding architects, builders and maybe original owners



5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

A15

Non-designated heritage asset recording sheet

date surveyed 2019 **photo.)** **present day** X **archive**

address Swanage Reservoir Lighthouse Road, Durlston **grid ref.403204E 77408N**

photo:



notes re. photo ie elevation/direction
date taken Nov 2020
east elevation through security gate from Lighthouse road

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements Sealed partially underground brick built tanked water reservoir. Built as part of water supply for Durlston castle complex and proposed residential properties (never constructed). Owned by Wesses water and now disused. access entrance in top at NW corner sealed sometime after 2003.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest		good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information an example of 19th century utilities building. Apparently brick built with arched interior (seen by local residents when viewed as possible use as museum) a later proposal for re use as gallery, museum and community space showed the access had been sealed.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value		Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community
Enter any supporting information		evidence of historical utilites infrastructure and architectural industrial design		
4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?
Enter any supporting information.		Significant as part of George Burts plans for Durlston castle and necessary water supply Currently overgrown and somewaht compromised/threatened by tree and vegetation growth.		
5	5.26	**is it mapped?**		**define source**:
This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I				


Reservoir aerial image
© Getmapping Plc and Bluesky International Limited 2020, ©, Crown copyright [and database rights] 2020 OS LA0100060963. Use of this data is subject to terms and conditions. This map is not definitive and has no legal status.
403150
403200
403250
403300
077450
077400
077350
10 m
50 ft

38

A16

Non-designated heritage asset recording sheet

date surveyed	12-Jul-05	**photo.** present day X	archive	
NAME and address: 12 Bon Accord Road, Swanage, BH19 2DS				**grid ref: E 402891 N 78174**

photo:



notes re. photo ie elevation/direction date taken:

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: This house was built in 1966. The architect Elisabeth Scott designed it for her life long friend, the child psychologist Sybil Clement Brown who lived in the house until her death in 1993.
Built in local stone to first floor level with a cedar clad second floor apart from south end of east elevation, which has a recessed front door with flat roof over extending to North end. Simple large rectangular windows (now plastic). Concrete tiled sloping roof extending further over wider south end on both sides.
Small extension to north and extension to south with balcony over; both added later. Ditto stone built double garage. House set in attractive hill top position with large garden bordered by stone walls.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: The architect Elisabeth Scott became famous when, in 1927, she won the competition to rebuild the Royal Shakespeare Theatre in Stratford upon Avon, the first important public building in Britain to be designed by a woman. It is listed Grade II. She also designed the Fawcett Building at Newnham College, Cambridge. She spent the last ten years of her life working for the Architects Department for Bournemouth Town Council and is thought to have been responsible for many public buildings including the theatre on Bournemouth Pier and the pavilion entrance to Boscombe Pier.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles.		Tick as relevant
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: This house was built for Sybil Clement Brown, MBE., (1899 - 1993) well known in the field of Social Work and Child Psychology. In the 30's she worked for the newly formed East London Child Guidance Clinic and later taught at the London School of Economics on their Mental Health Course. This lead to her joining the Children's Department of the Home Office where she had responsibility for organising training courses for social work. Her many publications included , 1953 with Margaret Ashdown,"The Field Training of Social Workers". She was awarded the MBE in 1963.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?		Tick as relevant.
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity		is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

A17

Non-designated heritage asset recording sheet

date surveyed	01-Apr-19	**photo.**	present day	X	archive

NAME and address: Alma Terrace, Richmond Road, Osborne Road, Swanage

grid ref: 402713E 78521N

photo:







notes re. photo:
Alma Terrace
Osbourne Road
Osbourne Road, North
elevations 2019

1 **WHAT IS IT?** Is it one of the following? Tick as relevant

1.1	a building or structure	**Y**	individual buildings,related groups or structures
1.2	a site or monuments		archaeological remains
1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:

This area lies close to the south of the High Street Conservation Area but contains some interesting streets and terraces: Alma Terrace is a small terrace of 5 houses built around 1880, tucked in behind houses on Mount Scar, Queen's Road and Townsend Road. Probably built to house local quarrymen. These are two storey houses with attic dormers. Stone walls with red brick surrounds to windows and doors. slate roofs, sash windows.

Osbourne Road and parallel Richmond Road form a tight group of terrace housing, constructed by local builder, Thomas Shelston in 1904/5. Built close to the pavement, with red brick walls and stone surrounds to doors and windows. South facing bay windows on two stories and north facing bay windows to take advantage of views towards Ballard Down.

WHY IS IT INTERESTING? (see NPPF catagories guidelines). Is it one of the following?

2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
2.2	of archaeological interest		evidence of potential to reveal more through research
2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Alma Terrace was probably built to house workers in the nearby quarries.
Richmond Road and Osbourne Road were built around 1905.
This area reflects the growing need at the turn of the century to house the working population of Swanage.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information:
A group of attractive terraces built using a mix of local materials: stone and brick . Remains fairly intact. an important element as local residential homes.

5	5.26	**is it mapped? Map A 17**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

A18

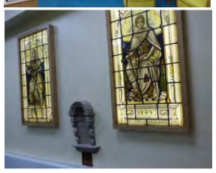
Non-designated heritage asset recording sheet

date surveyed		**photo.** present day X	archive X
NAME and address: Swanage Cottage Hospital, Queens Road, BH19 2ES			**grid ref: E 402835 N 78419**

photo:







notes re. photo
Front elevation
Features in Entrance Hall

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
Built in 1895 in memory of George and Elizabeth Burt by their four children. Architect: Walter J Fletcher of Wimborne. Extended in 1912 and many times since. Gabled façade with timber framing above hung tiles. Canopied porch over door. with distinctive mosaic signage over. Carved stone donations box set into brickwork and stained glass panels. Entrance Hall retains original features including staircase, stone memorial fireplace with bas relief medallions of Mr and Mrs Burt.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
History of Swanage Cottage Hospital 1890 - 1990
by Margaret Emms. Held at Swanage History Centre



43

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	**Y**	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Very important to the local community as a local resource which has withstood many threats of closure thanks to effective local campaigns. Universally loved by the people of Swanage. The façade and its few remaining original features remind visitors of its historic origins and the gift to the community from the Burt Family.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
Very important local landmark despite numerous alterations.
Recommend listing or inclusion in the Conservation Area in order to protect the remaining features.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

A19

Non-designated heritage asset recording sheet

date surveyed		**photo.** present day X	archive

NAME and address:
Scarfell Cottage, 12 Mount Scar, Swanage, BH19 2EZ

grid ref: E 402710
N 78496

photo:



notes re. photo ie elevation/direction date taken:

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
Stone built cottage, east facing with fairly large front garden. Local stone walls with casement windows. New stonework to jambs suggest that these may have replaced earlier sash windows. Welsh slate roof and brick chimneys.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest		good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
This building does not appear on the 1876 Parish Map of Swanage which would suggest it is not as old as first appeared. It was possibly a row of 3 cottages originally.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value		Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
Although hidden away in a quiet part of town and surrounded by more recent development, this attractive cottage has survived and contributes to the story of how Swanage developed.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

A20

Non-designated heritage asset recording sheet

date surveyed	03-Jan-18	**photo.** present day X	archive X	
NAME and address:	**Scar Bank House, Russell Avenue, Swanage BH19 2ED**			**grid ref: E 402796 N 78033**

photo:



notes re. photo ie elevation/direction date taken: North elevation onto Russel close
South elevation; from near South Barn, Durlston valley

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Enter any supporting information: House owned by Archibald Russell (1879 - 1955) who commissioned Holder. Holder also converted South Barn nearby (also in local Survey) in 1924 for Sir Theodore Tasker. Russell was an art dealer and officer at the College of Arms, London. Friend of the painter Paul Nash who photographed Scar Bank. Both were interested in moths and built a lightbox on the flat roof which is featured in the Nash painting: "Ballard from Scar Bank", 1937.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	**Y**	it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Nash painting: "Ballard from Scar Bank", 1937.



47

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: photo 1930



4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity		is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information: Seen across the Durlston fields or from the turning circle at top of Russell Avenue, it is an unusual and distinctive building with past occupants who contributed to the artistic life of Swanage in the 20's, 30's and 40's

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form

A21

Non-designated heritage asset recording sheet

date surveyed 01-Jun-18 **photo.** present day x archive

NAME and address:
Septimus House, 8 - 10 Mount Scar Road, Swanage BH19 2EZ

grid ref: E 402720
N 78470

photo:





notes re. photo ie elevation/direction
date taken: june 2018
east elevation view from street and view from garden, west elevation

1	**WHAT IS IT?** Is it one of the following? Tick as relevant			
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Distictive stone built house with irregular floor plan, much altered and extended over the years. Two storey main bulding with single storey extension to the south. Stone walls with some areas rendered; slate roofs with flat roof to the east; windows - mixed styles, some Arts and Craft elements. Stone carved enscription bedded into porch "MOUNT SCAR 1866". Works to a garden nearby to the south, in about 2015 uncovered a paved and drained area believed to be an agricultural courtyard possibly related to the property.

	WHY IS IT INTERESTING? (see NPPF catagories guidelines). Is it one of the following?			
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
Appears on 1876 Parish Map as group of buildings with similar footprint.
Altered in 1923 - barn converted to bungalow.
Further alterations in 1954 and work being carried out at present (December 2019)

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles.	Tick as relevant	
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community
Enter any supporting information:				
4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?	Tick as relevant.	
	4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity		is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?
Enter any supporting information: Distinctive building, already existing when the area was developed in the late 1890s. Possibly with farming origins and connected to local quarrying.				
5	5.26	**is it mapped?**		**define source**:
This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I				

A22

Non-designated heritage asset recording sheet

	date surveyed	21/11/2017	**photo.** present day X	archive X

NAME and address:
Swanage Primary School, Mount Scar, Swanage BH19 2EY

grid ref. Map
E 402765 N 78506

Photo









notes re.photos:
West elevation; Rear View, south elevation showing extensive gardens and view north over Swanage Bay.
Original cast iron gate with distinctive stone surround. Internal memorial to pupils who lost lives in WW1.

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
Purpose built Primary School, 1897. Stone built with typical large high windows. Slate roofs with gable ends. Playground and attractive gardens to the rear. Unusual arched stone entrance with original iron gate. Inside - a stone memorial to pupils who lost their lives in WW1. Magnificents views north over Swanage Bay. 1950's caretakers house at rear of gardens.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	**Y**	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Last remaining Victorian school building in Swanage . Still operating as a school and thus of importance to countless Swanage people.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
Prime situation in Swanage with extensive gardens and thus vulnerable as a prime development site.
Recommend for inclusion in Conservation Area

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording forr

A23

Non-designated heritage asset recording sheet

date surveyed	autumn 2018	**photo.** present day X	archive X

NAME and address:
Townsend Centre, Cobbler's Lane, Swanage, BH19 2PX

grid ref: E 402600 N 78376

photo:







notes re. photo ie elevation/direction date taken:

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
An Outdoor Activity Centre built in an elevated position , close to Durlston Country Park with extensive views of Swanage Bay. A collection of timber built huts scattered over an area previously in a heavy area of local quarrying. These huts were purpose built and not connected with the army camps built in WW1.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest	Y	evidence of potential to reveal more through research
	2.3	of architectural interest		children from London's East End
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
The Townsend Centre was built and opened in 1929 by the Bournemouth Rotary specifically for underprivileged children from London's East End to enjoy outdoor and seaside activities.
During WW2 it was requisitioned by the army and an Ack Ack gun emplacement was installed. After the war it was taken over by the London County Council and , more recently, by various Outdoor Activity organisations.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles.	Tick as relevant
	3.1 of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2 of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3 of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4 of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

Early photograph of London school children enjoying a visit.





4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?	Tick as relevant.
	4.10 Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2 Rarity		Is it unusual in the area or a rare survival of something that was once common?
	4.3 Integrity	**Y**	is it largely complete or in a near original condition?
	4.4 Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5 Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6 Other		Is there another way it has special local value?

Enter any supporting information:

The Townsend Centre and other similar institutions have become an important part of Swanage life, with groups of city children enjoying the delights of Swanage all round the year. It has recently (2019) been closed and a new owner is being sought. This makes it vulnerable to development as a large and highly well situated site but it is hoped that such a socially beneficial resource will be maintained in the future.

5	5.26 **is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

Additional images: North Swanage / Durlston

Map A



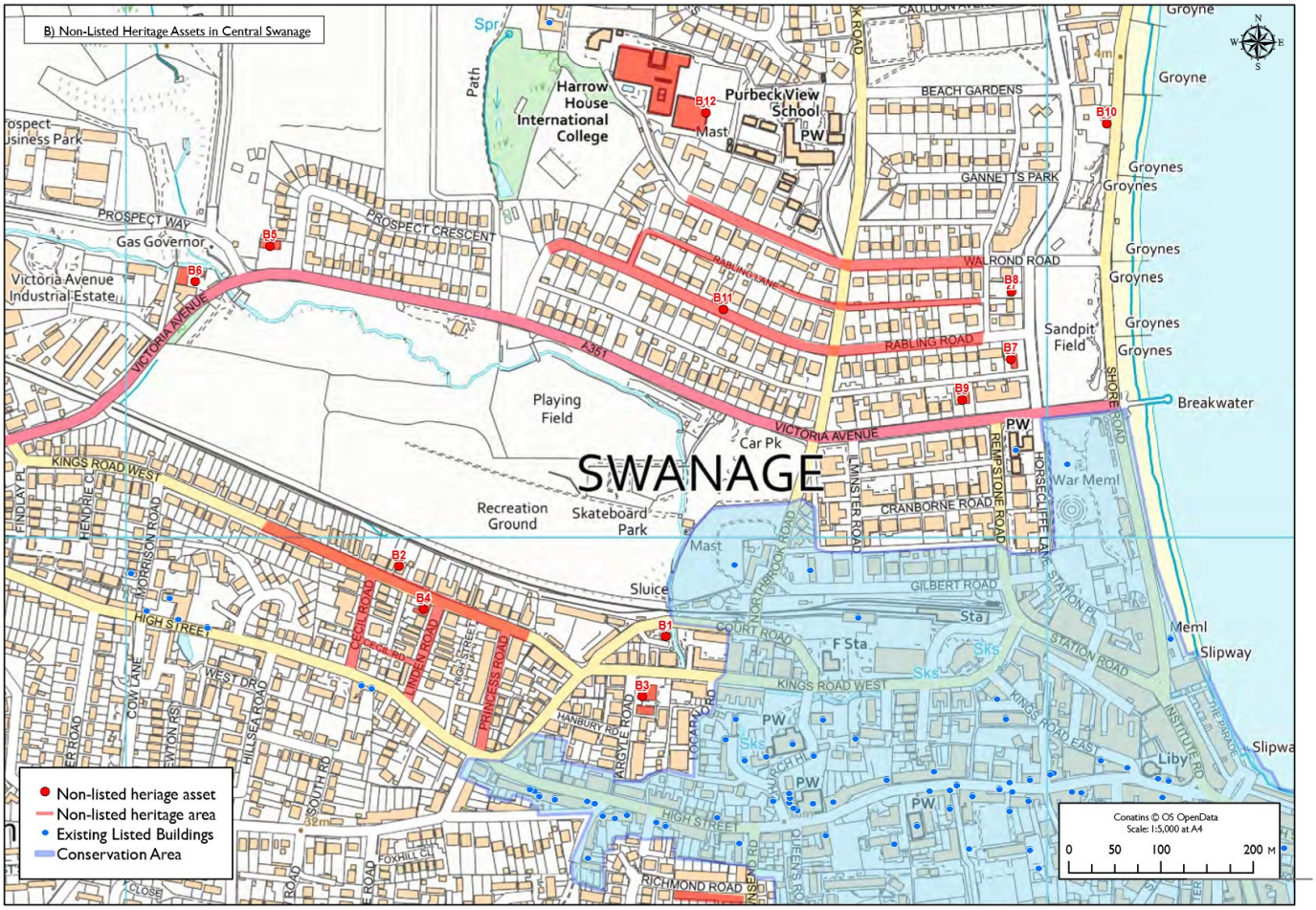











B) Non-Listed Heritage Assets in Central Swanage
SWANAGE
Non-listed heriage asset
Non-listed heritage area
Existing Listed Buildings
Conservation Area
Harrow House International College
Purbeck View School
Playing Field
Recreation Ground
Skateboard Park
Car Pk
Sandpit Field
Victoria Avenue Industrial Estate
Gas Governor
Breakwater
Slipway
War Meml
Sluice
Mast
PROSPECT WAY
PROSPECT CRESCENT
VICTORIA AVENUE
A351
RABLING ROAD
WALROND ROAD
BEACH GARDENS
GANNETTS PARK
Groynes
KINGS ROAD WEST
HIGH STREET
COURT ROAD
GILBERT ROAD
CRANBORNE ROAD
RELIPSTONE ROAD
HORSECLIFFE LANE
STATION ROAD
KINGS ROAD EAST
INSTITUTE RD
THE PARADE
RICHMOND ROAD
PRINCESS ROAD
LINDEN ROAD
CECIL ROAD
HANBURY RD
ARGYLE ROAD
LOCARNO RD
HILLSEA ROAD
WEST DRO
COW LANE
MORRISON ROAD
HENRIE CL
FINDLAY PL
SOUTH RD
FOXHILL CL
QUEENS RD
LUMINSTER ROAD
NORTHBROOK ROAD
SHORE ROAD
B1
B2
B3
B4
B5
B6
B7
B8
B9
B10
B11
B12
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4m
32m
Contains © OS OpenData
Scale: 1:5,000 at A4
0 50 100 200 M

56

B1

Non-designated heritage asset recording sheet

	date surveyed	01-Nov-18	**photo.** present day X	archive X
	NAME and address:	**Court Farm House, 6 Court Road, Swanage BH19 1JE**	**grid ref:** **E 402467**	**map ref B1** **N79231**

photo:



notes re. photo ie elevation/direction date taken: June 2018: View from Hanbury Road

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Individual Building. Four-square stone built farmhouse, built in local stone with stone tiled roof. Casement windows with round arch over central front door. Small front garden with front gate.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
Court Hill in the early 1900s witrh Court Farm halfway down



57

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: Both its name, Court Farm House and its appearance serve to remind people that there used to be several farm houses in, or close to Swanage and farming was an important part of the local economy. The above photo, from W M Hardy's "Old Swanage" shows Court Hill, c 1900 with a row of cottages (including John Mowlem's birthplace) with Court Farm House beyond. An important image of Swanage as it was in the C19th. A recently discovered drawing, made in 1846 at Swanage History Centre suggests that a much more ramshackle old building stood there at least until 1846 and the present building would have been constructed in about 1850.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information: Although now surrounded by more recent buildings it is a surviving example of a simple farm building, local vernacular style, close to the High Street but would once have had a background of fields and trees.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

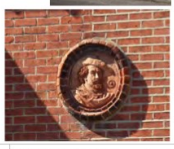
B2 (includes B4)

Non-designated heritage asset recording sheet

date surveyed	01-Nov-18	**photo.** present day X	archive X	
NAME and address: King's Road West from St Mary's Church to Cecil Road including Locarno Rd, Court Road, Linden Road, Princess Rd and Cecil Rd.				**grid ref 402296 78970**

photo:





notes re. photo ie elevation/direction date taken: clockwise
1 King's Road West
2 Vernon Lodge KRW
3 former Police Station
4 148 Kings road west
5 General View 6 Rubens medallion

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: King's Road West is one of the main roads leading out of Swanage town centre, beside Swan Brook, past the church and on towards Herston with distinctive Edwardian housing giving way to pre-war and then post-war semis and bungalows to the west. Nos 98 -104 are large detatched houses, stone built or brick is a solid stone built structure with stone features, mainly red tiled roofs with terracotta ridge tiles and finials. Some fine bargebards. Houses opposite the Police Station have terracotta panels depicting famous people such as Rubens or Shakespeare. Vernon Lodge boasts a corner turret. No 148 is an unusual pebbeldashed house with hints of the Arts and crafts Style. Housing on Cecil Rd, Linden Rd and Princess Rd, are of the same period but are mostly terraced and less grand but still have interesting features such as terracotta tiled string courses.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: These houses are typical of the Edwardian expansion of swanage following the arrival of the railway. They were part of the Court Park Estate . Many were probably built as boarding houses for the new seaside resort of Swanage. Many were constructed by E Burt, builder, around 1910.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: An attractive area full of family homes

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information: Possible candidate for extension of the Conservation Area

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

B3

Non-designated heritage asset recording sheet

date surveyed	01-Dec-19	**photo.** present day X	archive X

NAME and address: **The Old Police Station and Police Houses, 1 - 7 Argyle Road Swanage, BH19 1HZ**

grid ref: **E 402560 N 78828**

photo:





notes re. photo ie elevation/direction date taken: west elevations from Argyle Road Dec 2019

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:

Imposing stone built Police Station erected in 1896. 2 storey, double fronted facade with ashlar stone detailing around windows, doors, string course and pediment; slate roofs with round stone finials on peaks of gables. Large carved stone sign over front door: "Dorset County Police 1899". Two substantial Police houses adjacent with matching materials and detailing.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
This building is important as a reminder of the development of the town at the end of the nineteenth century.
It is no longer a Police Sation and is currently vacant; a prime site for sympathetic conversion to dwellings.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

B5

Non-designated heritage asset recording sheet

	date surveyed	**photo.** present day X	archive X
	NAME and address: Prospect Farm, 102 Victoria Avenue, BH19 1AS		**grid ref: E 402156 N 79317**

photo:



notes re. photo ie elevation/direction date taken: 2019 South elevation

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	y	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Late Georgian/early Victorian farmhouse, originally outside the town but now surrounded by houses and has extensions at each end. Despite alterations including cement render over entire façade and plastic windows and the recent loss of an attractive adjacent open barn, now encorporated in a new housing scheme, the building is still recognisable as a typical farmhouse. Slate roof, cement rendered walls, plastic "sash" windows and central arched doorway. Garden to front and east side.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: Of historical and architectural interest despite loss of farmyard, barn and ancillary buildings, A reminder of how Swanage was before the arrival of the railway and subsequent rapid urban expansion. Appears on the Tithe Map of 1840 at Swanage History Centre. Bellevue Farm and Manor Farm in Herston were similar buildings.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
	3.1 of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2 of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3 of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4 of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: photo 1920 with prospect farm barns to the rear, demolished 2019 . Purbeck society tried to postpone/stop the demolition as part of a housing development on the grounds of wildlife habitat (Bats) and historical relevance and possible and feasible conversion to affordable homes as part of the development. Purbeck district council went ahead with planning approval for demolition.



4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
	4.10 Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2 Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3 Integrity		is it largely complete or in a near original condition?
	4.4 Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5 Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6 Other		Is there another way it has special local value?

Enter any supporting information:
This old farmhouse is an important landmark on the main route in and out of Swanage. Despite the recent loss of the adjacent, beautiful, red tiled, open barn and the encroachment of new housing it is still recognisable as a Georgian/ early Victorian farmhouse and serves as a reminder of Swanage before the arriva of the railway.

5	5.26 **is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

B6

Non-designated heritage asset recording sheet

date surveyed	24-Apr-19	**photo.** present day x	archive	
NAME and address: Old Swanage Gas Works, 112 Victoria Ave, Swanage, BH19 1AS				**grid ref** **E 402075** **N 79278**

photo:







notes re. photo ie elevation/direction date taken: 2019 clockwise (from portrait) 1. west, 2.south elevation, 3.west elevation, 4.west/south elevation, 5. south/west elevation (inscription) with prospect farm nearby

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments	Y	archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: This collection of five buildings are all connected with the former Swanage Gasworks which was first built in 1867 and rebuilt in 1882. 1. Station Gas Governor and Boosting Plant. Stone walls, red tiled roof, brick chimney, single story with datestone 2. Gas Works Managers House. Edwardian, Red brick walls, red tiled roof, 2 storey with garden. Still attractive dwelling 3. Automatic Blue Gas Plant. Stone built with hipped slate roof. Now garage repairs. one storey. 4. Store Filters and Blacksmiths shop. Substantial stone built with arched openings, slate roof. 2 - 3 stories. 5. Old Electric Power Station, substantial red brick building now used for Tool and skip hire. 2 stories. They occupy a substantial site with footpath running through and stream to the east. Some are in poor condition. The site also includes the Managers House.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: These buildings represent an interesting reminder of an early industrial feature of Swanage. Most of the buildings are in poor repair but they are still being occupied by tenants for light industrial use. The Station Gas Governor and in relatively good repair and is situated in a prominent position **stone Swanage Gasworks sign on its Eastern** **particular importance as a reminder of the former use of this site.** There were 3 gasometers on the site: No 1 was on the site of the present petrol the other 2 were situated slightly west of this. No 3 was built in 1903 until 1980. The plan here provided by Mr Bradford of Langton Matravers buildings in 1938. It identifies the original buildings: station gas automatic blue gas plant; Gas Works managers house; shop; old electric power station



65

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: As an industrial premises, we have the benefit of past workers comments.
Les Hayward recalls "When I was rather small, (circa 1945) I recall that if you walked down the lane from Victoria Ave. to the fields, on the right was what is now the Greystone garage, but then housed a retort which was then operational. I remember seeing heaps of red-hot coke. On the left was the more modern plant and gasometers. The manager lived in the little brick house at the end of the lane and that had a little outhouse with pressure gauges fitted out - presumably so he could keep a close watch on things. I would estimate that the Greystone site housed the original Victorian plant, which was later added to on what is now the industrial estate. We lived a couple of hundred years down the avenue and when the filling station part was first installed they had to break up the existing concrete which was both thick and reinforced. They resorted to explosives and I remember them coming round and asking those of us near to open the front windows such was the force. From memory they discovered tar pits below which complicated things. When I first started work the remains of railway lines ran across the lane behind the garage, I was told railway engines were worked on in what is now Greystone Garage, the archway, now filled in, can still be seen from the lane. David Snook recalls "The workshop I owned until fairly recently is on the left hand side of the lane and was a blacksmith's shop at one time. It was much higher than at present and the original cup hinges for the doors can still be seen. I know the Greystone building housed trains many years ago as the father of an elderly chap who worked for us used to work on them at night". Nick Harris recalls " I remember the use of explosives on the site, they had to excavate deep holes for the new fuel tanks but didn't know there were tar tanks buried there.the tar was a bye product of gas production along with a myriad of other noxious chemicals. I recall there being tar blasted all over the place!

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity		is it largely complete or in a near original condition?
	4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information: This site could be regarded as a potential site for re-development. Its buildings could be retained and considered for repair and conversion to C21st usage. **Recommend that the building alongside Victoria Avenue with it's important date stone should be listed and a new use found.** there is currently (2020) a planning application for development of part of the site with possible demolition of certain buildings within this group inc. the building which includes the inscription stone, adjoining the main road (Victoria Ave). work has not started (jan 2012)

5	5.26	**is it mapped? B6**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D 1/18

B7

Non-designated heritage asset recording sheet

date surveyed		**photo.** present day X	archive
NAME and address:	**3 De Moulham Road, Swanage BH19 1NP**		**grid ref: E 402960 N 79194**

photo:



notes re. photo ie elevation/direction date taken: East Facade

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:

House built in 1960, architect designed. Two storey square stone central building with low pitched pyramid zinc or copper roof and simple timber casement windows. Single storey area round three sides, also with matching low pitched roof, with timber framed horizontal glazing throughout which gives the whole building a strong horizontal emphasis, reminiscent of the prairie buildings by American architect, Frank Lloyd Wright. This modest house is at present largely hidden behind a stone wall and hedges.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	Y	it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
	3.1 of historic value		Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2 of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3 of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4 of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10 Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2 Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3 Integrity	**Y**	is it largely complete or in a near original condition?
	4.4 Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5 Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6 Other		Is there another way it has special local value?

Enter any supporting information:

This house is an interesting example of good 1960's architecture. Like many other individual houses in the area, with fair sized gardens it is vulnerable to re-development which usually results in single family homes being replaced by multiple dwellings without gardens, involving the loss of green space and mature trees effecting biodiversity and wildlife.

5	5.26 **is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

B8

Non-designated heritage asset recording sheet

	date surveyed	02-Mar-20	**photo.** present day X	archive	
	NAME and address: 9 De Moulham Rd, Swanage BH19 1NR				**grid ref: E402960 D 79268**

photo:



notes re. photo ie elevation/direction date taken: East Facade

1	**WHAT IS IT?** Is it one of the following? Tick as relevant			
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:

Stone built 1960's house, architect designed in a particularly desirable situation overlooking Sandpit Field with the sea beyond. Double fronted house built from local stone with timber framed, horizontal windows. Interesting concrete framing round ground floor windows and central front door. Clay tiled roof and stone chimney.
Interesting geodesic dome in garden.

	WHY IS IT INTERESTING? (see NPPF catagories guidelines). Is it one of the following?			
	2.1	of historic interest		historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
	3.1 of historic value		Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2 of Evidential value		It is an important resource for understanding and learning about the area's history
	3.3 of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4 of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10 Age/period		Is it particularly old, or of a date that is significant to the local area.
	4.2 Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3 Integrity	**Y**	is it largely complete or in a near original condition?
	4.4 Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5 Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6 Other		Is there another way it has special local value?

Enter any supporting information:

This is a remarkable example of a simple but carefully designed individual house which looks as though it has hardly been touched or altered since it was built. Like other houses in the area it is vulnerable to re-development and could be demolished to make way for apartment blocks with the loss of garden, green space and mature trees effecting biodiversity and wildlife.

5	5.26 **is it mapped?**		**define source**:

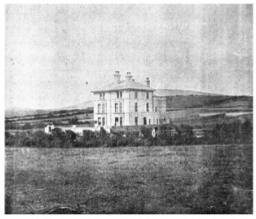
This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

B9

Non-designated heritage asset recording sheet

date surveyed	nov 2019	**photo.** (tick) present day X	archive X
NAME and address:	**De Moulham Villas, 8 & 10 Victoria Avenue BH19 1AN**	**grid ref:**	**E 402907 N 79150**

photo:





notes re. photo ie elevation/direction date taken:
early photograph showing De Moulham Villa in solitary splendour;
Recent photo of south elevation.

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
Two semi-detached Victorian villas; the first to be built on De Moulham Road, now Victoria Avenue.
Three storey with slate pyramid roof and central chimney stacks. Built using unusual yellow bricks from sand located in Sandpit Field close by. Bay windows extend 2 stories and entrance porches attached to sides. Large sash windows.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest	Y	evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
In 1876 John Mowlem acquired a large tranch of land to the north of the town centre, between Northbrook Rd and the sea and asked the architect, G R Crickmay of Weymouth to design an ambitious "New Town". It featured generously laid out villas set out behind a long row of terraced housing overlooking the sea on the east side of what is now De Moulham Road with public gardens laid out between the terrace and the sea. The plan shows two semi detached villas on what is now Victoria Avenue as "under construction". The rest of the plan was never realised but De Moulham Villas remain intact and the rest of the area developed over many years in a piecemeal fashion.

71

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Part of the Crickmay design for the De Moulham Estate 1865 which can be seen at Swanage History Centre



4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
De Moulham Villas are very important in the history of how Swanage developed in the nineteenth century. They are remarkably intact but share the same threat as many buildings in the area, namely re-development. It wouldbe a great shame to loose this vital historic building and we would recommend Listing.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

B10

Non-designated heritage asset recording sheet

	date surveyed	20-Nov-18	**photo.** present day X	archive X
	NAME and address: Cliff Cottage, Shore Road, BH19 1LD			**grid ref: E 403064 N 79458**

photo:



notes re. photo ie elevation/direction date taken: Cliff Cotttage from Shore Road

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Unique house overlooking sea, surrounded by mature trees with open amenity land to south and 1960's block of flats to north. Stone walls with areas of local limestone, sandstone, flints and pebbles from shore; slate or red pantiled roofs with decorative finials, possibly recovered from an old ship; red brick chimney, numerous gables, bay windows, conservatory. Raised above Shore Road with distinctive stone ballustraded bacony over pavement built when Shore Road was built in 1926.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest	Y	evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	Y	

Enter any supporting information: Cliff Cottage probably began as primitive stone sheds, probably used by fishermen with a dwelling added, late C17th or early C18th. Thought to have been gentrified mid C18th by the Phippard family from Wareham. Victorian bedroom added by Judge John Hewick who occupied the house between 1900 and 1932, with Edwardian bay windows and internal detailing . Then passed to Muspratt family - photographer sisters Helen and Joan lived there and further alterations were carried out to the house.

73

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles.	Tick as relevant
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value		It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Photograph of Cliff Cottage taken from the beach in the 1930's
drawing done in 1846





4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?	Tick as relevant.
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity		is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other	Y	Is there another way it has special local value?

Enter any supporting information: Although it is built from local materials, it is unlike any other house in Swanage and stands alone as the only remaining single dwelling in this part of the sea front surrounded by trees. There used to be two Regency houses to the North; Beach Cottage and Shore House, both now demolished. Important as a landmark both for its setting and curious features. Although it is neither Listed or in a Conservation Area, Cliff Cottage has long been regarded as a Non Designated Heritage Asset. It attracts much attention from people strolling along the sea front who admire it's rambling appearance and position, elevated above the road overlooking the beach and sea. It has been altered many times but always with a sensitivity to its historic origins and it is this which makes it so distinctive and unusual.

5	5.26 **is it mapped?**		**define source:**

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D 1/

B11

Non-designated heritage asset recording sheet

date surveyed	01-Aug-19	**photo.** present day X	archive

NAME and address: De Moulham Estate including: Victoria Avenue, Rabling Road, Walrond Road, De Moulham Road.

grid ref: 402648 79248

photo:







notes re. photo ie elevation/direction date taken: various in Rabling road- south elevations most of the relevant properties lie on the north side of rabling road possibly indicating period of development

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: An area of individual detatched family houses built in a variety of styles using all sorts of materials. The first to be built used mainly brick and local stone with red tiled roofs but later in the century brought rendered walls with the occasional bit of "Tudor" timberwork. Most houses face the street but have access to attractive back lanes which provide alternatives for car parking and servicing gardens.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest		good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: The De Moulham Estate was named after John Mowlem who was born in Swanage and rose from humble origins working in the local quarries to becomeone of the most successful entrepreneurs of his day He went to seek his fortune in London and founded the firm of John Mowlem & Co, Building contractors but maintained his links with Swanage and acquired a large amount of land to the north of Station Road. Here he constructed a system of roads, back lanes and drainage in order for people to acquire individual plots and build homes. The earliest plots were on Victoria Avenue; some of the early seaside villas, but the developement spread north where one can see the building styles change gradually through Victorian, Edwardian, early Twentieth Century and so on. Interesting to note that the 1926 Parish map shows that Rabling Road was not yet developed. The area now has attractive suburban characteristics with mature gardens and trees and useful back lanes.

3	**WHY IS IT LOCALLY VALUED?** "heritage values" and conservation Principles. Tick as relevant		
3.1	of historic value	**Y**	.
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
4.10	Age/period		Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity		is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information: This residential area of Swanage, close to the centre of town but with attractive gardens and mature trees and easy access to the beach, is popular with local families and visitors alike. It is, however, vulnerable to development pressures and we are beginning to see applications for demolition of individual homes and replacement with out-of-scale appartment blocks with all their associated carparking. Loss of gardens causes damage to biodiversity and affects the views of neighbours and many of these dwellings will not even be occupied for most of the year which could lead eventually to lack of social cohesion . We would suggest that planners consider these implicatons carefully and discourage any applications which are out of scale with the surrounding area.

5	5.26	**is it mapped? B11**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

B12

Non-designated heritage asset recording sheet

	date surveyed	03-Jun-19	**photo.** present day X	archive X
	NAME and address: Harrow House International College, Harrow Drive, Swanage BH19 1PE			**grid ref: E 402629 N 79461**

photo:







notes re. photo ie elevation/direction date taken: Oldfeld School in the 1940's taken by Helen Muspratt Photographer, a pupil in the 1920's Harrow House today (2019) Memorial to members of the school killed in WW1, still in the entrance hall.

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: The main building was built between 1900 and 1912 as a school in the Arts and Crafts style to an H shaped plan. It occupied a prominent position on a hill surrounded by fields. Built in red brick with a pattern of grey glazed header bricks; two stories with a steeply sloping red tiled roof penetrated by two floors of dormer windows and supported at its lower ends by distictive corbelled red tiles, laid flat. Original windows were lead glazed with timber mullioned frames which are still reflected in modern plastic versions. Oldfeld School was closed in 1974 and in 1979 became a language college; Harrow House which continues to this day . The school now include several additional buildings which have all been built in brick and are more or less respectful of the original design.

	Provide a description identifying the key physical features and/or elements: The main building was built bet			
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	Y	it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: Oldfeld School was one of the most important of the many schools which appeared in Swanage in the late C19th and early C20th. It was founded by Frederick and Elizabeth Hickson who started their school in 1904 in a smaller building. It was planned in 1900 but not completed until 1913. The Hickson family were Quakers and ran the school on Parents National Educational Union lines with an emphasis on nature and the arts. It was coeducational and mainly a boarding school but locals were able to go as day pupils. Oldfields accommodated boarding pupils for Swanage Grammar school nearby.



77



3	**WHY IS IT LOCALLY VALUED?** "heritage values" and conservation Principles. Tick as relevant			
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information: The building is situated in a very prominent position overlooking Swanage and can been seen clearly as a landmark as one enters the town from the West.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.			
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other		Is there another way it has special local value?

Enter any supporting information: The original building is still intact despite being partially obscured by a swimming pool at the front and numerous alterations to the interior. Oldfeld School was a significant educational establishment run by a local Quaker family. An additional historic historic fact was that George V landed a biplane in front of the school during WW1. Harrow House have put up interpretive panels in the hallway with text and photographs documenting the history of Harrow House and of Oldfeld School.

5	5.26	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D 1

Additional images: Kings Road West

Map B










C) Non-Listed Heritage Assets in North and New Swanage
New Swanage
Ballard Down Cottage
Path
Track
Drain
Iss
Sks
WHITECLIFFE ROAD
HILL ROAD
BAY CRESCENT
BAY CLOSE
MOOR ROAD
ULWELL ROAD
BALLARD WAY
BALLARD ROAD
STRECHE ROAD
REDCLIFFE ROAD
VICTORIA ROAD
BURLINGTON RD
CLIFF AVE
BURLINGTON ROAD
SEAWARD RD
BONFIELDS AVENUE
WESSEX WAY
DURBERVILLE DRIVE
VIVIAN PARK
CLIFTON RD
DE MOULHAM ROAD
BATTLE MEAD
CAULDRON BARN RD
CAULDON AVENUE
NORTHBROOK ROAD
Ballard Estate
Sch
Pav
Cricket Ground
Day's Park
PW
Slipway
Groynes
Groyne
C1
C2
C3
C4
C5
C6
C7
C8
Non-listed heriage asset
Non-listed heritage area
Existing Listed Buildings
Conservation Area
Contains © OS OpenData
Scale: 1:5,000 at A4
0 50 100 200 M

80

C1

Non-designated heritage asset recording sheet

	date surveyed	06-Jun-19	**photo.** present day X	archive X	
	Name and address: The Grand Hotel, Burlington Road, Swanage BH19 1LU				**grid ref:** **E 403190 N 79969**

Photos:





notes re. photo ie elevation/direction date taken:
historical, south eastern elevation, current, Northwestern elevation

1	**WHAT IS IT?** Is it one of the following? Tick as relevant			
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space	Y	a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
The Grand Hotel was one of the first buildings to appear in what became known as New Swanage. An imposing three storey building with attic rooms, built close to the edge of a cliff overlooking Swanage Bay with views to Peveril Point. Red brick walls. Stone mullions, lintols and cill;s to windows with an exceptionally large mullioned window to right of entrance. Central tower above front door with stone parapet. Elaborate stone carved embellishments to lobby and front door, much now obscured by unsympathetic canopies over windows and entrance. South east elevation has distinctive triangular roof dormers.

	WHY IS IT INTERESTING? (see NPPF catagories guidelines). Is it one of the following?			
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
Samuel Miller Davis from Bournemouth developed this part of Swanage and called it the Cliff Estate. He sold off plots of land to local developers and individual purchasers in the same way that the De Moulham estate was created. The Grand Hotel was one of the first, built in 1898. It has been a hotel ever since but was used in WW1 as a convalescent hospital for the Flying Corps.

81

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	Y	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Very early photograph of Swanage beach with Grand Hotel in the distance



4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity		is it largely complete or in a near original condition?
4.4	Group value		Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
The Grand Hotel is an important landmark in Swanage, seen from all parts of Swanage Bay, standing on the clff above the beach. It is one of the few large hotels remaining in Swanage, representing the Edwardian development of the seaside resort after the coming of the railway. It is much used by local people for gatherings and events.

5	5.26 **is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

C2

Non-designated heritage asset recording sheet

date surveyed	21-Nov-17	**photo.** present day X	archive X

NAME and address: Southern part of Ulwell Road:13 - 25 Ulwell Rd, 2 - 10 Ulwell Rd and 1 & 2 Highcliffe Rd

grid ref: **E 403047 N 79888**

photo:







notes re. photo ie elevation/direction date taken: clockwise 1. 2 Highcliffe road, southern elevation from Ulwell road.
2. looking south down Ulwell Road to Swanage bay. 3. looking north up Ulwell road from Crows nest Inn. 4. detail on property on Ulwell road (crows nest?) 5. detail original porch east elevation onto Ulwell road.

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1	a building or structure	**Y**	individual buildings,related groups or structures
	1	a site or monuments		archaeological remains
	1	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: The Southern end of Ulwell Road consists of detatched, late Victorian villas on either side as the road descends towards Shore Road and the first glimpse of the sea. 13 - 25 Ulwell Road form a row of 7 detatched houses on the west side, all clearly built at the same time but each with individual distinctive features. Materials include stone, brick, hanging tiles, red tiled roofs with terracotta finials. All have unusual chimnies, disguised as gable ends. No 13 - interesting stone brackets; No 17 - fine timber porch and turrets; No 19 - fine cast ironbalcony; No 21 -decorative ridge tiles and finials, gabled chimneys, bay windows; No 23 - stone with bay windows and red tiled roof and fine garden wall. The villas opposite are larger and set back from the road. No 10 is particularly fine with gables and balconies on all sides. Their distinctive rooflines can be seen from the Beach and Shore Rd.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	1.0	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2	of archaeological interest	Y	evidence of potential to reveal more through research
	2	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information: These are some of the first seaside villas to have been built in New Swanage and together with similar buildings opposite form an important entrance to the town as the road finally reaches the sea. These distinctive Edwardian Villas display many unusual and playful features, making use of local stone and brick, decorative bargeboards and cast iron balconies. Apart from the loss of some garden walls, they remain in reasonably good repair. The buildings on the western side are closer together and also close to the road so that in some cases there is no room for a pavement. Many have lost their garden walls and small front areas to car parking. Those to the east are higher and further from the road and have good stone walls with front gardens or parking space before you reach the house. Ocean Bay, built 1908 beside the shore is an important Swanage landmark and completes the "gateway" arrival onto Shore Road. 2 stories, Stone built with castellated parapet and ground floor veranda facing sea.

3		**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
	3	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
	3	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
Early photos of Ocean Bay café and store and Ulwell Road





4		**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
	##	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
	4	Integrity	**Y**	is it largely complete or in a near original condition?
	4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
	5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
	5	Other		Is there another way it has special local value?

Enter any supporting information: Ulwell Road is the main accesss to Swanage from the direction of the Ferry and Studland.The Late Victorian/Edwardian detatched villas on both sides of the road form an important **GATEWAY** to the town culminating in a dramatic vista of the beach and bay as one approaches Shore Road and reaches the distictive Ocean Bay building. This area is highly vulnerable to new development where individual houses on good sized plots could be demolished and replaced with blocks of flats, mostly for holiday use and often empty. The accompanying larger footprint and hard surfaces for parking, destroy gardens, trees and habitats for wildlife. **We recommend the area for consideration for a New Swanage Conservation Area.**

5	5	**is it mapped?**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K

C3

Non-designated heritage asset recording sheet

date surveyed	Aug-20	**photo.)**	**present day**	X	**archive x**

NAME and address **Swanage Grammar School, Northbrook road,** **grid ref. 402618 80080**

Photo:





notes re. photo ie elevation/direction date taken
2019 northern and southern elevations

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements Large town grammar school typical of authoritarian architecture of late 1920's. the land for the school was sold at a reduced price to the council in 1925 by james Day. The school was opened in 1929 and closed as a state school in 1974.







2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information Important as a good example of school architecture of the period. An important element of the local community. Many previous pupils still reside in the area and strong links with those no longer in the area imply it was a much loved and successful school environment. Boarding pupis were accommodated in the "Oldfield Centre" nearby. The centre later became Harrow House International Language School which closed in 2020 as a result of reduction in foriegn students as a consequence of the pandemic. its future is unknown either conversion to residential accommodation or redevloped.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	**Y**	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information The school was located on what had been considered a main road into Swanage and adjacent to parks, sportsfields and playgrounds. After closure it was then used for several years as a centre for outdoor activities and geographical education for visiting students until 2002. it was then used for storage. the site was considered for a new secondary school following the change in Dorset from a 3 tier system to a 2 tier system. The proposal did not proceed and the new school was built elsewhere on the site of Swanage Middle school, herston. The building has fallen into disrepair and there have been a number of planning proposals for the site (housing, health centre, retail). Part of the playing fields were taken as the site for a new primary school (St Mary's) when the 2 tier system was introduced. The main old grammar building is likely to be demolished . There are no plans for its renovation or reuse.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity		Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information. Boarding accommodation Oldfields nearby, later " Harrow House" language school





5	5.26	is it mapped? Map C		define source

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

C4

Non-designated heritage asset recording sheet

	date surveyed	Sept 2017	**photo.)**	**present day** X	**archive**
	NAME and address	**4,-6 Ulwell Road, Swanage**			**grid ref 403096e 79723n**

Photo:







notes re. photo ie elevation/direction
date taken 14.9.17 west elevations, view looking east from Clifton Road

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements

Group of 3 Late Victorian/edwardian villas built by one builder as a group. Constructed as brick with stone dressings, terracotta finials, decorative barge boards, welsh slate and tile rooves. partial render and in various states of repair (Sept 2017) but still retaining attractive and notable features.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest	**Y**	it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information

Important as a good example of Victoriran/Edwardian seaside town architecture. Good detail of craftsmanship using local materials and skills. Importanat as a visual gateway feature of new Swanage leading into the town from the north,as you approach the seafront and beach. Currently not within conservation area and threatened by redevelopment (one of the properties is on the market with a proposal for demolition and redevelopment as a block of flats Sept 2017).

87

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	**Y**	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information A good example of a townscape of a particular period and the development of the seaside resorts of 19th Century Britain. Originally a combination of private residences and good quality/higher standard guest houses. Built with a particular attention to style and architectural detail and a good example of buildings built for a specific market/use (visitors/hospitality/health tourism). Built in consideration of their location and as a group ie the importance of their relationship of each with the other and as viewed from front/roads.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other	**Y**	Is there another way it has special local value?

Enter any supporting information.
Highly relevant to the towns development, the history of tourism and culture, the historical local economy and building /design skills of the time and by local builders. The properties although 100 years old have stood the test of time and retain their significance and visuality within their location. this could be compromised by the demolition /redevelopment of any of the group to the detriment of the others in the group and the environment of this part of Swanage. It is felt that of this part of Swanage (Ulwell Road and adjacent roads) is worthy of consideration as a conservation area, which may assist in highlighting such properties currently not included in current designated zones.

5	5.26	is it mapped?		define source

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D I

C5

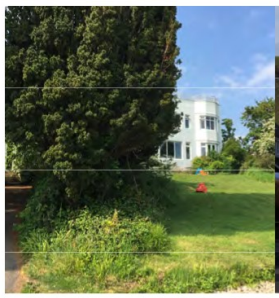
Non-designated heritage asset recording sheet

date surveyed	06/06/2019	**photo.** (tick) present day X	archive X

NAME and address: 20 Hill Road, Swanage BH19 1RH

grid ref: E 402923 N 80505

photo:





notes re. photo:
South elevation
View up Hill Road

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
A Modernist house designed in 1931. Architects: Brailsford abd Wood. Developer: Frank Walton. Two storey, flat roof with dramatic views, white stucco walls and steel windows. Interior features an attractive curved, sweeping staircase. Prominent site on east end of town, recently made more prominent by the removal of a mature cedar tree to the south of the house.

	WHY IS IT INTERESTING?	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
A rare example of Modernist architecture in Swanage.

89

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value		Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
See also 22 and 24 Moor Road nearby, by same architects

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?** What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	Y	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
Obviously "Modernism" did not catch on in Swanage but this was a brave and interesting attempt to introduce the style which had considerably more success in other seaside towns.

5	5.26	**is it mapped? C5**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

C6

Non-designated heritage asset recording sheet

	date surveyed	01/08/2019	**photo.** (tick) present day X	archive
	NAME and address: 22 and 24 Moor Road, Swanage, BH19 1RG		**grid ref: map ref C6** **E 402750 N 80415**	

photo:



notes re. photo: South elevation from Moor Rd

1	**WHAT IS IT?**	Is it one of the following?	Tick as relevant	
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements:
A pair of modernist buildings designed in 1931. Architects: Brailsford and Wood, Developer Frank Walton. Two storey, Flat roofs, white stucco walls and steel windows.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:
A rare example of Modernist architecture in Swanage.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant	
3.1	of historic value		Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value		It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.	
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity		Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other		Is there another way it has special local value?

Enter any supporting information:
Obviously "Modernism" did not catch on in Swanage but this was a brave and interesting attempt to introduce the style which had considerably more success in other seaside towns.
See 20 Hill Road, an individual house designed by same architects.

5	5.26	**is it mapped? Map ref C6**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

C7

Non-designated heritage asset recording sheet

	date surveyed:	21/11/2017	photo X	archive X
	NAME and address: Ballard Estate, Swanage BH19 1QZ			**grid ref. E403268 N80295**

photo:





notes re. photo: View of south and east elevations No 27 taken from south east.

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space	**Y**	a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements: Ballard Estate is the only one of five army camps built to house soldiers preparing to fight in WW1. They were all built on a grid layout with long, narrow, dormitory huts and associated communal buildings and facilities. Huts were built using timber frames with clapboard walls and felt roofs. These materials can still be seen in No 27 which also has interesting corner windows. It has a south facing, mature garden on the site of a former adjacent hut. Many others have been re-clad or rebuilt but retain the original footprint and single storey layout. another property adjacent to the north boundary of the pines Hotel (no. 12 ?) retains original features and appears to have been little used 2017-2020. building materials imply works still yet to be started (2021).

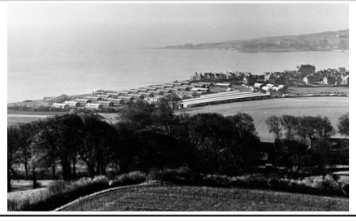
2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest	**Y**	evidence of potential to reveal more through research
	2.3	of architectural interest	**Y**	good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

Photos of the camp taken in 1908 and huts in 1915.



93



3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles.	Tick as relevant
3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
3.3	of aesthetic value	**Y**	it makes an important contribution to the positive look of the area either by design or fortuitously.
3.4	of communal value	**Y**	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:

The estate The estate is important because of its association with the WW1 Army Camps.This is the only surviving one of five training camps built in the area and stretching from the coast up to the site of Swanage Brickworks, mostly for the Royal Field Artillery.

No 27 is one of the few remaining original timber huts. Many have now been re-built or re-clad but have, so far been restricted to single storey on the original footprint. The Post Office is a good reminder of past use. Some houses near the entrance to estate have gardens formed over former tennis courts. No 12, Clavell Edge, retains original features but is in poor condition.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment?	Tick as relevant.
4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
4.3	Integrity	**Y**	is it largely complete or in a near original condition?
4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
4.6	Other	**Y**	Is there another way it has special local value?

Enter any supporting information.

The huts have since become highly desirable holiday dwellings, close to beach, cliffs and open country. The area is now threatened by new developments which ignore the grid and original height restrictions. **Recommend that future development should retain those restrictions in order to maintain the cohesion and historical significance of the camp.** Further information and photographs can be found at Swanage Museum.

5	5.26	**is it mapped? Map ref C6**		**define source**:

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

C8

Non-designated heritage asset recording sheet

	date surveyed	21.11.17	**photo.** (tick) present day X archive	
	NAME and address	The Old Post Office, No 4 / 4a Ballard Estate, BH19 1QZ		**grid ref. E 403191 N 80242**

photo:





notes re. photo ie elevation/direction date taken 21.11.17 west and N elevations and porch with post box.

1	**WHAT IS IT?**	Is it one of the following?		Tick as relevant
	1.1	a building or structure	**Y**	individual buildings,related groups or structures
	1.2	a site or monuments		archaeological remains
	1.3	designed space		a space or piece of land showing evidence of design eg a garden, field system, park, cemetery

Provide a description identifying the key physical features and/or elements

One of the buildings related to the WW1 camp and its community. Based near the camp entrance it served as a post office. Now residential as 2 premises.

2	**WHY IS IT INTERESTING?**	(see NPPF catagories guidelines). Is it one of the following?		
	2.1	of historic interest	**Y**	historical connection ie person,event,industry/activity
	2.2	of archaeological interest		evidence of potential to reveal more through research
	2.3	of architectural interest		good example of architectural style or design by named architect, a building of paticular use, a technique of building, quality of craftsmanship, or use of building materials or details.
	2.4	of artistic interest		it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance.

Enter any supporting information:

It is significant because of its connection to the WW1 camp and its particular role in that community and later when the estate became a residential estate.

3	**WHY IS IT LOCALLY VALUED?**	"heritage values" and conservation Principles. Tick as relevant		
	3.1	of historic value	**Y**	Association.it connects us to people and events that shaped the identity or character of the area or illustration. It illustrates an aspect of an area's past that makes an important contribution to its identity or character
	3.2	of Evidential value	**Y**	It is an important resource for understanding and learning about the area's history
	3.3	of aesthetic value		it makes an important contribution to the positive look of the area either by design or fortuitously.
	3.4	of communal value	**Y**	It is important to the identity, cohesion, spiritual life or memory of all or part of the community

Enter any supporting information:
It was an important part of the areas history and a military connection. it had a specific role to a specific community.

4	**WHAT MAKES ITS INTEREST/VALUE SPECIAL?**	What features make the heritage/value stand out as more significant than the surrounding environment? Tick as relevant.		
	4.10	Age/period	**Y**	Is it particularly old, or of a date that is significant to the local area.
	4.2	Rarity	**Y**	Is it unusual in the area or a rare survival of something that was once common?
	4.3	Integrity	**Y**	is it largely complete or in a near original condition?
	4.4	Group value	**Y**	Is it part of a group that has a close historic, aesthetic or communal association?
	4.5	Local identity	**Y**	Is it important to the identity or character of the town/village/district or a particular part of it?
	4.6	Other	**Y**	Is there another way it has special local value?

Enter any supporting information. It is one of the few buildings specifically related to the WW1 camp . Most of the other buildings have been removed or changed. This building is still identifiable in its role within the camp and continued use in the early -mid 20th century.

5	5.26	is it mapped? C8	X	define source PS mapping

This Form was adapted by Purbeck Society from Purbeck District Council's non-designated asset recording form K D

Additional Images: Ulwell Road

Map C








Part of the Allnatt centre closed 2021

Additional Image: Burlington Road

Map C








Additional images: Cliff Avenue and Victoria Road

Map C




Victoria Road







Additional images: Cliff Avenue and Victoria Road

HISTORIC AERIAL IMAGERY



Overview of Swanage, 1950 (Source: britainfromabove.org.uk ©Historic England)



Station road and surrounding area, 1920s (Source: britainfromabove.org.uk ©Historic England)

CONCLUDING REMARKS

This document has been produced by The Purbeck Society to compliment existing protection for local heritage. It is hoped that it will be of use to Swanage Town Council, Dorset Council as well as others more widely. It is intended that this document will be primarily distributed digitally, and a copy will be made available to download form the Purbeck society website (www.purbecksociety.co.uk). This enables the document to be periodically reviewed and updated in the light of any changes to local plans, Conservation Areas or if any further assets are subsequently identified. In addition, further digital data formats can also be provided for integration within GIS environments by request.

A small number of printed copies were made available for local authority records and other interested parties. The cost of this printing was generously support by Dorset CPRE.

The survey has detailed elements of the historic environment of Swanage that are not currently recognized by Conservation Areas or listed status. It details some forty-three items comprising buildings, monuments, parks and street furniture, representing a wide range of architectural styles and periods. Many relate to the local industry of stone quarrying and late 19th-20th century expansion owing to the provision of the railway and advent of tourism. Collectively, they contribute to the local character of the town and provide a unique sense of place.

The existing protected areas are centred on the High Street and former village of Herston to the west of the town. Most of the assets recorded as part of this survey are located close to the boundary of the eastern Conservation Area, which forms the core of the town. However, there a several examples extending some distance to the north and south of this, which illustrates the wide reach of locally important buildings that make a positive contribution to the town.

RECOMMENDATIONS

1. Material considerations

Many local authorities have produced their own lists of important buildings, and some have incorporated these as part of their local plan. Although local listing does not affect the requirements of planning permission, it provides a way of identifying local heritage that should be considered ahead of any development. It is, therefore, recommended that the conservation of any assets identified as part of this survey should be a material consideration when determining the outcome of any associated planning development. A copy of this report has been provided to the Dorset History Centre and HER and it is hoped that that it might be included within their repository.

2. Future projects

This survey has been necessarily restricted to a single town and it is indeed a significant undertaking for any community group run by volunteers. However, similar projects could be undertaken for other settlements located within the Isle of Purbeck and across Dorset. Should any such projects arise it is recommended that they are also made available electronically and appropriately illustrated.

3. Working with local planning authorities

Carrying out non-listed heritage surveys could be undertaken in association with the local authority. Such an approach would help to increase the impact of such work and ensure that they are integrated into planning decisions more effectively.



The Purbeck Society

www.purbecksociety.co.uk