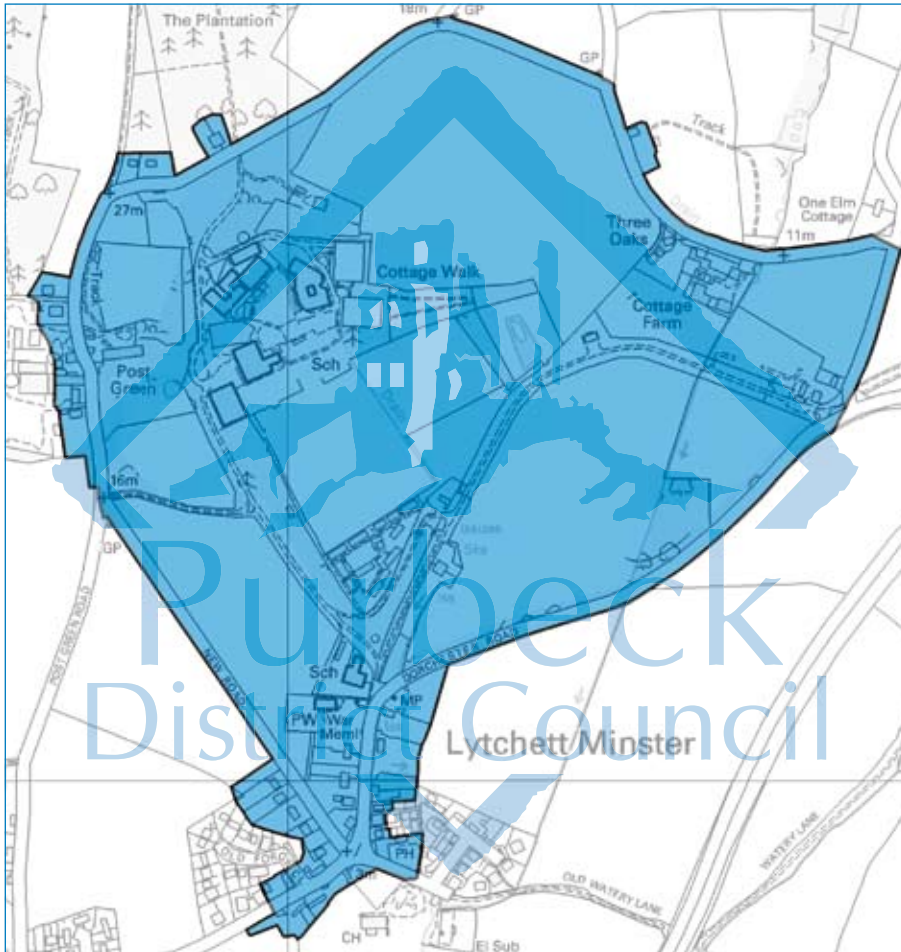




Purbeck District Council

Thriving communities in balance
with the natural environment

Lytchett Minster Conservation Area



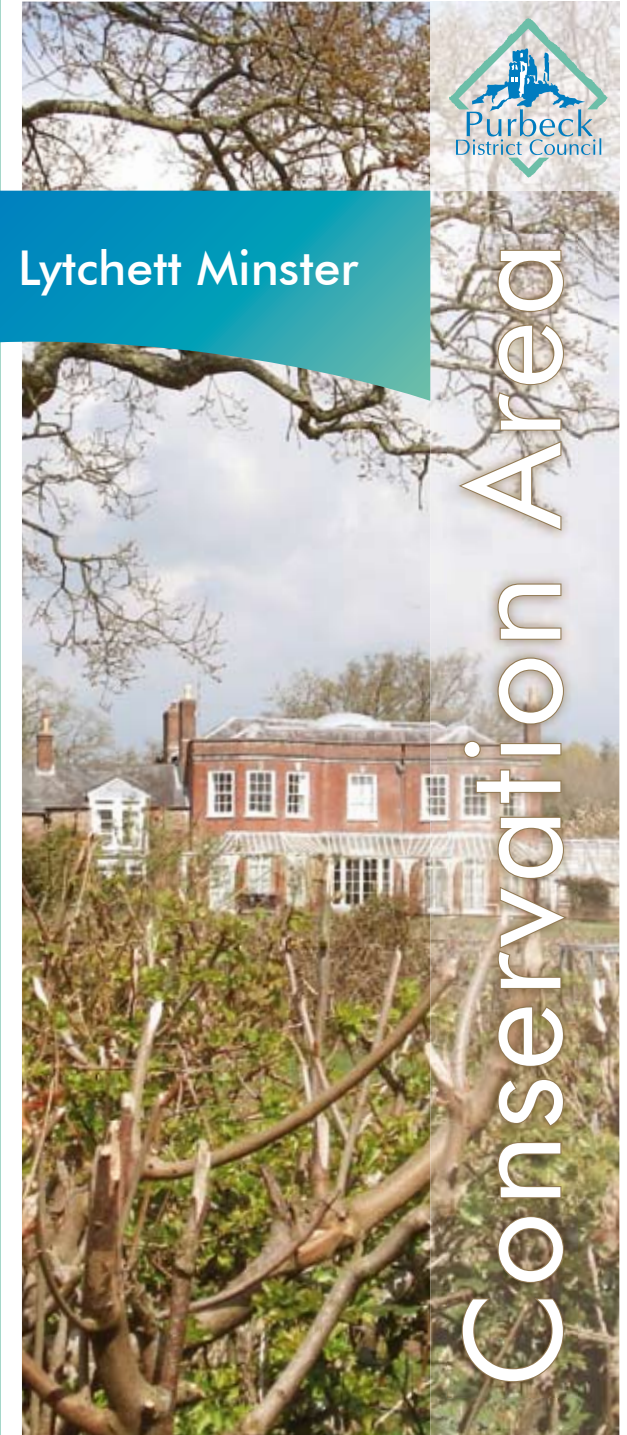
For identification
purposes only

Reproduction from the
Ordnance Survey mapping
with the permission of the
Controller of Her Majesty's
Stationery Office © Crown
Copyright. Unauthorised
reproduction infringes Crown
copyright and may lead to
prosecution or civil
proceedings. Purbeck District
Council, Licence No.
LA100022058, 2008.



Lytchett Minster

Conservation Area



Lytchett Minster Conservation Area

Lytchett Minster Conservation Area was first designated during 1998, with amendments made to the boundaries during 2008.

Special historic and architectural interest of Lytchett Minster Conservation Area



Church sundial

The Conservation Area has developed through several principal phases with those of the last two hundred years particularly influential in determining its current form and character. The clarity with which it remains possible to interpret such change – particularly notable in

regard to phases of road movement and emparkment (the enclosure of land for use as parkland) – is of considerable interest. In general the historic estate managed character of village and landscape remains strong, the Conservation Area containing a variation on the classic composition of great house, park and village in that it contains two country houses with associated structures as opposed to one (Post Green House and South Lytchett Manor). The Conservation Area otherwise contains an interesting mixture of houses in the local vernacular (structures built according to local tradition using local materials) and pattern book styles.

Cover photo: Post Green House

About Conservation Areas

While bringing some controls over permitted development rights the object of designation is not to prohibit change or development but rather to manage its quality and contextual appropriateness. This means that a high priority is given to securing design quality. For details of the current regulations applicable within Conservation Areas see the District Council's website or general Conservation Areas leaflet. The Local Authority is happy to provide pre-application advice in regard to specific development proposals.

Conservation Area Character Appraisal

The adopted Character Appraisal document for Lytchett Minster Conservation Area represents an essential point of reference for those considering making an alteration to properties or land located within and around its boundaries. The purpose of the appraisal is:

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

The Character Appraisal document is available for reference at Upton Library, the District Council offices and may be downloaded from our website: www.purbeck.gov.uk



Former lodge and gateway to South Lytchett Manor



Estate cottages



South Lytchett Manor



The Parish Church

Planning Services,
Purbeck District Council, Westport House,
Worgret Road, Wareham, Dorset, BH20 4PP.
Tel: 01929 556561. Web: www.purbeck.gov.uk