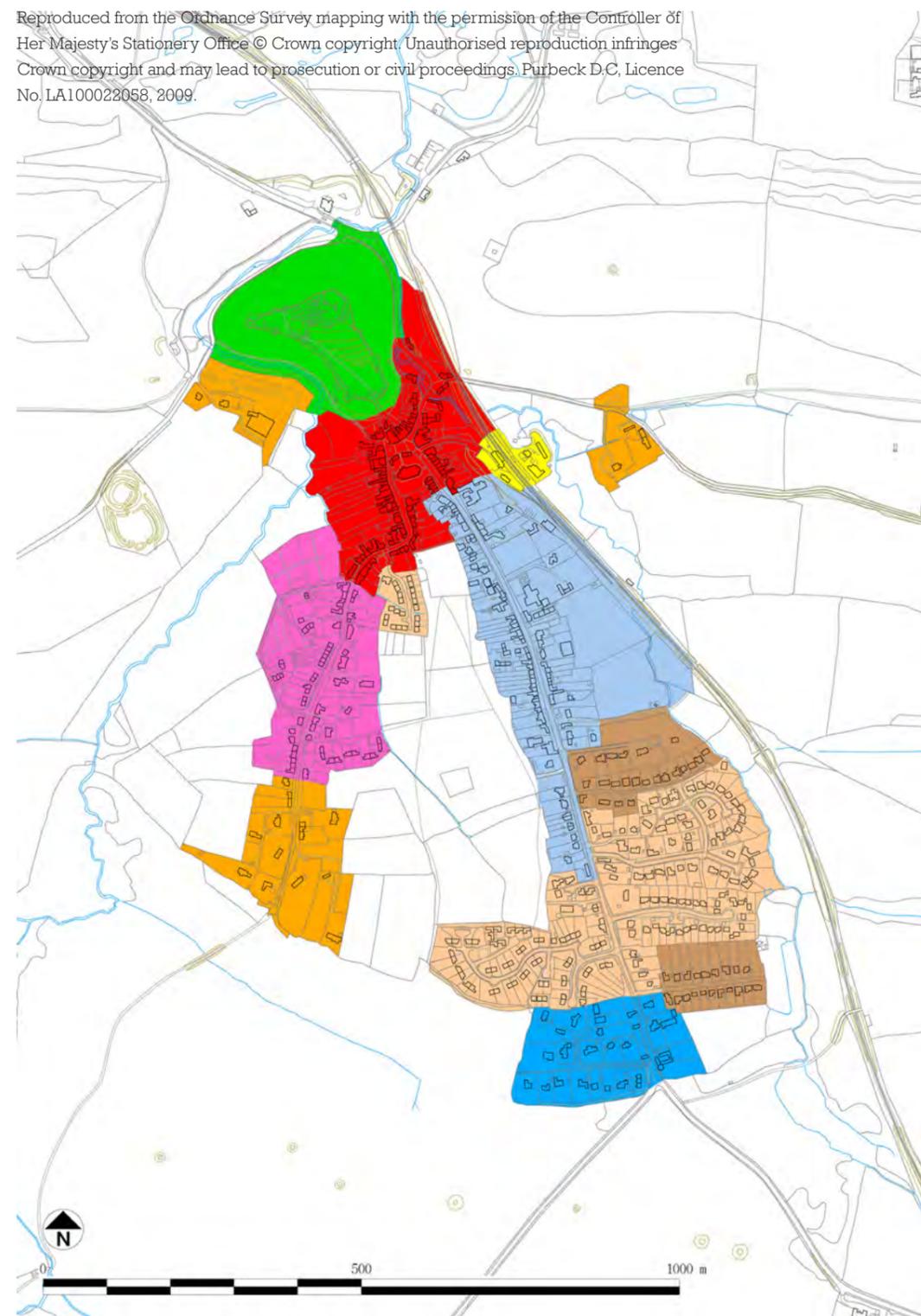




Corfe Castle Character types 04.1 Character types

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-  Castle mount
-  Historic village heart
-  Outlier development
-  Station quarter
-  Village streets
-  Village corridor
-  Suburban estate development
-  Eclectic speculative developments
-  Cluster of houses on large plots



4.1.1 This section of the report identifies the different types of development that together combine to make up the settlement as a whole. These are described as 'character types' and have been identified as a result of the preceding town analysis. The map opposite indicates the locations of each character type within the settlement.

4.1.2 The Government's urban design guidance *By Design* (2000) identifies those aspects of our built environment, i.e. the buildings, structures and spaces, which are the physical expression of our townscape. These are what influence the pattern of uses, activity and movement in a place and the experiences of those who visit, live or work there.

4.1.3 The key 'aspects of development form' identified in *By Design* (set out in the boxes opposite) have been applied consistently to each character type to help identify the different characteristics and qualities of each distinct part of the town.

4.1.4 Each character type is accompanied by a series of photographs illustrating typical scenes within those areas to provide a flavour of what each place is like.

4.1.5 Finally, a SWOT analysis identifying Strengths, Weaknesses, Opportunities and Threats, has been applied to each character type. This is to explore what potential may exist for future development opportunities and how the character of these areas could be threatened through inappropriate or insensitive changes.

Aspects of development form

Definition	Explanation
<p>Layout: urban structure The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one another.</p>	<p>The layout provides the basic plan on which all other aspects of the form and uses of a development depend.</p>
<p>Layout: urban grain The pattern of the arrangement of street blocks, plots and their buildings in a settlement.</p>	<p>The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain), or large and infrequent (coarse grain).</p>
<p>Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine.</p>	<p>This includes all open space, including its planting, boundaries and treatment.</p>
<p>Density and mix The amount of development on a given piece of land and the range of uses. Density influences the intensity of development, and in combination with the mix of uses can affect a place's vitality and viability.</p>	<p>The density of a development can be expressed in a number of ways. This could be in terms of plot ratio (particularly for commercial developments), or number of dwellings (for residential developments).</p>
<p>Scale: height Scale is the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines.</p>	<p>Height can be expressed in terms of the number of floors; height of parapet or ridge; overall height; any of these in combination; a ratio of building height to street or space width.</p>
<p>Scale: massing The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.</p>	<p>Massing is the three-dimensional expression of the amount of development on a given piece of land.</p>
<p>Appearance: details The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.</p>	<p>This includes all building elements such as openings and bays; entrances and colonnades; balconies and roofscape; and the rhythm of the facade.</p>
<p>Appearance: materials The texture, colour, pattern and durability of materials, and how they are used.</p>	<p>The richness of a building lies in its use of materials which contribute to the attractiveness of its appearance and the character of an area.</p>



Corfe Castle Character types

04.2

Castle Mount

Castle Mount

Urban Structure

- Castle Mount is the site of a former Norman castle strategically situated on a steep naturally occurring chalk mound. It is surrounded at its base by a defensive ditch. The castle comprises an impressive stone keep and curtain walls around the inner and outer baileys. The shattered ruins of the castle remain clearly visible and sufficiently intact to still appear dominant and imposing in the landscape. The Gatehouse survives reasonably intact and still functions as the point of arrival. Debris from the destruction of the castle litters parts of its grassy slopes.

Urban Grain

- A coarse grain structure dominated by the bulky keep and elements of the outer defences.

Landscape

- The chalk mound is defined by steep grassy slopes with low native shrubs in places. The northern and southern base of the mound is surrounded by a narrow wood and the eastern base is flanked by the main road into the village.

Density and Mix

- Former castle site, now a National Trust property and a major visitor attraction.

Height

- As a ruin, the height varies considerably, but the principal surviving parts of the keep on the summit of the mound are tall and prominent, dominating the village and widely visible from the surrounding landscape.

Massing

- Large massing and imposing scale even in its ruined condition.

Details

- Dominance in the landscape
- Massive medieval defensive masonry
- Romantic ruin
- Irregular outer walls
- Openness of the outer slopes and inner open spaces.

Materials

- Purbeck stone.
- Paths also laid in Purbeck stone



Strengths

- Very strong distinctive character and iconic landmark.
- Historic and architectural interest.
- Simply laid out and presented.
- Important visitor attraction and contributor to the local economy.
- Recent maintenance works will ensure longevity of the building.
- Custodianship of the National Trust ensures the future maintenance of the site.
- Important and much observed in views across the village.

Weaknesses

- As a visitor attraction it can dominate the function of the village.
- The numbers of visitors to the castle and village can create congestion at peak times.

Threats

- Increased numbers of visitors could exacerbate existing difficulties.
- Structural decline or degradation of the castle (unlikely under NT ownership).

Opportunities

- Maintain the quality of the environment and preservation of the castle for future generations.



Corfe Castle

Character types

04.3

Historic Village Heart

Historic Village Heart

Urban Structure

- The historic heart of the village is centred around The Square and its approach roads. This area wraps around the southern and eastern sides of the castle mount and incorporates the northern part of West Street.
- The A351 skirts around the castle mount before ascending up into the village where it passes The Square and becomes East Street. The Square itself is a modest space containing a market cross and with exits onto East Street, West Street and towards the castle gatehouse.
- Immediately behind the buildings on the south side of The Square is St Edward's Church.

Urban Grain

- The area comprises a tight urban grain formed of many individual plots, often with narrow frontages and buildings positioned on, or close to the back edge of the pavement. Generally the area has a strong sense of enclosure along the street frontages. The areas around the churchyard feel less enclosed where only a moderate retaining wall defines the edge of the space.

Landscape

- The northern part of this character type is defined by the grassy slopes of the adjacent Castle Mount and the wooded lower slopes of the chalk ridge.
- Within the built area the streetscape has a generally hard visual appearance. The tight arrangement of buildings to the street leaves few opportunities for soft landscaping. However, climbing plants, potted plants and window boxes are notable on some properties and occasionally planting occurs in gaps or is glimpsed between buildings or in narrow front gardens where present.
- Seen from The Square, the Castle Mount and chalk ridge are important topographical and landscape features that dominate the backdrop in views out from this area. The churchyard is the largest green space within character type. The most significant landscape features on West Street are four pollarded trees and visually prominent features. However, overall landscaping is generally subservient to the built environment in this area.

Density and Mix

- Moderate to high density; buildings are generally formed of tight terraces or are tightly grouped. This sense is increased by the narrow nature of the village streets. However, some large plots are present, particularly on West Street, which have long narrow rear gardens that moderate the overall density.
- A mixture of residential uses and commercial activities, including, tourist related shops, cafes, pubs and visitors accommodation. In addition, there is a post office, a butcher and the church. The concentration of uses in this area reinforces its status as the village centre.

Height

- Predominantly two-storey buildings, although some single storey and 3 buildings are also present. Exceptionally two three storey buildings are also present on upper West Street. Variation in both building and floor to ceiling heights results in a varied and visually pleasing roofscape.

Massing

- Vernacular buildings exhibit a low scale and massing. Closely grouped buildings create a collective impression of more significant massing, although the scale is generally modest.

Details

- Vernacular forms and details.
- Stone, brick and timber lintels.
- Timber doors and windows with painted finishes.
- Brick and some chimneys of variable design and size with clay pots.
- Porch canopies are notably absent from most buildings.
- Variable undulating roofscape
- Varied styles of dormer windows add interest to the roofscape, although most are small in size and scale.
- Distinctive pent roof projections to the front of the public houses.
- Narrow and irregular street widths and building patterns form interesting enclosed streetscapes;
- Market cross in the The Square.

Materials

- Walls - Local Purbeck stone. Some local brick in warm red tones also evident in the Old Town Hall, in chimneys and some window details. Occasional use of render with natural weathered finish.

- Roofs - A high proportion of stone slate roofs, some plain clay tile and slate roofs, occasionally in combination with stone easing courses. Occasional thatch.
- Surfaces - Stone surfaces to pavements with stone kerb edgings and stone dish channel drains evident in places.

Strengths

- Strong vernacular character.
- Mixed uses and function as the local centre/high street.
- Good enclosure and quality townscape contributes to the interest of this area.
- Glimpses to nearby castle and chalk ridge.

Weaknesses

- On-street car parking and through traffic can detract from the visual qualities and amenity of the main street and The Square.

Opportunities

- Maintain the quality of the environment and traditional building details and materials.
- Infill development or replacement development should preserve or enhance the traditional character.

Threats

- Insensitive alteration of traditional buildings with inappropriate replacement features such as uPVC windows, doors or concrete roof tiles.
- Loss of village facilities such as local stores or pubs.





Corfe Castle Character types

04.4 Outlier Development

Outlier Development

Urban Structure

- Three distinct locations are classified as 'Outlier Development' although they all share a similar structure in terms of being located on a rural lane off which are one or more private drives.

Urban Grain

- This character type comprises a loose-knit urban grain and irregular pattern of development, with some buildings related to and accessed from the adjoining lane. Others arranged irregularly and accessed from private drives or tracks. Most houses are widely spaced from one another creating the appearance of a scattered or loose grain of development.

Landscape

- Most properties are located in spacious plots with relatively large gardens bounded by trees, shrubs and hedges. Mature landscaping provides ample screening to many buildings which may be partly hidden from view. Those plots more directly related to the road often have a more open landscape treatment comprising grass verges and low planting. Private drives and tracks with gravelled surfaces add to the informality of the area.

Density and Mix

- Low density buildings, mostly detached with a few short terraces present. Dwellings are generally located on generous plots with ample landscaping.
- Predominantly residential uses, although some agricultural buildings are also present.

Height

- Predominantly two-storey buildings and some bungalows.

Massing

- A mixture of some vernacular buildings and bungalows exhibiting a low scale and massing. More modern houses are of a modest domestic scale. One large agricultural barn building of greater scale and mass.

Details

- Mature trees and hedges.
- Informal unsurfaced tracks and drives.

Materials

- Walls - mostly Purbeck stone
- Roofs - Stone slates, thatch, red tile, corrugated iron



Strengths

- Attractive informal and rural character.
- Positive relationship to the village and landscaped low density edges provide a gradual transition from the village to the countryside.
- Trees and hedges contribute strongly to this character type.

Weaknesses

- Converted farms can become rather suburban in character

Opportunities

- No particular opportunities identified

Threats

- Insensitive alteration or extension of existing dwellings or the infilling of gardens / plots. Increase in the density of development could threaten the attractive low density qualities of this area and result in the loss of trees and vegetation.
- Potentially change of use of The Vineyard farmyard from agriculture to wholly residential use. (Loss of agricultural context of the village).



Corfe Castle

Character types

04.5

Station Quarter

Station Quarter

Urban Structure

- This character type covers a small area immediately around Corfe Castle Station. East of the railway line is an unsurfaced track leading from Sandy Hill Lane to a collection of small buildings accessed directly from the track and separated by small yards.
- The area west of the railway line is occupied by the station and an area of hardstanding used for parking. It is accessed via Station Road which curves away towards the centre of the village.
- Between these two areas runs the Swanage Railway line.

Urban Grain

- The area comprises a coarse urban grain of detached buildings located within ill-defined plots.

Landscape

- Green space is generally unplanned and incidental consisting mostly of largely unmanaged corners and margins, although there is a well managed station garden. There is paved car park in front of the main station building and an adjacent goods yard.
- The railway embankment provides a grassy corridor with some shrubs also present.

Density and Mix

- Low density; detached buildings within adjacent space.
- Mixed commercial uses, including the railway station and art gallery.

Height

- The main station building is two storeys, with other buildings single storey.

Massing

- The main station and goods shed are of domestic scale. Buildings to the east of the railway comprise an irregular collection of single storey buildings.

Details

- The station area represents an outstanding restoration of a typical English country station of the 1950s - 60s. The main station building is constructed in Purbeck stone with a timber canopy

with cast-iron supports. All original detail appears to be present with many associated railway features. Painted shiplap waiting room and signal box opposite.

Materials

- Walls - Rough finished.
- Roofs - Purbeck stone. Red brick, painted shiplap, some corrugated iron.



Strengths

- Heritage railway provides an important tourist attraction and historic character.
- The station provides an important alternative means of access to the village that helps reduce visitors arriving by private car.
- Informal nature of Station Road and the track east of the railway.
- Mixed uses add a working dimension to the character of the village.

Weaknesses

- In some places an untidy appearance can detract from the visual quality of this area.

Opportunities

- Potential to strengthen the employment related uses within this area.
- Potentially mainline connection from the station

Threats

- Insensitive alteration or extension to buildings could increase their visual impact and prominence.
- Surfacing of the currently unmade track could detract from its informal and rural appearance.
- Excessive railway and workshop-related clutter



Corfe Castle

Character types

04.6

Village Streets

Village Streets

Urban Structure

- This character type comprises of the central section of West Street from its junction with the access track to the visitors car park to the edge of the adjoining outlier character type.
- The historic part of the village is long and narrow defined by buildings either side of West Street, predominantly only one plot deep.
- The road width gradually increases in a southerly direction.
- The access lane to the car park forms a minor loop road around the western edge of this area and several tracks and Webbers Close form minor offshoots to the east of West Street.
- These provide access to areas of sporadic backland development behind the main street.

Urban Grain

- The area comprises a relatively tight urban grain formed of numerous individual plots, many with narrow frontages and buildings positioned on, or close to the back edge of the road, particularly on the western side of the street.
- The eastern side of West Street follows a looser knit pattern of development with buildings more widely spaced and larger gaps between groups of buildings.
- Overall the street has a good sense of enclosure, although it is variable along its length.

Landscape

- Shrubs and hedges occur intermittently in gaps between buildings or in narrow front gardens where present.
- Larger trees are glimpsed in back gardens or projecting behind ridges.
- Grass verges or banks which extend to the edge of the highway provide green margins to the streetscene in the lower parts of this area.
- In places modest timber fences are present although stone walls of local stone are more prevalent.
- Vegetation generally contributes to the rural lane qualities of its character.

Density and Mix

- Moderate to low density; buildings are generally formed of terraces or semi-detached houses on

the west side of the street.

- The east side of the street contains mostly detached or semi-detached houses with greater spacing between buildings is of a lower density.
- Backland areas contain a scattering of detached houses.
- Predominantly residential uses, although this area also contains a community hall, visitors car park and playing field.

Height

- Predominantly two-storey buildings, although variation in floor to ceiling heights results in variations in window and roof heights and a pleasing variation to the roofscape.

Massing

- Vernacular style buildings exhibit a low scale and massing.
- Closely grouped buildings create a collective impression of more significant massing, although the scale is generally modest.

Details

- Vernacular forms and details. Occasional later infill development.
- Brick or stone chimneys of variable design and size with clay pots.
- Simple projecting porch canopies with timber brackets.
- Variable roofscape.
- Irregular street width and building patterns form interesting streetscape with varying degrees of enclosure and openness.
- Stone boundary walls of stone.

Materials

- Walls - Local stone present in many houses. Some rendered elevations on later houses.
- Roofs - A high proportion of slate roofs and use of diminishing stone slate tiles. Some use of plain clay tiles and stone easing courses. Occasional use of thatch.



Strengths

- Strong vernacular character;
- Some community uses.
- Good enclosure and quality townscape contributes to the appearance and interest of this area.
- Rural lane characteristics, variable carriageway width and grass verges.

Weaknesses

- On-street car parking and traffic can detract from the visual quality of the area.

Opportunities

- Maintain the quality of the environment and traditional building details and materials.
- Infill development or replacement development should preserve or enhance its traditional character and low-key rural lane characteristics.

Threats

- Insensitive alteration of traditional buildings with inappropriate replacement features such as uPVC windows, doors or concrete roof tiles.
- Intensive infilling of gaps and backland areas.
- Highway 'improvements' such as the introduction of kerbs or pavements would undermine the informal characteristics of this area.



Corfe Castle

Character types

04.7

Village Corridor

Village Corridor

Urban Structure

- The Village Corridor character type is formed primarily of the central section of East Street which is the designated A351 and the main road connection to Swanage.
- Extending north-east to south-west along the length of the main part of the village, the road forms the main historic spine of Corfe Castle.
- A few minor tracks / drives give access to backland areas. This area is long and narrow, defined by buildings on either side of East Street but it also encompasses the open land between the railway line and the village.
- Development is predominantly only one plot deep, although some sporadic backland development is also present. Variations in the road width contribute significantly to its character.

Urban Grain

- The area has a tight urban grain formed of many individual plots, often with narrow frontages and buildings positioned on, or close to the back edge of the pavement.
- However, some variation in the building line and building set-backs create a pleasing organic alignment to the appearance of the street.
- There is generally a good sense of enclosure, although this varies in places where the width of the road changes, and where buildings are set further back from the road frontage or where there are gaps in the building line.

Landscape

- The Village corridor is for the most part a harsh environment but trees in and adjacent to the cemetery have a significant effect as a visual punctuation, particularly one large pine tree.
- Intermittent shrubs and hedges occur in gaps between buildings or in narrow front gardens where present.
- Occasional grass verges or banks provide important visual relief in this largely stone environment.
- Climbing plants are also notable on some elevations, although generally landscaping is subservient to the built environment.
- Walls of local stone and historic stone surfaces are

- notable features of the hard landscaping of this area.
- Views are concentrated along the road, but with direct views of the castle beyond.
 - Backland areas to the east of the road are well vegetated, in contrast.

Density and Mix

- Moderate density; buildings are generally formed of terraces or are tightly grouped. Many have deep but narrow plots.
- Predominantly residential uses, but include other scattered uses including a cemetery, British Legion, hotel, shops, a primary school, the village hall, non-conformist chapels, a pub, library and doctor's surgery.

Height

- Predominantly two-storey buildings, although variations in floor to ceiling heights, result in variations in window and roof heights.

Massing

- Vernacular buildings exhibit a low scale and tight massing and the scale is generally modest. Some community buildings have a greater mass but are of a lower height.

Details

- Vernacular forms and details.
- Brick and stone arches and detailing.
- Timber windows with painted frames.
- Brick chimneys of variable design and size with red and yellow clay pots.
- Variable undulating roofscape and varied dormer windows.
- Some historic paving/surfaces remain.
- Low and mid-height boundary walls of local stone, occasional iron railings.

Materials

- Walls - Local stone. Limited use of painted render. Brick detailing to some buildings.
- Roofs - A high proportion buildings with diminishing stone slate tiles. Some use of plain tiles and occasional thatch.
- Surfaces - Historic stone surfaces retained and evident in a number of areas.



Strengths

- Strong vernacular character.
- Some community uses.
- Good enclosure and quality townscape contributes to the appearance and interest of this area.
- Excellent townscape composition and sense of arrival and transition

Weaknesses

- Through traffic can detract from its visual qualities and the tranquillity of the area.

Opportunities

- Maintain the quality of the environment and traditional building details and materials.
- Infill development or replacement development should preserve or enhance its traditional character.

Threats

- Insensitive alteration of traditional buildings with inappropriate replacement features such as uPVC windows, doors or concrete roof tiles.
- Intensive infilling of gaps and backland areas.
- Highway improvements such as the replacement of traditional stone surfaces.



Corfe Castle Character types

04.8

Suburban Estate Development

Suburban Estate Development

Urban Structure

- This character type occupies a large portion of the southern part of the eastern arm of the village either side of East Street (A351).
- The area includes the large cul-de-sacs of Halves Cottages, Mead Road and Colletts Close, together with smaller cul-de-sacs of The Dollings and Battle Mead.
- Areas of relatively modern housing dating from the mid-late 20th century.
- Roads have a curvilinear alignment of uniform width with offshoot cul-de-sacs terminating in a vehicular turning head.

Urban Grain

- The area comprises predominantly detached and semi-detached houses forming a relatively loose pattern of development, with buildings often set back from the road behind a modest front garden.
- Generally these streets have an open appearance with a sense of enclosure partly defined by front garden walls and vegetation.

Landscape

- Low stone boundary walls backed by garden hedges and shrubs to varying heights and extent are characteristic of these areas.
- Some open plan gardens without boundary walls or hedges.
- Grass verges are present in a number of locations, occasionally accompanied by street trees.
- Some mature trees provide a backdrop behind some rooflines.
- In some locations landscaping is more dominant than the built environment.
- Glimpsed views to chalk ridge and the castle from some locations.

Density and Mix

- Moderate to low density; buildings are generally formed of detached or semi-detached dwellings, many on relatively generous plots.
- Residential uses except for telephone exchange building.

Height

- Bungalows and two-storey buildings.

Massing

- Modest domestic scale massing.

Details

- Standard house types but often with variations.
- Boundary walls of stone, generally to moderate heights.
- Replacement windows in uPVC.
- Stone chimneys of standard design with short clearances and pots.
- Carports and / or garages and on-plot parking.
- Gables facing towards the road in some locations.
- Modest dormer windows with low eaves are common.
- Regular street widths and building patterns.

Materials

- Walls - Almost excessively local and reconstituted stone.
- Roofs - Tile and concrete tile roofs invariably brown / grey in colour.



Strengths

- Green appearance to some areas with mature trees contributing to the appearance of the streetscene or in the backdrop to buildings.
- Pleasant residential streets.
- Good quality design for often modest buildings

Weaknesses

- Less distinctive character than much of the village including standard road layouts and widths.

Opportunities

- Potentially some opportunities for infill development or redevelopment of existing plots.

Threats

- Insensitive alteration or extension of buildings.
- Insensitive infilling or the redevelopment of existing plots at an inappropriate scale and / or densities.
- Insensitive replacement windows that spoil the appearance of buildings.



Corfe Castle Character types

04.9

Eclectic Speculative Developments

Eclectic Speculative Developments

Urban Structure

- This character type is found in two discrete locations located east of East Street (A351) and includes Calcraft Road, Higher Gardens and Townsend Road.
- The roads have a relatively straight alignment, narrow width and form spurs off East Street. Some are unmade, often with no or only narrow pavements. These roads have the appearance of an informal track.
- Dwellings are aligned parallel to the road behind narrow front gardens.

Urban Grain

- The area comprises detached dwellings forming a relatively loose pattern of development, with buildings mostly set back from the road behind a modest front garden.
- The roads are substantially defined by front boundaries and gardens, and buildings are often less prominent.

Landscape

- Boundaries are defined by a mix of stone boundary walls, fences and hedges. Shrubs and hedges are a notable part of many street scenes together with mature trees to varying degrees according to the particular location.
- There are some views to the chalk ridge from certain vantage points.
- Narrow grass verges define street edges in some locations.

Density and Mix

- Low density; buildings are generally formed of detached dwellings on relatively large plots. Exclusively residential uses in these areas.

Height

- A mix of two-storey buildings, bungalows and dormer bungalows.

Massing

- Modest domestic scale massing.

Details

- Eclectic mix of inter-war and post-war housing of individual designs.

- Narrow street widths and informal unmade character;
- Boundary walls of stone or brick.

Materials

- Walls - Purbeck stone, roughcast render with both painted and unpainted finishes. Some brick
- Roofs - A high proportion of slate roofs with clay ridge and shoulder tiles. Some replacement roofs with modern concrete tiles.



Strengths

- Informal and individual character
- Narrow unadopted roads contribute to the townscape interest of this area.

Weaknesses

- On-street car parking and traffic can detract from its visual qualities.
- Excessive overhead wires in some locations

Opportunities

- Potentially some infill development or replacement development will maintain the individual character of these areas.
- Some opportunities for infill development or redevelopment of existing plots.

Threats

- Insensitive alteration of traditional buildings with inappropriate replacement features such as uPVC windows, doors or concrete roof tiles.
- Insensitive infilling or the redevelopment of existing plots at an inappropriate scale and / or densities.



Corfe Castle Character types

04.10

Cluster of Houses on Large Plots

Cluster of Detached Villas

Urban Structure

- An area of very varied house types situated in large plots at the extreme southern end of the village.
- Accessed either directly from the A351 or unadopted tracks.
- Mostly large bespoke 20th century houses with the suburban characteristics, but the character type includes some older vernacular buildings on the A351.

Urban Grain

- Predominantly detached houses in a loose, irregular arrangement.
- Later houses situated well within plots.
- Earlier houses adjacent to A351 are located at back of pavement either facing or at right-angles to the road.

Landscape

- Extensive gardens with much garden and boundary vegetation including a number of mature trees.
- Ample open space around houses.
- Vegetation makes a sensitive well screened edge to the village.
- However older houses beside the road make a well-defined entrance to the village.

Density and Mix

- Low density development in generous plots.
- Appears to be exclusively residential use.

Height

- Mostly two storey, some single storey.

Massing

- Domestic scale massing.

Details

- Very varied house types, mostly late 20th century residential designs.
- Older properties by road have details typical of local vernacular types including low eaves.
- An Edwardian Arts & Crafts house on corner of A351 and B3069 with prominent full height gable.
- Hedges rather than boundary walls predominate.

Materials

- Walls - Mostly Purbeck stone, but also render (some painted) and some pebbledash.
- Roofs - Red / brown clay tiles, some stone slate tiles and some thatch.



Strengths

- Well defined entrance to village.
- Otherwise discrete, well vegetated edge to the village.

Weaknesses

- Through traffic can detract from this otherwise peaceful edge of the village.

Opportunities

- Potentially some discrete infilling but any additional development should not have an adverse impact on views from Corfe Common.

Threats

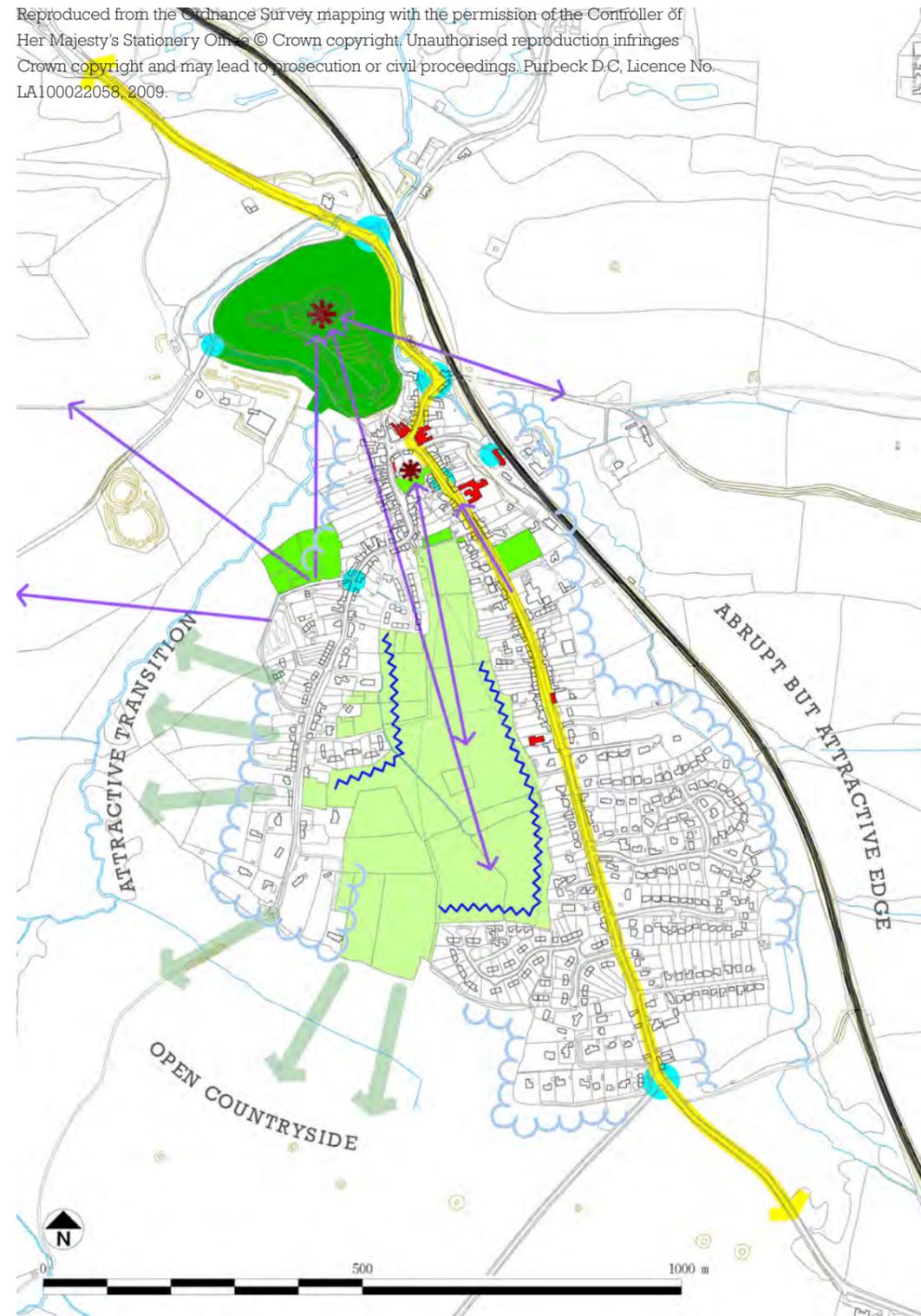
- Infilling could undermine the existing sensitive edge to the village.
- Surfacing of access tracks.
- Insensitive placing of solar panels etc. on roofs.





Corfe Castle Townscape Analysis 05.1 Townscape Analysis

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-  Village gateways (minor and major)
-  Landmark
-  Local landmark buildings
-  Swanage Railway line
-  Main through route
-  Locally important green space
-  Strategic green gap
-  Significant topographical feature
-  Abrupt (negative/blank) edge
-  Unobtrusive (generally positive) edge
-  Gradual transition to open countryside
-  Principal views (castle dominates)
(castle generally dominates)



5.1.1 Overview

Corfe Castle is an ancient and historic village that is dominated by its castle ruins. Of generally vernacular character, and situated in an outstanding landscape in a popular tourist area, it has become something of an iconic image of picturesque rural England.

5.1.2 However the village is not entirely ancient, but it includes some later expansion that took place during the 20th century. The village is complemented by its high quality rural setting which provides excellent opportunities for recreation including numerous views towards the castle ruins situated in a break in the Purbeck Hills. The village benefits significantly, if discretely, from the tourist trade and contains a good range of shops and facilities for both visitors and residents alike, although the amount of traffic can be a detracting feature.

5.1.3 Relationship to surroundings

To the north of the village the chalk ridge and the knoll on which the castle ruins are situated provide the defining landscape features. Immediately to the south of the village is Corfe Common that is of wild and remote character. To the east and west is an attractive agricultural landscape of small fields, trees and hedgerows. The Swanage Railway runs along the east side of the village, but it is not an unsightly or intrusive feature and its attractive Victorian station and stone viaduct at the foot of the castle mound are now complimentary and historic features in their own right. In many places the presence of long established gardens close to or adjoining countryside provide attractive soft edges to the village.

5.1.4 The settlement is formed of two arms of development extending south-west and south-east from The Square. Contained between these two branches is a broadly triangular green wedge of undeveloped mostly agricultural land. This is a unique green backland area of small irregular fields that provides a place for small scale agriculture, horse grazing and quiet recreation. However, garden boundaries backing directly onto this area are often abrupt and can appear uncharacteristically suburban in character. Frequent views and glimpses to the Purbeck Hills and surrounding countryside root the village strongly within its rural setting.

5.1.5 There are several gateways to the village on the approaches to Corfe Castle. From the north the

pinch point between the castle mound and the railway viaduct at the base of the castle mound marks the first point of entry, followed by the tight right hand bend into the village at the junction with Sandy Hill Lane. From the south a group of cottages is attractively arranged either side of the A351 at the junction with the B3069 to Kingston to forming a positive entrance when approaching from the direction of Swanage. Another, perhaps less obvious, gateway is the railway station. This provides an interesting point of arrival for many visitors arriving by steam train from Norden Park & Ride station.

5.1.6 Urban structure

The village is located entirely to the south of the castle with the main square situated opposite the castle gatehouse. The Square itself comprises a distinctive huddle of Purbeck stone buildings gathered around the historic village cross. The two main streets of West Street and East Street branch off from The Square, to the south-west and south-east respectively. Opposite The Square, Station Road curves away eastwards towards the station.

5.1.7 **East Street forms a long ribbon of development** along the busy A351 road to Swanage and forms the main part of the built-up area. Spurs accessing later residential development branch off this road. These comprise both standardised 20th century cul-de-sacs and informal unadopted tracks. There has been much infilling of the 'backland' area between East Street and the railway and to a lesser extent west of the A351.

5.1.8 West Street also features a ribbon of development, although with little backland infilling. An access lane to the visitor car park provides a loop around behind West Street. It is a quieter, more informal street being a no through road and is more rural in character.

5.1.9 The northern part of the village contains tightly arranged buildings that create a strong sense of enclosure and a high quality picturesque townscape. The pattern of development gradually becomes less dense in a southerly direction with more detached buildings and spacious layouts.

5.1.10 Open spaces

The principle urban spaces comprise the small but distinctive village square, which provides a focal point

for the village, and the upper part of West Street where the road widens to form a small space that contains a few pollarded trees. Both locations are important spaces of character.

5.1.11 The green wedge of agricultural land that occupies the area between the two branches of the village provides an important area of green space for Corfe Castle. The northern part includes play facilities and a point of access for the footpath that passes through this area. The playing fields west of the village are an important resource but of less distinctive character.

5.1.12 Views

The elevated position of the castle high above the village makes the ruins a major and iconic landmark that is a focal feature in many views from the surrounding landscape, including the main approaches to Corfe Castle. The chalk ridge also forms a backdrop in views of and from the village and is an important natural feature in views around the village. The church tower of St Edward's Church is a lesser but locally important feature of the village skyline and is often seen in conjunction with the castle. Seen from the castle, the church tower stands out against the wedge of green space beyond. The central green wedge also affords views to the north and south, with the castle the main focal point at its northern extent. The access lane to the visitors' car park also provides attractive outward views towards the countryside and castle.

5.1.13 Negative features

Corfe Castle is a highly attractive settlement with few detracting features. Some areas of modern 20th century development are less successful and do not capture the distinctive qualities of the village, although many have utilised local stone that is important in integrating modern development into the village. However, these areas remain largely suburban in character.

5.1.14 The A351 is a busy route and carries the majority of road traffic through the village to Swanage. Traffic levels and road noise are consequently high and can be a detracting feature. Congestion is most apparent near The Square where the controlled pedestrian crossing causes traffic to stop on the hill, resulting in traffic cues. Vehicles passing through The Square and along West Street to access the visitors'

car park, can also be detrimental to the atmosphere even though they are travelling at low speed.

5.1.15 The highly attractive qualities of the village and its historic interest are a major draw for tourists, who contribute significantly to the vitality and economy of the settlement. However, the bustle and congestion that can occur at peak times can also be interpreted as a detrimental quality in comparison to its tranquil and idyllic appearance. Anecdotal evidence concerning second home ownership is also said to reduce the affordability of housing to local people.

5.1.16 Conclusion

The historic character of Corfe Castle and its picturesque appearance create a strong sense of place. Much of this character has been thoughtfully preserved and even some later developments do not appear unduly incongruous. The distinctive landscape setting of the village combined with the ever-present castle ruins combine to provide a unique and high quality settlement that sits well within its setting.

5.1.17 The range of shops and other facilities within the village is a significant asset benefitting visitors and residents alike. These add to its vitality.

5.1.18 The highly sensitive character of both the village and its rural landscape mean that there are few obvious opportunities for new development within the settlement that would not adversely affect its unique and special qualities.



Corfe Castle

Appendix

06.1

Stakeholder Consultation Summary

6.1.1 Stakeholder consultation events were held on 4th December 2007 (for the towns) and 27th February 2008 (for the villages) to present the work being undertaken and set out the approach to the research and analysis for each settlement.

6.1.2 Each presentation was followed by questions and a workshop. The workshops were designed to draw out the opinions of stakeholders about the character of their town or village. Views on potential opportunities for future development were also sought, having regard to planning constraints, such as flooding.

The following questions were asked:

1. How do you perceive different parts of your town? Using the definitions and colours provided, identify areas, assigning them as either:

 strong character, sense of place and distinctive street scene, importance in terms of local identity.

 less distinctive character but makes a definite contribution in terms of local identity and sense of place.

 'anywhere' or commonplace development which contributes relatively little to sense of place or local identity.

2. What features of the townscape do you value most and feel are most distinctive? Identify on the map and/or list as many as you can.

3. What features of the townscape do you least value? Identify on the map and/or list as many as you can.

4. Bearing in mind designations, can you identify sites where there may be opportunities for development or improvement? Identify both greenfield and brownfield sites on the map and/or list as many as you can. If improvements are suggested explain what these consist of.

5. Bearing in mind designations, can you identify parts of the town which would be particularly suited to intensification? Identify brownfield sites on the map/list. How do these correspond to the values assigned in part 1 of the exercise?

6.1.3 The workshop feedback is summarised below:

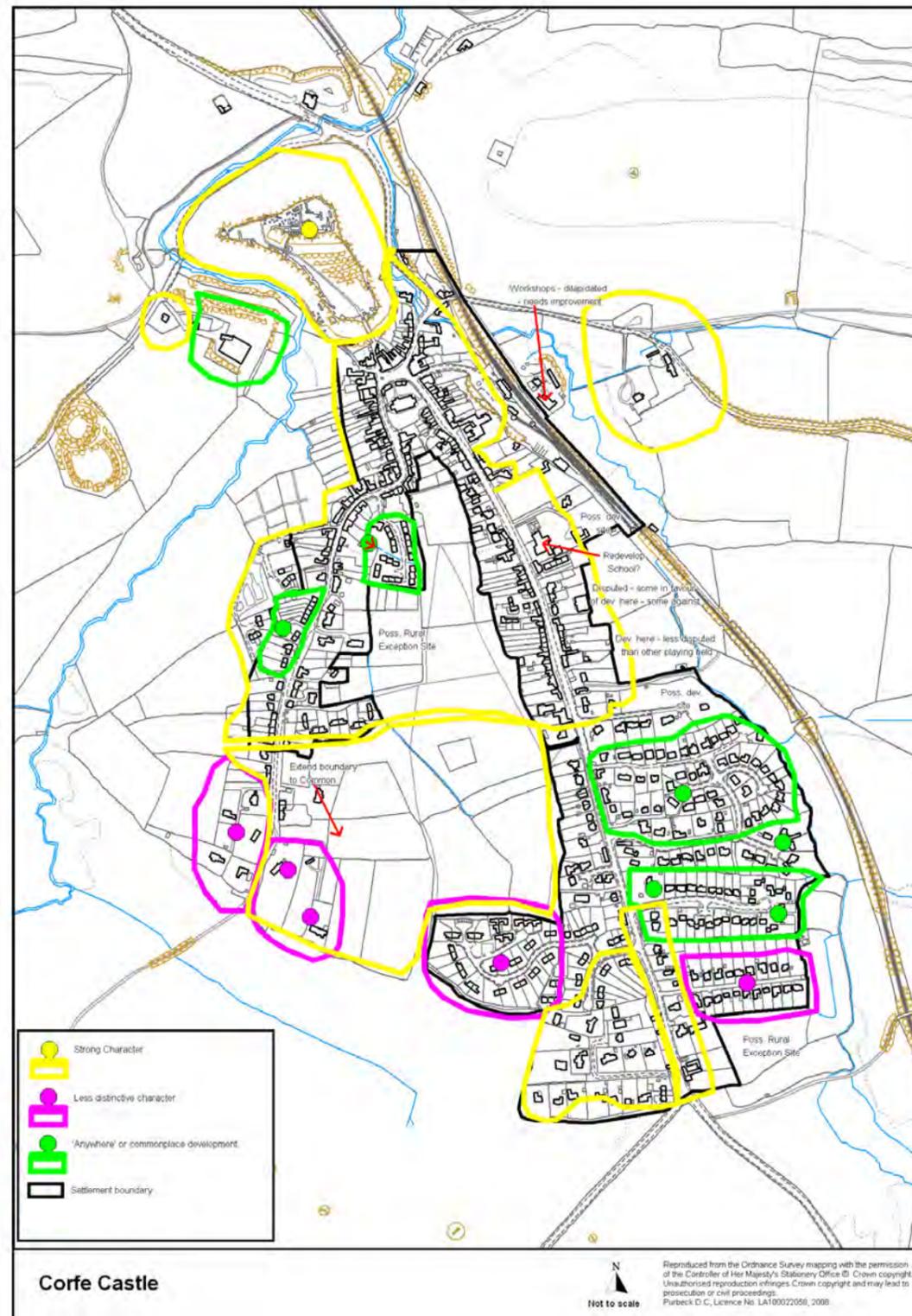
Townscape Workshop Feedback

General views included:

- Second homes buyers increase house prices and reduce number of homes available for locals
- Homes built should be for local people and should not be built for in migration
- If building in rural villages how do people afford to live there with no employment – fuel/car costs for commuting for employment and shopping
- Rural social housing traps tenants where there is no employment or good transport links
- Wish to have a chance to be consulted on the TCA document
- Building in 'less sensitive' areas would only make the area worse.

Views specific to Corfe Castle:

- Possible rural exception sites identified as well as east of Corfe Castle (near playing fields) for large development.
- Relief road east of Corfe Castle suggested to provide relief from additional traffic in Swanage.
- Sheltered housing important to identity of Corfe Castle, even if not necessarily having strong character.
- Coal yard, rectory and school all potential sites for redevelopment.
- All sites marked on map. [see opposite page]
- Allotments to be protected.
- Review settlement boundary on West Street.
- All of the above comments disputed!



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